CITY OF BELMONT
PLANNING COMMISSION MEETING

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PLANNING COMMISSION MEETING AGENDA
Tuesday, October 20, 2026
7:00 PM
City Council Chambers
City Hall, One Twin Pines Lane, Belmont, California

MEETING ATTENDANCE:
Commission meetings, unless otherwise noted, are broadcast live to Belmont residents on
1. Comcast Cable Channel 27
2. Streamed live via the City's website at Belmont.gov,
3. ZOOM https://belmont- gov.zoom.us/ **Meeting ID: 968 6972 2514**

Attend the meeting in the Council Chambers, Belmont City Hall 2nd floor

PUBLIC COMMENT:
1. Public in the Council Chambers present the Administrative Assistant a request to speak slip found at the table at the rear of the chamber.
2. If participating virtually use the Raise Hand feature to request to speak.

For dial- in comments, call *67 1-(669) 900-6833 (your phone number will appear on the live broadcast if *67 is not dialed prior to the phone number), enter **Meeting ID: 968 6972 2514**, and press *9 to request to speak.
All public comments are subject to a **3-minute time limit** unless otherwise determined by the Chair.

If you wish to submit a written public comment, you may send an email to cdev@belmont.gov before the Commission considers the item. Please indicate the agenda item topic or agenda item number you wish to comment on in your email's subject line. Any public comment regarding agenda items that are received from the time of publication of the agenda through 4p.m. of the public hearing date will be distributed to the Commission prior to the meeting and made part of the meeting record. Any public comment received after 4p.m. on the meeting date will be made part of the meeting record but will not be read during the Commission meeting. The Chair has the authority to rule any speaker out of order, including speakers during the Public Comment period if:

1.) The subject raised is not within the subject matter jurisdiction of the Commission during a public hearing or a general business item; or
2.) The speaker is not presenting testimony or evidence relevant to the matter or if the speaker becomes disruptive to the proceedings and conduct of the meeting.

The Chair also has the authority to order any person who willfully interrupts the meeting to be removed. All persons are expected to conduct themselves with civility and courtesy at all times. All persons giving comments shall speak directly to the Commission and address issues, not individuals. Personal attacks, cursing and outbursts from the audience in support or opposition to a speaker are not tolerated in order to foster an environment where everyone feels welcome to speak.

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

This portion of the meeting is reserved for persons wishing to address the Body on any City matter not on the agenda. The period for public comment at this point in the agenda is limited to a maximum of 3 minutes per speaker. State law prohibits the Body from acting on non-agenda items.

4. COMMISSIONER ANNOUNCEMENTS

5. CONSENT BUSINESS

Consent Calendar items are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion on these items unless a Commissioner or staff request specific items to be removed for separate action.

A. Approval of meeting minutes.
Recommendation: Consider approval of minutes as presented for September 1, 2026.

Attachment(s):
September 1, 2026 Minutes

B. 604, 608, & 610 Harbor Boulevard Permit Extension
Recommendation: Consider adoption of a Resolution of the Planning Commission of the City of Belmont Approving an Extension of a Design Review, Grading Plan, Tree Permit, Outdoor Noise Exception, Affordable Housing Plan, Density Bonus Incentive and Parking Reduction as Codified in Senate Bill 2097 at 604, 608, & 610 Harbor Boulevard.

Attachment(s):
Staff Report
1 - Resolution Approving Extension
2 - Applicant Extension Request
3 - Project No. 2020-0023 - Conditions of Approval
4 - May 25, 2025 18-Month Extension Letter

6. STUDY SESSION (NONE)

7. PUBLIC HEARINGS

A. Old County Road (APN 045-241-260) Multifamily Residential Project - Design Review and Conditional Use Permit
Recommendation: Consider adoption of the Resolution approving the request for Design Review and Conditional Use Permit and finding the project categorically exempt under CEQA Guidelines Section 15332 as described in this report and its attachments.

Attachment(s):
Staff Report
1 - Resolution
Exhibit A - CEQA Class 32 Categorical Exemption Report
Exhibit B - General Plan and Belmont Village Specific Plan Consistency Analysis
Exhibit C - Conditions of Approval
2 - Development Standards Evaluation
3 - Project Plans

4 - Public Comments
5 - 300/500 Foot Radius Maps

8. GENERAL BUSINESS

A. EIR Scoping Session – 2 Davis Drive Project
Recommendation: Conduct an Environmental Impact Report (EIR) Scoping Session to receive public testimony and provide comments on the scope and content of the EIR for the 2 Davis Drive Project.

Attachment(s):
Staff Report
1 - Notice of Preparation (and Figures) - October 7, 2026

B. Stormwater Master Plan Update
Recommendation: Receive a presentation on the Stormwater Master Plan.

Attachment(s):
Staff Report

9. BRIEF VERBAL REPORTS FROM MEMBERS AND STAFF

10. ADJOURNMENT

ADA Notice: If you require assistance to participate in this meeting, please contact the City Clerk at (650) 595-7413 in advance so reasonable accommodations can be arranged.
Agenda Materials: Meeting materials are available at www.belmont.gov. Documents distributed to a majority of the City Council, District Board, or Commission regarding agenda items will be available at the Planning Department, One Twin Pines Lane, during normal business hours and at the meeting.

AGENDA POSTING: I declare a copy of this agenda was posted at City Hall, One Twin Pines Lane, and the City's website www.belmont.gov on October 15, 2026, by 5:30 p.m. /s/ KB

MINUTES OF PLANNING COMMISSION MEETING
City Council Chambers, City Hall, One Twin Pines Lane, Belmont, California

TUESDAY, SEPTEMBER 1, 2026
CALL TO ORDER: 7:08 PM

1. ROLL CALL 7:08 P.M.
Planning Commission members present: Kulich, Takahashi, Adamkewicz, Twigg, Jadallah, Majeski, Kramer
Commission members absent: None
Staff Present: Community Development Director Carlos de Melo, Deputy Community Development Director Laura Russell, Associate Planner Jeremy Ruiz, Assistant Planner Henry Read, Administrative Assistant Courtney Brown

2. PLEDGE OF ALLEGIANCE
Led by Vice Chair Majeski.

3. COMMUNITY FORUM
Vice Chair Majeski opened the community forum. No speakers in house. One participant on Zoom spoke on the Certificate of Compliance and the road improvement plan for their properties.
Vice Chair Majeski closed the community forum.

Chair Kulich joined the meeting.

4. COMMISSIONER ANNOUNCEMENTS AND AGENDA AMENDMENTS
Vice Chair Majeski confirmed no Commissioner announcements. Director de Melo gave a brief introduction to Henry Read, the new Assistant Planner in the Community Development Department.

5. CONSENT BUSINESS
5A. Approval of meeting minutes for July 21, 2026.

ACTION: On a motion by Commissioner Kramer, seconded by Commissioner Twigg for the approval of meeting minutes as presented for July 21, 2026.
Motion Passes 7-0-0 (7 Ayes, 0 Noes, 0 Abstain)

6. STUDY SESSION (None)

7. PUBLIC HEARINGS
7A. 1941 Bayview Avenue - Single Family Design Review
Associate Planner Ruiz presented the staff report to consider a Single Family Design Review for construction of a 499-square foot ground floor addition and a 531-square-foot upper story addition (1,030 square feet total) to the existing single-family residence. The new total gross floor area will be 2,542 square feet where 3,198 square feet is the maximum permissible floor area for the property.

Commissioner Questions and Comments
Commissioners offered questions regarding the setbacks on the property, the rear elevations, the drawings of the proposed balcony, a discrepancy on the roofline changing from the materials board to the elevations, and clarification on the significance of a rectangle pictured on the elevations of the second floor.

Chair Kulich opened the public hearing section of this item. The architect of the proposed project spoke on the side view of the balcony and the roof dimensions. Chair Kulich closed the public hearing section for this item.

COMMISSION DISCUSSION AND DELIBERATION

Commissioners considered the cross section and elevations drawings for the proposed project and discussed whether they were in an acceptable format to make the findings for this project.

ACTION: On a motion by Commissioner Majeski, seconded by Commissioner Adamkewicz, to continue the application for 1941 Bayview Avenue (Single Family Design Review) to a date uncertain. Motion Passes 6-1-0 (6 Ayes, 1 Noes, 0 Recusal)

8. OTHER BUSINESS AND UPDATES

Director de Melo gave general updates including information on the ROEM project grand opening, movies in the park, the Coastal Cleanup, the Waterdog Run event, as well as Director de Melo's ice cream social retirement party. He also made remarks regarding his retirement in September and thanked the Commission for their comradery and work over the years. Director de Melo concluded his updates for this item.

9. ADJOURNMENT 7:54 PM

Submitted by:
Courtney Brown, Administrative Assistant

CITY OF BELMONT
MEMORANDUM

TO: Planning Commission

FROM: Rob Gill, Senior Planner

DATE: October 26, 2026

SUBJECT: Planning Commission Meeting – Extension Request of a Design Review, Grading Plan, Tree Permit, Outdoor Noise Exception, Affordable Housing Plan, Density Bonus Incentive and parking reduction as codified in Senate Bill 2097 – Application No. 2026-0023 – 604, 608, & 610 Harbor Boulevard (APN: 046-032-030, 046-032-040, 046-032-080 & 046-032-090)

SUMMARY

The applicant, Windy Hill Property Ventures (Windy Hill), requests an extension of the Planning Commission approval of a Design Review, Grading Plan, Tree Permit, Vesting Tentative Map, Outdoor Noise Exception, Affordable Housing Plan, Density Bonus Incentive and parking reduction as codified in Senate Bill 2097.

BACKGROUND

On June 26, 2023, the Planning Commission approved the project by a vote of 3-0-2 (with two members absent). On January 17, 2024, the San Mateo County Local Agency Formation Commission (LAFCO) approved the annexation of APNs 046-032-030, 046-032-040,046-032-080, 046-032-090 (608 Harbor Blvd.), and associated right-of-way to the City of Belmont from unincorporated San Mateo County.

SITE CONDITIONS

The site is bounded by Old County Road to the southwest, Harbor Boulevard to the southeast, Elmer Street to the northeast, and an alley to the northwest. Currently, the project sites consist of a self-service car wash at 604 Harbor Boulevard, a vacant lot at 608 Harbor Boulevard, and a gas station at 610 Harbor Boulevard and is surrounded by existing commercial, light manufacturing, general industrial, and warehousing land uses.

PROJECT DESCRIPTION

The project replaces an existing car wash and gas station with a 111,654-square-foot apartment building and a ground floor parking garage on a 0.71-acre lot. Additional improvements would include grading and installation of new hardscape for the new building; replacement of existing sidewalks, curb, and gutters along Old County Road, Harbor Boulevard, and Elmer Street; removal of nine onsite trees, ground-level landscaping improvements, including new trees, shrubs, and groundcover, and sidewalk on Harbor Boulevard, Old County Road and Elmer Street;

undergrounding of existing overhead electrical and telecommunications lines; connection to existing utility mains; and striping for on-street parking spaces on Harbor Boulevard and Elmer Street.

EXTENSION REQUEST

The original two-year deadline to obtain a building permit (and vesting the approval) was set to expired on June 26, 2025. However, on May 25, 2025, the applicant secured an 18-month extension under California Government Code § 65914.4, moving the new expiration date to December 26, 2026. Due to ongoing delays in securing construction financing, the applicant has been unable to obtain the necessary building permits within this extended period. Consequently, the applicant is now requesting an additional one-year extension under Belmont Zoning Code Section 10.5.5 (Extension of Approval), and in accordance with California Government Code § 65914.4(e)[1], which would establish a new expiration deadline of December 26, 2027.

The applicable Zoning Ordinance statutes for extension approvals are as follows:

Section 10.5 ENTITLEMENT REVIEW

10.5.5 EXTENSION OF APPROVAL - The reviewing body with original jurisdiction to grant the zoning entitlement may grant a 1-year extension of the approval upon making the following findings:

a) The governing regulations under which the permit was originally approved have not changed in a way that have established different findings, development standards, or evaluation criteria.

b) The applicants have presented a reasonable explanation of the delay in completing the project and have demonstrated intent to complete the project within the next year.

c) The surrounding neighborhood conditions and site characteristics have not changed in a way that would no longer provide a factual basis for positively reaffirming the original findings.

Section 10.5.5 allows the Planning Commission to extend planning approvals it originally granted.

ANALYSIS

Staff has reviewed the request in light of the required findings and found:

a) The regulations governing the original permit approval remain unchanged. While the City adopted zoning text amendments to Section 13 (Design Review) in 2025 to provide clarity to the Objective Design Standards, these updates did not change the required findings, development standards, or evaluation criteria.

[1] CA. Gov. Sec. § 65914.4(e), in part states, nothing in this state law precludes a local government from exercising its existing authority to provide an extension.

b) The applicant attributes the project delay to construction financing challenges. Notably, the applicant has secured City Council approval of their Final Map on June 24, 2025, and are preparing to record the map to advance the project.
c) There have been no significant changes to the surrounding neighborhood in the past year. There have been no significant Planning Commission approvals for projects in the general vicinity on the subject property. No other recent large-scale zoning entitlements within the last year have been issued for properties within 300 feet of the subject site. There have also been no changes to the characteristics of the project site.

In conclusion, staff believes the findings for granting an extension (Section 10.5.5. a-c) can be made in the affirmative and recommends approval of the extension Should the Commission grant the extension, the entitlements would be valid until December 26, 2027. All original Conditions of Approval would remain in full force and effect.

ATTACHMENTS

1. Attachment I - Resolution Approving Extension
2. Attachment II - Applicant Extension Request
3. Attachment III - Project No. 2020-0023 - Conditions of Approval
4. Attachment IV - May 25, 2025, 18-Month Extension Letter
5. Attachment VI - June 26, 2023, Planning Commission Staff Report (accessed via http://www.belmont.gov/developmentprojects)
6. Attachment VII – Original Project No. 2020-0023 Project Plans (accessed via http://www.belmont.gov/developmentprojects)

Respectfully submitted,

Rob D. Gill
Senior Planner

Laura C. Russell, AICP
Community Development Director

RESOLUTION NO. 2026-_____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT APPROVING AN EXTENSION OF A DESIGN REVIEW, GRADING PLAN, TREE PERMIT, OUTDOOR NOISE EXCEPTION, AFFORDABLE HOUSING PLAN, DENSITY BONUS INCENTIVE AND PARKING REDUCTION AS CODIFIED IN SENATE BILL 2097 AT 604, 608, & 610 HARBOR BOULEVARD

WHEREAS, Windy Hill Property Ventures (Windy Hill), applicant, requests an extension of the Planning Commission approval of entitlements for the construction of a 103-unit apartment building and a parking garage at the ground level at 604, 608, & 610 Harbor Boulevard Assessor's Parcel Numbers: 046-032-030, 040, 080 and 090; and,

WHEREAS, the Planning Commission hereby adopts the staff memorandum dated October 20, 2026 and the facts contained therein as its own findings of facts.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Belmont makes the following findings:

10.5.5 EXTENSION OF APPROVAL - The reviewing body with original jurisdiction to grant the zoning entitlement may grant a 1-year extension of the approval upon making the following findings:

a) The governing regulations under which the permit was originally approved have not changed in a way that have established different findings, development standards, or evaluation criteria.

The regulations governing the original permit approval remain unchanged. While the City adopted zoning text amendments to Section 13 (Design Review) in 2025 to provide clarity to the Objective Design Standards, these updates did not change the required findings, development standards, or evaluation criteria.

b) The applicants have presented a reasonable explanation of the delay in completing the project and have demonstrated intent to complete the project within the next year.

The applicant attributes the project delay to construction financing challenges. Notably, the applicant has secured City Council approval of their Final Map on June 24, 2025, and are preparing to record the map to advance the project.

c) The surrounding neighborhood conditions and site characteristics have not changed in a way that would no longer provide a factual basis for positively reaffirming the original findings.

There have been no significant changes to the surrounding neighborhood in the past year. There have been no significant Planning Commission approvals for projects in the general vicinity on the subject property. No other recent large-scale zoning entitlements within the last year have been

issued for properties within 300 feet of the subject site. There have also been no changes to the characteristics of the project site.

BE IT FUTHER RESOLVED that the Planning Commission of the City of Belmont hereby extends the Design Review, Grading Permit, Outdoor Noise Exception, Affordable Housing Plan, Density Bonus Incentive, and parking reduction as codified in Senate Bill 2097. All Conditions of Approval remain in full force and effect and are included as "Attachment III" to the staff report.

* * * * * * * * * * * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on October 20, 2026 by the following vote:

AYES,
COMMISSIONERS: _____
NOES,
COMMISSIONERS: _____
ABSENT,
COMMISSIONERS: _____
ABSTAIN,
COMMISSIONERS: _____
RECUSED,
COMMISSIONERS: _____

_____
Kelly Beggs
Planning Commission Secretary

Docusign Envelope ID: 8A61D6B7-2D08-820A-807B-87D1F744A30C

Belmont Permit Center
COMPLEX PROJECT APPLICATION

Application Number: Extension of 2020-0011

Date: _July 6, 2026

Definition: Complex Projects generally include General Plan Amendments, Rezoning, new buildings greater than 10,000 gross square feet, major subdivisions of land into five or more lots or condominium units, tentative maps, all vesting tentative maps, roadway improvement plans, and projects that include multiple, interrelated project entitlements.

Project Overview: Please see attachment

Property Location:

Street Address: 604, 608, 610 Harbor Blvd , Belmont, CA 94002

Assessor Parcel Number(s): 046-032-030, -040, -080, -090

Property Area (sg. ft.):

Nearest Cross Street: Old County Road

Applicant Information:

Owner name: Nella Properties, LLC	Telephone No. : (530-885-0401	Email Address
Owner Mailing Address, *if different from Site Address:* 2360 Lindbergh St., Auburn CA 95602		
Applicant Name, *if different from Property Owner:* Jamie D'Alessando	Telephone No. : 650-847-1170	Email Address jamie@windyhillpv.com
Applicant Mailing Address: 530 Emerson St. Ste. 150, Palo Alto CA 94301		

Submittal Authorization:

Signature of Owner: Signed by: kenneth Dwelle A9A137DZ7E9D4C2... Kenneth Dwelle, Authorized Signatory for Nella Invest, LLC		Date: 7/23/2026
Signature of Applicant, *if different from Owner:*		Date: 7/10/26

For Office Use Only: Fee Amount: _____ Check Number:_____

Docusign Envelope ID: 8A61D6B7-2D08-820A-807B-87D1F744A30C

608 Harbor - Project Description-Planning Extension

604, 608 and 610 Harbor Blvd.

(APN 046-032-030, -040, -080, -090)

July 6, 2026

Project Description

On June 26, 2023, the City of Belmont approved the 608 Harbor Blvd. Project (2020-0011). The approval consists of a Design Review, Grading Permit, Tree Permit, Vesting Tentative Map, Outdoor Noise Exception, Affordable Housing Plan and State Density Bonus permit for construction of a five-story residential building consisting of 103 residential units.

The project entitlements were extended to December 26, 2026 based on the automatic 18-month extension provided by the state. During this time the City of Belmont approved the Final Map and transmitted it to the Belmont City Clerk. Once this is recorded, it will continue the vesting for 1-2 years thereafter per statute. (66498.1(b).) Therefore, in accordance with Belmont Zoning Code Section 10.5.5 Extension of Approval the project is requesting an extension of the Design Review, Grading Permit, Tree Permit, Outdoor Noise Exception, Affordable Housing Plan and State Density Bonus permits to match the vested length of the Final Map.

Based on the project approval date, it is anticipated that this would extend the entitlements to December 26, 2027. It is our understanding that that the project needs to be consistent with the following findings in order to qualify for an extension.

- The governing regulations under which the permit was originally approved have not changed in a way that have established different findings, development standards, or evaluation criteria.

The site has a zoning of Harbor Industrial Area (HIA-1). The proposed project density and land uses are consistent with this designation.

- The applicants have presented a reasonable explanation of the delay in completing the project and have demonstrated intent to complete the project within the next year.

This extension is being requested since the project has not been able to begin construction due to the challenges of obtaining a construction load as part nationwide lending market. This is an unforeseen circumstance. Although, all this time may not be necessary to begin the project, lenders have been requiring projects to receive and obtain the maximum amount of extension time available to projects under local and state law. The project intends to move forward as quickly as possible and is in the process of recoding the Final Map to implement the project.

- The surrounding neighborhood conditions and site characteristics have not changed in a way that would no longer provide a factual basis for positively reaffirming the original findings.

As the project and project site remain as previously proposed and there have not been any significant changes in the surrounding area, it is not anticipated that the project would result in any new environmental impacts, nor an increase in the severity of a previously identified impact and would therefore allow for positively reaffirming the original findings.

Conditions of Approval for 608 Harbor Boulevard Project
APN: 046-032-030, 046-032-040, 046-032-090 & 046-032-080
(APPL. NO. PA2020-0011)

These Conditions of Approval apply to the City approval of the following entitlements requested by Windy Hill Property Ventures (Windy Hill), the Applicant for the 608 Harbor Boulevard Project: Design Review, Grading Plan, Tree Permit, Vesting Tentative Map, Outdoor Noise Exception, Affordable Housing Plan, and Annexation. The project also includes a Density Bonus Incentive to allow a reduction of the parking requirements for the inclusion of affordable housing.

I. COMPLY WITH THE FOLLOWING CONDITIONS OF THE COMMUNITY DEVELOPMENT DEPARTMENT:

Planning Division

1. The Land Owner is hereby notified, as required by Government Code §66020, that the approved plans, the conditions of approval, the adopted City fee schedule found at www.belmont.gov, the adopted fee schedule in effect in February 2020, the City Master Revenue Schedule as amended through June 9, 2020, and the Settlement Agreement entered into by the Land Owner and City constitute written notice of the description of the dedications, reservations, amount of fees and other exactions related to the project. As of the date of project approval, the 90-day period has begun in which Developer may protest any dedications, reservations, fees or other exactions imposed by the City. Failure to file a protest within the 90-day period in compliance with all of the requirements of Government Code §66020 will result in a legal bar to later challenging the dedications, reservations, fees or other exactions.

2. Indemnification. Land Owner hereby agrees to and shall indemnify, defend, and hold harmless City, any City agencies and their respective elected and appointed councils, boards, commissions, officers, agents, employees, volunteers, and representatives (collectively, for the purposes of this condition, "City") from any and all loss, liability, fines, penalties, forfeitures, costs, and damages (whether in contract, tort, or strict liability, including but not limited to personal injury, death at any time, and property damage) and from any and all third party claims, demands, and actions in law or equity (including attorneys' fees and litigation expenses) directly or indirectly arising or alleged to have arisen out of or in any way related to: (a) the approval of the City Approvals; (b) any development or use of the Property under the City Approvals; and (c) any actions or inactions by the Land Owner or its contractors, subcontractors, agents, or employees in connection with the construction or improvement of the Property and the Project as defined in the development agreement; excepting to the extent arising from the intentional acts or willful misconduct of City, its elected and appointed representatives, officers, agents, employees, contractors or subcontractors.

3. This indemnification and hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this condition, regardless of whether or not City prepared, supplied, or approved plans or specifications for the Property, but does not apply to damages and claims for damages

caused by City with respect to public improvements and facilities after City has accepted maintenance responsibility for them.

4. Annexation of properties (APN: 046-032-030, 046-032-040, 046-032-090 & 046-032-080), Old County Road public right-of-way, and a portion of the public right-of-way on Harbor Boulevard (as identified on the applicant's annexation exhibit) into the City of Belmont shall be approved by the Local Agency Formation Commission, prior to review and approval of the project Final Map.

5. A Final Map meeting the requirements of the state Subdivision Map Act, and the City's Subdivision Ordinance shall be approved and recorded, prior to issuance of a Building Permit.

6. The requested project entitlements (Design Review, Grading Plan, Tree Permit, Vesting Tentative Map, Outdoor Noise Exception, Affordable Housing Plan, and Density Bonus Incentive) are subject to compliance with California Subdivision Map Act Section 66454 -*"Any subdivider may file with a city the tentative map of a proposed subdivision of unincorporated territory adjacent to such city. The map, in the discretion of the city, may be acted upon in the manner provided in Article 2 (commencing with Section 66452) of this chapter, except that if it is approved, such approval shall be conditioned upon annexation of the property to such city within such period of time as shall be specified by the city, and such approval shall not be effective until annexation of such property to the city has been completed. If annexation is not completed within the time specified or any extension thereof, then the approval of such map by such adjacent city shall be null and void. No subdivision of unincorporated territory may be effected by approval of a map by a city unless annexation thereof to the city is completed prior to the approval of the final map thereof."* To allow for reasonable fulfillment of this requirement, the annexation of the subject properties to the city must be completed no later than January 5, 2024. If annexation is not completed by this date, then the approval of the aforementioned requested project entitlements shall be null and void.

7. The project sponsor shall comply with the real estate disclosure requirements outlined in Airport Influence Area Policy 1 of the San Carlos Airport Land Use Consistency Plan (ALUCP).

8. Except as modified by these conditions of approval, or as required by subsequent project review, the Building Permit Plans shall be consistent with the approved Planning Plans, dated September 30, 2022 and inclusive of the architectural drawings (Sheets G0.00 through G0.005 & Sheets AP1.01 through AP4.00); Civil Engineering Plans (Sheets C1.01 through C7.0, Survey Sheet 1, Topo Survey Sheet 02.01 & Joint Trench Sheet JTC1); Landscape Plans (Sheets L1.1 through L4.2), and Lighting Plans (Sheets E1.00 through E1.01).

9. The plans submitted for a Building Permit shall include: a) a plan sheet that includes all project conditions of approval; b) boxed-out floor plans demonstrating that the apartment building would not exceed the maximum floor area permitted for the project; c)

individual floor plans for each of the unit types and sub types (studio, one-bedroom, and two-bedroom); and d) floor plans for each level of the building that include a numbering and lettering system identifying each of the types of units and a table reflecting the total number of units in each category.

10. Exterior building materials shall be consistent with Elevation Drawing and submitted materials – Sheets AP3.02 through AP3.03, dated September 30, 2022, except for minor modifications approved by the Community Development Department, or as modified via an approved Design Review Amendment.

11. Affordable Housing

    a. The applicant shall record the fully executed Affordable Housing Agreement after approval of the project. Conformed copies of the recorded agreement shall be provided to the City Attorney and Community Development Department, prior to issuance of a building permit.

    b. Affordable housing shall be provided in accordance with the approved Affordable Housing Plan, including the number, location, level of affordability, and type of units. Minor amendments to unit location and type may be approved by the Community Development Director.

    c. Interior finishes and amenities of the affordable units shall be equal to those provided in the base model market-rate units. A Planning inspection verifying interior finishes in the affordable units shall occur after construction of the project, and before issuance of a certificate of occupancy.

    d. Affordable units shall be provided equal access to project parking, and on-site amenity areas.

12. Design & Site Improvements

    a. Final details for the installation of public streetscape improvements (i.e., specific design of all proposed street furniture, ADA-compliant decorative tree grates, lighting standards, etc.) shall be reviewed and approved by the Community Development Department in consultation with the Public Works and Park and Recreation Departments, prior to their installation. The proposed public streetscape improvements shall be in compliance with the Belmont Village Specific Plan Streetscape Design Guidelines adopted in November 2022. The project shall follow the BVSDG standards for Old County Road and Elmer Street (Village Avenue), and the street standard types for Ralston Ave. East (Village Boulevard) for the Harbor Blvd frontage as it pertains below:

       These are limited to the following:

- Tree species on Old County Road, Harbor Boulevard, and Elmer Street to align with the BVSD guidelines.
- Tree grates for the street trees per BVSD guidelines.
- Concrete sidewalk color, scoring, surface treatment, saw-cut joints specifications per BVSD guidelines.
- Bike racks, trash can and benches specifications along the sidewalks per BVSD guidelines.
- Pedestrian scale pole lights specifications at the sidewalk per BVSD guidelines.

b. All public improvements (frontage, streetscape, landscaping, lighting, etc..) shall be installed or constructed, prior to final Certificate of Occupancy.

c. Roof-Top Equipment. All roof-top equipment shall be screened from visibility from the surrounding public vantage points (right-of-way, public trails, open space and parks). If the roof structure does not provide this screening, an equipment screen shall be included in the building design. Said screen shall incorporate the same architectural design, colors, and materials as the building it occupies.

d. Ground Equipment Screening. All exterior trash, recycling, and storage utility boxes, wood service poles, and electric and gas meters shall be screened from visibility from the surrounding public vantage points (right-of-way, public trails, open space and parks). Said screening shall incorporate the same architectural design, colors, and materials as the building, perimeter fencing, or landscaping.

e. The plans submitted for a Building Permit shall include a final lighting plan and a photometric study. All exterior lighting shall employ the use of cut-off fixtures to restrict the direction of the light in accordance with City standards. Lighting should be the minimum required for safety, but not result in undue glare off site. There shall be no floodlighting of landscape plantings, the apartment building, courtyards, or patios/decks. To ensure consistency with city standards for lighting and compliance with the submitted photometric plan, a final lighting review shall occur after installation of project lighting and before final Building Permit inspection.

13. The applicant shall submit plans and materials as necessary for evaluation of the proposed public art piece for review and approval by the Community Development Director in consultation with the Parks and Recreation Director, prior to issuance of a Building Permit. Installation of the public art piece on-site at the corner of Old County Road and Harbor Boulevard shall occur prior to final Building Permit inspection for the project.

14. The applicant shall obtain approval of a sign permit in compliance with BZO Section 23 – Sign Regulations before the installation of any signage on site.

15. Air Quality

a. Pursuant to GP EIR Mitigation Measure AQ-1, the applicant shall require their contractors, as a condition of contract, to further reduce construction-related exhaust emissions by ensuring that all off-road equipment greater than 50 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall operate on an EPA-approved Tier 4 or newer engine. Exemptions can be made for specialized equipment where Tier 4 engines are not commercially available within 200 miles of the project site. The construction contract must identify these pieces of equipment, document their unavailability, and ensure that they operate on no less than an EPA- approved Tier 3 engine. ARB regulations will result in the percentage of Tier 4 engines increasing over the next several years.

b. Pursuant to GP EIR Mitigation Measure AQ-2, the applicant shall require their contractors, as a condition of contract, to reduce construction-related exhaust emissions by ensuring that all off-road equipment greater than 50 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall operate on renewable diesel (such as Diesel high performance renewable). Renewable diesel is currently commercially available in San Francisco Bay Area.

c. Pursuant to GP EIR Mitigation Measure AQ-3, the applicant shall require their contractors, as a condition of contract, to reduce construction-related fugitive ROG emissions by ensuring that low-VOC coatings that have a VOC content of 10 grams/liter (g/L) or less are used during construction. The project applicant will submit evidence of the use of low-VOC coatings to BAAQMD prior to the start of construction.

d. Mitigation Measure AQ-4: Require Fugitive Dust Best Management Practices. All applicants proposing development of projects within Belmont shall require their contractors, as a condition of contract, to reduce construction-related fugitive dust by implementing BAAQMD's basic control measures at all construction and staging areas. The following measures are based on BAAQMD's current CEQA guidelines:

i. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

ii. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

iii. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

iv. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).

v. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

vi. Post a publicly visible sign with the telephone number and the name of the person to contact at the lead agency regarding dust complaints. This person will respond and take corrective action within 48 hours. The phone number of the District will also be visible to ensure compliance.

e. Pursuant to GP EIR Mitigation Measure AQ-5, the developer(s) shall provide education for residential and commercial tenants concerning green consumer products. Prior to receipt of any certificate of final occupancy, the project sponsors shall work with the City of Belmont to develop electronic correspondence to be distributed by email to new residential and commercial tenants that encourages the purchase of consumer products that generate lower than typical VOC emissions. Examples of green products may include low-VOC architectural coatings, cleaning supplies, and consumer products, as well as alternatively fueled landscaping equipment.

f. The applicant must require their contractors, as a condition of contract, to reduce construction-related exhaust emissions by implementing following measures during construction related activities:

i. Idling times must be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage must be provided for construction workers at all access points.

ii. All construction equipment must be maintained and properly tuned in accordance with manufacturer's specifications. All equipment must be checked by a certified mechanic and determined to be running in proper condition prior to operation.

g. The applicant must require their contractors, as a condition of contract, to reduce construction-related fugitive ROG emissions by ensuring that paints and solvents have a VOC content of 100 grams per liter or less for interior surfaces and 150 grams per liter or less for exterior surfaces.

16. <u>Green House Gases</u>

a. A minimum of 10% of the construction materials shall be acquired (sourced) within 100 miles of the planning area. Documentation shall be provided before the final building permit inspection.

b. A minimum of 65% of the construction waste generated by this project shall be recycled or salvaged for use. Documentation shall be provided before the final building permit inspection. Sample forms located https://www.hcd.ca.gov/ may be used to assist in documenting compliance.

c. Prior to the start of construction for the Building Permit, the applicant shall provide documentation (i.e., construction contracts or signed agreements) demonstrating that all contractors and subcontractors agree to operate all off-road equipment greater than 50 horsepower (hp) and operating for more than 20 total hours over the entire duration of work on renewable diesel (such as Diesel high performance renewable).

17. Cultural Resources

a. Prior to the start of construction for the Building Permit, the applicant shall demonstrate that construction crews have proper training for the discovery, handling and retention methods for paleontological, archeological and/or cultural resources found at the project site. Project personnel should not collect cultural resources. Prehistoric resources include: chert, or obsidian flakes, projectile points, mortars and pestles, dark, friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include: stone or adobe foundations or walls, structures and remains with square nails, and refuse deposits or bottle dumps.

b. In the event that paleontological, archaeological, and/or cultural resources are encountered during construction activities, all construction activity in the area of the find shall be halted, and the Community Development Director shall be notified; an archaeologist shall examine the find and make appropriate recommendations. A plan for the mitigation of impacts to the resources will be prepared and submitted to the City of Belmont for approval. Additional CEQA review may be required depending upon the evaluation of the find.

18. Human Remains

a. If any human remains are discovered or recognized in any location on a project site, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

b. The San Mateo County Coroner/Sheriff has been informed and has determined that no investigation of the cause of death is required; and

c. If the remains are of Native American origin:

i. The descendants of the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98; or

ii. The Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission.

19. Noise Standard Conditions

a. Noise Control Plan. The applicant must prepare and implement a noise control plan. Said plan must incorporate the noise reduction measures identified in the Noise and Vibration study prepared for the project by Illingworth & Rodkin, Inc, and the City standard construction noise COAs required for all projects, identified below.

b. Noise Coordinator. Prior to construction activities, the project applicant or contactor shall designate a "Construction Noise Coordinator" who would be responsible for responding to any local complaints about construction noise. The Construction Noise Coordinator shall determine the cause of the complaint and shall require that reasonable measures warranted to correct the problem be implemented. The telephone number for the Construction Noise Coordinator must be conspicuously posted at the construction site. Prior to construction activities, the project applicant or contactor shall notify adjacent residents of the construction schedule in writing and provide them with the contact information of the Construction Noise Coordinator.

c. Notice. The applicant shall notify property owners within 300 feet of the project site two weeks prior to the initiation of construction activities on site. A schedule of construction activities, contact phone number for the Noise Coordinator, and a copy of the noise control plan shall be included with this notice.

d. Grading & Building Noise. The applicant must ensure that the following preventative and monitoring measures are enforced during grading and building operations:

i. Limit construction activity to the hours listed in the City Noise Ordinance. (8:00 am to 5:00 pm on weekdays, 10:00 am to 5:00 pm on Saturdays, no construction activity on Sundays and holidays). Exceptions to these hours may be approved by the Building Official though the standard City process.

ii. Schedule highest noise-generating activity and construction activity away from noise- sensitive land uses.

iii. Equip internal combustion engine-driven equipment with original factory (or equivalent) intake and exhaust mufflers which are maintained in good condition.

iv. Prohibit and post signs prohibiting unnecessary idling of internal combustion engines.

v. Locate all stationary noise-generating equipment such as air compressors and portable generators as far as practicable from noise-sensitive land uses.

vi. Utilize "quiet" air compressors and other stationary equipment where feasible and available.

e. Noise Barrier Standards. When noise barriers are required or proposed, their design and placement must be reviewed and approved by the project noise consultant, prior to issuance of grading or building permits. These barriers must be installed prior to grading and excavation activities and must be inspected by the project noise consultant to ensure that it has been properly constructed/installed. The barrier must remain in place for the duration of grading and excavation activities, unless approved for removal by the noise consultant to allow work at that location.

f. Engine Noise. Prior to issuance of grading or building permits, the applicant must demonstrate that a condition of contract of all contractors and subcontractors requires the use of internal combustion engine-driven equipment with original factory (or equivalent) intake and exhaust mufflers, which are maintained in good condition.

g. Equipment Noise. Prior to issuance of grading or building permits, the applicant must demonstrate that a condition of contract of all contractors and subcontractors requires the use of "quiet" air compressors and other stationary equipment. If the applicant demonstrates that the use of quiet air compressors and other stationary equipment is not feasible, moveable sound barriers or portable sound huts must be used for noise mitigation.

h. The Project Noise Consultant shall conduct an acoustic analysis of all mechanical and HVAC equipment proposed with the final building permit plans. The results of the analysis and design recommendations to ensure compliance with the City's Noise Ordinance shall be summarized by the Consultant in a letter submitted with the building permit plans. The consultant's recommendations shall be incorporated into the building plans, prior to issuance of a building permit.

i. Noise Impacted locations. All new development that would be exposed to noise greater than the "normally acceptable" noise level range, and residential and other noise-sensitive land uses within the 65 dB contours, as shown in [BVSP] Figure 6-6d are required to reduce interior noise through design, sound insulation, or other measures to achieve an interior noise level of not more than 45 dBA. At minimum, the following is required:

vii. A detailed acoustical analysis of the project must be completed by a qualified acoustical consultant to define the measures required such that the interior noise level requirements are satisfied.

viii. Prior to issuance of a Building Permit, the project noise consultant must certify in writing that the submitted Building Plans include all required noise reduction recommendations specified in the detailed acoustical analysis (i.e., construction methods, increased insulation, noise baffling, etc.) to reduce interior noise levels below the City and State level of 45 dB.

ix. The final project design must include a suitable form of forced-air mechanical ventilation, as determined by the local building official, for all residential units so that windows can be kept closed at the occupant's discretion to control interior noise and achieve the interior noise standards.

20. Construction Vibration Standard Conditions

a. After obtaining permission from the subject property owners, the applicant must conduct preconstruction photo surveys of foundation/building wall cracks in adjacent structures and install vibration monitors at any sensitive receptor sites identified in the project Vibration Assessment (structures located within 20 feet of construction). The applicant must submit a copy of the photo survey and written confirmation from the Project Acoustic Consultant that all required monitors have been installed and inspected, and that they meet the consultant's specifications, prior to issuance of grading or building permits.

b. The applicant must designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.

c. Neighboring property owners within 300 feet of the project site must be noticed of the construction activities and construction schedule (including estimated dates of various construction phases) at least two weeks prior to the start of construction.

d. The applicant must ensure that the preventative and monitoring measures identified in the Vibration Assessment are enforced during grading and building operations. The applicant must demonstrate that all project construction personnel have been made aware of these measures, prior to issuance of a grading or building permits. On-site identification of any buffer distances between construction (i.e., vibratory rollers, excavators, backhoes, etc.) and adjacent structures (structures located within 20 feet of construction) that are specified in the Vibration Assessment must occur prior to grading operations.

e. Vibration monitors shall be placed at the sensitive receptors (structures located within 20 feet of construction) to monitor construction activities and make sure the project thresholds are met. Real-time alerts must be sent to the Contractor in case of near threshold vibration levels or in case of threshold exceedances. In case of exceedances, work must stop, and the source of the exceedance must be identified, and the required mitigation measure should be incorporated.

f. Building structures near the project (structures located within 20 feet of construction) must be periodically checked for cracks, and any cracks must be monitored. If minor cracks are reported or existing cracks propagate, vibration project action levels must be restricted.

g. Whenever possible, construction or equipment activity generating relatively high levels of vibration must not occur at the same time and shall be spaced as far apart in time as possible from one another. In general, the most severe activities must be reserved for the middle of the day (noon). If activities must occur simultaneously, they shall be performed as far away from one-another as possible within the construction zone.

h. All deliveries of material and equipment must occur during daytime hours, including queueing of construction vehicles outside the site. Vehicles delivering materials and equipment must be operated in strict conformance with regulations established by the United States Department of Transportation and all State and Local requirements. All materials and equipment must be stored on-site and within the confines of the construction barricades.

i. Stationary and portable construction equipment must be located at positions where the noise/vibration impact to nearby noise/vibration-sensitive receptors is minimal. At times where the equipment cannot be positioned at a minimal noise/vibration impacting location, mitigation devices shall be implemented, as determined by the Project Acoustic Consultant, or designated Vibration Monitor.

j. After construction activities are complete, the applicant must conduct a post-construction photo survey of previously surveyed buildings (structures located within 20 feet of construction) for foundation /building wall cracks. The post construction survey, and a summary letter of any resulting actions taken (repairs or restitutions) must be provided to the Community Development Department, prior to final building permit inspection.

21. Noise & Vibration – Project Specific Conditions

a. In accordance with the recommendations provide in the Noise and Vibration study prepared for the project by Illingworth & Rodkin, Inc., the following is required:

i. Use of a concrete saw shall be limited to within 50 feet of residences where feasible.

ii. Use construct temporary noise barriers where feasible to screen mobile and stationary construction equipment. Temporary noise barrier fences would provide noise reduction if the noise barrier interrupted the line-of-sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps.

iii. All gasoline-powered construction equipment shall be equipped with an operating muffler or baffling system as originally provided by the manufacturer, and no modification to these systems is permitted.

iv. Unnecessary idling of internal combustion engines shall be strictly prohibited.

v. Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

vi. When necessary, erected a temporary noise control blanket barrier along building facades facing construction sites. This measure would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.

vii. Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.

viii. The contractor shall prepare a detailed construction schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.

ix. Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include the contact information in the notice sent to neighbors regarding the construction schedule.

x. Prior to the issuance of building permits, mechanical equipment shall be selected and designed to reduce impacts on surrounding uses to meet the City's requirements. A qualified acoustical consultant shall be retained by the project applicant to review mechanical noise as the equipment systems are selected to determine specific noise reduction measures necessary to reduce noise to comply with the City's 45 dBA Leq noise limit at any receiving property line. Noise reduction measures may include, but are not limited to, selection of equipment that emits low noise levels and/installation of noise barriers such as enclosures and parapet walls to block the line of sight between the noise source and the nearest receptors.

b. A construction vibration-monitoring plan shall be implemented to document conditions at all structures located within 20 feet of proposed construction prior to, during, and after vibration generating construction activities. All plan tasks

shall be in accordance with industry accepted standard methods. The construction vibration monitoring plan should be implemented to include the following tasks:

i. Identification of sensitivity to groundborne vibration of all structures located within 20 feet of construction.

ii. Performance of a photo survey, elevation survey, and crack monitoring survey for all structures located within 20 feet of construction. Surveys shall be performed prior to, in regular intervals during, and after completion of vibration generating construction activities and shall include internal and external crack monitoring in the structure, settlement, and distress to the extent that access is provided by the owner of the building. The survey shall document the condition of the foundation, walls and other structural elements in the interior and exterior of said structures.

iii. Conduct a post-survey on the structure where either monitoring has indicated high levels or complaints of damage. Make appropriate repairs or provide compensation where damage has occurred as a result of construction activities.

iv. Designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.

22. Design Measures to Reduce Future Noise Exposure

a. To reduce noise levels at the rooftop deck to below the 65 dBA DNL exterior noise level criteria, a glass noise barrier with a minimum height of 5 feet shall be constructed along the entire perimeter of the deck. The barrier must be solid from grade to top and have a minimum density of 3 lbs/ft2 (1/4" thickness).

b. Building sound insulation requirements would need to include the provision of forced-air mechanical ventilation for all residential units so that windows could be kept closed at the occupant's discretion to control noise.

c. Windows and doors of all units should have the following minimum ratings:

i. STC 30 or greater for units having direct line-of-sight to Harbor Boulevard and Old County Road.

ii. STC 26 or greater for all other units.

The above recommendations should be re-evaluated by a qualified acoustical consultant if project plans change substantially.

23. Nesting Birds & Roosting Bats – Preconstruction Surveys

a. To minimize potential impacts on nesting raptors, the applicant shall either: 1) Avoid construction activities (i.e., tree pruning, tree removal, tree protection work, demolition, grading, and construction) during the active nesting season (between February 1, and August 31); or 2) Conduct pre-construction surveys for nesting raptors and provide appropriate buffer zones, if construction has the potential to impact nesting birds.

b. Pre-construction surveys shall be conducted by a qualified biologist or ornithologist in order to ensure that no raptor nests will be disturbed during project implementation. This survey will be conducted no more than 15 days prior to the initiation of construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). During this survey, the biologist will inspect all trees in and immediately adjacent to the impact areas for raptor nests. If an active raptor nest is found close enough to the construction area to be disturbed by these activities, the ornithologist, in consultation with the California Department of Fish and Wildlife Service, will determine the extent of a construction-free buffer zone to be established around the nest.

c. A qualified biologist shall visually inspect trees to be removed for bat roosts within 7 days prior to their removal. The biologist will look for signs of bats including sightings of live or dead bats, bat calls or squeaking, the smell of bats, bat droppings, grease stains, or urine stains around openings in trees or structures, or flies around such openings. Trees with multiple hollows, crevices, forked branches, woodpecker holes or loose and flaking bark have the highest chance of occupation and shall be inspected the most carefully.

d. If signs of bats are detected, CDFW should be contacted about how to proceed. Echo-location surveys may be needed to verify the presence of bats, or an exclusion zone around the occupied tree may be recommended until bats leave the roost. Due to restrictions of the California Health Department, direct contact by workers with any bat is not allowed. The qualified bat biologist shall be contacted immediately if a bat roost is discovered during project construction.

22. Unbundled Parking

a. Potential renters of affordable units shall have an equal opportunity to rent a parking space on the same terms and conditions as offered to potential renters of market-rate units, at a price proportional to the rent of their units as compared to comparable market-rate units. This stipulation shall be included in any agreement recorded between the City and developer pertaining to the affordable housing units pursuant to Section 29 (Affordable Housing).

b. Parking spaces shall be offered only to residents of the dwelling units served by the off-street parking, except that any surplus spaces may be rented out to nonresidents, or otherwise made available for public use, with the provision that such spaces must be vacated on 30 days' notice if they are needed by residents. Required visitor spaces shall not be rented out but may be made available for public use.

23. Electric Vehicle Charging Stations

a. Signage. Any required electrical vehicle charging station must be clearly marked with a sign reading "Electrical Vehicle Charging Station" and the associated California Vehicle Code restrictions, and only a vehicle that is connected.

b. Equipment. Any required electrical vehicle charging stations must be wired for a minimum of 240 volts and 32 amps, designed to allow for future provision of higher amperage conduit, equipped with electrical outlets, and may also be equipped with card readers, controls, connector devices and other equipment, as necessary for public use.

24. Bicycle Parking

a. Plans submitted for a building permit shall demonstrate bicycle parking spaces (Class 1 Long-Term & Class 2 Short-Term) meet the standards, design, installation, and locations outlined in BZO Section 8A.4.2 - 8A.4.4 - *Standards for All Bicycle Parkin*g.

25. Hazardous Materials

a. The applicant must engage the services of a qualified hazardous materials abatement specialist to; a) Conduct a survey for hazardous materials (e.g., lead, Polychlorinated biphenyls, asbestos, mold, mercury, etc.) in the existing structures, prior to demolition; and b) remove any hazardous materials in compliance with all pertinent regulations regarding handling and disposal of these hazardous materials, including City demolition permit requirements.

b. A Health and Safety Plan (HSP) pursuant to the Occupational Health and Safety Administration Standard "Hazardous Waste Operations and Emergency Response" guidelines (29 CFR 1910.120) and the California Occupational Health and Safety Administration "Hazardous Waste Operations and Emergency Response" guidelines (CCR Title 8, Section 1592), must be submitted to the City Building Division, prior to issuance of any demolition, grading or building permits. A plan sheet must be prepared noting the requirements of the HSP as a part of the demolition, grading and building permit submittal.

c. Site work shall be consistent with the Soil and Groundwater Management Plan (SGMP) and Construction Risk Management Plan (CRMP), prepared by PES Environmental on April 22, 2022.

d. A copy of the Soil and Groundwater Management (SGMP) and Construction Risk Management Plan (CRMP) and any associated environmental investigations shall be provided to the City of Belmont Community Development Department, prior to issuance of a grading permit. All measures from the GMP and CRMP shall be printed on all construction documents, contracts, and project plans prior to issuance of grading permits.

e. Prior to a permit, the applicant shall demonstrate that contractor compliance with the SGMP and CRMP obligations have been specified in the project proponent's contract documentation for the contractors performing subsurface work. Each contractor must require its employees who may directly contact impacted media to perform all activities in accordance with the contractor's HSP. Each construction contractor must ensure that its on-site construction workers will have the appropriate level of health and safety training and Site-specific training and will use the appropriate level of personal protective equipment (PPE) as determined in the relevant HSP based upon the evaluated job hazards and monitoring results.

f. Prior to issuance of grading or building permits, the applicant shall submit a site access control plan, which at minimum shall include perimeter fencing, the closing and locking of gates during non-construction hours, and the posting of "no trespassing" signs in prominent locations that are visible to the general public. Said plan shall be implemented prior to the occurrence of any onsite grading work.

g. A qualified environmental consultant (as identified in the project SGMP/CRMP) and a licensed contractor with a Hazardous Substance Removal Certification from the State of California must be on site during demolition, grading and trenching activities to oversee operations. This requirement must be noted on the plans approved for demolition, grading and construction. No permits will be issued in absence of noting and fulfilling this requirement.

h. The Project site must be posted with a sign on all sides identifying the name and telephone number of the project sponsor and environmental consultant. Contact information will be provided for the public to report visible dust so that fugitive dust can be promptly addressed. The contact information will allow for a "visible dust alert" hotline that is monitored by the responsible person (or designee) during construction hours and allows for voice messaging at all other times.

i. A schedule of the anticipated demolition, grading and construction operations must be prepared that identifies the types of activities and duration of the activities on the Project site. The Project sponsor shall mail the schedule to the owners and occupants of properties within a 300-foot radius of the Project site no less than two weeks prior to the start of demolition, grading or construction. Proof of mailing shall be provided to the Planning Division. The schedule shall be posted on the jobsite visible from all four sides of the project site.

j. The soil and groundwater management plan approved by San Mateo County Health Groundwater Protection Program (SMCEH-GPP) shall be submitted to the City

Building Division, prior to issuance of any demolition, grading or building permits. A plan sheet must be prepared noting the requirement to follow the SGMP and CRMP, and all of provisions of the Site Management Plan as a part of the demolition, grading and building permit submittal. Said plan sheet must also include the approval letter from SMCEH-GPP, and any identified conditions of approval. Unless specifically addressed in the SMCEH-GPP conditions of approval or not required by the Certified Unified Program Agencies (CUPA) due to the specific site/project circumstances, the following standards are required:

iii. All contaminated soil removed for the construction of project shall be disposed off-site at an appropriately licensed landfill. It is the responsibility of the property owner representative, and the lead environmental consultant, to ensure that soil management and disposal procedures are followed.

iv. A temporary construction dewatering plan shall be provided with the application for a grading permit. Said plan shall identify methods to remove, store, characterize, and properly dispose of water from excavations during construction activities. Contained water or groundwater can be disposed of off-site at an appropriate facility, under permit to the local sanitary sewer, or under a NPDES permit if sewer discharge cannot be obtained. Prior to discharge to the sewer, the water must be tested and permitted in accordance with the Silicon Valley Clean Water requirements.

v. It is the responsibility of the property owner representative, and the lead environmental consultant, to inform the CUPA (SMCEH-GPP) with regard to the project schedule and completion.

vi. The project plans submitted for grading and building permits shall include a sheet that identifies any Mitigation Measures for Visible Dust identified in the Dust and Vapor Control Plan (DVCP). Said measures shall be implemented at all times during construction activities, or as specified in the DVCP. A copy of the plan shall be maintained on site and made available for construction inspectors upon request.

vii. The project plans submitted for grading and building permits shall include a sheet that identifies the protocols to be followed for Unanticipated Conditions (as identified in the SGMP/CRMP).

viii. A comprehensive report, including results of soil disposal manifests/receipts, groundwater discharge and permits, associated laboratory reports, and soil gas sample results, shall be submitted to the CUPA following completion of site activities.

k. A final letter of No Further Action (or equivalent assurance) from SMCEHD-GPP documenting completion of cleanup activities and installation of an appropriate soil

gas ventilation system, as required, must be provided to the City of Belmont Community Development Department at the completion of remediation activities, and before the construction of the building foundation for the affected site. No further inspections will occur for the affected project site unless this documentation is received.

l. The project is subject to the conditions and recommendations of the San Mateo County Groundwater Protection Program (SMCH-GPP) outlined in a letter dated April 28, 2022, including but not limited to the following:

i. Underground Storage Tank (UST) system removal confirmation sample locations, depths, and analyses are subject to a CUPA permit and staff requirements. Contact CUPA staff to initiate UST removal permitting. Information regarding the program can be found at the following webpage: https://www.smchealth.org/cupa/ust

ii. Soil identified for off-site disposal should be properly disposed at a licensed landfill under manifest and may be sampled in accordance with the receiving landfill requirements. Off-site reuse of any soil generated from this project is prohibited, unless sampled in accordance with SW-846 requirements and demonstrated to be clean fill.

iii. The applicant and the lead environmental consultant shall ensure that soil management and disposal procedures are followed.

iv. The plan proposes to use imported fill in accordance with DTSC's *Information Advisory, Clean Imported Fill Material* (October 2001) to fill the proposed excavations. The advisory is not intended for soils originating from urban development sites or agricultural properties that may contain contamination. Soils from these types of properties should be sampled using EPA SW-846 criteria for adequate statistical characterization to determine if potential fill is unimpacted prior to reuse. Imported soil originating from these properties must receive prior approval in writing from SMCEHD-GPP

v. The applicant shall be responsible for providing plans to the SMCEHD-GPP for the Vapor Intrusion Mitigation System (VIMS) that will be installed as part of project. SMCEHD-GPP requires that passive systems to be designed and built with the ability to be converted to active sub-slab depressurization systems, if needed. The VIMS plan should also include performance monitoring criteria and schedule. Performance monitoring should occur on a semi-annual basis for the first three years or until consistent verification that the system is meeting established performance measures in accordance with DTSC (2011) guidance. Indoor air should be sampled prior to occupancy to confirm a preferential pathway does not exist.

vi. The applicant must submit a comprehensive management plan implementation report, including pertinent excavation maps, disposal manifests/receipts

documentation, associated laboratory reports, and applicable permits to the SMCEHD-GPP within 45-days following receipt of the final documents associated with the project.

vii. Prior to the start of construction, the applicant shall provide SMCEHD-GPP a schedule of construction activities and inform them when the work has been completed.

26. Geotechnical Conditions

a. Geotechnical Plan Review – After the project plans are developed, the Geotechnical Engineer of Record (GEOR) should review the geotechnical aspects of the completed project civil and architectural drawings and provide a professional certification letter to the City. In addition, the GEOR should review the completed structural plans and calculations for the new residential building for conformance to their geotechnical recommendations, provide supplemental recommendations as necessary, and provide a professional certification letter to the City to that effect prior to the issuance of a Building Permit.

b. Geotechnical Construction Observation and Testing –The Geotechnical Engineer of Record (GEOR) should be retained to observe the geotechnical and foundation aspects of the construction. The GEOR should observe foundation excavations and based on their observations, confirm that adequate embedment has been achieved in supporting materials judged as competent. In addition, the GEOR should prepare and submit at the completion of project construction a final report that addresses the following items:

- Summary of earthwork operations, including subgrade preparation, earthwork construction, and site drainage installations, as applicable;
- Recording of test locations and results of field and laboratory compaction tests where testing is determined to be appropriate by the project geotechnical engineer;
- Building foundations, including observation of foundation supporting materials, and confirmation of foundation embedment (as applicable) with respect to the geotechnical engineer's recommendations; and
- Site drainage, including finish grading around the new building and other site improvements, and discharge of collected surface and subsurface water to appropriate discharge facilities.

The final report the address the above items shall be prepared by the GEOR in a certification letter and submitted to the City Engineer for review prior to a final (granting of occupancy).

27. Impact Fees

a. The applicant/developer agrees to pay all applicable regulatory, connection, and including plan check, building permit, tree removal permit, Maintenance, Sewer Impact and Sewer Connection Fees, as specified by each respective City Ordinance

or the City's Master Fee Schedule consistent with the terms of the Settlement Agreement for the project.

b. Prior to issuance of Building Permit, the applicant must pay all required Park Impact Fees, as identified in the City's Master Revenue Schedule for Fiscal Year 2020. The calculated fee for the project is $4,250 per unit (4,250 X 103 = $437,750) for Multifamily Development plus an additional $100,000 as required via the Settlement Agreement for this project.

c. Prior to issuance of any certificate of occupancy for the project, the applicant must pay all required Transportation Impact Fees (TIF). The calculated fee for the project is $150,000 as required via the Settlement Agreement for this project., the applicant must pay all required Transportation Impact Fees (TIF). The calculated fee for the project is $150,000 as required via the Settlement Agreement for this project.

d. Prior to issuance of Building Permits, the applicant must pay all required Public Art fees. In lieu of the 1% building development cost in BCC 17-128, the applicant must pay $50,000 of which up to half of this amount (maximum $25,000) may be spent on public art on site in compliance with Condition of Approval #13, as listed above, and the remainder paid as a fee.

e. At the time of Building Permit issuance, the applicant must pay a General Plan Maintenance fee as identified in the City's Master Revenue Schedule for Fiscal Year 2020 plus an additional $100,000 as required via the Settlement Agreement for this project.

28. Airport Hazards

a. For properties located within the San Carlos Airport Safety Zones 4 and 6, uses must comply with the Airport Land Use Compatibility criteria listed in Table 4-4 of the San Carlos ALUCP. The applicant shall file Form 7460-1 (*Notice of Proposed Construction or Alternation*) with the FAA prior to the issuance of a Building Permit, in accordance with Airspace Protection, and provide the City a copy of the FAA's study findings with their applications for development approval.

29. Mid-Peninsula Water District

a. The applicant shall demonstrate that the final landscape plan has been reviewed and approved by the Mid-Peninsula Water District (MPWD) prior to the issuance of a Building Permit and is consistent with MPWD's Water Efficient Landscape Ordinance (WELO), prior to installation of landscaping. A post installation certification from MPWD is also required prior to final Certificate of Occupancy. Contact the MPWD Water Resource Coordinator (650) 591-8941 or brandons@midpeninsulawater.org for more information.

30. Building Division

a. Prior to any construction, the applicant or a designated representative shall obtain all of the required building permits for the project. The applicant will be required to provide a construction and demolition-recycling plan as a condition of the building permit. The Building Department will inspect for compliance with this plan. The conditions of approval for this permit also require the applicant to perform all work in conformance with the NPDES requirements.

b. All construction and related activities which require a City building permit shall be allowed only during the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, and 10:00 a.m. to 5:00 p.m. on Saturdays. No construction activity or related activities shall be allowed outside of the aforementioned hours or on Sundays and the following holidays: New Year's Day, Dr. Martin Luther King, Jr. Day, President's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas Day. All gasoline powered construction equipment shall be equipped with an operating muffler or baffling system as originally provided by the manufacturer, and no modification to these systems is permitted.

c. Specify that the 2022 California Code of Regulations as amended by the State of California and all applicable City of Belmont ordinances will be employed during this project.

d. This project is subject to the School Facilities Fee. Proof of payment must be presented to the City of Belmont before the permit will be issued. Contact the Sequoia Union School District directly for further information (Sequoia Union School District 480 James, Ave., Redwood City, CA 94062. 650.369.1411 ext. 2290 or 2203. www.seq.org).

e. Pursuant to the Belmont Fire Department Ordinance #2016-001, CFC Section 903, the building will receive a fire sprinkler system and the plan will be a deferred submittal.

f. Pursuant to Regulation 6, Rule 3 per the Bay Area Air Quality Management District, effective January 1, 2009, no person or builder shall commence construction of a new building or structure permitted to contain or containing a wood-burning device or install a new wood-burning device resulting from a remodel unless the device meets the requirements of Section 6-3-303. Any gas fueled heating device or electric-powered heating device is allowed under this standard.

g. The City of Belmont Municipal Code requires a soils and engineering geology report for all new or substantially altered foundations. Prior to issuance of a Building Permit, provide such a report and a letter from the geotechnical engineer confirming that the foundation plan has been reviewed and that it has been determined that the recommendations in the soils report are properly incorporated into the plans. BMC 7-12, IBC 106.1 & 1804.3.

h. Plans to be submitted for a building permit shall show the location of all transformers, fire standpipes, and back flow preventer.

i. All retaining walls shall be engineered and subject to the California Building Code Standards.

j. The contractor/property owner shall be responsible to post hours of operation and phone numbers for noise complaints.

k. A minimum of 65% of the construction waste generated by this project shall be recycled or salvaged for use. Documentation shall be provided before the final inspection. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at https://www.hcd.ca.gov/ may be used to assist in documenting compliance. CALGreen Section 4.408.

l. All activities shall be subject to the requirements of the Belmont Noise Ordinance (maximum 65 dBA for daytime hours, Maximum 55 dBA for nighttime hours).

II COMPLY WITH THE FOLLOWING CONDITIONS OF THE SAN MATEO CONSOLIDATED FIRE DEPARTMENT:

1. A separate application and permit are required for the installation or alteration of any Automatic Fire Extinguishing System. Application shall be made by either a Registered Engineer or by the Licensed Fire Sprinkler Contractor who will be performing the work. This shall include any Fixed Fire Protection System. A valid Permit and Approved Plans shall be at the jobsite at all times.

2. Prior to application for a Fire Sprinkler Permit, the applicant shall submit plans to the Mid-Peninsula Water District (MPWD) for their review and approval. Contact MPWD at 650-591-8941 to coordinate review of the project.

3. A separate application and permit are required for the installation or alteration of any Fire Alarm, or Water-flow Monitoring System. This application shall include the interconnection of any Fixed Fire Protection System to an Alarm System where provided. A valid Permit and Approved Plans shall be at the jobsite at all times.

4. A separate application and permit are required for the installation of any underground fire service lines. Application shall be made by a Registered Engineer or by either a General Engineering Contractor or a Licensed Fire Sprinkler Contractor, who will be performing the work.

5. Every building, or structure, shall be provided with an address. Numerals shall be located where clearly visible from the street or roadway upon which it fronts. Residential Structures shall have numerals a minimum of 4 inches in height and of ½ stroke. Commercial Structures shall have numerals a minimum of 6 inches in height and ¾ inch stroke. Numerals shall be of contrasting color to their background and illuminated at night. Numerals shall be white in color where located upon glazing.

6. A Knox Key-Lock Box is required to be installed as shown on plans. Please contact Fire Prevention at 650-522-7940 to obtain an application.

7. Plans to be submitted for building permits shall show the location of all required Smoke Alarms and Carbon Monoxide Alarms, in accordance with CRC Sections 314 & 315.

8. In accordance with the Municipal/Regional Stormwater Permit, no fire sprinkler system drain shall discharge into any Storm Drain System. The system shall discharge to either a landscape area large enough to contain the outflow, or to the Sanitary Sewer by means of an indirect connection. Show the location of the Fire Sprinkler System drain on plans submitted for a building permit.

9. Plans to be submitted for building permits for the project shall identify the size of bedroom windows, demonstrating that they meet egress requirements of CRC 310.

10. This project shall require a fire inspection. All fire inspections are performed on Wednesdays between 9AM - 2PM, unless special arrangements are made with the Fire Inspector. Please call 650-522-7940 a minimum of 48 hours in advance to place your inspection request.

III COMPLY WITH THE FOLLOWING CONDITIONS OF THE BELMONT POLICE DEPARTMENT:

1. All activities shall be subject to the requirements of the Belmont Noise Ordinance.

2. No debris boxes or building materials shall be stored on the street, unless approved as part of the Construction Management Plan.

3. A flag person shall be required for street closures and positioned at both ends of any closure.

4. 24-hour written notice to and approval from the Belmont Police Department (BPD) is required before any lane closure. (Contact BPD Traffic Unit or Watch Commander for approvals.)

5. No construction vehicles or equipment shall be parked, placed or stored in the roadway unless approved as part of the Construction Management Plan.

6. A signage plan shall be required for any road closures/detours. Such plan shall be approved by the BPD Traffic Unit.

7. Any lane/road closures must only be conducted during non-commute hours (9am- 3pm).

8. The applicant shall provide the Police Department a security plan for the construction period, prior to issuance of a building permit. Said plan shall, at minimum, include lighting, surveillance, physical security of property, and securing of any tools, equipment and/or

materials left on site. The Police Department shall also be provided 24-hour emergency contact information for the contractor and owner. The security plan and emergency contact information shall be provided to Sgt. Adam via email tadams@belmont.gov.

9. No Trespassing signs, per 602 PC, shall be required to be posted around property to discourage unauthorized entry and aid in criminal prosecutions for trespassing/theft.

10. Any burglar alarm shall be registered with the BPD per BCC 18-50 et. Seq.

11. A minimum roadway width of 12' shall be maintained at all times for emergency access.

12. The property address shall be clearly posted at all times during and after construction, visible and legible from the entire roadway frontage(s).

13. The developer and their contractors shall ensure that Belmont PD has access to any secured emergency access easements, gates, or pathways.

IV. COMPLY WITH THE FOLLOWING CONDITIONS OF THE PUBLIC WORKS DEPARTMENT:

Project Specific Conditions

1. The Developer shall prepare and submit underground storage tanks (UST's) and piping removal plans, soils and groundwater management plans, as outlined in Phase II Environmental Site Assessment and Pre-Construction Investigation Report prepared by PES Environmental, Inc., dated February 19, 2020, to the County, the City, and the applicable outside permit agencies for review and approval. The Developer shall also obtain the necessary permits prior to issuance of a grading or building permit. The Developer shall implement all the required mitigation by the permitting agencies, including personal protective equipment and air monitoring during construction.

2. The Developer shall submit a drainage study, including hydrology and hydraulic calculations for both on and offsite drainage systems and hydrograph calculations for the proposed on-site detention vault to the City and the County for review and approval by the City Engineer prior to building permit issuance. The drainage study shall include a drainage area map showing the tributary drainage areas and hydraulic calculations, including hydraulic grade lines for the existing 18" storm drain in Elmer Street, the 21" storm drains that flow to Harbor Boulevard, and the existing storm drains in Old County Road, or as directed by the City Engineer.

3. The project may connect to the City sewer main under O'Neill Avenue via private sewer lateral. The applicant must obtain a permanent encroachment permit from the City for the portion of the lateral located in the right of way prior building permit issuance.

4. The applicant/developer agrees to pay a sewer connection fee prior to Building Permit issuance as specified by the Settlement and Impact Fee Statement Agreement dated June 26,

2023. Alternatively, the project may connect to the public sewer main under Harbor Boulevard if:

a. The City Engineer determines the sewer main and downstream infrastructure have capacity to serve the project, and,

b. The project pays a fair share contribution toward improvements made to the sewer main and downstream infrastructure based upon (formula/method of calculating fair share), and either:

i. The City and Harbor Industrial Sewer Maintenance District (HISMD) enter into a sewage transportation and treatment agreement allowing HISMD to convey the Project's sewer flows via the Harbor Boulevard sewer main to the city sewer system, and the Developer pays a sewer connection fee in accordance with the terms of the transportation and treatment agreement between the City and HISMD, or

ii. The sewer main becomes part of the city sewer system as the result of a detachment from the HISMD and city annexation of Harbor Boulevard, and the project pays sewer connection fee to the city.

5. The Developer shall obtain the County and the cities (City of Belmont and City of San Carlos) approval for any sewer monitoring, analysis, or capacity allocation as outlined in the "Sewer Improvements Coordination Memo" prepared by BKF, dated October 19, 2021. The Developer shall complete the construction of any upgrade, repair, and/or replacement of any downstream sewers as required by the County and the cities to provide adequate capacities prior to building permit issuance.

6. The trash pickup location is subject to final approval by Recology and the City Engineer prior to issuance of the building permit.

7. The Developer shall install red curb on Elmer Street and Old County Road to provide adequate sight distance for the proposed driveways in accordance with the recommendations outlined in the Transportation Impact Analysis (TIA) prepared by Hexagon Transportation Consultants, Inc. The red curb shall be shown on the civil sheets and building permit drawings for review and approval prior to building permit issuance.

8. The Developer shall, at his/her own cost, furnish the processing fees and prepare the necessary annexation and/or detachment documents, boundary maps, and legal descriptions to the City and coordinate with the City to submit and process the LAFCO application to complete the annexation/detachment of the subject property and portion of Old County Road as shown on the vesting tentative map, prior to the final map approval by the City Engineer.

9. The Developer shall be responsible for paying a fair share contribution for the traffic signals at the intersection of Ralston Avenue and Elmer Street due to the adverse peak hour traffic impact caused by this project. It is anticipated that based on the project TIA, this project

represents an average of 1% of the cumulative traffic growth at this intersection. A determination of the fair share contribution in the amount of $150,000, as per the Settlement and Impact Fee Payment Agreement dated June 26, 2023, must be paid prior to issuance of any certificate of occupancy for the project.

10. The Developer shall submit plans to San Mateo County Public Works Department for review and approval, and to obtain a County encroachment permit for any proposed improvements within the County right of way. A copy of the approved encroachment permit shall be provided to the City Engineer prior to starting any work within the County right of way.

11. The Developer shall execute and record a permanent encroachment agreement for any proposed building encroachment within the 5' PUE along Harbor Boulevard for City Engineer's review and approval and provide a recorded copy of the agreement to the City Engineer prior to the issuance of any building permits.

12. The Developer shall include a photometric plan with submittal of the site improvement plans or building permit drawing plans and install new LED street lighting, as approved by the City Engineer. Photometric plan shall also provide for adequate pedestrian lighting levels along street frontages. Improvement plan or building permit drawings submittal shall also include details of fixture design for overhead and pedestrian lighting subject to review and approval by the Planning Department and City Engineer.

13. The Developer shall install a full trash capture device as approved by the City Engineer, at all new storm drain structures just prior to connection with the public storm drain system in order to prevent trash from entering the public storm drainage system.

14. The Developer shall dedicate sufficient areas to treat Stormwater per the requirements of the MRP and as indicated in the Stormwater Requirements checklist. Plans shall show the tributary areas used for sizing of the treatment areas, such as bio-retention areas, the storm drain system in and out of the treatment areas throughout the site and the cross-sectional details of such areas. The project is a Category C Special Project due to its density and location within 0.5 miles of a transit station and within a Priority Development Area (PDA) and qualifies for up to 75% of stormwater treatment to be done via non-Low-Impact Development (LID) treatment measures as shown on the stormwater control plan in the entitlement planning submittal drawings.

15. Prior to issuance of Temporary Certificate of Occupancy, the details of the Right of Way status and property issues shall be detailed and in agreement between the City Engineer, County of San Mateo Roads Department, and the Developer.

16. Sidewalk on the Elmer Road frontage for the project shall be seven (7) feet wide, subject to approval by the San Mateo County Public Works Department.

A. The following conditions shall be shown on plans prior to the issuance of any encroachment, grading, or hauling permits, and prior to the issuance of the first building permit (i.e., foundation or demolition permit), except as otherwise specified in the conditions:

Public Improvements

17. Street widening, improvements, and dedications shall be in accordance with City Standards and specifications as required by the Department of Public Works and will be coordinated prior to issuance of a Building Permit.

18. Streets, sidewalks and curbs in need of repair within and bordering the project shall be repaired and/or removed and replaced in accordance with the Department of Public Works approved standards. Photographs or video of before condition are recommended.

19. New sidewalk, curb and gutter shall be installed in accordance with the Department of Public Works approved standards.

20. The unused driveway shall be removed and replaced with sidewalk, curb and gutter in accordance with Department of Public Works approved standards.

21. Residential driveway approaches shall be installed in accordance with Department of Public Works approved standards.

22. Street trees shall be required spaced at minimum intervals along project frontage and species as determined by the Director of Parks and Recreation. Newly planted street trees shall be irrigated and maintained by applicant.

Utilities

23. The Developer shall install the sanitary sewer connection in accordance with City of Belmont approved standards and pay the applicable sewer connection fee.

24. All utilities shall be shown on the plans. The relationship between proposed improvements such as retaining walls or utility meters, valves, backflow preventors, and other facilities, shall be shown on the plans. Plans shall show all existing easements on the property.

Construction Management Plan

25. The Applicant shall prepare a construction management plan (CMP) for review and approval by the Public Works Department in consultation with the Community Development Department and Police Department. For properties located at or in close proximity to the City borders, the plan shall be routed to adjacent jurisdictions. The CMP shall include a response to construction-related conditions and requirements identified by reviewing City departments, and outside agencies for inclusion in the Plan. The plan shall include at least the following items:

a) Schedule

A project construction schedule shall be provided that includes the approximate date and expected time frame for each stage of construction. At minimum, the schedule shall include:

- Excavation & Shoring (as applicable)
- Below Grade & Foundation Construction
- Above Grade Construction & Framing
- Exterior & Interior Finish Work
- Public Frontage Improvements
- Offsite & Utility Improvements

b) Site & Logistics Plan

Site and logistics plan(s) shall be provided for each phase of project construction. Said plan(s) shall include:

- Location of Construction Fencing & Access Control for The Site
- Proposed Circulation Pattern, including Access & Egress, for Each Phase of Construction
- Location of Dewatering Tanks, Construction Trailer, Temporary Power Pole, & Restrooms
- Erosion & Dust Control Plans
- Security & Lighting Plans
- Location of Construction Staging Areas for Materials, Equipment, & Vehicles
- Crane Plane (Location, Height, & Radius), as applicable
- Construction Worker Parking

c) Traffic Control Plan

Routes for construction-related traffic (hauling, deliveries, works, etc.) shall be identified in consultation with the Department of Public Works. Grading, hauling, and construction delivery traffic shall be timed to avoid peak hour school and work commute traffic. The CMP shall identify the maximum size of construction equipment /trucks, during construction, expected temporary street closure and the use of flag personnel during construction, and the location of construction worker parking/car-pooling. Comprehensive traffic control measures shall be identified, including: any required detour signage, lane closures, and sidewalk closures. A 24 Hour Written notice must be given to the Public Works and Police Departments prior to lane closures. Trained flag persons shall be positioned at both ends of blocked traffic lanes to ensure safe movement of vehicles, and pedestrians. The proposed traffic control plan may require review by a traffic engineer, to ensure an adequate intersection/driveway turning radius would be provided for large vehicles, and/or when other large projects are in construction at the same time.

d) Noticing

The CMP shall include notice to property owners within 300 feet of the project site two weeks prior to grading, and identification of haul route(s) and staging area for the project. The notice shall also include a process for responding to, and tracking, complaints pertaining to construction activity, including identification of an on-site complaint manager. 24-hour advance written notice shall also be provided to adjacent property owners, adjacent businesses, and Public Works and Police Department personnel prior to all major deliveries, detours, and lane closures.

e) Road Conditions

Documentation of road pavement conditions shall be provided to the Public Works Department for all routes that will be used by construction vehicles, both before and after project construction. Roads found to have been damaged by construction vehicles shall be repaired to the level at which they existed prior to project construction.

Transportation Demand Management

26. The applicant shall demonstrate compliance with the City of Belmont's TDM policies by implementing the TDM program as described in the approved TDM Plan dated June 2023 and TDM Measures Form dated June 15, 2023. The applicant shall submit an annual TDM compliance report and pay a TDM review fee, as specified in the City's Master Fee Schedule. In addition, the following is required:

    a. The Applicant, using the adopted TDM program and TDM Plan submitted, shall provide a tally of how many points and under which categories the project will be achieving TDM measures.

    b. The Applicant shall implement the TDM measures identified in the final approved TDM Plan. The applicant shall submit an annual TDM compliance report and pay a TDM review fee, as specified in the City's Master Fee Schedule.

Grading and Drainage

27. The Developer shall submit a grading plan prepared by a California registered Civil Engineer in accordance with the City Grading Ordinance, Chapter 9, Section 3 of the City Code, with a grading permit application, for approval by Public Works and the Building Department, prior to any grading or clearing being performed on site.

28. The Developer should note that if the proposed grading meets one or more of the criteria outlined in Section 9-23 of the City Code, a Planning Commission review will be required. Caution: If the total grading quantity changes after Planning Commission approval, a new grading approval may be required. The Developer may choose to complete the grading plan and calculations early in the planning process to limit delays in scheduling this review. (See

Section 9-28 of the City Code for the review process). The plan shall incorporate the following restrictions:

a. All soils stockpiled on the site during construction shall be covered or otherwise protected from wind and water erosion.

b. During construction, erosion and sediment control plans shall be implemented in order to retain sediments on site.

c. Site grading and finished construction shall be designed and executed such a manner as to avoid diverting runoff onto other properties.

d. Restrictions and recommendations of the Geologic and Soils report is to be approved by the City.

29. A separate grading application shall be submitted in accordance with the City Grading Ordinance.

30. Grading shall be performed in accordance with the City Grading Ordinance, Chapter 9 of the City Code. Soil or other construction materials shall not be stockpiled in the public right-of-way unless an encroachment permit is obtained from the Department of Public Works. Grading shall neither be initiated nor continued between November 15 and April 15. Grading shall be done between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday unless otherwise specifically authorized by the Director of Public Works. The Stormwater Pollution Prevention Program Best Management Practices (BMPs) for construction shall be implemented to protect water quality.

31. Obtain General Construction Permit from Regional Water Quality Control Board prior to beginning of grading. The Developer shall apply for a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB), submit a SWPPP and place the WDID# on the grading plans prior to issuance of the grading permit.

32. The owner/applicant shall submit a dust control plan for approval by the Department of Public Works. To reduce dust levels, exposed earth surfaces shall be watered as necessary. The application of water shall be monitored to prevent runoff into the storm drain system. Spillage resulting from hauling operations along or across any public or private property shall be removed immediately. Dust nuisances originating from the contractor's operations, either inside or outside of the right-of-way shall be controlled. The measures shall also include:

a. Water all active construction sites at least twice daily.

b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.

c. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.

d. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.

e. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

f. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).

g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiled materials.

h. Install sandbags or other erosion-control measures to prevent silt runoff to public roadways.

i. Replant vegetation in disturbed areas as quickly as possible.

j. Watering should be used to control dust generation during the break-up of pavement.

k. Cover all trucks hauling demolition debris from the site.

l. Use dust-proof chutes to load debris into trucks whenever feasible.

m. Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.

n. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be in proper running order prior to operation.

o. Diesel powered equipment shall not be left inactive and idling for more than five minutes and shall comply with applicable BAAQMD rules.

p. Use alternative fueled construction equipment, if possible.

q. All vehicle speeds on unpaved roads shall be limited to 15 mph.

r. Post a visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 24 hours. The Air District phone number shall also be visible to ensure compliance with applicable regulations.

33. Prior to Building Permit issuance, the Developer shall submit an updated C.3 & C.6 stormwater pollution prevention checklist, impervious calculation checklist, and BMP

measures checklist with the building permit submittal. The C.3 & C.6 checklist provided during the planning phase are subject to change based on the C.3 & C.6 checklist submitted for the building permit.

34. The Project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing LID measures at the site.

35. On-site storm drain inlets shall be clearly marked with the words "No Dumping! Flows to Bay," or equivalent using thermoplastic material or a plaque.

36. Biotreatment measures (including bioretention areas, flow-through planters and non-proprietary tree well filters) shall be sized to treat run-off from 25% of the applicable drainage area (all impervious areas and applicable landscaped areas) using flow or volume based sizing criteria as described in the Provision C.3.d of the MRP, or using the simplified sizing method (4% rule of thumb), described in the C.3 Technical Guidance and based on the flow-based sizing criteria in Provision C.3.d.i.(2)(c).

37. All plans shall conform to the requirements of the City NPDES stormwater discharge permit and the San Mateo Stormwater Pollution Prevention Plan (STOPPP). The project plans shall include permanent storm water quality protection measures. The project plans shall identify Best Management Practices (BMPs) appropriate to the uses to be conducted on-site to effectively prohibit the discharge of pollutants with storm water run-off. A Maintenance and Operation Agreement shall be prepared by applicant incorporating the conditions of this section.

38. The Applicant shall prepare a Stormwater Management Plan (SWMP) that includes, at a minimum, exhibit(s) showing drainage areas and location of Low Impact Development (LID) treatment measures; project watershed; total project site area and total area of land disturbed; total new and/or replaced impervious area; treatment measures and hydraulic sizing calculations; a listing of source control and site design measures to be implemented at the site; hydromodification management measures and calculations, if applicable; NRCS soil type; saturated hydraulic conductivity rate(s) at relevant locations or hydrologic soil type (A, B, C or D) and source of information; elevation of high seasonal groundwater table; a brief summary of how the project is complying with Provision C.3 of the MRP; and detailed Maintenance Plans for each site design, source control and treatment measure requiring maintenance.

39. Other parameters of final design shall be consistent with the design guidelines presented in the latest version of the C.3 Technical Guidance.

40. The applicant is performing the rough grading at their own risk without a building permit. The permission to proceed with rough grading does not constitute an approval of the final grading plan. Any changes required by the Building Permit or any need to restore the site

back to its original condition shall be performed at the applicant's cost. A permit bond is on file to guarantee the grading work and any changes, if required.

41. The applicant shall submit an erosion and sedimentation control plan describing Best Management Practices (BMPs) to be used to prevent soil, dirt, and debris from entering the storm drain system. The plan shall include the following items:

    a. A site plan showing the property lines, existing and proposed topography, and slopes; areas to be disturbed, locations of cut/fill and soil storage/disposal area; areas with existing vegetation to be protected; existing and proposed drainage patterns and structures; watercourses or sensitive areas on-site or immediately downstream of project; and designated construction access routes, staging areas and washout areas.

    b. Erosion and sediment controls to be used during construction, selected as appropriate from the California Regional Water Quality Control Board, San Francisco Bay Region Erosion and P.O. Box 791, Oakland, CA 94604-0791.

    c. Methods and procedures to stabilize denuded areas and install and maintain temporary erosion and sediment control continuously until permanent erosion controls have been established.

    d. Provision for preventing erosion and trapping sediment on-site, such as sediment basins or traps, earthen dikes or berms, fiber rolls, silt fence, check dams, storm drain inlet protection, soil blankets or mats, covers for soil stockpiles and/or other measures.

    e. Provisions for installing vegetative cover in disturbed areas, including areas to be seeded, planted, and/or mulched, and types of vegetation proposed.

    f. Provision for diverting on-site runoff around exposed areas and diverting off-site runoff around the project site (e.g., swales and dikes).

    g. Notes, specifications, and/or attachments describing the construction, operation and maintenance of erosion and sediment control measures, including inspection frequency; methods and schedule for grading, excavation, filling clearing of vegetation and storage and disposal of excavated or cleared material; types of vegetative cover and mulch, including methods and schedules for planting and fertilization; and provisions for temporary and permanent irrigation.

<u>Source Control Conditions</u>

42. Project shall incorporate landscaping that minimizes irrigation and runoff, promotes surface infiltration, minimizes the use of pesticides and fertilizers, and incorporates other appropriate sustainable landscaping practices such as Bay-Friendly Landscaping.

43. Roof drains shall drain away from the building and be directed to landscaping or a stormwater treatment measure.

44. Trash storage areas (including recycling or food compactor areas or similar areas), wash areas, loading docks, repair/maintenance bays, and equipment or material storage areas shall be completely covered and bermed to ensure that no stormwater enters the covered area. Covered areas shall be sloped to drain to area drains connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.

45. Interior floor drains shall be connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.

46. Efficient irrigation systems shall be used throughout all landscaped areas in accordance with the Model Water Efficient Landscape Ordinance.

47. Fire sprinkler test water shall discharge to onsite vegetated areas, or, alternatively shall be discharged to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.

48. The Developer shall apply for and obtain a hauling permit from Public Works before issuance of any site development permit including tree removal, demolition, foundation, or building permit.

Operational BMPs

49. New buildings such as food service facilities and/or multi-family residential complexes or subdivisions shall provide a roofed and enclosed area for dumpsters and recycling containers. The area shall be designed to prevent water run-on to the area and runoff from the area and to contain litter and trash, so that it is not dispersed by the wind or runoff during waste removal.

50. Swimming pools, hot tubs, spas and fountains shall have a connection to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards. This connection could be a drain in the pool to the sanitary sewer or a cleanout located close enough to the pool so that a hose can readily direct the pool discharge into the sanitary sewer cleanout.

51. Boiler drain lines, roof top equipment with drain lines, and/or equipment for washing and/or steam cleaning activities shall be connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.

52. The developer shall provide to the first residents/occupants/tenants practical information materials (as furnished by the City) on good housekeeping for hazardous products, proper use and disposal of hazardous products, and prohibited discharge practices.

53. The property owner/association shall implement a trash management and litter control program including emptying trash receptacles in common areas, noting trash disposal violations by homeowners or business, and notifying violators.

54. Streets and parking lots must be swept immediately prior to and once during the storm season. Records of street cleaning shall be reported to the Department of Public Works on an annual basis on or before June 30 of each year.

55. Outdoor storage areas for oils, fuels, solvents, coolant, and other chemicals shall be designed to provide secondary containment such as berms and roof covers. Process equipment sited outdoors shall be placed on an impermeable surface and covered. Property owners/associations shall implement a regular program of sweeping and litter control at these sites.

56. Air conditioning condensate shall drain to landscaping, or alternatively may be connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.

B. The following conditions shall be met prior to issuance of the first building permit (i.e., foundation permit), and shall be completed and/or installed prior to occupancy and remain in place at all times for the life of the project, except as otherwise specified in the conditions:

57. The Developer shall, at his/her own cost, submit, process, and obtain approval and permits from the County for any proposed improvements and encroachment of any private improvements prior to issuance of the building permit.

58. The Developer shall prepare and submit a final map merging all existing parcels within the property to the City Engineer for review and approval. The final map shall include all required and necessary utility, access, drainage easements and public roadway dedications and correctly show the current property legal boundary. The final map submittal shall include a title report (less than 6 months old), all record documents referenced on the final map or in the title report, and closure calculations. The final map shall be reviewed and approved by the City Engineer and recorded in the County Recorder's office prior to issuance of the Building Permit.

C. The following conditions shall be met prior to issuance of any certificate of occupancy for the project:

59. The Developer shall be responsible for maintaining any private landscape elements, including but not limited to benches, pavers, bike racks, planter boxes, pedestrian pole lights, and sculpture metal panels, in the public right of way along the project frontage. The Developer shall enter into a long term encroachment and maintenance agreement for maintenance, repair, replacement and/or removal of private landscape elements prior to the final map approval by the City Engineer.

60. The Property Owner shall enter into a Maintenance Agreement with the municipality to ensure long-term maintenance and servicing by the Property Owner of stormwater site design and treatment control measures according to the approved Maintenance Plan(s). The Maintenance Agreement shall be recorded for the property and/or made part of the CC&Rs.

61. The developer shall provide to the first residents/occupants/tenants practical information materials (as furnished by the City) on good housekeeping for hazardous products, proper use and disposal of hazardous products, and prohibited discharge practices.

D. The following conditions shall be met prior to the issuance of the first building permit (i.e., foundation permit) and/or site development permits except as otherwise specified in the conditions:

62. The Developer shall apply for and obtain a permanent encroachment agreement from Public Works, with approval by City Council, for a structure, retaining wall, awning, or other features constructed in the public right of way, easement, or on property in which the City holds an interest.

E. The following conditions shall be met before or during construction, as specified in the conditions:

63. Prior to construction, the Developer shall apply for and obtain temporary encroachment permits for work in the City public right of way, easements, or property in which the City holds an interest. This includes placement of debris boxes in the right of way, temporary traffic control, and construction of improvements including driveway, sidewalk, sewer connections, sewer clean outs, curb drains, and storm drain connections.

64. After the City permits are approved but before beginning construction, the owner/applicant shall hold a preconstruction conference with Building and Public Works Department staff and other interested parties. The developer shall arrange for the attendance of the construction manager, contractor, and all subcontractors who are responsible for grading and erosion and sedimentation protection controls.

65. The owner/applicant shall ensure that all construction personnel follow standard BMPs for stormwater quality protection during construction of project. These includes, but are not limited to, the following:

    a. Store, handle and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.

    b. Control and prevent the discharge of all potential pollutants, including solid wastes, paints, concrete, petroleum products, chemicals, washwater or sediment, and non-stormwater discharges to storm drains and watercourses.

    c. Use sediment controls, filtration, or settling to remove sediment from dewatering effluent.

    d. Do not clean, fuel, or maintain vehicles on-site, except in a designated area in which runoff is contained and treated.

    e. Delineate clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses with field markers or fencing.

f. Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching or other measures as appropriate.
g. Perform clearing and earth moving activities only during dry weather (April 15 through November 14).

h. Limit and time applications of pesticides and fertilizers to prevent polluted runoff.

i. Limit construction access routes and stabilize designated access points.

j. Do not track dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.

66. Site access shall be granted to representatives of the City, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems. A statement to that effect shall be made a part of the Maintenance Agreement and/or CC&Rs recorded for the property.

67. The Property Owner shall be required to pay for all municipal inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the municipality.

68. The Applicant shall coordinate installation of stormwater treatment measures with the municipality and shall arrange to have a municipal Special Inspector or designated third party inspector present at the time of installation. Applicant shall be responsible for all fees associated with special stormwater inspections during construction.

69. Failure to comply with any permit condition may result in a “Stop Work” order or other penalty.

70. All construction and related activities which require a City permit shall be allowed only during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday and 10:00 a.m. to 5:00 p.m., Saturdays. No construction activity or related activities shall be allowed outside of the aforementioned hours or on Sundays and the following holidays: New Year’s Day, President’s Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day and Christmas Day. All gasoline powered construction equipment shall be equipped with an operating muffler or baffling system as originally provided by the manufacturer, and no modification to these systems is permitted.

71. The project includes construction or installation of stationary equipment that may cause air pollution. The applicant should contact the Bay Area Air Quality Management District (415-771-6000) to determine if an air quality permit is required.

72. If construction is not complete by the start of the wet season (November 15 through April 15), prior to November 15 the developer shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing physical means; rocking unpaved vehicle access to limit dispersion of mud onto public right-of- way; covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions. As site conditions warrant, the Department of Public Works may direct the developer to implement additional winterization requirements.

73. A letter from the geotechnical consultant, shall inspect, test (as needed) and approve all geotechnical aspects of the project construction. The inspections shall include, but not necessarily be limited to site preparations and grading, site surface and subsurface drainage improvements, and excavations for foundations and retaining walls prior to the replacement of steel and concrete. The geotechnical consultant shall observe all excavations during project grading to verify anticipated geologic conditions and to check for any apparent indications of temporary excavation instability. In addition, the geotechnical consultant shall observe installation of construction shoring measures. A final geotechnical inspection shall be performed of completed drainage improvements to verify conformance with geotechnical standards. The results of these inspections as the as-built conditions of the project shall be described by the geotechnical consultant in a letter and submitted to the City Engineer for review prior to final (granting of occupancy) project approval.

74. Verify location of utility meters, valves, back flow preventers, and hydrants with appropriate utility company.

F. The following conditions shall be met prior occupancy:

75. "As-built" drawings for any public improvement including streets, sewers, etc. shall be submitted to the City.

Certification of Approved Final Conditions:



Rob D. Gill, Senior Planner — June 26, 2023 Date

May 29, 2025

Jamie D'Alessandro
530 Emerson St., #150
Palo Alto, CA 94301
Sent via email to jamie@windyhillpv.com

RE: Approval of Extension Request of Entitlements – Application No. 2020-0011; Project Site; 604, 608, & 610 Harbor Boulevard (045-163-070, 045-162-090, 080, & 070).

Dear Applicant:

Your request for an extension of a Design Review, Grading Permit, Tree Permit, Outdoor Noise Exception, Affordable Housing Plan, Density Bonus Incentive, and parking reduction under California Government Code §65863.2 (SB 2097) has been approved pursuant to California Government Code §65914.4 (AB2729). CA.

California Government Code §65914.4 extends entitlements by 18 months for housing development projects that were issued prior to, and in effect on, January 1, 2024 and will otherwise expire before December 31, 2025. The project was approved on June 26, 2023 and would expire on June 26, 2025 and therefore qualify for an 18 month extension. This extension approval shall lapse unless a Building Permit is issued prior to December 26, 2026.

If you have any questions, please feel free to contact me directly at (650) 598-4204 or at rgill@belmont.gov.

Sincerely,

Rob D. Gill,
Senior Planner

cc: Lisa Ring lisaring88@gmail.comm

Attachment: Government Code Section §65914.4

Government Code section 65914.4

(a) Except as provided in subdivision (b), notwithstanding any law, including any inconsistent provision of a local agency's general plan, ordinances, or regulations, the otherwise applicable time for the expiration, effectuation, or utilization of a housing entitlement that is within the scope of the timeframes specified in paragraphs (1) and (2) is extended by 18 months. For the purposes of this section, housing entitlements that are extended are entitlements where both of the following apply:

(1) It was issued prior to and was in effect on January 1, 2024.

(2) It will expire prior to December 31, 2025.

The otherwise applicable time for the utilization of a housing entitlement provided by this section includes any requirement to request the issuance of a building permit within a specified period of time.

(b) If the state or a local agency extends, on or after January 1, 2024, but before the effective date of the act adding this section, the otherwise applicable time for the expiration, effectuation, or utilization of a housing entitlement for not less than 18 months and pursuant to the same conditions provided in subdivision (a), that housing entitlement shall not be extended for an additional 18 months by operation of subdivision (a).

(c) For purposes of this section, the following definitions apply:

(1) "Housing entitlement" means any of the following:

(A) A legislative, adjudicative, administrative, or any other kind of approval, permit, or other entitlement necessary for, or pertaining to, a housing development project issued by a state agency.

(B) An approval, permit, or other entitlement issued by a local agency for a housing development project that is subject to Chapter 4.5 (commencing with Section 65920).

(C) A ministerial approval, permit, or entitlement by a local agency required as a prerequisite to issuance of a building permit for a housing development project.

(D) A requirement to submit an application for a building permit within a specified period of time after the effective date of a housing entitlement described in subparagraph (B) or (C).

(E) A tentative map, vesting tentative map, or parcel map for which a tentative map or vesting tentative map, as the case may be, has been approved.

(F) A vested right associated with an approval, permit, or other entitlement described in subparagraphs (A) to (E), inclusive.

(2) For the purposes of this section, a housing entitlement does not include any of the following:

(A) A development agreement issued pursuant to Article 2.5 (commencing with Section 65864).

(B) An approved or conditionally approved tentative map that is extended for a minimum of 24 months pursuant to Section 66452.6 on or after January 1, 2024.

(C) A preliminary application as defined in Section 65941.1.

(3) “Housing development project” means a residential development or mixed-use development in which at least two-thirds of the square footage of the development is designated for residential use. Both of the following apply for the purposes of calculating the square footage usage of a development for purposes of this section:

(A) The square footage of a development shall include any additional density, floor area, and units, and any other concession, incentive, or waiver of development standards pursuant to Section 65915.

(B) The square footage of a development shall not include any underground space, including, but not limited to, a basement or underground parking garage.

(4) “Local agency” means a county, city, whether general law or chartered, city and county, school district, special district, authority, agency, any other municipal public corporation or district, or other political subdivision of the state.

(d) The extension granted pursuant to subdivision (a) shall be tolled during any time that the housing entitlement is the subject of a legal challenge.

(e) Nothing in this section is intended to preclude a local government from exercising its existing authority to provide an extension to an entitlement identified in this section.

(f) The Legislature finds and declares that ensuring planned housing projects can continue without delays due to expiring entitlements is a matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this section applies to all cities, including charter cities.

Location:
https://california.public.law/codes/government_code_section_65914.4

Original Source: Section 65914.4, https://leginfo.-legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=65914.4. (last accessed May 12, 2025).

MEETING OF OCTOBER 20, 2026

Application I.D.:	PA2020-0043
Application Type:	Design Review and Conditional Use Permit
Location:	Old County Road, between 1328 and 1350 Old County Road
Applicant / Owner:	Ronald J. Dubois
APN:	045-241-260
General Plan Designation:	Village Corridor Mixed Use
Specific Plan Designation:	Belmont Village Specific Plan — Village Corridor Mixed Use
Zoning:	Village Corridor Mixed Use (VCMU)
Environmental Determination:	Categorically Exempt from further environmental review pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached Resolution approving the request for Design Review and Conditional Use Permit and finding the project categorically exempt under CEQA Guidelines Section 15332 as described in this report and its attachments.

PROJECT SUMMARY

Overview

The applicant proposes four market-rate dwelling units on a 2,734-square-foot infill parcel along Old County Road. The three-story building includes two one-bedroom units and two three-bedroom units, private outdoor living areas, landscaping, a pedestrian walkway, and five bicycle parking spaces. No vehicle parking is proposed. A Conditional Use Permit (CUP) is requested to allow residential use on the ground floor.

BACKGROUND

Parcel History

The development proposal has gone through several project iterations. The property was formerly occupied by a railroad spur, which remained in place from approximately 1945 to 1998 and was removed sometime between 1998 and 2002. On December 18, 2012, the Planning Commission considered a conceptual duplex proposal in a study session (PA2012-0046). The concept included two one-bedroom units above ground-floor parking. Subsequently, the applicant applied for a nine-

unit residential project that would have required merging the site with the adjacent parcel containing the existing five-unit multi-family building. At that time the site was used for uncovered parking, and the staff memo identified a quitclaimed railroad-spur easement across a portion of the property. That proposal was later revised into the current four-unit project.

A lot line adjustment (PA2019-0088) was recorded on January 15, 2025, to adjust the boundary between the proposed development parcel and the adjacent western parcel with the existing five-unit multi-family building (also owned by the project applicant). The purpose of the adjustment was to provide the subject parcel with Old County Road frontage. The two parcels now consist of approximately 2,715 and 2,734 square feet – the 2,734-square-foot parcel corresponds to the proposed development site.

Planning Context

In 2017, the City Council adopted the 2035 General Plan (GP), Belmont Village Specific Plan (BVSP), and Climate Action Plan (CAP). The Council also certified the associated Final Environmental Impact Report (FEIR) and adopted a Mitigation Monitoring and Reporting Program (MMRP).

The 2035 General Plan designates the site as Belmont Village Mixed Use (PDA), which allows a maximum 2.0 FAR and a mix of uses, including residential, and defers to the Belmont Village Specific Plan (BVSP) for detailed policies. The BVSP supports additional housing, small-lot development, a range of unit sizes, and a mix of uses near existing services and transit. It is intended to provide the entire Belmont community with opportunities to eat, shop, live, work, and play. The Village Corridor Mixed Use (VCMU) designation allows residential development as part of a mixed-use project or as a single use. Development intensity is regulated by floor area ratio (FAR), with a base range of 0.5 to 2.0, and height (50-foot maximum) rather than a separate maximum residential density.

Housing Accountability Act

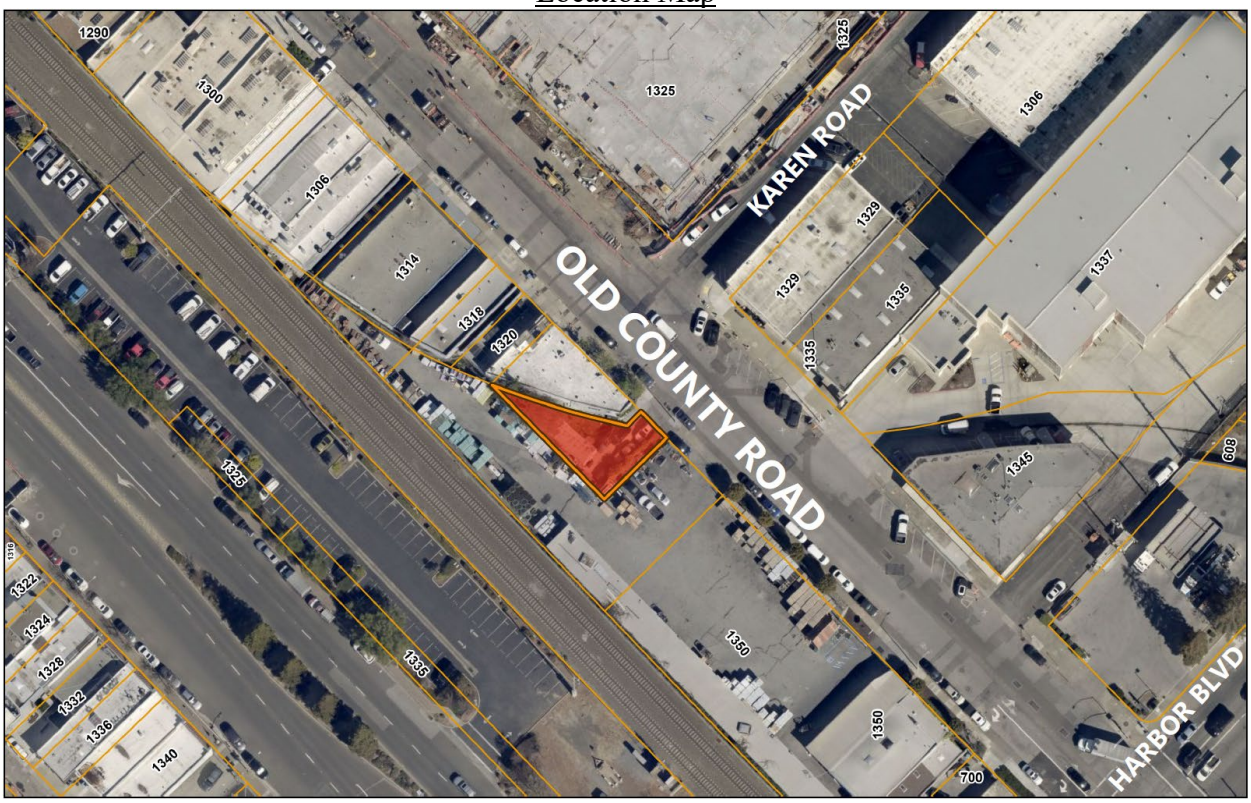
The proposed four-unit residential development is a housing development project subject to the Housing Accountability Act (HAA), Government Code Section 65589.5. The HAA limits the City's ability to deny a housing project or require fewer units when the project complies with applicable objective General Plan, zoning and design review standards.

The City has analyzed the project for compliance with applicable objective City standards and policies in accordance with the HAA, as shown in Attachment 2. Belmont Zoning Ordinance (BZO) Section 13.5.1 establishes the required findings for Housing Development Projects, consistent with the HAA.

Project Site

The roughly triangular parcel is relatively flat and minimally vegetated. It is used for uncovered parking and outdoor seating associated with the adjacent five-unit multi-family building. The frontage has an existing sidewalk, curb, gutter, and driveway cut. Nearby uses include commercial businesses, the Caltrain corridor, and Artisan Crossing, a four-story, 250-unit multi-family building located diagonally from the site.

Location Map



PROJECT DESCRIPTION

Site Plan and Building Design

The proposed multi-family building follows the irregular shape of the parcel and has a proposed height of 30 feet. The design includes a flat roof, an asymmetrical frontage, balconies, and changes in wall plane. According to the project design narrative, the balconies and differing setbacks create an identifiable pedestrian scale, while the parcel's shape gives the rear portion of the building a distinctive angular form. A ground-floor unit entrance and covered deck face Old County Road, and the third-floor plate is reduced relative to the lower floors. A light well and skylight are proposed to maintain access to natural light as neighboring properties develop.

The proposed exterior materials include natural hardwood accent bands that run along the edges of the balcony floors, adding warmth and emphasizing the building's horizontal lines. Additional materials and finishes include light coffee-colored siding and stucco, and black balcony rails. The design narrative emphasizes durable, low-maintenance materials and a muted palette of natural tones. See Project Plans, Sheets A300–A400 (Attachment 3), for renderings and proposed colors and materials.

Floor Plans and Private Open Space

The project proposes four residential units. Units A and B are ground-floor one-bedroom units measuring 680 and 560 square feet, respectively. Each has a private covered patio. Units C and D are three-bedroom units measuring 1,185 and 1,110 square feet, respectively, and each spans the second and third floors. Unit C has a private balcony and private access to a rooftop deck, and Unit D has two private balconies.

Access and Site Improvements
Pedestrian access is provided from Old County Road and a walkway alongside the building. The plans include five bicycle parking spaces, an area for trash and recycling toters, and 524 square feet of landscaping, approximately 19% of the lot. Proposed lighting is addressed by the lighting plans and conditions requiring cut-off fixtures and a final lighting review before occupancy.

Frontage improvements include removal of the existing curb cut and installation of a standard concrete sidewalk with a colored decorative concrete accent band adjacent to the curb. A street tree is not required due to the site's limited frontage. Frontage improvements within the BVSP area are stipulated by the Belmont Village Streetscape Design Guidelines.

PROJECT ANALYSIS

General Plan BVSP Goals and Policies Consistency
The project directly addresses goals and policies supporting infill housing, small-lot development, a variety of unit sizes, and development near services and transit. Its one- and three-bedroom units provide housing options for different household sizes. Detailed analyses are provided in Attachment 1, Exhibit B – General Plan and BVSP Consistency Analysis.

Development Standards Evaluation
The Belmont Village Specific Plan (BVSP) and Section 31 of the Belmont Zoning Ordinance (BZO) establish objective standards for lot layout, building form, street frontage, landscaping, and private outdoor space. The applicable VCMU and Village Avenue standards are evaluated in the Development Standards Evaluation (Attachment 2).

The project complies with all applicable standards including:

- Setbacks and lot coverage
- Floor Area Ratio
- Maximum building height
- Minimum ground-floor height
- Building bulk
- Building frontage width
- Limits on blank walls and variation in colors and materials
- Outdoor area per unit
- Minimum landscaping
- Bicycle parking
- Exterior trash and recycling screening
- Mechanical equipment screening

Requested Entitlements
Design Review
A Design Review Permit is required for the proposed housing development project. The City's findings for a Design Review Permit for housing projects are consistent with SB330 (Housing Crisis Act) and AB678 and SB167 (Housing Accountability Act), which require that local jurisdictions utilize a streamlined process for specified housing projects; this process requires the Planning Commission to consider only objective standards.

> Government Code Section 65589.5(h)(9) defines objective standards as:
> *Standards that involve "no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent, and the public official prior to submittal."*

Conditional Use Permit

A CUP is required for ground-floor residential use in the VCMU District. The site's small size, irregular configuration, and limited street frontage support the request. Residential use would continue the pattern established by the adjacent five-unit multi-family building and nearby Artisan Crossing. The building's street-facing entrance and outdoor area maintain a connection to the sidewalk while allowing housing on a parcel with limited space for a separate commercial use.

The CUP findings under BZO Section 10.7.3 address compatibility, site adequacy, transportation and services, access, and effects on surrounding properties. The proposed four-unit scale and nearby residential development support compatibility. The full findings are included in the project Resolution (Attachment 1).

Vehicle Parking and Transportation

Assembly Bill (AB) 2097, codified in Government Code Section 65863.2, prohibits the City from imposing or enforcing minimum automobile parking requirements for eligible development within one-half mile of a major transit stop. The project site is within one-half mile of Belmont Caltrain Station, an existing rail station that qualifies as a major transit stop. Accordingly, the project is exempt from minimum automobile parking requirements, and no vehicle parking is proposed.

This four-unit project is exempt from the City's Transportation Demand Management (TDM) program, which exempts projects of five or fewer units. The project is also exempt from the C/CAG TDM Program requirements, as it is below the thresholds for the small multi-family residential project category, defined as 20–49 units generating 100–400 average daily trips (ADT). Bicycle parking is provided in accordance with BZO Section 31.6.8 to support bicycle access for residents and visitors. The proposal includes one long-term (Class 1) bicycle locker, meeting the minimum requirement, and four short-term (Class 2) bicycle spaces, exceeding the minimum requirement of two spaces. Both the Class 1 and Class 2 spaces are located towards the rear of the lot.

Landscaping and Lighting

The proposed landscaping area includes the addition of eight London Plane trees and a mixture of Manzanita and Coyote bushes – all are drought-tolerant species. A minimum of 10% site landscaping is required and 19% is provided. A walkway consisting of permeable pavers will lead to unit entrances and bicycle parking and trash receptacles located in the rear corner of the lot. The existing redwood fence that runs along the east side and rear of the property will remain.

Exterior lighting consists of downward-directed, wall-mounted fixtures around the exterior of the building. Lighting fixtures and locations shown on sheet A107 of the project plans demonstrate there is no lighting spillover onto adjacent properties (Attachment 3). A condition of approval has also been included that would require a final lighting review after installation, but before final inspection and occupancy.

Soil and Groundwater Management

The May 24, 2021, Phase I Environmental Site Assessment identified a historical environmental condition associated with a 500-gallon heating-oil tank removed in July 1999. Soil showing evidence of petroleum impacts was excavated, and the sample collected beneath the former tank did not detect the tested constituents above laboratory reporting limits.

Path Forward Partners prepared a Soil and Groundwater Management Plan dated November 24, 2025, in response to the San Mateo County Groundwater Protection Program requirements. County staff reviewed and concurred with the plan, as documented in the infill exemption analysis. The project would comply with the accepted plan for handling potentially contaminated soil and groundwater during construction.

Geotechnical Review

The applicant submitted a preliminary geotechnical investigation for the project prepared by Romig Engineers. The report was peer-reviewed by the City's Geotechnical Consultant, Atlas Technical Consultants LLC (Atlas). Atlas recommended geotechnical approval of the applicant's proposed development application for the project, and approval for construction with conditions of approval, which are included in Exhibit C.

PUBLIC OUTREACH

Invitations to an on-site public outreach meeting were mailed to owners within 300 feet of the project site. The meeting was held on Saturday, September 5, 2026, from 10:00am-12:00pm, during which the applicant was available to discuss the project. There were no meeting attendees. After the allotted public outreach meeting time concluded, the applicant held a separate meeting with the tenants of the existing adjacent five-unit multi-family building to provide an update on the project application.

While there were no public outreach meeting attendees, two nearby property and business owners sent comments and questions via email (see Attachment 4). The correspondence raised concerns primarily about the absence of on-site parking and potential effects on already limited street parking and neighboring private parking lots. Additional concerns included increased cut-through traffic and pedestrian safety, particularly for children attending the nearby gymnastics facility. Correspondents also requested clarification regarding the project location, parking arrangements, and whether affordable units would be provided.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332, Class 32 Infill Development Projects. The exemption analysis is provided in Exhibit A.

The analysis concludes that, with approval of the requested ground-floor residential CUP, the project is consistent with applicable General Plan, BVSP, and zoning requirements. The 2,734-square-foot site is within city limits, substantially surrounded by urban uses, and has no value as habitat for endangered, rare, or threatened species. The project would not result in significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by

utilities and public services. The analysis also concludes that none of the exceptions to categorical exemptions under CEQA Guidelines Section 15300.2 apply.

CONCLUSION

The proposed four-unit, three-story multi-family project would develop a small infill parcel within the Belmont Village Specific Plan (BVSP) area and provide one- and three-bedroom housing units near existing services and transit. Staff has reviewed the project against applicable objective development and design standards and City policies. With approval of the requested entitlements, the project would be consistent with applicable BVSP and Zoning Ordinance requirements and identified General Plan and BVSP goals and policies.

The findings support approval of the requested CUP to allow ground-floor residential use. The project also qualifies for a Class 32 categorical exemption pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines.

Based on the foregoing analysis, staff recommends that the Planning Commission adopt a resolution approving Design Review and a Conditional Use Permit.

ATTACHMENTS

1. Resolution
    - Exhibit A - CEQA Infill Exemption
    - Exhibit B - General Plan and BVSP Consistency Analysis
    - Exhibit C - Conditions of Approval
2. Development Standards Evaluation
3. Project Plans
4. Public Comments
5. 300/500 Foot Radius Maps

Respectfully submitted,

Kelly Beggs
Deputy Community Development Director

Adrienne Smith
Principal Planner

Attachment 1

RESOLUTION NO. 2026-_____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT APPROVING AN APPLICATION PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65589.5 FOR DESIGN REVIEW AND A CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF A FOUR-UNIT MULTIFAMILY DEVELOPMENT ON OLD COUNTY ROAD (ASSESSOR'S PARCEL NUMBER: 045-241-260) (APPL. NO. PA2020-0043).

WHEREAS, Ronald J. Dubois, applicant, requests approval of entitlements for construction of a four-unit residential development project on Old County Road (Assessor's Parcel Number: 045-241-260) (PA2020-0043); and,

WHEREAS, the project has a General Plan Designation of Village Corridor Mixed Use, a Specific Plan Designation of Belmont Village Specific Plan - Village Corridor Mixed Use and Zoning Designation of Village Corridor Mixed Use; and,

WHEREAS, the project qualifies for a Class 32 categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332, as documented in Exhibit "A" and, is Categorically Exempt from further environmental review; and,

WHEREAS, on October 20, 2026, the Planning Commission, following notification in the prescribed manner, conducted a public meeting, at which time the Commission considered public comments and a staff report on the aforementioned requested entitlements; and,

WHEREAS, after reviewing all relevant evidence before the Planning Commission, including the information provided in the staff report and enclosures, the public meeting, and public correspondence and testimony received, the Planning Commission incorporates herein by reference and adopts the analysis in the staff report to the Planning Commission dated October 20, 2026, as its own findings of fact.

NOW, THEREFORE, the Planning Commission of the City of Belmont resolves as follows:

SECTION 1. The Planning Commission finds that the project on Old County Road (Assessor's Parcel Number: 045-241-260) is consistent with the 2035 General Plan, the Belmont Village Specific Plan and the Belmont Zoning Ordinance as described in the staff report dated October 20, 2026, and Exhibit "B".

SECTION 2. The Planning Commission makes the following findings for the requested Design Review and Conditional Use Permit.

Design Review
The Planning Commission finds that neither of the findings set forth in Section 13.5.1 of the Belmont Zoning Ordinance (BZO) for denial of the project can be made in the affirmative, as follows:

(1) The project does not comply with all applicable objective general plan, zoning, subdivision and development standards including objective design review standards.

With the approval of a Conditional Use Permit to allow residential on the ground floor, the project would be consistent with all objective development and design standards identified in the BVSP and the BZO as detailed in Attachment 2 to the October 20, 2026 staff report. Specifically, the project would be consistent with all of the following objective standards:

- Setbacks and lot coverage
- Floor Area Ratio
- Maximum building height
- Minimum ground-floor height
- Building bulk
- Building frontage width
- Limits on blank walls and variation in colors and materials
- Outdoor area per unit
- Minimum landscaping
- Bicycle parking
- Exterior trash and recycling screening
- Mechanical equipment screening

Therefore, Finding # 1 cannot be affirmed.

(2) The project would result in a specific adverse impact to public health and safety that cannot be feasibly mitigated without denying the project or reducing its density.

No specific, adverse impacts to public health and safety have been identified for the project as defined in Government Code Section 65589.5(j). There are no significant, quantifiable, direct, and unavoidable impacts, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. City staff and consultants have provided technical review, and conditions of approval are included, as applicable, regarding drainage, storm-water runoff, and construction impacts. Therefore, the project would not result in a specific adverse impact to public health and safety that cannot be feasibly mitigated without denying the project or reducing its density. Therefore, Finding # 2 cannot be affirmed.

Conditional Use Permit

The Planning Commission finds the proposed use of residential on the ground floor is in accordance with the provisions of the General Plan and Section 10.7.3 of the BZO and that the following conditions have been met:

(1) The location of the proposed use is compatible to other land uses in the general neighborhood area and does not place an undue burden on existing transportation, utilities and service facilities in the vicinity.

The proposed ground-floor residential use is compatible with the adjacent five-unit apartment building and the nearby 250-unit multifamily development, Artisan Crossing. The site's small size, irregular configuration, and limited street frontage support residential use rather than a separate ground-floor commercial use. The four-unit project can be accommodated by existing transportation facilities, utilities, and public services as addressed in the Class 32 infill exemption analysis. This finding is affirmed.

(2) The site is of sufficient size to accommodate the proposed use together with all yards, open spaces, walls and fences, parking and loading facilities, landscaping and such other provisions required by this Ordinance.

The proposed building is designed to accommodate the small size and irregular shape of the site while providing the required setbacks, landscaping, outdoor living areas, and bicycle parking. With approval of the ground-floor residential CUP, the project would comply with applicable development standards. Minimum automobile parking requirements do not apply pursuant to AB 2097. The site is therefore sufficient to accommodate the proposed use and required site improvements. This finding is affirmed.

3) The site will be served by streets of capacity sufficient to carry the traffic generated by the proposed use.

The site is served by Old County Road. The proposed ground-floor residential use is part of a four-unit development with limited traffic generation. The Class 32 infill exemption analysis concludes that the project would not result in significant traffic effects. Existing streets are sufficient to accommodate traffic generated by the proposed use. This finding is affirmed.

(4) The proposed use, if it complies with all conditions upon which approval is made contingent, will not adversely affect other property in the vicinity or the general welfare of the City.

The ground-floor residential use would be compatible with surrounding development. Conditions of approval address construction activities, lighting, screening of equipment and refuse storage, frontage improvements, and implementation of the Soil and Groundwater Management Plan. Compliance with these conditions and applicable City regulations would protect neighboring properties and the general welfare of the City. This finding is affirmed.

SECTION 3. The Planning Commission approves the application for Design Review and a Conditional Use Permit subject to the conditions of approval in Exhibit "C".

* * *

ADOPTED October 20, 2026 by the City of Belmont Planning Commission by the following vote:

Ayes:_____

Noes:_____

_____

Kelly Beggs

Deputy Community Development Director

Community Development Department
Planning Division

Exhibit A
Old County Road (APN: 045-241-260) Residential Project - CEQA Class 32 Categorical Exemption Report

This report serves as the technical documentation of an environmental analysis to determine that the project is eligible for a Class 32 Categorical Exemption (CE) pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines.

Project Location and Setting

The roughly triangular project site encompasses one parcel (Assessor's Parcel Number 045-241-260) of approximately 2,734 square feet located along the west side of Old County Road. The project site has a General Plan designation of Village Corridor Mixed Use, a Specific Plan designation of Belmont Village Specific Plan - Village Corridor Mixed Use and a zoning designation of Village Corridor Mixed Use (VCMU). The surrounding uses are:

North — Commercial — Deli
South — Caltrain Railroad tracks and parking area
East — Commercial — Roofing Company with outdoor storage
West — Two-story, five-unit apartment building
Northwest — Artisan Crossing, a four-story, 250-unit apartment building

Note: To establish surrounding uses directionally, assuming Old County Road frontage is North.

The property is relatively flat and minimally vegetated. It is currently used for uncovered off-street parking for the adjacent five-unit residential building — also owned by the project applicant. There is currently a full sidewalk, curb, gutter, and an existing driveway cut located along the site frontage.

Project Characteristics

The proposed project would involve the construction of a new three-story, four-unit multi-family building. Exterior improvements include an adjacent walkway, drought-tolerant landscaping and five bicycle parking spaces.

Proposed Project Characteristics	
Address	Old County Road between 1328 and 1350 Old County Road
Assessor's Parcel Number	045-241-260
Site Area	2,734 sf
Floor Area/Floor Area Ratio	3,535 sf/1.29
Height/Stories	30'/three stories 31' to top of parapet 33.1' to top of rooftop deck railing
Parking	None. Exempt per AB 2097

CEQA Summary

CEQA Guidelines Section 15332 states that a Class 32 CE is allowed when:

a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
c. The project site has no value as habitat for endangered, rare, or threatened species.
d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

Additionally, *CEQA Guidelines* Section 15300.2 outlines exceptions to the applicability of a CE, including cumulative impacts, significant effects due to unusual circumstances, scenic highways, hazardous waste sites, and historical resources. The project would not qualify for a Class 32 exemption if it does not meet all the conditions listed above.

Consistency Analysis

1. Criterion a. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

   The proposed four-unit residential development is consistent with the applicable General Plan and Belmont Village Specific Plan designations, goals, and policies supporting housing production, a variety of housing sizes and types, efficient use of small infill parcels, and development near existing services and public transit. The project adds one- and three-bedroom units within an established urban area, complements nearby multi-family development, and contributes new residents who would support Belmont Village's shops, restaurants, and services.

   As documented in the development standards consistency analysis, the project conforms to applicable Village Corridor Mixed Use standards governing development intensity, building height and bulk, lot coverage, and landscaping. The proposed design provides a street-oriented building frontage and outdoor living areas for residents. With approval of the

requested ground-floor residential CUP and applicable frontage alternatives, the project would be consistent with the applicable zoning designation and regulations.

2. Criterion b. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

   The proposed development is within Belmont city limits on a 2,734-square-foot site substantially surrounded by urban uses, including an adjacent five-unit multi-family building, Artisan Crossing a 250-unit multi-family development located diagonally across from the site, Caltrain railroad tracks and storage to the rear, and commercial uses across Old County Road.

3. Criterion c. *The project site has no value as habitat for endangered, rare, or threatened species.*

   The project site is located in an established urban area, contains no trees, and lacks features that provide suitable habitat for endangered, rare, or threatened species. Review of the site against the biological resource provisions of the Belmont 2035 General Plan EIR identified no suitable habitat for the species evaluated including nesting birds, bats, and the San Francisco dusky-footed woodrat.

4. Criterion d: *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.*

   The proposed development is small in scale and would not result in significant effects relating to traffic, noise, air quality, or water quality. The project is exempt from the City's Transportation Demand Management requirements due to a unit count of five or fewer. The project is also exempt from the C/CAG TDM Program requirements, as it is below the thresholds for a small multifamily residential project category, defined as 20–49 units generating 100–400 average daily trips (ADT). Project-generated vehicle trips would be limited and would not result in significant transportation impacts. Construction and operational activities would comply with applicable noise and air-quality requirements, including applicable conditions of approval in accordance with the Belmont 2035 General Plan EIR addressing construction and operations, greenhouse gases, noise, and vibration. The project would also comply with standard Department of Public Works conditions addressing grading, drainage, and stormwater control.

   A Phase I Environmental Site Assessment prepared by Basics Environmental in May 2021 identified a Historical Recognized Environmental Condition (HREC) associated with a former heating-oil underground storage tank removed from the site in 1999. Impacted soil was excavated, and testing of soil at the base of the excavation detected no constituents above laboratory reporting limits. In accordance with the requirements of the San Mateo County Groundwater Protection Program, a Soil and Groundwater Management Plan was prepared by Path Forward Partners in November 2025. County staff reviewed and concurred

with the plan, confirming that it satisfies the program's requirements for environmental management of potentially contaminated materials encountered during redevelopment. The project would be required to comply with the accepted plan for management of potentially contaminated soil and groundwater during construction.

Additionally, the site can be adequately served by all required utilities and public services. Intent-to-serve letters from Mid-Peninsula Water District, Recology San Mateo County, and PG&E confirm service availability. City departmental review confirms adequate sanitary sewer capacity and the availability of required public services.

Exceptions to the Exemption

1. Exception a. *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located—a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

   The proposed project is being evaluated under the Class 32 infill development exemption. The location exception does not apply to this exemption class.

2. Exception b. *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

   The proposed four-unit development occupies a small infill parcel within an established urban area. Staff considered the project's potential effects in conjunction with surrounding development and the environmental analyses prepared for the General Plan, Belmont Village Specific Plan, and nearby Artisan Crossing development. Based on the project's limited scale and the impact analysis presented above, successive projects of the same type in the same place would not result in significant cumulative environmental impacts.

3. Exception c. *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

   The project's four-unit scale, residential use, and developed urban setting are characteristic of small infill development. The site's historical use and former heating-oil tank were evaluated in the Phase I Environmental Site Assessment, and the County Groundwater Protection Program reviewed and concurred with the Soil and Groundwater Management Plan. Based on these documents and the environmental analysis presented above, no unusual circumstances have been identified that would create a reasonable possibility of a significant environmental effect. Accordingly, this exception does not apply.

4. Exception d. *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as*

a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The project is located within an established urban area along Old County Road and would not damage scenic resources within an officially designated state scenic highway. Accordingly, this exception does not apply.

5. Exception e. *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

   The Phase I Environmental Site Assessment included review of regulatory records and environmental databases and did not identify the project site on a list compiled pursuant to Government Code Section 65962.5. Accordingly, this exception does not apply.

6. Exception f. *Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

   The project would develop a 2,734-square-foot parcel currently used for uncovered parking and outdoor seating and would not demolish or alter an existing building. The project would comply with applicable General Plan EIR conditions requiring work to halt upon discovery of cultural resources, evaluation by a qualified archaeologist, and City approval of appropriate treatment measures.

Conclusion:

Based on this analysis, the proposed Old County Road project meets the criteria for a Class 32 Categorical Exemption pursuant to *CEQA Guidelines* Section 15332. Further, none of the exceptions to the Categorical Exemption listed in *CEQA Guidelines* Section 15300.2 apply to the proposed project.

Exhibit B

General Plan and Belmont Village Specific Plan (BVSP) Consistency Analysis

Old County Road | APN 045-241-260 | Village Corridor Mixed Use (VCMU) - Village Avenue frontage

General Plan Land Use Goals and Policies

Applicable Goals and Policies	Project Consistency
GP Goal 2.1 Promote a diversity of compatible land uses throughout the city, to enable people to live close to job locations, adequate and convenient commercial services, and public services and facilities such as transit, parks, and schools.	The project adds four multifamily dwelling units on an urban infill site near proximate existing commercial uses such as shops and services along Old County Road, Ralston Avenue and El Camino Real and is located within a seven-minute walk to the Belmont Caltrain station.
GP Goal 2.3 Provide balanced neighborhoods with a variety of housing types and density ranges to meet the diverse demographic, economic, and social needs of residents, while ensuring a cohesive urban form and regard for compatibility with surrounding uses and existing residential development.	The project adds four multifamily units to the existing range of housing in Belmont Village, providing smaller one-bedroom and larger three-bedroom housing options. The proposed building is approximately 10 feet taller than the adjacent apartment building and maintains a comparable scale in terms of height.
GP Policy 2.3-4 Focus new development in or directly adjacent to already-developed areas, where it can be served by existing public services and infrastructure.	The project develops a 2,734-square-foot site substantially surrounded by existing urban uses. Water, trash collection, gas and electrical service availability is confirmed by provider letters.
GP Policy 2.4-3 Promote neighborhood preservation and enhance residential areas east of El Camino Real, while also facilitating development of and improvements to dwelling units, where allowed in the Zoning Ordinance.	The project adds four multifamily units east of El Camino Real, proximate to existing multifamily housing such as the adjacent five-unit apartment building and the 250-unit Artisan Crossing apartment building diagonal to the project site.
GP Policy 2.5-1 Foster a variety of uses and activities in the Belmont Village PDA, including residential, commercial, office, restaurants, and specialty retail shops, to attract residents and visitors from across the region by creating a lively, interesting, social environment.	New residents would support nearby shops, restaurants, and services. The project contributes residential use to the broader mix of activities within the Belmont Village PDA.

GP Policy 2.5-3 Implement the Belmont Village Specific Plan as the guide for land use planning, design, streetscape, and public improvements in the Belmont Village PDA.	The project is consistent with applicable BVSP land use, design, streetscape, and public improvement requirements and meets the findings required for a Conditional Use Permit (CUP), which is required to allow residential use on the ground floor in the VCMU District.
GP Goal 2.8 Promote infill development that makes efficient use of limited land supply, while ensuring compatibility and integration with existing uses.	The project makes efficient use of a small, vacant, irregularly shaped urban infill parcel by providing four dwelling units. The residential use will integrate with the existing small scale adjacent apartment building and the Artisan Crossing apartment building located diagonally from the site.
GP Policy 2.8-1 Enable infill properties to develop with uses and development intensities supporting a cohesive development pattern.	The project adds multifamily housing within an established urban development pattern. Consistent with the adjacent apartment building, the proposed building extends to the front property line and provides direct access to the ground-floor unit from Old County Road.
GP Goal 2.19 Realize the community's vision for the Belmont Village PDA as a vibrant, successful, engaging town center, with opportunities for residents to live, shop, work, and play. *(p. 2-46)*	The project adds housing and residents within Belmont Village near existing residential and commercial development, supporting opportunities to live, shop, work, and use nearby services.
BVSP Policy 2.3-2 Range of Unit Sizes. Promote inclusion of a wide range of unit sizes, ranging from studio apartments to three- or four-bedroom units in new development in order to accommodate various household sizes.	The project provides two smaller one-bedroom units of approximately 500–600 square feet and two larger three-bedroom units of approximately 1,100 square feet. This mix provides options for smaller households and households needing additional bedrooms and living space.
BVSP Policy 2.3-7 Promote Small Lot Development. Promote infill development on small lots (less than 12,000 square feet) in the Village.	The project provides four multifamily units on a 2,734-square-foot infill parcel, meeting the policy's 12,000-square-foot small-lot threshold. The project site is not subject to an Active Use Frontage Overlay.
Goal H1: Produce new housing at all income levels, with a focus on affordable housing.	The project contributes to the City's housing production goals by adding four market-rate multifamily units within Belmont Village.

Policy H1.B: Encourage a range of both market-rate and affordable housing in a variety of unit sizes and types to accommodate the varied housing needs of diverse households.	The project provides two smaller one-bedroom units and two larger three-bedroom units, expanding market-rate housing options for households with different space needs.

Community Development Department
Planning Division

Exhibit C – Conditions of Approval

These Conditions of Approval apply to the City approval of the following entitlements requested by Ron Dubois, the Applicant/Owner for the Old County Road (APN: 045-241-260) Project: Design Review and a Conditional Use Permit.

I. COMPLY WITH THE FOLLOWING CONDITIONS OF THE COMMUNITY DEVELOPMENT DEPARTMENT:

Planning Division

1. Indemnification. Land Owner hereby agrees to and shall indemnify, defend, and hold harmless City, any City agencies and their respective elected and appointed councils, boards, commissions, officers, agents, employees, volunteers, and representatives (collectively, for the purposes of this condition, "City") from any and all loss, liability, fines, penalties, forfeitures, costs, and damages (whether in contract, tort, or strict liability, including but not limited to personal injury, death at any time, and property damage) and from any and all third party claims, demands, and actions in law or equity (including attorneys' fees and litigation expenses) directly or indirectly arising or alleged to have arisen out of or in any way related to: (a) the approval of the City Approvals; (b) any development or use of the Property under the City Approvals; and (c) any actions or inactions by the Land Owner or its contractors, subcontractors, agents, or employees in connection with the construction or improvement of the Property and the Project as defined in the development agreement; excepting to the extent arising from the intentional acts or willful misconduct of City, its elected and appointed representatives, officers, agents, employees, contractors or subcontractors.

   This indemnification and hold harmless agreement apply to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this condition, regardless of whether or not City prepared, supplied, or approved plans or specifications for the Property, but does not apply to damages and claims for damages caused by City with respect to public improvements and facilities after City has accepted maintenance responsibility for them.

2. The plans submitted for a Building Permit shall include a plan sheet that includes all project conditions of approval.

3. Fees. The applicant/developer must pay all applicable regulatory, connection, and impact fees, in accordance with Government Code Section 65589.5(o), and as specified by each respective City Ordinance or the City's Master Fee Schedule, as follows:

    a) Transportation Impact Fees (TIF) - Prior to the issuance of Building Permits, the applicant/property owner must pay all required Transportation Impact Fees (TIF). The current fee for the project per the City's Master Fee Schedule is $6,281.63 per unit for multi-family development. Fees will be adjusted to the most current adopted fee schedule in effect at the time of building permit issuance. If the applicant elects to defer payment of fees until after building permit issuance, the applicant shall enter into a post-permit fee agreement with the City of Belmont and file the agreement with the San Mateo County recorder prior to building permit issuance. Fees must be paid prior to Temporary Certificate of Occupancy or Certificate of Occupancy, whichever occurs first.

    b) Park Improvement Impact Fees - the current fee for the project per the City's Master Fee Schedule is $9,984 per unit for multi-family development. Fees will be adjusted to the most current adopted fee schedule in effect at the time of building permit issuance. If the applicant elects to defer payment of fees until after building permit issuance, the applicant shall enter into a post-permit fee agreement with the City of Belmont and file the agreement with the San Mateo County recorder prior to building permit issuance. Fees must be paid prior to Temporary Certificate of Occupancy or Certificate of Occupancy, whichever occurs first.

    c) Building Permit & Plan Check Fees – based on building valuation. The current fees may be calculated using the adopted FY 2025-26 fee schedule located on the Finance page of the City’s website. Fees will be adjusted to the most current adopted fee schedule in effect at the time of payment. Plan check fees must be paid at the time of building permit application. Building permit fees must be paid prior to building permit issuance.

    d) General Plan Maintenance Fee - 0.75% of Building Valuation. Must be paid prior to building permit issuance.

    e) Sewer Connection Fees - $12,024.81 per unit for multi-family development. Fees will be adjusted to the most current adopted fee schedule in effect at the time of payment. Must be paid prior to building permit issuance.

4. Exterior building materials shall be consistent with Elevation Drawings (Sheet A2.01 through A2.02) and submitted color and materials (Sheets A400), date stamped 2/28/26 (revised 7/20/26), except for minor modifications approved by the Community Development Department, or as modified via an approved Design Review Amendment.

5. All exterior lighting shall employ the use of cut-off fixtures to restrict the direction of the light in accordance with City standards. Lighting should be the minimum required for safety, but not result in undue glare off site. There shall be no floodlighting of landscape plantings, the apartment building, courtyards, or patios/decks. To ensure consistency with

city standards for lighting and compliance with the submitted photometric plan, a final lighting review shall occur after installation of project lighting and before final Building Permit inspection.

6. Except as modified by these conditions of approval, or as required by subsequent project review, the Building Permit Plans shall be consistent with the approved Planning Plans, date stamped 2/28/26 (revised 7/20/26) and inclusive of the architectural drawings (Sheets G000 through A400); Civil Engineering Plans (Sheets C01 through C20); Landscape Plan (Sheet A105), and Lighting Plans (Sheets A106 through A107).

    a) At the time of Building Permit application submittal, the applicant shall revise Sheets A090, A100, and A101 of the approved Planning Plans to accurately reflect existing curb designations and on-street parking restrictions. The green loading zone shown in front of 1328 Old County Road and the red zone shown along the project frontage do not reflect existing site conditions. The applicant may submit a separate curb painting request to the City's Parking and Traffic Safety Committee (PTSC) for consideration.

7. Installation of roof mounted mechanical equipment shall be consistent with Elevation Drawings (sheets A201-A201) revised 7/20/26. Roof-mounted equipment shall be placed behind roof screens so as not to be visible from surrounding vantage points at or below the highest point of the equipment.

8. The applicant shall demonstrate that the project is consistent with the maximum floor area and height approved for the project, prior to final building permit inspection. As built, floor plans and a roof height elevation from an engineer or surveyor that includes any roof top equipment and screens shall be provided.

9. Ground Equipment Screening. All exterior trash, recycling, and storage utility boxes, wood service poles, and electric and gas meters must be screened from visibility from the surrounding public vantage points (right-of-way, public trails, open space and parks). Said screening must incorporate the same architectural design, colors, and materials as the main building on site.

Construction & Operations

10. Pursuant to GP EIR Mitigation Measure AQ-1, the applicant shall require their contractors, as a condition of contract, to further reduce construction-related exhaust emissions by ensuring that all off-road equipment greater than 50 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall operate on an EPA-approved Tier 4 or newer engine. Exemptions can be made for specialized equipment where Tier 4 engines are not commercially available within 200 miles of the project site. The construction contract must identify these pieces of equipment, document their unavailability, and ensure that they operate on no less than an EPA- approved Tier 3 engine. ARB regulations will result in the percentage of Tier 4 engines increasing over the next several years.

11. Pursuant to GP EIR Mitigation Measure AQ-3, the applicant shall require their contractors, as a condition of contract, to reduce construction-related fugitive ROG emissions by ensuring that low-VOC coatings that have a VOC content of 10 grams/liter (g/L) or less are used during construction. The project applicant will submit evidence of the use of low-

VOC coatings to BAAQMD prior to the start of construction.

12. Pursuant to GP EIR Mitigation Measure AQ-5, the developer(s) shall provide education for residential and commercial tenants concerning green consumer products. Prior to receipt of any certificate of final occupancy, the project sponsors shall work with the City of Belmont to develop electronic correspondence to be distributed by email to new residential and commercial tenants that encourages the purchase of consumer products that generate lower than typical VOC emissions. Examples of green products may include low-VOC architectural coatings, cleaning supplies, and consumer products, as well as alternatively fueled landscaping equipment.

13. The applicant must require their contractors, as a condition of contract, to reduce construction-related exhaust emissions by implementing following measures during construction related activities:

    a) Idling times must be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage must be provided for construction workers at all access points.

    b) All construction equipment must be maintained and properly tuned in accordance with manufacturer's specifications. All equipment must be checked by a certified mechanic and determined to be running in proper condition prior to operation.

14. The applicant must require their contractors, as a condition of contract, to reduce construction-related fugitive ROG emissions by ensuring that paints and solvents have a VOC content of 100 grams per liter or less for interior surfaces and 150 grams per liter or less for exterior surfaces.

Green House Gas

15. Applicant shall endeavor to acquire (source) a minimum of 10% of the construction materials from within 100 miles of the planning area.

16. Prior to issuance of a building permit, the applicant shall provide documentation (i.e., construction contracts or signed agreements) demonstrating that all contractors and subcontractors agree to operate all off-road equipment greater than 50 horsepower (hp) and operating for more than 20 total hours over the entire duration of work on renewable diesel (such as Diesel high performance renewable).

Cultural Resources

17. In the event that paleontological, archaeological, and/or cultural resources are encountered during construction activities, all construction activity in the area of the find shall be halted, and the Community Development Director shall be notified; an archaeologist shall examine the find and make appropriate recommendations. A plan for the mitigation of impacts to the resources will be prepared and submitted to the City of Belmont for approval. Additional CEQA review may be required depending upon the evaluation of the find.

18. If any human remains are discovered or recognized in any location on a project site, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

    a) The San Mateo County Coroner/Sheriff has been informed and has determined that no investigation of the cause of death is required; and

    b) If the remains are of Native American origin:

        i) The descendants of the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98; or

        ii) The Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission.

Geology & Soils

19. Geotechnical Plan Review - Before submittal to the City, the Project Geotechnical Consultant shall review and approve all geotechnical aspects of the project building and grading plans (i.e., site preparation and grading, building set-backs, site drainage improvements and design parameters for foundations, retaining walls and access driveway/garage) to ensure that their recommendations have been properly incorporated. The consultant shall ensure that the geotechnical design recommendations comply with the most current seismic design parameters of the California Building Code. The results of the geotechnical plan review and updated geotechnical design recommendations shall be summarized by the Project Geotechnical Consultant in a letter and submitted to the city for review and approval prior to issuance of building permits.

20. The applicant and contractor shall follow all protocols, procedures, measures and mitigations as prescribed by the Path Forward Partners Soil and Groundwater Management Plan dated November 24, 2025, in response to the San Mateo County Groundwater Protection Program requirements.

Airport Hazards

21. Applicant shall comply with all applicable requirements of the FAA, including but not limited to the requirements of the Determination of No Hazard issued for the project on March 2, 2024. At the time of building permit submittal, applicant must determine whether they are required to file FAA Form 7460-1 for construction equipment. In order to do so, the applicant must determine the maximum height of any cranes to be used during construction. The determination shall be submitted in writing.

22. The applicant has an obligation to comply with the real estate disclosure requirements outlined in Overflight Policy 1of the San Carlos Airport Land Use Commission Plan (ALUCP).

23. The applicant shall provide evidence of a recorded ‘Overflight Notification’ on each residential parcel in accordance with Overflight Policy 2 of the San Carlos ALUCP. An

example for the Overflight Notification to be used to fulfill this condition is included in the San Carlos ALUCP as Exhibit E-2.

Noise & Vibration

Construction

24. Noise Coordinator. Prior to construction activities, the project applicant or contactor shall designate a "Construction Noise Coordinator" who would be responsible for responding to any local complaints about construction noise. The Construction Noise Coordinator shall determine the cause of the complaint and shall require that reasonable measures warranted to correct the problem be implemented. The telephone number for the Construction Noise Coordinator must be conspicuously posted at the construction site. Prior to construction activities, the project applicant or contactor shall notify adjacent residents of the construction schedule in writing and provide them with the contact information of the Construction Noise Coordinator.

25. Notice. The applicant shall notify property owners within 300 feet of the project site two weeks prior to the initiation of construction activities on site. A schedule of construction activities, contact phone number for the Noise Coordinator, and a copy of the noise control plan shall be included with this notice.

26. Grading & Building Noise. The applicant must ensure that the following preventative and monitoring measures are enforced during grading and building operations:

    a) Limit construction activity to the hours listed in the City Noise Ordinance. (8:00 am to 5:00 pm on weekdays, 10:00 am to 5:00 pm on Saturdays, no construction activity on Sundays and holidays). Exceptions to these hours may be approved by the Building Official though the standard City process.

    b) Schedule highest noise-generating activity and construction activity away from noise-sensitive land uses.

    c) Equip internal combustion engine-driven equipment with original factory (or equivalent) intake and exhaust mufflers which are maintained in good condition.

    d) Prohibit and post signs prohibiting unnecessary idling of internal combustion engines.

    e) Locate all stationary noise-generating equipment such as air compressors and portable generators as far as practicable from noise-sensitive land uses.

27. Noise Barrier Standards. When noise barriers are required or proposed, their design and placement must be reviewed and approved by the project noise consultant, prior to issuance of grading or building permits. These barriers must be installed prior to grading and excavation activities, and must be inspected by the project noise consultant to ensure that it has been properly constructed/installed. The barrier must remain in place for the duration of grading and excavation activities, unless approved for removal by the noise consultant to allow work at that location.

28. Engine Noise. Prior to issuance of grading or building permits, the applicant must demonstrate that a condition of contract of all contractors and subcontractors requires the use of internal combustion engine-driven equipment with original factory (or equivalent)

intake and exhaust mufflers, which are maintained in good condition.

29. Equipment Noise. Prior to issuance of grading or building permits, the applicant must demonstrate that a condition of contract of all contractors and subcontractors requires the use of "quiet" air compressors and other stationary equipment. If the applicant demonstrates that the use of quiet air compressors and other stationary equipment is not feasible, moveable sound barriers or portable sound huts must be used for noise mitigation.

Operation

30. An acoustic analysis shall be conducted of all mechanical and HVAC equipment proposed with the final building permit plans. The results of the analysis and design recommendations to ensure compliance with the City's Noise Ordinance shall be summarized by the Consultant in a letter submitted with the building permit plans. The consultant's recommendations shall be incorporated into the building plans, prior to issuance of a building permit.

Interior Noise

31. Noise Impacted locations. All new development that would be exposed to noise greater than the "normally acceptable" noise level range, and residential and other noise-sensitive land uses within the 65 dB contours, as shown in [BVSP] Figure 6-6d are required to reduce interior noise through design, sound insulation, or other measures to achieve an interior noise level of not more than 45 dBA. At minimum, the following is required:

    a) A detailed acoustical analysis of the project must be completed by a qualified acoustical consultant to define the measures required such that the interior noise level requirements are satisfied.

    b) Prior to issuance of a Building Permit, the project noise consultant must certify in writing that the submitted Building Plans include all required noise reduction recommendations specified in the detailed acoustical analysis (i.e., construction methods, increased insulation, noise baffling, etc.) to reduce interior noise levels below the City and State level of 45 dB

    c) The final project design must include a suitable form of forced-air mechanical ventilation, as determined by the local building official, for all residential units so that windows can be kept closed at the occupant's discretion to control interior noise and achieve the interior noise standards.

Construction Vibration

32. The applicant must designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.

33. Whenever possible, construction or equipment activity generating relatively high levels of vibration must not occur at the same time and shall be spaced as far apart in time as possible from one another. In general, the most severe activities must be reserved for the middle of the day (noon). If activities must occur simultaneously, they shall be performed

as far away from one-another as possible within the construction zone.

34. All deliveries of material and equipment must occur during daytime hours, including queueing of construction vehicles outside the site. Vehicles delivering materials and equipment must be operated in strict conformance with regulations established by the United States Department of Transportation and all State and Local requirements. All materials and equipment must be stored on-site and within the confines of the construction barricades.

35. Stationary and portable construction equipment must be located at positions where the noise/vibration impact to nearby noise/vibration-sensitive receptors is minimal.

Building Department

36. Specify that the 2019 California Code of Regulations as amended by the State of California and all applicable City of Belmont ordinances will be employed during this project.

37. A minimum of 65% of the construction waste generated by this project shall be recycled or salvaged for use. Documentation shall be provided before the final inspection. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance. CALGreen Section 4.408.

38. All construction and related activities (not including grading) may only be conducted during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday and 10:00 a.m. to 5:00 p.m., Saturdays. Grading may occur between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday. No construction activity (including grading) or related activities shall be allowed outside of the aforementioned hours or on Sundays and the following holidays: New Year's Day, President's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day and Christmas Day. All gasoline powered construction equipment shall be equipped with an operating muffler or baffling system as originally provided by the manufacturer, and no modification to these systems is permitted.

39. Amend the plans to show the location of all transformers, fire standpipes, and back flow preventers.

40. Surveyor report required for building plan check to determine distances for fire resistive construction.

41. Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire resistance-rated construction, heavy timber construction or constructed of approved noncombustible materials or fire retardant-treated wood identified for exterior use and meeting the requirements of Chapter 7A of the California Building Code.

42. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials. Exception: Heavy timber or log wall construction. Such material shall extend from the top of the foundation to the underside of

the roof sheathing.

43. Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of ¾ inch (19 mm). No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

44. Roofs shall have at least a Class B roof covering, Class B roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire-stopped to preclude entry of flames or embers.

45. Exterior doors shall be approved noncombustible construction, solid core wood not less than 1-3/4-inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8. No openings (windows, doors) within 3 feet of pl., sprinklers or not.

46. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multi-layered glazed panels, and glass block or have a fire-protection rating of not less than 20 minutes. No openings (windows, doors) within 3 feet of pl., sprinklers or not.

47. This project is subject to the School Facilities Fee. Proof of payment must be presented to the City of Belmont before the permit will be issued. Contact the Sequoia Union School District directly for further information. (https://www.seq.org/DEPARTMENTS/Administrative-Services/Maintenance--Operations/SCHOOL-DEVELOPER-FEES/index.html)

48. Pursuant to the Belmont Fire Protect District, Ordinance #2016-01, CFC Section 903, the building will receive a fire sprinkler system and the plan will be a deferred submittal. Note for deferred submittal to apply conditions for fire resistive construction per 2019 cbc.

II. COMPLY WITH THE FOLLOWING CONDITIONS OF THE PUBLIC WORKS DEPARTMENT:

Public Works

The following conditions shall be shown on plans submitted for a building permit and/or site development permit or otherwise met prior to issuance of the first building permit (i.e., foundation permit) and shall be completed and/or installed prior to occupancy and remain in place at all times that the use occupies the premises except as otherwise specified in the conditions.

49. Prior to issuance of building permits, the property owners shall file with the Director of Community Development, on forms provided by the City, an acknowledgment that they have read, understand and agree to these conditions of approval.

50. In accordance with the Belmont Zoning Ordinance, the permit(s) granted by this approval shall expire two (2) years from the date of approval. Any request for extension of the expiration date shall be made in accordance with the applicable provisions of the Belmont Zoning Ordinance.

51. In the event that this approval is challenged by a third party, the property owners and all assignees will be responsible for defending against this challenge and agree to accept responsibility for defense at the request of the City. The property owners and all assignees agree to defend, indemnify and hold harmless the City of Belmont and all officials, staff, consultants and agents from any costs, claims or liabilities arising from the approval, including without limitation, any award of attorney's fees that might result from the third-party challenge.

52. The owner/applicant shall provide field survey data to permit retracing all survey monuments set to establish the street right-of-way both public and private, as needed.

53. The developer shall provide documentation (will-serve letter) from Mid-Peninsula Water District, PG&E, AT&T that these utilities will provide service to the project.

Public Improvements

54. Proposed utilities serving the site and the proposed Old County Road street improvements (curb, gutter, sidewalk and landscaping) along project frontage shall be privately owned and maintained.

55. The developer shall obtain design approval and bond for all necessary public improvements, including but not limited to the following:

    a) Installation of new curb, gutter, landscaping, colored concrete and sidewalk along all project frontages.

    b) Extension of the exiting utilities and installation of new utilities, including but not limited to, water, sewer and storm drain lines and services.

    c) Installing the necessary Green Infrastructure for capturing the required street flow, treating, and conveying the flow to the City Storm Drain system.

    d) Plans for all public improvements shall be prepared on Mylar (24"x36" sheets) and

developer shall submit a digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements.

56. Within vehicle sight triangles, walls, fences, trees, shrubs, bushes or hedges shall not exceed 3-feet in height while tree canopies shall maintain a minimum of 7-feet vertical clearance at all driveway locations.

57. Public sidewalks, driveway crossing path, and on-site pedestrian walkways and crossings shall have no greater than 2% cross slope. Cross slopes on ADA accessible parking space and access space shall not exceed 2% in all directions.

58. New sidewalk, curb and gutter shall be installed in accordance with the Department of Public Works approved standards.

59. A driveway approach shall be installed in accordance with Department of Public Works approved standards.

60. Street widening, improvements, and dedications shall be in accordance with City Standards and specifications as required by the Department of Public Works.

61. Verify location of utility meters, valves, back flow preventers, and hydrants with appropriate utility company. Show relationship of each to site improvements, such as retaining walls and buildings.

62. Prior to any grading or clearing being performed on-site, the owner/applicant shall submit a grading plan prepared by a California-registered Civil Engineer in accordance with City Grading Ordinance, Chapter 9, Section 3 of the City Code, with a grading permit application, for approval by the Department of Public Works and Building Division. The plan must incorporate the following restrictions:

    a) All soils stockpiled on the site during construction must be covered or otherwise protected from wind and water erosion.

    b) During construction, erosion and sedimentation control plans must be implemented to retain sediments on-site.

    c) Site grading and finished construction must be designed and executed in such a manner as to avoid diverting runoff onto other properties.

    d) Restrictions and recommendation of the Geologic and Soils report as approved by the City's Geologist.

63. Prior to issuance of an encroachment, building or grading permit, the Applicant shall prepare a construction management plan (CMP) for review and approval by the Public Works Department in consultation with the Community Development Department and Police Department. For properties located at or in close proximity to the City borders, the plan shall be routed to adjacent jurisdictions. The CMP shall include a response to construction-related conditions and requirements identified by reviewing City departments, and outside agencies for inclusion in the Plan. The plan shall include at least the following items:

    a) Schedule - A project construction schedule shall be provided that includes the approximate date and expected time frame for each stage of construction. At

minimum, the schedule shall include:

i) Excavation & Shoring (as applicable)

ii) Below Grade & Foundation Construction

iii) Above Grade Construction & Framing

iv) Exterior & Interior Finish Work

v) Public Frontage Improvements

vi) Offsite & Utility Improvements

b) Site & Logistics Plan - Site and logistics plan(s) shall be provided for each phase of project construction. Said plan(s) shall include:

i) Location of Construction Fencing & Access Control for The Site

ii) Proposed Circulation Pattern, including Access & Egress, for Each Phase of Construction

iii) Location of Dewatering Tanks, Construction Trailer, Temporary Power Pole, & Restrooms

iv) Erosion & Dust Control Plans

v) Security & Lighting Plans

vi) Location of Construction Staging Areas for Materials, Equipment, & Vehicles

vii) Crane Plane (Location, Height, & Radius), as applicable

viii) Construction Worker and Personal Parking

c) Traffic Control Plan - Routes for construction-related traffic (hauling, deliveries, works, etc.) shall be identified in consultation with the Department of Public Works. Grading, hauling, and construction delivery traffic shall be timed to avoid peak hour school and work commute traffic. The CMP shall identify the maximum size of construction equipment/trucks, during construction, expected temporary street closure and the use of flag personnel during construction, and the location of construction worker parking/car-pooling. Any impact to the public right of way will require an encroachment permit and traffic control plan for city review and approval. Comprehensive traffic control measures shall be identified, including: any required detour signage, lane closures, and sidewalk closures. A 24 Hour Written notice must be given to the Public Works and Police Departments prior to lane closures. Trained flag persons shall be positioned at both ends of blocked traffic lanes to ensure safe movement of vehicles, and pedestrians. The proposed traffic control plan may require review by a traffic engineer, to ensure an adequate intersection/driveway turning radius would be provided for large vehicles, and/or when other large projects are in construction at the same time.

d) Noticing - The CMP shall include notice to property owners within 300 feet of the project site two weeks prior to grading, and identification of haul route(s) and staging area for the project. The notice shall also include a process for responding to, and tracking, complaints pertaining to construction activity, including identification of an

on-site complaint manager. 24-hour advance written notice shall also be provided to adjacent property owners, adjacent businesses, and Public Works and Police Department personnel prior to all major deliveries, detours, and lane closures. A neighborhood hotline should be established to record and respond to neighborhood construction related concerns.

e) Road Conditions - Documentation of road pavement conditions shall be provided to the Public Works Department for all routes that will be used by construction vehicles, both before and after project construction. Roads found to have been damaged by construction vehicles shall be repaired to the level at which they existed prior to project construction.

f) Dust Control Plan – To reduce dust levels, exposed earth surfaces shall be watered as necessary. The application of water must be monitored to prevent runoff into the storm drain system. Spillage resulting from hauling operation along or across any public or private property shall be removed immediately. Dust nuisances originating from the contractor's operations, either inside or outside of the right-of-way must be controlled. The measures must also include:

   i) Water all active construction sites at least twice daily.

   ii) Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least two feet of freeboard.

   iii) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.

   iv) Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.

   v) Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

   vi) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).

   vii) Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiled materials.

   viii) Install sandbags or other erosion-control measures to prevent silt runoff to public roadways.

   ix) Replant vegetation in disturbed areas as quickly as possible.

   x) Watering should be used to control dust generation during the break-up of pavement.

   xi) Cover all trucks hauling demolition debris from the site.

   xii) Use dust-proof chutes to load debris into trucks whenever feasible.

   xiii) Water or cover stockpiles of debris, oil, sand or other materials that can be blown by the wind.

   xiv) All construction equipment shall be maintained and properly tuned in accordance

with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be in proper running order prior to operation.

xv) Diesel powered equipment shall not be left inactive and idling for more than five minutes, and shall comply with applicable BAAQMD rules.

xvi) Use alternative fueled construction equipment, if possible.

xvii) All vehicle speeds on unpaved roads shall be limited to 15 mph.

xviii) Post a visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 24 hours. The Air District phone number shall also be visible to ensure compliance with applicable regulations.

64. Response to CMP Conditions - A response shall be provided to CMP conditions from other City departments, and outside agencies.

Grading and Drainage

65. Developer shall satisfy the conclusions and recommendations in a revised Hydraulic Calculations and/or Hydraulic and Hydrology Analysis.

66. The owner/applicant shall analyze the existing storm drain system from the property boundary to the outfall. On-site and off-site drainage facilities such as catch basins and storm drain pipes shall be designed to collect runoff from a storm of 10-year return frequency. Should any deficiency in this system be found that would be affected by increased runoff from the project site, the owner/applicant shall improve the downstream system or contribute a proportionate share of the cost for improvements as determined by the Public Works Department.

67. The applicant shall submit an erosion and sedimentation control plan describing Best Management Practices (BMPs) to be used to prevent soil, dirt, and debris from entering the storm drain system. The plan shall include the following items:

a) A site plan showing the property lines, existing and proposed topography, and slopes; areas to be disturbed, locations of cut/fill and soil storage/disposal area; areas with existing vegetation to be protected; existing and proposed drainage patterns and structures; watercourses or sensitive areas on-site or immediately downstream of project; and designated construction access routes, staging areas and washout areas.

b) Erosion and sediment controls to be used during construction, selected as appropriate from the California Regional Water Quality Control Board, San Francisco Bay Region Erosion and Sedimentation Control Field Manual (available from: Friends of the San Francisco Estuary, P.O. Box 791, Oakland, CA 94604-0791.

c) Methods and procedures to stabilize denuded areas and install and maintain temporary erosion and sediment control continuously until permanent erosion controls have been established.

d) Provision for preventing erosion and trapping sediment on-site, such as sediment basins or traps, earthen dikes or berms, fiber rolls, silt fence, check dams, storm drain inlet protection, soil blankets or mats, covers for soil stockpiles and/or other measures.

e) Provisions for installing vegetative cover in disturbed areas, including areas to be seeded, planted, and/or mulched, and types of vegetation proposed.

f) Provision for diverting on-site runoff around exposed areas and diverting off-site runoff around the project site (e.g., swales and dikes).

g) Notes, specifications, and/or attachments describing the construction, operation and maintenance of erosion and sediment control measures, including inspection frequency; methods and schedule for grading, excavation, filling clearing of vegetation and storage and disposal of excavated or cleared material; types of vegetative cover and mulch, including methods and schedules for planting and fertilization; and provisions for temporary and permanent irrigation.

Sanitary Sewer

68. Applicant shall install the sanitary sewer connection in accordance with Department of Public Works approved standards and pay the applicable sewer connection fee.

69. The owner/applicant shall perform a video inspection of any sewer laterals proposed to remain. Submit the inspection to the Department of Public Works for review and make any necessary repairs to the lateral.

70. The owner/applicant shall analyze the existing sewer system from the property boundary to the nearest pump station or main trunk line to determine its capacity to handle increased sewer flows from this development. Should any deficiency in this system be found, the owner/applicant shall improve the downstream system or contribute a proportionate share of the cost for improvements as determined by the Public Works Department.

NPDES Stormwater Control

71. Runoff from trash enclosures, recycling areas, and/or food compactor enclosures, or similar facilities shall not discharge to the storm drain system. Trash enclosure areas shall be designed to avoid run-on to the trash enclosure area. If any drains are installed in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities, the drains shall be connected to a grease removal device and/or treatment devices prior to discharging to the sanitary sewer.

72. Roof leaders and site drainage will not be routed directly to the City stormwater system. All stormwater runoff will be routed to treatment facilities (either bioretention basins, flow- through planters, or underground mechanical treatment filter devices) prior to being routed to the City stormwater system. Energy dissipation will be incorporated into the treatment measures, as needed. The property owner or association shall be responsible for inspection and maintenance.

73. Project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing LID measures at the site, ensuring to include the following:

a) At the time of building permit plan check submittal, the developer shall submit a "final" Stormwater Control Plan (SWCP) and Report. Site grading, drainage, landscaping and building plans shall be consistent with the approved Stormwater

Control Plan. The Plan and Report shall be prepared by a licensed Civil Engineer and certified that measures specified in the report meet the C.3 requirements of the Regional Water Quality Control Board (RWQCB) Order and shall be implemented as part of the site improvements.

b) At the time of building permit plan check submittal, the developer shall submit plans for installing necessary Green Infrastructure to capture the required street flow, treating, and conveying to the City Storm Drain system.

c) The owner/applicant shall submit an updated C.3 and C.6 Development Review Checklist, impervious calculation checklist, BMP measures checklist, Alternative Compliance Narrative (if applicable), and Feasibility/Infeasibility Analysis (if applicable) prior to design review approval as part of the final SWCP.

74. Roof drains shall drain away from the building and be directed to landscaping or a stormwater treatment measure.

75. All landscaping shall be maintained and shall be designed with efficient irrigation systems to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides and pesticides.

76. The phrase "No Dumping-Drains to Bay" or equal phrase shall be labeled on new storm drain inlets by stenciling, branding, plaque or casting. All on-site drain facilities must be inspected twice a year and cleaned immediately prior to the rainy season (prior to October 15) and once again during the rainy season. Results of inspection and cleaning shall be reported to the Department of Public Works on an annual basis on or before June 30 of each year.

77. Storm drainage, sanitary sewer, and emergency vehicle access easements shall be provided to the City as necessary.

78. The owner/applicant shall provide a plan showing all the site improvements and utility trench locations. The plan shall indicate the location of all the protected trees and protection fences on site. No utility trench shall encroach within the protection fence areas.

79. All plans shall conform to the requirements of the City NPDES Stormwater Discharge Permit and the San Mateo Stormwater Pollution Prevention Plan (STOPPP). The project plans shall include permanent storm water quality protection measures. The project plans shall identify Best Management Practices (BMPs) appropriate to the uses to be conducted on-site to effectively prohibit the discharge of pollutants with storm water run-off. A Maintenance and Operation Agreement shall be prepared by applicant incorporating the conditions of this section.

80. A Maintenance Plan for every stormwater treatment control, and/or Hydro Modification measure or applicable site design measure, inclusive of maintenance and inspection checklists and Maintenance Inspection Report Forms, shall be submitted to the City for review and approval prior to issuance of a grading permit. A copy of the final, approved Maintenance Plan(s) shall be made a part of the Maintenance Agreement. A copy of the final, approved Maintenance Plan(s) shall also be on file with the Public Works Department.

81. Trash enclosures and dumpster areas must be covered and protected from roof and surface

drainage. Drains within the trash enclosure will be connected to the sanitary sewer system.

82. New buildings such as food service facilities and/or multi-family residential complexes or subdivisions shall provide a roofed and enclosed area for dumpsters and recycling containers. The area shall be designed to prevent water run-on to the area and runoff from the area and to contain litter and trash, so that it is not dispersed by the wind or runoff during waste removal.

83. Interior level parking garage floor drains, and any other interior floor drains, shall be connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.

84. Swimming pools, hot tubs, spas and fountains shall have a connection to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards. This connection could be a drain in the pool to the sanitary sewer or a cleanout located close enough to the pool so that a hose can readily direct the pool discharge into the sanitary sewer cleanout.

85. Boiler drain lines, roof top equipment with drain lines, and/or equipment for washing and/or steam cleaning activities shall be connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.

86. Air conditioning condensate shall drain to landscaping, or alternatively may be connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.

87. The biotreatment soil mix and bioretention detail to be updated per San Mateo County's C.3 Regulated Projects Guide, Appendix K (page 387) requirements.

88. Provide draft of the Sanitary Sewer Easement relocation documents.

The following conditions shall be met prior to the issuance of the first building permit (i.e., foundation permit) and/or site development permits except as otherwise specified in the conditions.

89. After the City permits are approved but before beginning construction, the owner/applicant shall hold a preconstruction conference with Building and Public Works Department staff and other interested parties. The developer shall arrange for the attendance of the construction manager, contractor, and all subcontractors who are responsible for grading and erosion and sedimentation protection controls.

Public Works Permits

90. The property owner/applicant shall apply for and obtain temporary encroachment permits from the Department of Public Works for work in the City public right-of-way, easements or property in which the City holds an interest, including driveway, sidewalk, sewer connections, sewer clean-outs, curb drains, storm drain connections, placement of a debris box.

91. If PG&E is requiring the developer to construct the gas and/or electrical connections in City right of way or easements, then the developer must submit plans and obtain an encroachment permit from Department to Public Works.

92. Property owner/applicant shall apply for and obtain a grading permit from the Department of Public Works. The grading permit fee is based on the total amount of earth moved (cut plus fill). The applicant should note that if the proposed grading meets one or more of the criteria outlined in Section 9-23 of the City Code, a Planning Commission review will be required. Prior to issuance of any grading permit, provide a letter confirming that all recommendations of the Geotechnical Report and its supplemental letters have been incorporated in the design of the proposed development.

93. The property owner/applicant shall apply for and obtain a permanent encroachment agreement from the Department of Public Works, with approval by the City Council, for a structure, retaining wall, awning, or other features constructed in the public right-of-way, easement or on property in which the City holds an interest. This PEA shall be recorded with the San Mateo County Recorder's office prior to project occupancy.

The following conditions shall be met during construction under the building permit (i.e. foundation permit) and/or site development permits except as otherwise specified in the conditions.

94. Failure to comply with any permit condition may result in a "Stop Work" order or other penalty.

95. Streets, sidewalks and curbs in need of repair within and bordering the project shall be repaired and/or removed and replaced in accordance with the Department of Public Works approved standards. Photographs or video of before condition are recommended. "Bordering" does not include any sidewalks or curbs/gutters on the opposite side of the street.

96. Grading shall be performed in accordance with the City Grading Ordinance, Chapter 9 of the City Code. Soil or other construction materials shall not be stockpiled in the public right-of-way unless an encroachment permit is obtained from the Department of Public Works. Grading shall neither be initiated nor continued between November 15 and April 15. Grading shall be done between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday unless otherwise specifically authorized by the Director of Public Works. The Stormwater Pollution Prevention Program Best Management Practices (BMPs) for construction shall be implemented to protect water quality.

97. No wastewater (including equipment cleaning wash water, vehicle wash water, cooling water, air conditioner condensate, and floor cleaning wash water) shall be discharged to the storm drain system, the street or gutter.

98. During grading and building operations, the owner/applicant shall ensure that applicable Best Management Practices (BMPs) from the San Mateo Stormwater Pollution Prevention Program (STOPPP) are followed to prevent discharge of soil or any construction material into the gutter, storm drain system or creek.

99. The geotechnical consultant shall inspect, test (as needed) and approve all geotechnical aspects of the project construction. The inspections shall include, but not necessarily be limited to site preparations and grading, site surface and subsurface drainage improvements, and excavations for foundations and retaining walls prior to the replacement of steel and concrete. The geotechnical consultant shall observe all

excavations during project grading to verify anticipated geologic conditions and to check for any apparent indications of temporary excavation instability. A final geotechnical inspection shall be performed of completed drainage improvements to verify conformance with geotechnical standards. The results of these inspections as the as-built conditions of the project shall be described by the geotechnical consultant in a letter and submitted to the City Engineer for review prior to final (granting of occupancy) project approval.

100. The property owner shall install, operate, and maintain all permanent stormwater quality protection measures included in the approved project plan using qualified personnel. The property owner/applicant must keep a maintenance and inspection schedule and record to ensure that the treatment control measures continue to operate effectively. Records must be provided to the Department of Public Works, on an annual basis, on or before June 30 of each year.

101. Outdoor storage areas for oils, fuels, solvents, coolant, and other chemicals shall be designed to provide secondary containment such as berms and roof covers. Process equipment sited outdoors shall be placed on an impermeable surface and covered. Property owners/associations shall implement a regular program of sweeping and litter control at these sites.

102. The owner/applicant shall ensure that all construction personnel follow standard BMPs for stormwater quality protection during construction of project. These include, but are not limited to, the following:

    a) Store, handle and dispose of construction materials and wastes properly, to prevent their contact with stormwater.

    b) Control and prevent the discharge of all potential pollutants, including solid wastes, paints, concrete, petroleum products, chemicals, wash water or sediment, and non-stormwater discharges to storm drains and watercourses.

    c) Use sediment controls, filtration, or settling to remove sediment from dewatering effluent.

    d) Do not clean, fuel, or maintain vehicles on-site, except in a designated area in which runoff is contained and treated.

    e) Delineate clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses with field markers or fencing.

    f) Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching or other measures as appropriate.

    g) Perform clearing and earth moving activities only during dry weather (April 15 through November 14).

    h) Limit and time applications of pesticides and fertilizers to prevent polluted runoff.

    i) Limit construction access routes and stabilize designated access points.

    j) Do not track dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.

103. All existing on-site public utilities shall be protected in place and if necessary, relocated as approved by the City Engineer. No permanent structure is permitted within City easements and no trees or deep-rooted shrub are permitted within City utility easements, where the easement is located within landscape areas.

104. Streets and parking lots must be swept immediately prior to and once during the storm season. Records of street cleaning shall be reported to the Department of Public Works on an annual basis on or before June 30 of each year.

105. The application of water shall be monitored to prevent runoff into the storm drain system. Spillage resulting from hauling operations along or across any public or private property shall be removed immediately. Dust nuisances originating from the contractor's operations, either inside or outside of the right-of-way shall be controlled. The measures shall also include:

    a) Water all active construction sites at least twice daily.

    b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.

    c) Pave or apply water three times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.

    d) Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.

    e) Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

    f) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).

    g) Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiled materials.

    h) Install sandbags or other erosion-control measures to prevent silt runoff to public roadways.

    i) Replant vegetation in disturbed areas as quickly as possible.

    j) Watering should be used to control dust generation during the break-up of pavement.

    k) Cover all trucks hauling demolition debris from the site.

    l) Use dust-proof chutes to load debris into trucks whenever feasible.

    m) Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.

    n) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be in proper running order prior to operation.

    o) Diesel powered equipment shall not be left inactive and idling for more than five minutes and shall comply with applicable BAAQMD rules.

p) Use alternative fueled construction equipment, if possible.

q) All vehicle speeds on unpaved roads shall be limited to 15 mph.

r) Post a visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 24 hours. The Air District phone number shall also be visible to ensure compliance with applicable regulations.

106. If construction is not complete by the start of the wet season (November 15 through April 15), prior to November 15 the developer shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of mud onto public right-of-way; covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions. As site conditions warrant, the Department of Public Works may direct the developer to implement additional winterization requirements.

The following conditions shall be met prior to issuance of any certificate of occupancy except as otherwise specified in the conditions.

107. Execute and record the Sanitary Sewer Easement relocation with San Mateo County Recorder's office.

108. Prior to certificate of occupancy, the property Owner shall submit and record an Operation and Maintenance (O&M) Plan for the long-term operation and maintenance of C-3 and street Green Infrastructure treatment facilities.

109. "As-built" drawings for any public improvement including streets, sewers, etc. shall be submitted to the City in AutoCAD on CD ROM.

110. The property owner/association shall provide to the first residents/occupants/tenants practical information materials (as furnished by the City) on good housekeeping for hazardous products, proper use and disposal of hazardous products, and prohibited discharge practices prior to issuance of any certificate of occupancy for the project.

111. The property owner/association shall implement a trash management and litter control program including emptying trash receptacles in common areas, noting trash disposal violations by homeowners or business, and notifying violators.

112. The property owner shall provide a current Title Report for the merged lot, APN 045-241-260, reflecting the recorded Lot Line Adjustment (Record No. 2025-001954).

III. COMPLY WITH THE FOLLOWING CONDITIONS OF THE SAN MATEO CONSOLIDATED FIRE DEPARTMENT:

113. A separate application and permit are required for the installation or alteration of any

Automatic Fire Extinguishing System. The application shall be made by either a Registered Engineer or by the Licensed Fire Sprinkler Contractor who will be performing the work. This application shall include any Fixed Fire Protection System. A valid Permit and Approved Plans shall be at the jobsite at all times.

114. Prior to application for a Fire Sprinkler Permit, the applicant shall submit plans to the Mid-Peninsula Water District (MPWD) for their review and approval. Contact MPWD at 650-591-8941 to coordinate review of the project.

115. A separate application and permit are required for the installation of any underground fire service lines. Application shall be made by a Registered Engineer or by either a General Engineering Contractor or a Licensed Fire Sprinkler Contractor, who will be performing the work.

116. Every building, or structure, shall be provided with an address. Numerals shall be located where clearly visible from the street or roadway upon which it fronts. Residential Structures shall have numerals a minimum of 4 inches in height and of stroke. Commercial Structures shall have numerals a minimum of 6 inches in height and inch stroke. Numerals shall be of contrasting color to their background and illuminated at night. Numerals shall be white in color where located upon glazing.

117. A Knox Key-Lock Box is required to be installed as shown on plans. Please contact Fire Prevention at 650-522-7940 to obtain an application.

118. Fire inspections are available Monday through Friday, 8:00 am to 4:00 pm. Call 650-522-7940 a minimum of 48 hours in advance to place your inspection request.

119. On plans submitted for a Building Permit, show the location of all required Smoke Alarms and Carbon Monoxide Alarms, in accordance with CRC Sections 314 & 315.

120. On plans submitted for a Building Permit, identify the size of bedroom windows, demonstrating that they meet egress requirements of CRC 310.

121. In accordance with the Municipal/Regional Storm water Permit, no fire sprinkler system drain shall discharge into any Storm Drain System. The system shall discharge to either a landscape area large enough to contain the outflow, or to the Sanitary Sewer by means of an indirect connection. Indicate the location of the Fire Sprinkler System drain on plans submitted for a building permit.

IV. COMPLY WITH THE FOLLOWING CONDITIONS OF THE BELMONT POLICE DEPARTMENT:

122. No debris boxes or building materials shall be stored on the street unless permitted.

123. Flag person(s) shall be required for closures.

124. A 24-hour written notice to and approval from the Police Department is required before any lane closure. (Contact PD Traffic Unit or Watch Commander for approvals.)

125. Any lane/road closures must only be conducted during non-commute hours (9am- 3pm).

126. A signage plan is required for closures/detours, this plan must be approved by the PD Traffic Unit.

127. Any burglar alarm shall be registered with the Police Department per BCC 18-50 et. seq.

128. The applicant shall provide a security plan to the Police Department plan for the construction period, prior to issuance of a building permit. Said plan shall, at minimum, include: lighting, surveillance, physical security of property, and securing of any tools, equipment and/or materials left on site. The Police Department shall also be provided 24-hour emergency contact information for the contractor and owner. Route emergency contact information to Police Department Attn: Sgt. Thompson or email to mthompson@belmont.gov.

129. No Trespassing signs, per 602 PC, required to be posted around property to discourage unauthorized entry and aid in criminal prosecutions for trespassing/theft.

130. A minimum roadway width of 12' must be maintained at all times for emergency access.

131. The property address must be clearly posted at all times during and after construction, visible and legible from entire roadway frontage(s).

132. Ensure Police Department has access to any secured emergency access easements/gates/pathways.

Attachment 2
DEVELOPMENT STANDARDS EVALUATION
Old County Road | APN 045-241-260

LOT SIZE, SETBACKS, DENSITY, AND LOT COVERAGE

Development Criteria	VCMU / Village Avenue Standard	Proposed
Minimum Lot Area (sq. ft.)	7,200	2,734 - legal nonconforming lot per Section 9.3 Lots of Record of the Belmont Zoning Ordinance
Minimum Lot Width (ft.)	60	Average lot width of 60
Minimum Setback	None.	Front: 0 Rear: 0 Right: 0 Left: 6.5
Maximum Site Coverage (% of Lot)	80%	60%

BUILDING FORM AND STREET FRONTAGE STANDARDS

Development Criteria	VCMU / Village Avenue Standard	Proposed
Minimum; Maximum Floor Area Ratio (FAR)	0.5; 2.0	1.29
Minimum; Maximum Building Height (ft.)	None; 50	30 31 to top of parapet 33.1 to top of rooftop deck railing
Minimum Ground Floor Height for Residential (ft.)	10	10
Building Bulk (maximum floorplate as percent of ground-level floorplate)	1-story: 100% 2-story: 100% 3-story: 85%	1st: 1,542 sf (100%) 2nd: 1,542 sf (100%) 3rd: 1,305 sf (84.6%)
Limitations on Blank Walls	Minimum 25% articulation, 1-ft depth, 5-ft width.	74%
Build-to Lines (Percentage of building frontage within 10 feet of sidewalk)	Minimum 70%	100%

Development Criteria	VCMU / Village Avenue Standard	Proposed
Ground Floor Transparency	Required	N/A

STREETSCAPE AND STREET FRONTAGE DEVELOPMENT STANDARDS

Development Criteria	VCMU / Village Avenue Standard	Proposed
Ground Floor Active Uses along the Main Building Frontage	50% minimum	N/A - no active use proposed per request for CUP for ground-floor residential use. The project site is not subject to an Active Use Frontage Overlay.
Building Frontage Width (% of lot width) minimum	70%	78%
Retail Depth from Front Entrance	60-ft minimum	N/A - no retail proposed per request for CUP for ground-floor residential use.
Min % of Front Facade Located at or Within 10 Feet of the Sidewalk	70%	100%
Front Setback (5-ft max; 10-ft max for outdoor seating areas and public plazas)	0–5 ft; up to 10 ft for qualifying outdoor seating/public plazas	0 ft
Street Wall Height	1-story minimum; 3-story maximum	2 stories, 3rd story is stepped back.

OPEN SPACE & OUTDOOR LIVING AREA STANDARDS

Development Criteria	VCMU / Village Avenue Standard	Proposed / Evaluation
Minimum Publicly Accessible Open Space (plaza area); Lots ≥12,000 sq. ft.	200 sf for lots ≥12,000 sf; N/A for smaller lots	N/A: 2,734-sf lot.
Minimum Dimensions — open space area	10 ft (required public open space)	N/A: below public-open-space lot threshold.
Minimum Outdoor Living Area per Unit	36 sf/unit	Unit A: 66 sf; Unit B: 45 sf; Unit C: 504 sf; Unit D: 145 sf
Minimum Landscaping (10% of Lot)	10% (273.4 sf)	19.2% (524 sf)

Development Criteria	VCMU / Village Avenue Standard	Proposed / Evaluation
Minimum Number of Trees for every 400 sq. ft. of Landscape Area	1 tree/400 sf (1 tree)	8 trees
Bicycle Parking	Two short-term (Class 2) bicycle parking spaces; One long-term (Class 1) space per 20 units	Four Class 2 spaces; One Class 1 space

Note: there is no consistency analysis with vehicle parking standards as the project is exempt from requiring parking in accordance with AB 2097.

Old County Road Belmont

Vacant Lot APN: 045-241-260

GENERAL NOTE

1. CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT THEMSELVES WITH THE CONDITIONS AS THEY ACTUALLY EXIST AND VERIFY LOCATIONS, CONDITIONS AND DETAILS REQUIRED TO COMPLETE THE WORK.
2. DISPOSAL SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT LAWS AND REGULATIONS.
3. THE CONTRACTOR SHALL USE MATERIALS THAT ARE COMPATIBLE TO EXISTING MATERIALS AND COMPLY WITH APPLICABLE REGULATIONS. BEFORE PROCEEDING, EXAMINE THE SURFACES TO BE MODIFIED AND THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF UNSAFE OR OTHERWISE UNSATISFACTORY CONDITIONS ARE ENCOUNTERED, TAKE CORRECTIVE ACTION BEFORE PROCEEDING WITH THE WORK. CUT USING SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING AND CHOPPING. RESTORE FINISHES OF PATCHED AREAS AND, WHERE NECESSARY, EXTEND FINISH RESTORATION INTO ADJOINING SURFACES.
4. ALL MATERIAL SHALL BE INSTALLED WITH THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.
5. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT THE SITE AND SHALL VERIFY ALL MEASUREMENTS.
6. EXISTING OPENING FRAME SHALL REMAIN UNALTERED. ALL NEW WINDOWS OR DOORS SHALL FIT THE EXISTING ROUGH OPENING.
7. PERFORM ALL WORK IN A WORKMANLIKE MANNER. CONTRACTOR TO REPLACE OR REPAIR ANY DAMAGE TO EXISTING AREAS TO REMAIN, AS DETERMINED BY THE OWNER.
8. MINIMUM 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IS TO BE RECYCLED.
9. THE OWNER/APPLICANT SHALL ENSURE THAT APPLICABLE BEST MANAGEMENT PRACTICES (BMPS) FROM THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM (SMCWPPP) ARE FOLLOWED TO PREVENT DISCHARGE OF SOIL OR ANY CONSTRUCTION MATERIAL INTO THE GUTTER, STORM DRAIN SYSTEM, OR CREEK.
10. THE PROPERTY OWNER/APPLICANT SHALL APPLY FOR AND OBTAIN A TEMPORARY ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT FOR WORK IN THE CITY PUBLIC RIGHT-OF-WAY, EASEMENTS OR PROPERTY IN WHICH THE CITY HOLDS AN INTEREST, INCLUDING DRIVEWAY, SIDEWALK, SEWER CONNECTIONS, SEWER CLEAN-OUTS, CURB DRAINS OR STORM DRAIN CONNECTIONS OR PLACEMENT OF A DEBRIS BOX IN CITY RIGHT-OF-WAY.
11. PROPERTY OWNER/APPLICANT SHALL APPLY FOR AND OBTAIN A HAULING PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS BEFORE ANY THE ISSUANCE OF ANY SITE DEVELOPMENT PERMIT INCLUDING TREE REMOVAL, DEMOLITION, FOUNDATION OR BUILDING PERMIT.
12. PROPERTY OWNER/APPLICANT SHALL APPLY FOR AND OBTAIN A GRADING PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS. GRADING PERMIT SHALL BE ISSUED SIMULTANEOUSLY WITH THE BUILDING PERMIT PER BCC 9-29. NO PRE-GRADING INCLUDING VEGETATION REMOVAL OR CLEARING AND GRUBBING SHALL BE PERFORMED WITHOUT A GRADING PERMIT.
13. FAILURE TO COMPLY WITH ANY PERMIT CONDITION MAY RESULT IN A " STOP WORK ORDER" OR OTHER PENALTY.
14. ALL CONSTRUCTION AND RELATED ACTIVITIES WHICH REQUIRE A CITY PERMIT SHALL BE ALLOWED ONLY DURING THE HOURS OF 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY AND 10:00 A.M. TO 5:00 P.M., SATURDAYS. NO CONSTRUCTION ACTIVITY OR RELATED ACTIVITIES SHALL BE ALLOWED OUTSIDE OF THE AFOREMENTIONED HOURS OR ON SUNDAYS AND THE FOLLOWING HOLIDAYS: NEW YEAR S DAY, PRESIDENT S DAY, MEMORIAL DAY, 4TH OF JULY, LABOR DAY, THANKSGIVING DAY AND CHRISTMAS DAY. ALL GASOLINE POWERED CONSTRUCTION EQUIPMENT SHALL BE EQUIPPED WITH AN OPERATING MUFFLER OR BAFFLING SYSTEM AS ORIGINALLY PROVIDED BY THE MANUFACTURER, AND NO MODIFICATION TO THESE SYSTEMS IS PERMITTED.
15. STREET, SIDEWALKS AND CURBS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY PROPERTY OWNER/APPLICANT. PHOTOGRAPHS OR VIDEO OF BEFORE CONDITION ARE RECOMMENDED.
16. PUBLIC WORKS DEPARTMENT " FINAL"APPROVAL AND SIGN-OFF MUST BE OBTAINED PRIOR TO THE BUILDING DEPARTMENT BEING ABLE TO FINAL YOUR BUILDING PERMIT.
A. ENGINEER'S CERTIFICATION IS REQUIRED TO BE SUBMITTED BEFORE PUBLIC WORKS FINAL.
17. STORMWATER SHALL BE DIRECTED ONSITE TO A VEGETATED AREA OR THE CITY STORM SYSTEM.

APPLICABLE CODES

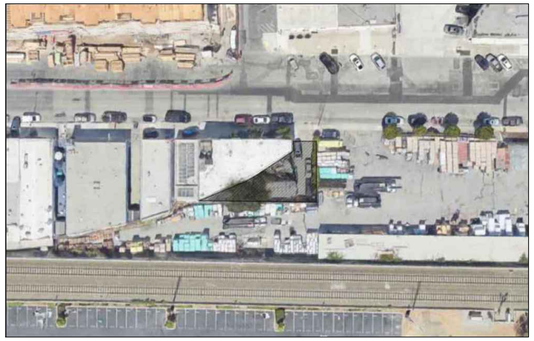
2025 EDITION OF TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
PART 1 - CALIFORNIA BUILDING CODE VOLUMES 1 & 2
PART 2 - CALIFORNIA MECHANICAL CODE
PART 3 - CALIFORNIA PLUMBING CODE
PART 4 - CALIFORNIA ELECTRICAL CODE
PART 5 - CALIFORNIA EXISTING BUILDINGS CODE
PART 6 - CALIFORNIA FIRE CODE
PART 7 - CALIFORNIA ENERGY CODE
PART 8 - CALIFORNIA RESIDENTIAL BUILDING CODE
PART 9 - CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 10 - CALIFORNIA HISTORICAL BUILDING CODE
PART 11 - BELMONT CITY CODE

OWNER	
OWNER NAME	RON DUBOIS
EMAIL	dubois_94002@yahoo.com
TELEPHONE	650-867-0959
TEAM	
ARCHITECTS-SF	FRANCISCO MATOS
DIRECTION	PO BOX 426993 SAN FRANCISCO, CA 94142
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EMAIL	francisco@architects-sf.com
WEB	http://www.architects-sf.com

SCOPE OF WORK

1. A NEW FOUR (4) UNITS & THREE (3) STORY RESIDENTIAL BUILDING.
2. NO EXCAVATION OF CUT & FILL.

SHEET LIST	
ARCHITECTURE DRAWING	
G000	COVER SHEET
G100	NOTES
G101	NOTES
A090	EXISTING SITE PLAN
A100	PROPOSED SITE PLAN
A100.5	FRONTAGE IMPROVEMENT PLAN
A101	PROPOSED FIRST FLOOR PLAN
A102	PROPOSED SECOND FLOOR PLAN
A103	PROPOSED THIRD FLOOR PLAN
A104	TOPOGRAPHIC PLAN
A105	LANDSCAPE PLAN
A106 , A106.1 & A106.2	LIGHTING PLAN
A107	LIGHTING SPECIFICATIONS
A108	FIRE RESCUE PLAN
A109	IRRIGATION PLAN
A201	PROPOSED ELEVATIONS
A202	PROPOSED ELEVATIONS
A210	ACCESSIBILITY DETAILS
A211	ACCESSIBILITY DETAILS
A212	ACCESSIBILITY DETAILS
A213	ACCESSIBILITY DETAILS
A220	BIKE LOCKER SPECS
A300	RENDERING
A301	RENDERING
A400	ARCHITECTURE STYLE & MATERIALS
C01	CIVIL COVER PLAN
C02	EROSION CONTROL PLAN
C03	BEST MANAGEMENT PLAN
C04	EROSION CONTROL PLAN DETAILS
C10	GRADING AND DRAINAGE PLAN
C11	STORMWATER CONTROL PLAN
C12	SECTIONS
C20	UTILITY PLAN



1 **LOCATION MAP**
NOT TO SCALE



2 **BLOCK MAP**
NOT TO SCALE

PROJECT DATA				
PROJECT DATA		**BUILDING DATA**		
ADDRESS	OLD COUNTY ROAD BELMONT, CA 94002	FOOTPRINT	1,619	
APN	045-241-260	# STORIES	3	
		BUILDING HEIGHT	30'-0"	
ZONING INFORMATION		PROVIDED UNITS	TOTAL : 4 RESIDENTIAL UNIT - 2 UNITS , 1 BEDROOM 1 BATHROOM - 2 UNITS , 3 BEDROOMS 3 BATHROOMS	MARKET RATE UNITS: 4
LOT SIZE	2,734 SQ. FT.	SPRINKLER BUILDING	AUTOMATIC SPRINKLERS	
MAX FAR 2.0	2.0 (5,430 SQ. FT.)	CAR PARKING SPACE	0 SPACES	
ZONING DISTRICT	VCMU	BYCICLE PARKING SPACE	5 PARKING SPACES - 4 SHORT TERMS PARKING (CLASS 2) - 1 LONG TERM PARKING (CLASS 1)	
OCCUPANCY TYPE	B, R3			
CONSTRUCTION TYPE	VB			
SITE SQFT		**BUILDING SQFT**		
LANDSCAPED AREA	524 SQ. FT.	RESIDENTIAL UNIT A	680 SQ. FT.	
FAR PROPOSED	1.29	RESIDENTIAL UNIT B	560 SQ. FT.	
OPEN SPACE	REQUIRED : 100 SQFT PER UNIT - COMMON 50 SQFT PER UNIT - PRIVATE PROVIDED: - UNIT A PRIVATE SPACE: 66 SQFT - UNIT B PRIVATE SPACE: 45 SQFT - UNIT C PRIVATE SPACE: 166 SQFT - UNIT D PRIVATE SPACE: 483 SQFT - COMMON SPACE: 1,075 SQFT	RESIDENTIAL UNIT C	1,185 SQ. FT.	
		RESIDENTIAL UNIT D	1,110 SQ. FT.	
		TOTAL SQFT	3,535 SQ. FT.	
		BUILDING BULK	MAX	PROPOSED
		STORY 1	2,323.9	1,542
SITE SLOPE	LESS THAN 3%	STORY 2	2,323.9	1,542
SITE COVERAGE	60%	STORY 3	1,975.3	1,305

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#	Revisions	Date
3	REVISION	07/20/26

LICENSED ARCHITECT
FRANCISCO MATOS
C-34078
02/28/27
RENEWAL
STATE OF CALIFORNIA

OLD COUNTY ROAD
BELMONT , CA 94002
APN: 045-241-260

DRAWING TITLE:
COVER SHEET
SHEET INDEX & NOTES

G000

GENERAL CONSTRUCTIONS

1. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK PERFORMED COMPLIES WITH THE 2019 CALIFORNIA BUILDING, PLUMBING, ELECTRICAL, MECHANICAL, ENERGY, AND FIRE CODES, ALL NAPA COUNTY AMENDMENTS, AND CONFORMS WITH INDUSTRY BEST PRACTICES.
2. BEYOND INSTRUCTIONS PROVIDED IN THE PLANS, THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES & REGULATIONS OF ALL GOVERNING AGENCIES.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE & MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY & PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CERTIFICATIONS SHALL NAME THE OWNER AS ADDITIONALLY INSURED.
4. DRAWINGS & SPECIFICATIONS ARE INTENDED AS ASSISTANCE AND GUIDANCE, BUT EXACT DIMENSIONS AND ELEVATIONS SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS & SHALL BE CHECKED BY CONTRACTOR. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND REPORT DISCREPANCIES WITH THIS PLAN'S AUTHOR WHENEVER APPROPRIATE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK INCLUDING BUT NOT LIMITED TO THE PROTECTION OF PEDESTRIANS & ADJACENT PROPERTIES.
6. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION. FAILURE TO OBTAIN AUTHORIZATION FROM THE OWNER OR THE OWNER'S REPRESENTATIVE MAY INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.
7. SHOP & FIELD WORK SHALL BE PERFORMED BY MECHANICS, CRAFTSMEN & WORKERS SKILLED AND EXPERIENCED IN THE FABRICATION AND INSTALLATION OF THE WORK INVOLVED. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST-ESTABLISHED PRACTICE OF THE INDUSTRY.
8. THIS PLAN'S AUTHOR SHALL NOT BE RESPONSIBLE FOR WORK PERFORMED THAT DEVIATE FROM APPROVED PERMITTED PLANS.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE WORK PERFORMED AND FOR THE METHODS AND MATERIALS USED.
10. 10.CONTRACTOR SHALL SCHEDULE AND PERFORM THE WORK DURING NORMAL WORKING HOURS UNLESS OTHERWISE APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. ANY OVERTIME REQUIRED SHALL BE INCLUDED IN THE BID. NO CHANGES TO THE CONTRACT AMOUNT WILL BE AUTHORIZED AS A RESULT OF OVERTIME INCURRED.
11. 11. CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB CLEANING & PREVENT DUST & DEBRIS FROM EMANATING FROM THE CONSTRUCTION AREA. REMOVE AND LAWFULLY DISPOSE OF ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTOR'S OPERATIONS DAILY. REMOVE RUBBISH AND DEBRIS AS IT ACCUMULATES AND KEEP AREA BROOM CLEAN. CONTRACTOR SHALL NOT STORE RUBBISH ON SITE FOR ANY EXTENDED PERIOD OF TIME. NO SMOKING ON THE SITE. THE JOBSITE SHALL BE LEFT BROOM CLEANED AT THE END OF EACH WORKDAY.
12. WHEN WORK IS PERFORMED WITHIN OR IN PROXIMITY OF OCCUPIED BUILDINGS, THE CONTRACTOR SHALL EMPLOY ALL AVAILABLE TECHNIQUES FOR NOISE ABATEMENT, INCLUDING BUT NOT LIMITED TO MUFFLERED AIR COMPRESSORS AND NOISE SUPPRESSED PNEUMATIC & ELECTRIC TOOLS.
13. CONTRACTOR SHALL PROVIDE PROTECTION TO FINISHES & FIXTURES TO REMAIN OR NEWLY INSTALLED FINISHES & FIXTURES TO KEEP THEM IN THEIR BEST POSSIBLE CONDITION AT DELIVERY OF THE CONCLUDED PROJECT.
14. THE CONTRACTOR SHALL FAVOR GREEN BUILDING METHODS AND ENVIRONMENTALLY PREFERRED PRODUCTS AND MATERIALS.
15. ALL PRODUCTS AND MATERIALS ARE TO BE STORED IN MOISTURE-FREE ENVIRONMENT DURING THE ENTIRE CONSTRUCTION PROCESS.
16. THERE SHALL BE NO DUMPING OF ANY KIND IN THE GROUND OR IN THE DRAINS. PLANTS, SHRUBS AND TREES ARE TO BE PROTECTED AND PRESERVED UNLESS OTHERWISE AGREED WITH THE OWNER OR THE OWNER'S REPRESENTATIVE.
17. THE CONTRACTOR SHALL INFORM THE OWNER AND THE OWNER'S REPRESENTATIVE OF THE TIMELINE DURING CONSTRUCTION IN SUCH A WAY THAT CONSTRUCTION DOCUMENTS AND ORDER SHEETS CAN BE UPDATED AND PRODUCED IN ADVANCE TO ASSIST THE CONTRACTOR.
18. TO ENSURE GOOD COORDINATION, CONTRACTOR SHALL PROVIDE THIS PLAN'S AUTHOR APPROXIMATELY NO MORE AND NO LESS THAN 10 DAYS OF NOTICE TO REQUEST ROUGH PLUMBING FIXTURE ORDER SHEET, ROUGH ELECTRICAL FIXTURE SELECTION SHEET, APPLIANCE ORDER SHEET, FINISH PLUMBING ORDER SHEET, BATH HARDWARE ORDER SHEET, LIGHTING FIXTURES ORDER SHEET, GROUT AND PAINT/STAIN COLOR SELECTION SHEET, ETC.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER CONTRACTOR'S SUPERVISION AND SHALL MAINTAIN CURRENT CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
20. FINAL LOCATIONS OF ALL EQUIPMENT, SERVICES, PANEL BOARDS, FIXTURES, SWITCHES AND OUTLETS, WATER HEATER, FURNACES, BOILERS, ETC. SHALL BE APPROVED BY THIS PLAN'S AUTHOR PRIOR TO INSTALLATION.
21. ALL INSTALLED PLUMBING, MECHANICAL & ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY, SMOOTHLY & FREE OF VIBRATION. SEE MANUFACTURERS' RECOMMENDATIONS FOR ACOUSTICALLY SOUND CONSTRUCTION METHODS.
22. CONTRACTOR IS TO DISCUSS WITH OWNER OR THE OWNER'S REPRESENTATIVE THE VARIOUS INSULATION OPTIONS PRIOR TO ENGAGING THE SUB, INCLUDING BUT NOT LIMITED TO BATS, FOAM, AND CELLULOSE. THE OWNER OR THE OWNER'S REPRESENTATIVE SHOULD BE ENABLED TO VALUE-ENGINEER THEIR DECISION GIVEN THAT, WHILE CONCEALED, INSULATION MATTERS IN THE LONG-TERM ENERGY PERFORMANCE OF THE BUILDING.
23. CONTRACTOR IS TO ENSURE THAT INSULATION IS INSTALLED SO THAT IT IS THE MOST EFFECTIVE. PRIOR TO CLOSING UP THE WALLS, INSULATION INSTALLATION IS TO BE VERIFIED BY A THIRD-PARTY PROFESSIONAL AND/OR THIS PLAN'S AUTHOR.
24. THE CONTRACTOR SHALL FURNISH TO THE OWNER AN OWNER MANUAL FOR THE HOME, WHICH SHALL INCLUDE BUT NOT BE LIMITED TO MANUFACTURER'S INSTRUCTION, OPERATION & MAINTENANCE MANUALS FOR PRODUCTS & EQUIPMENT, SPECIAL TOOLS, ACCESSORIES, SPARE PARTS, ETC.
25. UPON COMPLETION OF THE WORK OR SHORTLY BEFORE, THE CONTRACTOR SHALL DIRECT THE OWNER AND THE OWNER'S REPRESENTATIVES (ARCHITECT, DESIGNER, ENGINEERS) TO PREPARE PUNCH LIST OF CORRECTIONS.
26. ALL WORK SHALL ACCOUNT FOR MATERIAL EXPANSION & CONTRACTION, SHRINKAGE, BUILDING MOVEMENTS, ETC, SUFFICIENT TO PREVENT CRACKS, BUCKLING, WARPING OR OTHER DEFORMATION DUE TO HUMIDITY & TEMPERATURE CHANGE & NORMAL LOADING.
27. MOISTURE BARRIERS AND MOISTURE REDUCTION SYSTEMS SHALL BE USED WHENEVER APPROPRIATE, ACCORDING TO INDUSTRY'S BEST PRACTICE AND/OR MANUFACTURER'S RECOMMENDATIONS.
28. ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE.
29. FILTERED COLLECTION IS INSTALLED AT ROOF AND DECK RUNOFF TO MINIMIZES DEBRIS BUILD UP AND PREVENT BLOCKAGES.
30. DETACHED PLANTER BOXES TO HAVE NO SOIL TO WOOD CONTACT. MEMBRANES WILL BE APPLIED.
31. CONTRACTOR IS REQUIRED TO OBTAIN FINAL INSPECTION NO LATER THAN 3 MONTHS AFTER SUBSTANTIAL COMPLETION OF WORK UNLESS OTHERWISE AGREED WITH CLIENT. IF UNCLEAR, SUBSTANTIAL COMPLETION OF THE WORK SHALL BE DEFINED AS 10% OF WHAT IS LEFT TO PAY TO THE GENERAL CONTRACTOR BY THE CLIENT.
32. CONTRACTOR SHALL CARRY ADEQUATE INSURANCE AND ENSURE THAT ALL SUB-CONTRACTORS ALSO CARRY THEIR OWN. THERE SHALL BE NO UNLICENSED NOR UNINSURED TRADES PERFORMING WORK ON THE JOB.
33. OMISSIONS AND/OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM. IF CERTAIN FEATURES ARE NOT FULLY DELINEATED IN THE CONSTRUCTION DOCUMENTS, THEIR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE BUILDER. FOR CLARIFICATIONS WHEREVER APPROPRIATE, DON'T HESITATE TO CONTACT THE PROFESSIONAL OF RECORD.
34. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES AND SAFETY PRECAUTIONS, INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING.
35. USE WRITTEN DIMENSIONS SHOWN ON PLANS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE PROFESSIONAL OF RECORD IMMEDIATELY. WHERE DIMENSIONS ARE NOT PROVIDED, OBTAIN CLARIFICATION PRIOR TO PROCEEDING WITH WORK. OPENINGS THROUGH WALLS AND FLOORS FOR MECHANICAL, PLUMBING AND ELECTRICAL.
36. NO OPENINGS SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE APPROVAL OF THE PROFESSIONAL OF RECORD. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT APPROVAL OF THE PROFESSIONAL OF RECORD.
37. THE CONTRACTOR SHALL INFORM THE PROFESSIONAL OF RECORD IN WRITING OF ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF SUCH DEVIATIONS FROM THE PLANS UNLESS THE CONTRACTOR HAS SPECIALLY INFORMED THE PROFESSIONAL OF RECORD OF SUCH DEVIATIONS PRIOR TO IMPLEMENTATION OF MODIFICATIONS, AND THE PROFESSIONAL OF RECORD WAS GIVEN THE TIME TO REVISE AND PROVIDE CLARIFICATIONS AS REQUESTED.
38. EXTERIOR DOOR THRESHOLDS AND DOOR/WINDOW HARDWARE AND SCREENS ARE TO BE PROTECTED DURING CONSTRUCTION SUCH THAT THEY ARE DELIVERED IN LIKE NEW CONDITION.
39. THE JOB HAS TO BE MAINTAINED IN A BROOM CLEAN CONDITION AT ALL TIMES DURING CONSTRUCTION. THE HOUSE AT FINISH HAS TO BE DELIVERED COMPLETELY CLEAN, ALL WINDOWS CLEANED AND READY TO MOVE IN.
40. BUILDING MATERIALS ARE TO BE KEPT ELEVATED FROM THE FLOOR/GROUND THEY REST ON AND KEPT DRY AT ALL TIMES.
41. CONTRACTOR SHOULD SURVEY AND MONITOR THE MOVEMENT OF SHORING AND SETTLEMENT OF ADJACENT STRUCTURES DURING. EXCAVATION, AND MONITOR REPORT ANY UNEXPECTED DEFLECTION TO ENGINEERING TEAM AT THE EARLIEST OPPORTUNITY SHOULD ANY BE DISCOVERED.

CONSTRUCTION RULES

1. PROVIDE DUST ABATEMENT BY SPRAYING DURING EXCAVATION.
2. MAINTAIN A CLEAN JOBSITE IN GENERAL TO MINIMIZE INCONVENIENCE TO NEIGHBORS.
3. PORTABLE TOILET TO BE CONCEALED WITH DECORATIVE HOUSING OR TO BE LOCATED BEHIND CONSTRUCTION BARRIER.
4. CONTRACTOR TO VERIFY SITE CONDITIONS TO ENSURE IF CITY MONUMENT IS LOCATED IN PUBLIC RIGHT OF WAY THAT CARE IS TAKEN TO ENSURE.

DIMENSION NOTES

1. DIMENSIONS ARE ROUNDED TO THE INCH ON THIS PLAN
2. DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.
3. DATUM POINTS, INCLUDING FOR HEIGHTS IN ELEVATIONS AND SECTIONS, ARE TO SUPERSEDE OTHER MEASUREMENTS IN THE PLANS, INCLUDING BUT NOT LIMITED TO FLOOR TO CEILING HEIGHTS.
4. THE GENERAL CONTRACTOR IS TO REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS WITH DESIGN TEAM BEFORE PERFORMING THE WORK.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND MEANS FOR TEMPORARY SHORING AS NEEDED TO PREVENT DAMAGE AND MINIMIZE SETTLEMENT OF EXISTING AND ADJACENT STRUCTURE(S). CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
2. EFFORTS SHALL BE EXERCISED TO PROTECT THE BUILDING FINISHES AND OTHER ITEMS TO REMAIN.
3. THE CONTRACTOR SHALL MAINTAIN BUILDING SECURITY AT ALL TIMES.
4. THE PROPERTY IS KEPT DRY FROM THE RAIN AND ALL BUILDING MATERIALS ARE TO BE STORED IN DRY AREAS
5. ALL MATERIALS, FIXTURES, DEBRIS REMOVED DURING DEMOLITION ARE TO BE DOCUMENTED. EXTENSIVE EFFORTS ARE TO BE MADE TO RECYCLE EVERYTHING. THE DESIGN TEAM IS TO REVIEW SUBCONTRACTOR BID FOR DEMOLITION IN ADVANCE TO VERIFY ANTICIPATED DIVERSION RATE.
6. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL CONDUCT A PRE-DEMOLITION JOB SITE MEETING TO SCHEDULE THE WORK WITH THE DESIGN TEAM AND KEY SUBCONTRACTORS.
7. CONTRACTOR IS TO TAKE PRECAUTIONS TO ADEQUATELY PROTECT ANYONE FROM POSSIBLE INJURY.
8. DEMOLITION IS TO BE CONDUCTED SO AS TO ENSURE MINIMUM INTERFERENCE WITH STREETS' WALKS, OR OTHER OCCUPIED OR USED FACILITIES.
9. BUILDERS SHALL BE MINDFUL OF DEMO CALCULATIONS AND DEMO METHODS.
10. DEMOLITION OTHER THAN THAT EXPLICITLY STATED AND SHOWN ON THE ARCHITECTURAL DEMO PLANS IS ILLEGAL UNDER P.C. 317 AND ANY MODIFICATIONS REQUIRE A PERMIT REVISION AND APPROVAL FROM THE PLANNING DEPARTMENT.
11. GENERAL CONTRACTOR SHALL READ AND UNDERSTAND THE DEMOLITION CALCULATIONS AND SHALL NOT EXCEED THE AMOUNT OF DEMOLITION PERMITTED.

GENERAL CONSTRUCTIONS

1. PROVIDE EACH BEDROOM, BASEMENT, AND HABITABLE ATTICS WITH A MINIMUM OF ONE EXTERIOR WINDOW WITH A 44" MAXIMUM CLEAR OPENING HEIGHT, 5.7 SQ. FT. MINIMUM CLEAR OPENABLE AREA (MINIMUM 5.0 SQ. FT. AT GRADE FLOOR OPENINGS), 24" MINIMUM CLEAR OPENABLE HEIGHT AND 20" MINIMUM CLEAR WIDTH, OR AN OPENABLE EXTERIOR EXIT DOOR. (CRC R310.2.1 AND CRC R310.2.2) WINDOW WELLS, LADDERS, AND STEPS SHALL COMPLY WITH CRC R310.2.3. BARS, GRILLES, COVERS, ANDS SCREENS SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR FORCE GREATER THAN 15LBS TO OPERATE THE EMERGENCY ESCAPE AND RESCUE OPENINGS. (CRC R310.4) PHOTOVOLTAIC PANELS & MODULES SHALL NOT BE BELOW AN EMERGENCY ESCAPE AND RESCUE OPENING WITHIN 36". (CRC 324.6.2.2)
2. EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED WITH ENERGY STAR APPROVED EQUIPMENT (MINIMUM 50CFM) WITH AN INTEGRAL HUMIDISTAT INSTALLED. (CRC R303.3.1)
3. PROVIDE ATTIC CROSS VENTILATION: 1/150 OF ATTIC AREA OR 1/300 WITH AT LEAST 40% BUT NOT MORE THAN 50% OF VENTS ARE A MAXIMUM 3 FT. BELOW THE RIDGE OR HIGHEST SPACE IN THE ATTIC AND THE BALANCE IS PROVIDED IN THE LOWER THIRD OF THE ATTIC SPACE (NOT LIMITED TO EAVES OR CORNICE VENTS). AS AN ALTERNATIVE IN CLIMATE ZONE 16, THE NET AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS IN- STALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. BAFFLES ARE REQUIRED AT VENTS FOR INSULATION. PROVIDE MINIMUM OF 1" INCH OF AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING. (CRC R806)
4. ENCLOSED RAFTER SPACES SHALL HAVE A 1-INCH CLEAR CROSS VENTILATION. (PROPERLY SIZED RAFTERS FOR INSULATION) (CRC R806.3)
5. UNDER FLOOR CROSS VENTILATION: MINIMUM 1/150 OF UNDER FLOOR AREA. WHEN A CLASS 1 VAPOR RETARDER IS INSTALLED ON THE GROUND SURFACE, THE MINIMUM AREA OF VENTILATION MAY BE LIMITED TO 1/1500 OF UNDER-FLOOR SPACE. ONE VENTILATION OPENING SHALL BE WITHIN THREE (3) FEET OF EACH CORNER OF THE BUILDING (CRC R408.1). UNVENTED CRAWL SPACES SHALL COMPLY WITH CRC R408.3.
6. EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES EXPOSED TO WATER, WHERE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER REQUIRE CONSTRUCTION DOCUMENTS WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS (CRC 106.1.5). MUST BE INSPECTED AND APPROVED BEFORE CONCEALING BARRIER. (CRC 109.1.5.3)
7. ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES EX- POSED TO RAIN, SNOW OR DRAINAGE FROM IRRIGATION SHALL BE PROVIDED WITH CROSS- VENTILATION AREA OF AT LEAST 1/150. (CRC 317.1.6)
8. PROVIDE LANDINGS AND A PORCH LIGHT AT ALL EXTERIOR DOORS. LANDINGS ARE TO BE MINIMUM 3 FT DEEP X WIDTH OF DOOR. LANDINGS AT REQUIRED EGRESS DOORS MAY STEP DOWN A MAXIMUM OF 7.75 INCHES WHEN THE DOOR DOES NOT SWING OVER THE LANDING AND 1.5 INCHES WHEN DOOR SWINGS ONTO THE LANDING. OTHER THAN REQUIRED EXTERIOR EXIT DOORS MAY HAVE A THRESHOLD OF 7.75 INCHES MAXIMUM; A LANDING IS NOT REQUIRED IF A STAIR WITH TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE AND THE DOOR DOES NOT SWING OVER THE STAIRWAY. (CRC R311.3- 311.3.2)
9. MEZZANINES SHALL NOT BE GREATER THAN 1/3 OF THE STORY UNLESS FIRE SPRINKLERS ARE INSTALLED THEN THE AREA CAN BE ½ OF THE STORY. (CRC 325.3)
10. THE FOLLOWING WINDOWS SHALL BE FULLY TEMPERED: (CRC R308.4)
    - 10.1. SLIDING/SWINGING GLASS DOORS
    - 10.2. GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZON- TALLY OF THE WATER'S EDGE (CRC R308.4.5)
    - 10.3. GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR. SAFETY GLAZING REQUIRED ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR. GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9SQ.FT, BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE
    - 10.4. WITHIN 60IN. OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36IN. ABOVE THE LANDING
    - 10.5. GLAZING IN GUARDS AND RAILINGS
    - 10.6. GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36IN. HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36IN. ABOVE THE WALKING SURFACE
11. PROVIDE FALL PROTECTION IN ACCORDANCE WITH C.R.C. SECTION R312.2.1 FOR THE OPERABLE WINDOWS WITH SILLS LOCATED LESS THAN 24 INCHES ABOVE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE, OR SURFACE ON THE OUTSIDE OF THE BUILDING. C.R.C. SECTION R312.2

FLOORS

1. UNDERFLOOR AREAS WITH STORAGE, FUEL-FIRED EQUIPMENT OR ELECTRIC-POWERED EQUIPMENT WITH LESS THAN 2X10 SOLID JOISTS SHALL BE PROTECTED ON THE UNDERSIDE BY HALF-INCH SHEET- ROCK OR A SPRINKLER SYSTEM. (R302.13)
2. BALCONIES MUST BE DESIGNED FOR A MINIMUM LIVE LOAD OF 60LBS PER SQUARE FOOT. (CRC TABLE-R301.5)

FONDATIONS & CONCRETE SLABS

1. SLOPE DRAINAGE 6" WITHIN THE FIRST 10FT. FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10FT DISTANCE, A 2-5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES SHALL ALSO BE SLOPED A MINIMUM OF 2 PERCENT FOR 10FT AWAY FROM STRUCTURES TO AN APPROVED DRAINAGE WAY. (CRC R401.3)
2. STEPPED FOOTINGS SHALL BE USED WHEN SLOPE OF FOOTING BOTTOM IS GREATER THAN 1 IN 10 (V:H). STEP FOOTING DETAIL SHALL BE SHOWN ON BUILDING ELEVATIONS AND FOUNDATION PLAN. (CRC R403.1.5)
3. CONCRETE SLABS: 3 ½" MINIMUM (CRC R506.1). SLABS SHALL HAVE A 4" THICKNESS OF 3/8" MINIMUM GRAVEL UNDER THE CONCRETE SLAB. SEPARATE FROM SOIL WITH A 6-MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES. A CAPILLARY BREAK SHALL BE INSTALLED WHEN A VAPOR RETARDER IS REQUIRED PER CGBC SECTION 4.505.
4. PROVIDE AN 18" X 24" UNDER-FLOOR ACCESS, UNOBSTRUCTED BY PIPES OR DUCTS AND WITHIN 5' OF EACH UNDER-FLOOR PLUMBING CLEANOUT AND NOT LOCATED UNDER A DOOR TO THE RESIDENCE, IS REQUIRED. PROVIDE A SOLID COVER OR SCREEN. (CRC 408.4 & CPC 707.9)
5. MINIMUM SILL BOLTING: ½" ANCHOR BOLTS OR APPROVED ANCHORS AT 6 FT. O.C. MAXIMUM FOR ONESTORY. (CRC R403.1.6) USE ANCHOR BOLTS AT 4 FT. O.C. MAXIMUM FOR THREE STORY CONSTRUCTION. EMBED BOLTS 7" MINIMUM. THE ANCHOR BOLTS SHALL BE PLACED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. LOCATE END BOLTS NOT LESS THAN 7 BOLT DIAMETERS, NOR MORE THAN 12" FROM ENDS OF SILL MEMBERS. IN SDC D0 AND ABOVE: PROVIDE 3"X3"X0.229 PLATE WASHERS ON EACH BOLT AT BRACED OR SHEAR WALL LOCATIONS, STANDARD CUT WASHERS SHALL BE PERMITTED FOR ANCHOR BOLTS NOT LOCATED IN BRACED/SHEAR WALL LINES. (CRC R403.1.6.1 & R602.11.1)

CLEARANCES & TREATMENT FOR WOOD FRAMING

1. WEATHER EXPOSED GLUED-LAM, BEAMS AND POSTS SHALL BE PRESSURE TREATED OR SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY (CRC R317.1.3 & 5)
2. COLUMNS EXPOSED TO THE WEATHER OR IN BASEMENTS, WHEN SUPPORTED ON CONCRETE PIER OR METAL PEDESTALS SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE PIER/PEDESTALS PROJECT 1" ABOVE CONCRETE OR 6" ABOVE EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. (CRC R317.1.4 EXC. 1)
3. COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE COLUMN IS SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL OF A HEIGHT 8" OR MORE, AND THE EARTH IS COVERED BY AN IMPERVIOUS MOISTURE BARRIER. (CRC R317.1.4 EXC. 2)
4. DECK POSTS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS SHALL BE PRESSURE TREATED OR WOOD OF NATURAL RESISTANCE TO DECAY UNLESS PROJECTING NOT LESS THAN 1" ABOVE A CONCRETE FLOOR OR 6" ABOVE EXPOSED EARTH. (CRC R317.1.4 EXC. 3)
5. WOOD JOIST SHALL BE PROVIDED WITH 18" CLEARANCE TO EARTH AND GIRDERS 12" TO EARTH, OR SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY WHEN LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION. (CRC R317.1 (1))

WALLS

1. POSITIVE CONNECTION SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT. (CRC R502.9 & CBC 2304.10.7)
2. ALL FASTENERS USED FOR ATTACHMENT OF SIDING & INTO PRESSURE TREATED LUMBER SHALL BE OF A CORROSION RESISTANT TYPE. (CRC R317.3)
3. FIRE-BLOCK IN CONCEALED SPACES OF STUD WALLS/PARTITIONS, VERTICALLY AT CEILING/FLOOR LEVELS, & HORIZONTALLY AT 10FT. INTERVALS. FIRE-BLOCK AT SOFFITS, DROP CEILINGS/SIMILAR LOCATIONS & IN CONCEALED SPACES AT THE TOP/BOTTOM OF STAIR STRINGERS. (CRC R302.11)
4. PROVIDE APPROVED BUILDING PAPER UNDER THE BUILDING SIDING AND APPROVED FLASHING AT EXTERIOR OPENINGS. (CRC R703.2) SPECIFY A MINIMUM OF 2 LAYERS OF GRADE D PAPER UNDER STUCCO AND 2 LAYERS OF 15LB FELT (OR EQUIVALENT) UNDER STONE VENEER.
5. STUCCO SHALL BE NOT LESS THAN THREE COAT WHERE APPLIED OVER METAL LATH OR WIRE FABRIC LATH, AND SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4 INCHES AND 2 INCHES TO PAVED SURFACES WITH AN APPROVED WEEP SCREED. (CRC R703.7.2.1) MASONRY STONE VENEER SHALL BE FLASHED BENEATH THE FIRST COURSE OF MASONRY AND PROVIDED WITH WEEP HOLES IMMEDIATELY ABOVE THE FLASHING. (CRC R703.8.5 AND R703.8.6)

ROOF

1. ROOF SHEATHING CAN ONLY CANTILEVER 9 INCHES BEYOND A GABLE END WALL UNLESS SUPPORTED BY OVERHANG FRAMING. (CRC 802.5.2.1)
2. PROVIDE A MINIMUM 22" X 30" ACCESS OPENING TO ATTIC (CRC R807); MAY BE REQUIRED TO BE 30"X30" TO REMOVE THE LARGEST PIECE OF MECHANICAL EQUIPMENT PER THE CMC.
3. ROOF DRAINS/GUTTERS REQUIRED TO BE INSTALLED PER THE CPC WITH LEAF/ DEBRIS PROTECTION ALSO INSTALLED. (CRC R337)
4. ROOF CONSTRUCTION AND COVERINGS SHALL COMPLY WITH CRC CHAPTERS 8, 9 AND LOCAL ORDINANCE. ALL ROOFING SHALL BE TESTED/LISTED CLASS A MINIMUM.
5. ASPHALT SHINGLES WITH SLOPED ROOFS 2/12 TO <4/12 SHALL HAVE TWO LAYERS OF UNDERLAYMENT APPLIED PER CRC R905.2.2.

BATHROOM & LAUNDRY

1. BATHROOMS AND LAUNDRY NOTE:1.WATER CLOSET SETTING: WATER CLOSET SHALL BE SET NO CLOSER THAN 15 INCHES FROM ITSCENTER TO ANY SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30 INCHES CENTER TO CENTER TO ANYOTHER PLUMBING FIXTURE. [CPC §402.5]
2. WATER CLOSET CLEARANCE: THE MINIMUM CLEAR SPACE IN FRONT OF THE WATER CLOSET SHALL BE NOT LESS THAN 24 INCHES. [CPC §402.5]
3. SHOWER SIZE: SHOWER COMPARTMENT SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCHDIAMETER CIRCLE. THE MINIMUM REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THRESHOLD. THE AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70 INCHES ABOVE THE SHOWER DRAIN OUTLET WITH NO PROTRUSIONS OTHER THAN THE FIXTURE VALVE OR VALVES, SHOWERHEAD, SOAP DISHES, SHELVES AND SAFETY GRAB BARS OR RAILS. [CPC §408.6]
4. SHOWER DOORS: SHOWER DOORS SHALL OPEN OUTWARD SO AS TO MAINTAIN A 22 INCH UNOBSTRUCTED OPENING WIDTH. [CPC §408.5]
5. BACKING BOARD MATERIALS: SHOWER AND TUB/SHOWER WALLS SHALL BE PROVIDED WITH A MOISTURE RESISTANT UNDERLAYMENT (E.G., FIBER-CEMENT BACKER BOARD, FIBER-REINFORCED GYPSUM PANEL, GLASS MAT GYPSUM BACKING PANEL, OR FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS) TO A MINIMUM HEIGHT OF 72 INCHES ABOVE THE FLOOR. [CRC SEC.R307.2, R702.4].
6. WATER CONSERVING PLUMBING FIXTURES:
    - 6.1. MAXIMUM FLOW RATE FOR WATER CLOSETS IS 1.28 GALLONS PER FLUSH. [CGBSC 4.303.1.1]
    - 6.2. MAXIMUM FLOW RATE FOR SHOWERHEADS IS 1.8 GALLONS PER MINUTE. FOR MULTIPLE SHOWERHEADS SERVING ONE SHOWER, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 POUNDS PER SQUARE INCH, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HANDHELD SHOWER IS CONSIDERED A SHOWERHEAD. [CGBSC 4.303.1.3]
    - 6.3. FLOW RATE FOR LAVATORY FAUCETS IS 1.2 GALLONS PER MINUTE MAXIMUM AND 0.8 GALLONS PER MINUTE MINIMUM. [CGBSC 4.303.1.4.1]
    - 6.4. PRIOR TO FINAL INSPECTION ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE UPGRADED WITHWATER-CONSERVING FIXTURES AS REQUIRED BY CIVIL CODE Â§1101.1.
    - 6.5. A COMPLETED AND SIGNED CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE BUILDING INSPECTOR.
7. ELECTRICAL REQUIREMENTS:
    - 7.1. AT LEAST ONE 120-VOLT, 20-AMP CIRCUITSHALL BE PROVIDED FOR BATHROOM RECEPTACLE OUTLETS OR PROVIDE A DEDICATED
    - 7.2. 20-AMP CIRCUIT FOR EACH INDIVIDUAL BATHROOM BEING ALTERED. BATHROOM LIGHTING SHALL NOT BE ON AN OUTLET CIRCUIT. [CEC §210.11(C)3]
    - 7.3. AT LEAST ONE 20-AMP CIRCUIT SHALL BE PROVIDED FOR LAUNDRY APPLIANCES. LAUNDRY LIGHTING SHALL NOT BE ON AN OUTLET CIRCUIT. [CEC §210.11(C)2]
    - 7.4. AT LEAST ONE RECEPTACLE OUTLET SHALL BE PROVIDED WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL THAT IS ADJACENT TO THE BASIN, OR ON THE SIDE OR FACE OF THE BASIN CABINET NOT MORE THAN 12 INCHES BELOW THE COUNTER TOP. [CEC §210.52(D)]
    - 7.5. ALL RECEPTACLE OUTLETS IN THE REMODELED BATHROOM(S) AND IN LAUNDRY AREA SHALL BE GFCI PROTECTED. GROUND FAULT CIRCUIT INTERRUPTERS SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION. [CEC §210.8(A)]
    - 7.6. RECEPTACLES ARE INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF A SINK, BATHTUB OR SHOWER STALL SHALL BE GFCI PROTECTED. [CEC §210.8(A)]
    - 7.7. ALL ADDED/REPLACED RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT [CEC §406.12]
8. LIGHTING REQUIREMENTS:
    - 8.1. ALL INSTALLED LUMINARIES SHALL BE HIGH EFFICACY. [CENC §150.0(K)1A AND TABLE 150.0-A]
    - 8.2. IN BATHROOMS AND LAUNDRY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR. [CENC §150.0 (K)2J]
    - 8.3. LUMINARIES RECESSED INTO INSULATED CEILINGS:
    - 8.4. SHALL BE LISTED FOR ZERO CLEARANCE INSULATION COVER (IC RATED);
    - 8.5. SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT(AT) WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS;
    - 8.6. SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINARY HOUSING AND CEILING;
    - 8.7. IF RECESSED LIGHTS ARE EQUIPPED WITH BALLASTS, SHALL ALLOW BALLAST MAINTENANCE AND REPLACEMENT WITHOUT REQUIRING CUTTING OF HOLES IN THE CEILING; AND
    - 8.8. SHALL NOT CONTAIN SCREW BASE SOCKETS. [CEES SEC.150(K)12].
    - 8.9. ALL LUMINARIES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED “SUITABLE FOR WET LOCATIONS” OR “SUITABLE FOR DAMP LOCATIONS”. [CEC §410.10 (D)]
9. VENTILATION REQUIREMENTS: EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: [CRC Â§R303.3, CMC Â§402.5 AND CGBSC Â§4.506.1]
    - 9.1. FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE THE BUILDING.
    - 9.2. BATHROOM EXHAUST FAN(S) MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.
    - 9.3. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT IN).
    - 9.4. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM. [CENC §150.0(K)2B]
    - 9.5. TOILET ROOMS, WHICH ARE NOT EQUIPPED WITH A WINDOW THAT PROVIDES A VENTILATION OPENING OF AT LEAST 1.5 SQUARE FEET, SHALL BE PROVIDED WITH MECHANICAL VENTILATION WITH AN EXHAUST CAPACITY OF AT LEAST 50 CUBIC FEET PER MINUTE.[CRC §R303.3]
    - 9.6. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (E.G., BATH FAN, DRYER VENT, ETC.) SHALL BE AT LEAST 3 FEET FROM A PROPERTY LINE AND FROM OPENINGS INTO THE BUILDING, AND 10 FEET FROM A FORCED AIR INLET. [CMC §502.2.1]
10. DRYER MOISTURE EXHAUST: MOISTURE EXHAUST DUCT SHALL TERMINATE TO THE OUTSIDE AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO A COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET WITH 2 ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. [CMC §504.4.2.1 AND §504.1.1]
11. LAUNDRY MAKEUP AIR: A MINIMUM OPENING OF 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE LAUNDRY CLOSET DOOR OR BY OTHER APPROVED MEANS. [CMC §504.4.1]
12. BUILDING ENVELOPE MODIFICATIONS: EXTERIOR WALL, FLOOR AND ROOF FRAMING SPACES OPENED UP DURING THE COURSE OF REMODEL SHALL BE INSULATED. R-13 (2X4 WALL), R-19 (2X6 WALL), R-19 (FLOOR), R-30 (ATTIC ROOF), AND R-19 (CATHEDRAL CEILING) INSULATION. [CENC §150.0 (A)(C)(D)]
13. GLAZING AND WET SURFACES: SAFETY GLAZING SHALL BE PROVIDED IN WALLS OR ENCLOSURES CONTAINING BATHTUBS OR SHOWERS OR FACING TUBS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. EXCEPTION:GLAZING THAT IS MORE THAN 60 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA OR WHIRLPOOL. [CRC §R308.4.5]
14. WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS SHALL HAVE A U-FACTOR EQUAL TO 0.32 OR LOWER. EXCEPTIONS: REPLACEMENT SKYLIGHTS, OR NEW SKYLIGHTS UP TO 16 SQUARE FEET, MAY HAVE A U-FACTOR OF 0.55. WHEN 75 SQUARE FEET OR LESS OF FENESTRATION IS REPLACED WINDOWS MAY HAVE A U-FACTOR OF 0.40. [CENC §150.2(B)]
15. FOR WINDOW MODIFICATIONS IN HILLSIDE FIREZONES 2 AND 3, REFER TO WINDOW AND DOOR CODE COMPLIANCE CHECKLIST.
16. SMOKE ALARMS: DWELLINGS ARE TO BE EQUIPPED WITH SMOKE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC §314]
    - 16.1. IN EACH EXISTING SLEEPING ROOM.
    - 16.2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
    - 16.3. ON EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
    - 16.4. INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY CRC §R314.3.
17. CARBON MONOXIDE ALARMS: DWELLINGS THAT HAVE ATTACHED GARAGES WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT, OR FUEL BURNING APPLIANCES, OR FIRE PLACE ARE TO BE EQUIPPED WITH CARBON MONOXIDE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC §315.3]
    - 17.1. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
    - 17.2. ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
    - 17.3. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
18. ALARM INTERCONNECTION AND POWER: SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. EXCEPTION: WHERE REPAIRS OR ALTERATIONS TO EXISTING BUILDINGS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO ACCESSBY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE. [CRC §314 AND §315]

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#	Revisions	Date
3	REVISION	07/20/26

LICENSED ARCHITECT
FRANCISCO MATOS
C-34078
02/28/27
RENEWAL DATE
STATE OF CALIFORNIA

OLD COUNTY ROAD
BELMONT , CA 94002
APN: 045-241-260

DRAWING TITLE:
NOTES

G100

ELECTRICAL

1. NO ELECTRICAL PANELS IN CLOSETS OF BATHROOMS. MAINTAIN A CLEARANCE OF 36" INCHES IN FRONT OF PANELS, 30" WIDE OR WIDTH OF EQUIPMENT AND 6'-6" HIGH FOR HEADROOM. (CEC 110.26)
2. PROVIDE A MINIMUM 3 LUG INTERSYSTEM BONDING BUSBAR AT THE MAIN ELECTRICAL SERVICE. (CEC 250.94)
3. ALL AUTOMATIC GARAGE DOOR OPENERS THAT ARE INSTALLED IN A RESIDENCE SHALL HAVE A BATTERY BACKUP FUNCTION THAT IS DESIGNED TO OPERATE WHEN ACTIVATED BECAUSE OF AN ELECTRICAL OUTAGE. (CBC 406.2.1)
4. A CONCRETE-ENCASED ELECTRODE (UFER) CONSISTING OF 20' OF REBAR OR #4 COPPER WIRE PLACED IN THE BOTTOM OF A FOOTING IS REQUIRED FOR ALL NEW CONSTRUCTION. (CEC 250.52(A)(3)) BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCES-SIBLE AND OF AN APPROVED TYPE. (CEC 250.104)
5. ALL 15/20 AMPERE RECEPTACLES INSTALLED PER CEC 210.52 SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.12)
6. ALL BRANCH CIRCUITS SUPPLYING 15/20 AMPERE OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOM OR SIMILAR ROOMS/AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER. (CEC 210.12)
7. PROVIDE A MINIMUM OF ONE 20A CIRCUIT TO BE USED FOR THE LAUNDRY RECEPTACLE. (CEC 210.11(C)(2)) PROVIDE A MINIMUM OF ONE 20A CIRCUIT FOR BATHROOM RECEPTACLE OUTLETS. (CEC 210.11(C)(3)
8. PROVIDE AT LEAST 1 OUTLET IN BASEMENTS, GARAGES, LAUNDRY ROOMS, DECKS, BALCONIES, PORCHES AND WITHIN 3' OF THE OUTSIDE OF EACH BATHROOM BASIN. (CEC 210.52 (D), (F) & (G))
9. FURNACES INSTALLED IN ATTICS AND CRAWL SPACES SHALL HAVE AN ACCESS PLATFORM (CATWALK IN ATTICS), LIGHT SWITCH AND RECEPTACLE IN THE SPACE. PROVIDE A SERVICE RECEPTACLE FOR THE FURNACE. (CEC 210.63)
10. ALL DWELLINGS MUST HAVE ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING. (CEC 210.52(E))
11. GARAGE RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE THE GARAGE. EXCEPTION: GARAGE CIRCUIT MAY SERVE READILY ACCESSIBLE OUTDOOR RECEPTACLE OUTLETS. ((CEC 210.11 (C)(4)) A MINIMUM OF 1 RECEPTACLE SHALL BE PROVIDED FOR EACH CAR SPACE. (210.52(G)(1))
12. AT LEAST ONE WALL SWITCHED LIGHTING OUTLET OR FIXTURE SHALL BE INSTALLED IN EVERY HABITA-BLE ROOM, BATHROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRICAL POWER, EQUIPMENT SPACES (ATTICS, BASEMENTS, ETC). (CEC 210.70)
13. KITCHENS, DINING ROOMS, PANTRIES, BREAKFAST NOOKS, AND SIMILAR AREAS MUST HAVE A MINIMUM OF TWO 20A CIRCUITS. KITCHEN, PANTRY, BREAKFAST NOOKS, DINING ROOMS, WORK SURFACES AND SIMILAR AREAS COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" INCHES OR WIDER, NOT GREATER THAN 4' O.C., WITHIN 24" INCHES OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER. (CEC 210.52 (C)) ISLAND COUN-TER SPACES SHALL HAVE AT LEAST 1 RECEPTACLE OUTLET UNLESS A RANGE TOP OR SINK IS IN-STALLED THAN 2 RECEPTACLES MAY BE REQUIRED. 1 RECEPTACLE IS REQUIRED FOR PENINSULAR COUNTER SPACES. RECEPTACLES SHALL BE LOCATED BEHIND KITCHEN SINKS IF THE COUNTER AREA DEPTH BEHIND THE SINK IS MORE THAN 12" FOR STRAIGHT COUNTERS AND 18" FOR CORNER IN-STALLATIONS. (CEC FIGURE 210.52(C)(1))
14. RECEPTACLES SHALL BE INSTALLED AT 12' O.C. MAXIMUM IN WALLS STARTING AT 6' MAXIMUM FROM THE WALL END. WALLS LONGER THAN TWO FEET SHALL HAVE A RECEPTACLE. HALLWAY WALLS LONGER THAN 10 FT SHALL HAVE A RECEPTACLE IN HALLWAYS. (CEC 210.52(A))
15. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. (CEC 406.9(C) LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC SHALL NOT BE LOCATED WITHIN 3FT HORIZONTALLY AND 8FT VERTICALLY ABOVE A SHOWER AND/OR BATHTUB THRESHOLD. (CEC 410.10(D))
16. ALL LIGHTING/FAN FIXTURES LOCATED IN WET OR DAMP LOCATIONS SHALL BE RATED FOR THE APPLI-CATION. (CEC 410.10)
17. GFCI OUTLETS ARE REQUIRED: FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUN-TERTOP SURFACES, DISHWASHERS, BATHROOMS, IN UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN UNFINISHED BASEMENTS, CRAWL SPACE LIGHTING OUTLETS, IN EXTERIOR OUTLETS, WITHIN 6' OF A LAUNDRY/UTILITY/WET BAR SINKS, LAUNDRY AREAS, AND IN ALL GARAGE OUTLETS INCLUDING OUT-LETS DEDICATED TO A SINGLE DEVICE OR GARAGE DOOR OPENER. (CEC 210.8)
18. CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH FUEL-BURNING APPLI-ANCES OR WITH ATTACHED GARAGES (CRC R315):
    - 18.1. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS
    - 18.2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS
    - 18.3. ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS (MAY BE BATTERY OPERATED)
19. SMOKE ALARMS SHALL BE INSTALLED (CRC (R314):
    - 19.1. IN EACH ROOM USED FOR SLEEPING PURPOSES.
    - 19.2. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
    - 19.3. IN EACH STORY, INCLUDING BASEMENTS.
20. AT THE TOP OF STAIRWAYS BETWEEN HABITABLE FLOORS WHERE AN INTERVENING DOOR OR OBSTRUCTION PREVENTS SMOKE FROM REACHING THE SMOKE DETECTOR.
21. SHALL NOT BE INSTALLED WITHIN 20FT HORIZONTALLY OF COOKING APPLIANCES AND NO CLOSER THAN 3FT TO MECHANICAL REGISTERS, CEILING FANS AND BATHROOM DOORS WITH A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE DETECTOR (314.3(4)).
22. ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS. (MAY BE BATTERY OPERAT-ED.)
23. ALL SMOKE AND CARBON-MONOXIDE ALARMS SHALL BE HARDWIRED WITH A BATTERY BACKUP (SMOKE ALARMS SHALL HAVE A 10-YEAR SEALED BATTERY). (CRC R314.4 & R315.1.2)
24. SMOKE DETECTORS WITHIN 10 FEET TO 20 FEET OF THE STOVE SHALL BE IONIZATION TYPE WITH ALARM SILENCING SWITCH. CRC R314.3.3.
25. ALL 15/20 AMPERE RECEPTACLES IN WET LOCATIONS SHALL HAVE IN-USE (BUBBLE) COVERS IN-STALLED. ALL RECEPTACLES IN WET LOCATIONS SHALL ALSO BE LISTED WEATHER-RESISTANT TYPE. (CEC 406.9(B)(1))

PLUMBING

1. UNDERFLOOR CLEANOUTS SHALL NOT BE MORE THAN 5' FROM AN UNDERFLOOR ACCESS, ACCESS DOOR OR TRAP DOOR. (CPC 707.9)
2. ABS PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINTS. (CPC 312.13)
3. PVC PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINT, .04" THICK WRAP OR OTHERWISE PROTECTED FROM UV DEGRADATION. (CPC 312.14)
4. UNDERGROUND WATER SUPPLY LINES SHALL HAVE A 14 AWG BLUE TRACER WIRE. (CPC 604.10.1)
5. THE ADJACENT SPACE NEXT TO SHOWERS WITHOUT THRESHOLDS SHALL BE CONSIDERED A "WET LOCATION" WHEN USING THE CRC, CBC, AND THE CEC. (CPC 408.5)
6. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES (32" BY 32") AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. THE REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70" ABOVE THE SHOWER DRAIN OUTLET. (CPC 408.6) PROVIDE CURTAIN ROD OR DOOR A MINIMUM OF 22" IN WIDTH. (CPC 408.5) SHOWERS AND TUBS WITH SHOWERS REQUIRE A NON-ABSORBENT SURFACE UP TO 6' ABOVE THE FLOOR. (CRC R307.2) MINIMUM SHOWER RE-CEPTOR SLOPE IS 1/8" PER FOOT. (408.5)
7. SHOW LOCATION AND SIZE OF THE WATER HEATER ON PLANS. PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER. (CPC 504.6) PROVIDE SEISMIC STRAPPING IN THE UPPER & LOWER THIRD OF THE WATER HEATER A MINIMUM OF 4" ABOVE CONTROLS. (CPC 507.2) THE WATER HEATER SHALL BE OF AN INSTANTANEOUS TYPE OR THE FOLLOWING SHALL BE PROVIDED (NEW CONSTRUCTION ONLY) (CEC 150(N)):
    - 7.1. A 120V RECEPTACLES PROVIDED WITHIN 3FT
    - 7.2. A CATEGORY III OR IV VENT, OR A STRAIGHT (WITHOUT BENDS) TYPE B VENT
    - 7.3. CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE WATER HEATER
    - 7.4. GAS SUPPLY LINE WITH A MINIMUM 200,000 BTU/HR DEDICATED CAPACITY FOR THE WATER HEATER
    - 7.5. A DEDICATED 120/240, 3 WIRE CIRCUIT WITH 10AWG WIRE TO A RECEPTACLE OUT-LET WITHIN 3' OF THE WATER HEATER. THE UNUSED CONDUCTOR SHALL BE ELECTRI-CALLY ISOLATED AND HAVE A RESERVED CIRCUIT BREAKER SPACE. BOTH ENDS OF THE CONDUCTOR SHALL BE LABELED "SPARE" AND BE ELECTRICALLY ISOLATED. A RESERVE SINGLE-POLE CIRCUIT BREAKER SPACE NEAR THIS CIRCUIT LABELED "FUTURE 240V USE." (CEC 150.0(N))
8. DOMESTIC HOT WATER LINES SHALL BE INSULATED. INSULATION SHALL BE THE THICKNESS OF THE PIPE DIAMETER UP TO 2" IN SIZE AND MINIMUM 2" THICKNESS FOR PIPES LARGER THAN 2" IN DIAMETER. (CPC 609.11)
9. A 3-INCH GRAVITY DRAIN SHALL BE PROVIDED AT THE LOW POINT OF THE SPACE, INSTALLED WHICH PROVIDES 1/4-INCH PER FOOT GRADE AND TERMINATE AT AN EXTERIOR POINT OF THE BUILDING PROTECTED FROM BLOCKAGE. THE OPENING SHALL BE SCREENED WITH A CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4-INCH IN DIMENSION. LENGTHS OF THE GRAVITY DRAINS OVER 10 FEET IN LENGTH SHALL BE FIRST APPROVED BY THE BUILDING OFFICIAL. (L-V 8.8)
10. WATER HEATERS LOCATED IN ATTICS, CEILING ASSEMBLIES AND RAISED FLOOR ASSEMBLIES SHALL SHOW A WATER-TIGHT CORROSION RESISTANT MINIMUM 1 ½" DEEP PAN UNDER THE WATER HEATER WITH A MINIMUM ¾ INCH DRAIN TO THE EXTERIOR OF THE BUILDING. (CPC 507.5)
11. WATER CLOSET SHALL BE LOCATED IN A SPACE NOT LESS THAN 30" IN WIDTH (15" ON EACH SIDE) AND 24" MINIMUM CLEARANCE IN FRONT. (CPC 402.5)
12. INDICATE ON THE PLANS THAT THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR WHIRLPOOL BATHTUB FILLER SHALL NOT EXCEED 120 DEGREES F. (CPC 408.3)
13. PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBS. (CPC 603.5.7)
14. FLOOR DRAINS SHALL BE PROVIDED WITH A TRAP PRIMER. (CPC 1007)
15. CLEARLY LABEL ON THE PLANS THE MAXIMUM WATER FLOW RATES PER THE (CGBSC 4.303.1):
    - 15.1. WATER CLOSETS: 1.28GPF
    - 15.2. URINALS: .125GPF
    - 15.3. KITCHEN FAUCETS: 1.8GPM @ 60PSI
    - 15.4. LAVATORY FAUCETS: 1.2GPM @ 60PSI
    - 15.5. SHOWERHEADS: 1.8GPM

MECHANICAL

1. ALL NEWLY INSTALLED GAS FIREPLACES SHALL BE DIRECT VENT AND SEALED-COMBUSTION TYPE. (CMC 912.2)
2. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL MEET THE U.S. EPA NEW SOURCE PER-FORMANCE STANDARD EMISSION LIMITS AND SHALL HAVE A PERMANENT LABEL CERTIFYING EMISSION LIMITS.
3. TOP CHIMNEY MUST EXTEND A MINIMUM OF 2 FT. ABOVE ANY PART OF THE BUILDING WITHIN 10 FT. (CMC 802.5.4)
4. FIREPLACES SHALL HAVE CLOSABLE METAL OR GLASS DOORS, HAVE COMBUSTION AIR INTAKE DRAWN FROM THE OUTSIDE AND HAVE A READILY ACCESSIBLE FLUE DAMPENER CONTROL. CON-TINUOUS BURNING PILOT LIGHTS ARE PROHIBITED. (CEC 150.0(E))
5. PROVIDE COMBUSTION AIR FOR ALL GAS FIRED APPLIANCES PER CMC CHAPTER 7.
6. GAS VENTS PASSING THROUGH AN INSULATED ASSEMBLY SHALL HAVE A METAL INSULATION SHIELD A MINIMUM 2" ABOVE INSULATION. (CMC 509.6.2.7)
7. GAS WATER HEATER AND FURNACE ARE NOT ALLOWED IN AREAS OPENING INTO BATHROOMS, CLOSETS OR BEDROOMS UNLESS INSTALLED IN A CLOSET EQUIPPED WITH A LISTED GASKETED DOOR ASSEMBLY AND A LISTED SELF-CLOSING DEVICE WITH ALL COMBUSTION AIR OBTAINED FROM THE OUTDOORS. (CPC 504)
8. ROOF TOP EQUIPMENT ON ROOFS WITH OVER 4/12 SLOPE SHALL HAVE A LEVEL 30"X30" WORK-ING PLATFORM. (CMC 304.2)
9. EXHAUST OPENINGS TERMINATING TO THE OUTDOORS SHALL BE COVERED WITH A CORROSION RESISTANT SCREEN ½"-1/2" IN OPENING SIZE (NOT REQUIRED FOR CLOTHES DRYERS). (CMC 502.1)
10. VENT DRYER TO OUTSIDE OF BUILDING (NOT TO UNDER-FLOOR AREA). VENT LENGTH SHALL BE 14 FT. MAXIMUM. SHALL TERMINATE A MINIMUM OF 3' FROM THE PROPERTY LINE AND ANY OPENING INTO THE BUILDING. (CMC 504.4.2)
11. ENVIRONMENTAL AIR DUCTS SHALL NOT TERMINATE LESS THAN 3' TO A PROPERTY LINE, 10' TO A FORCED AIR INLET, 3' TO OPENINGS INTO THE BUILDING AND SHALL NOT DISCHARGE ON TO A PUB-LIC WAY. (CMC 502.2.1)
12. PROVIDE MINIMUM 100 SQUARE INCHES MAKE-UP AIR FOR CLOTHES DRYERS INSTALLED IN CLOS-ETS. (CMC 504.4.1(1))
13. HEATING SYSTEM IS REQUIRED TO MAINTAIN 68 DEGREES AT 3 FT. ABOVE FLOOR LEVEL AND 2FT FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. (CRC R303.10)
14. WOOD BURNING APPLIANCES SHALL NOT BE INSTALLED IN A NEW OR EXISTING PROJECT THAT IS NOT ONE OF THE FOLLOWING:
    - 14.1. A PELLET-FUELED WOOD BURNING HEATER.
    - 14.2. A U.S. EPA PHASE II CERTIFIED WOOD BURNING HEATER.
    - 14.3. AN APPLIANCE OR FIREPLACE DETERMINED TO MEET THE U.S. EPA PARTICULATE MATTER EMIS-SION STANDARD OF LESS THAN 7.5 GRAMS PER HOUR FOR A NON-CATALYTIC WOOD FIRED APPLI-ANCE OR 4.1 GRAMS PER HOUR FOR A CATALYTIC WOOD FIRED APPLIANCE AND IS APPROVED IN WRITING BY THE APCO.

GREEN BUILDING

1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COM-MON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE (CGBSC 4.106.2):
    - 1.1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON SITE
    - 1.2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUT-TER, OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
2. ALL NEW RESIDENTIAL CONSTRUCTION WITH ATTACHED PRIVATE GARAGES SHALL HAVE THE FOLLOW-ING FOR ELECTRIC VEHICLE (EV) CHARGING STATIONS (CGBSC 4.106.4):
3. INSTALL A MINIMUM 1-INCH CONDUIT CAPABLE OF SUPPLYING A 208/240V BRANCH CIRCUIT TO A SUITABLE BOX LOCATION FOR EV CHARGING. THE OTHER END SHALL TERMINATE TO THE MAIN SERVICE AND/OR SUBPANEL.
4. THE MAIN PANEL AND/OR SUBPANEL SHALL BE OF SUFFICIENT SIZE TO INSTALL A 40-AMPERE DEDICATED BRANCH CIRCUIT. THE DEDICATED OVERCURRENT PROTECTION SPACE SHALL BE LA-BELED "EV CAPABLE".
5. MULTIPLE SHOWER HEADS SERVING A SINGLE SHOWER SHALL HAVE A COMBINED FLOW RATE OF 1.8 GPM OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. (CGBSC 4.303.1.3.2)
6. RESIDENTIAL PROJECTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET SHALL COMPLY WITH EITHER A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LAND-SCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT. AUTOMATIC IRRIGATION SYS-TEM CONTROLLERS INSTALLED AT TIME OF FINAL INSPECTION SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS AND/OR WEATHER BASED CONTROLLERS WITH RAIN SENSORS. SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT. (CGBSC 4.304)
7. RECYCLE AND/OR REUSE A MINIMUM OF 65 PERCENT OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE. (CGBSC 4.408.2)
8. (CLEARLY NOTE ON THE PLANS) AT TIME OF FINAL INSPECTION, A BUILDING OPERATION AND MAINTENANCE MANUAL, COMPACT DISC, ETC SHALL BE PROVIDED CONTAINING THE FOLLOWING: (CGBSC 4.410)
    - 8.1. DIRECTIONS THAT MANUAL SHALL REMAIN ONSITE FOR THE LIFE OF THE BUILDING
    - 8.2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT, APPLIANCES, ROOF/YARD DRAIN-AGE, IRRIGATION SYSTEMS, ETC.
    - 8.3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS
    - 8.4. PUBLIC TRANSPORTATION AND CARPOOL OPTIONS
    - 8.5. MATERIAL REGARDING IMPORTANCE OF KEEPING HUMIDITY LEVELS BETWEEN 30-60 PERCENT
    - 8.6. INFORMATION REGARDING ROUTINE MAINTENANCE PROCEDURES
    - 8.7. STATE SOLAR ENERGY INCENTIVE PROGRAM INFORMATION
    - 8.8. A COPY OF ANY REQUIRED SPECIAL INSPECTION VERIFICATIONS THAT WERE REQUIRED (IF ANY)
9. THE PROJECT SHALL MEET MINIMUM POLLUTANT CONTROL REQUIREMENTS FOR ADHESIVES, SEAL-ANTS, CAULKS, PAINTS, CARPET, RESILIENT FLOORING SYSTEMS, ETC. (CGBSC 4.504)
10. DUCT OPENINGS RELATED TO HVAC SYSTEMS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS WHICH MAY ENTER THE SYSTEM. (CGBSC 4.504.1)

TITLE 24 ENERGY

1. ALL LUMINAIRES MUST BE HIGH EFFICACY (150.0(K)1A)
2. LUMINARIES RECESSED IN INSULATED CEILINGS MUST MEET FIVE REQUIREMENTS (150.0(K)1C):
    - 2.1. THEY MUST BE RATED FOR DIRECT INSULATION CONTACT (IC).
    - 2.2. THEY MUST BE CERTIFIED AS AIRTIGHT (AT) CONSTRUCTION.
    - 2.3. THEY MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING TO PREVENT FLOW OF HEATED OR COOLED AIR OUT OF LIVING AREAS AND INTO THE CEILING CAVITY.
    - 2.4. HARDWIRED BALLASTS OR DRIVERS, ALLOW BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE FROM BELOW THE CEILING WITHOUT REQUIRING CUTTING HOLES IN CEILING.
    - 2.5. THEY MAY NOT CONTAIN A SCREW BASE SOCKETS
3. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ON LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR OR OCCUPANT SENSOR PROVIDED THE OCCUPANT SENSOR IS INITIALLY PROGRAMMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION). (150.0(K)2I)
4. JOINT APPENDIX A (JA8) CERTIFIED LAMPS SHALL BE CONSIDERED HIGH EFFICACY. JA8 COMPLIANT LIGHT SOURCES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. (EXCEPTION: <70SF CLOSETS AND HALLWAY) (150.0(K)2K)
5. UNDER-CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS. (150.0(K)2L)
6. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY, BE CONTROLLED BY A MANUAL ON/OFF SWITCH AND HAVE ONE OF THE FOLLOWING CONTROLS (THE MANUAL SWITCH SHALL NOT OVERRIDE THE AUTOMATIC CONTROL DEVICE): (150.0(K)3A)
    - 6.1. PHOTO-CONTROL AND MOTION SENSOR
    - 6.2. PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL
    - 6.3. ASTRONOMICAL TIME CLOCK CONTROL TURNING LIGHTS OFF DURING THE DAY
7. ALL HIGH EFFICACY LIGHT FIXTURES SHALL BE CERTIFIED AS "HIGH-EFFICACY" LIGHT FIXTURES BY THE CALIFORNIA ENERGY COMMISSION.
8. CONTRACTOR SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE GIVING THE LAMPS USED IN THE LUMINAIRES INSTALLED. (10-103(B))
9. THE NUMBER OF BLANK ELECTRICAL BOXES MORE THAN 5 FEET ABOVE THE FINISHED FLOOR SHALL NOT BE GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL. (150(K)1B)
10. PROVIDE A GASKET/ INSULATION ON ALL INTERIOR ATTIC/UNDER-FLOOR ACCESSES. (110.7)
11. PROVIDE VERIFICATION ON THE PLANS HOW THE BUILDING WILL MEET THE MINIMUM VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY REQUIREMENTS PER ASHRAE STANDARD 62.2. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE BUILDING VENTILATION AIRFLOW REQUIRED. THIS IS SUBJECT TO HERS TESTING. THE FOLLOWING LABEL MUST BE ATTACHED TO THE FAN SWITCH: "TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH, THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION." (CALIFORNIA ENERGY CODE 150.0(O)) A MINIMUM 100 CFM INDOOR AIR QUALITY FAN IS REQUIRED IN THE KITCHEN AND SHALL BE HERS VERIFIED.

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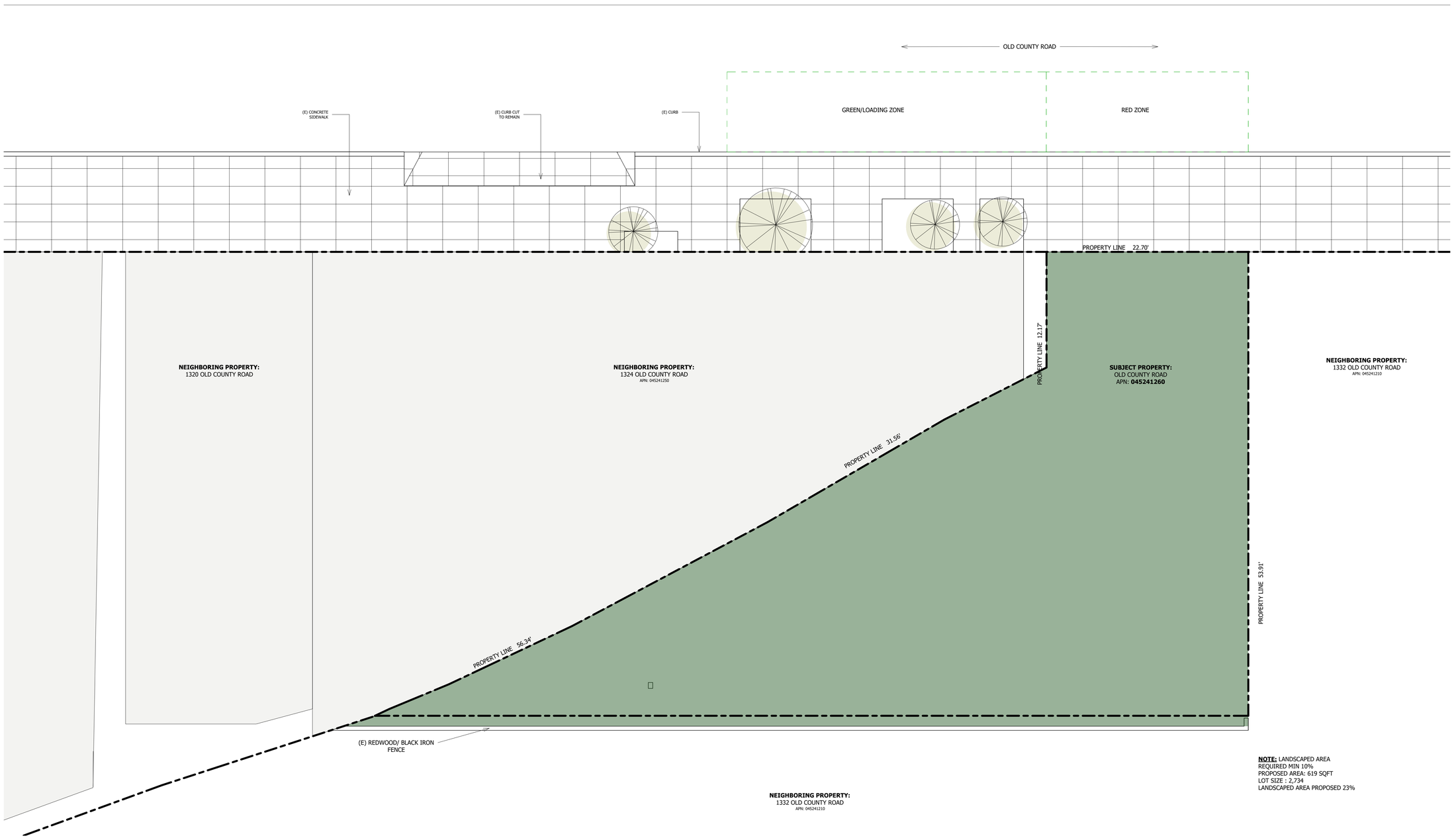
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C-34078
02/28/27
RENEWAL
STATE OF CALIFORNIA

OLD COUNTY ROAD
BELMONT , CA 94002
APN: 045-241-260

DRAWING TITLE:
NOTES

G101

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NOTE: LANDSCAPED AREA
REQUIRED MIN 10%
PROPOSED AREA: 619 SQFT
LOT SIZE : 2,734
LANDSCAPED AREA PROPOSED 23%

1 Existing Site Plan
3/16" = 1'-0"

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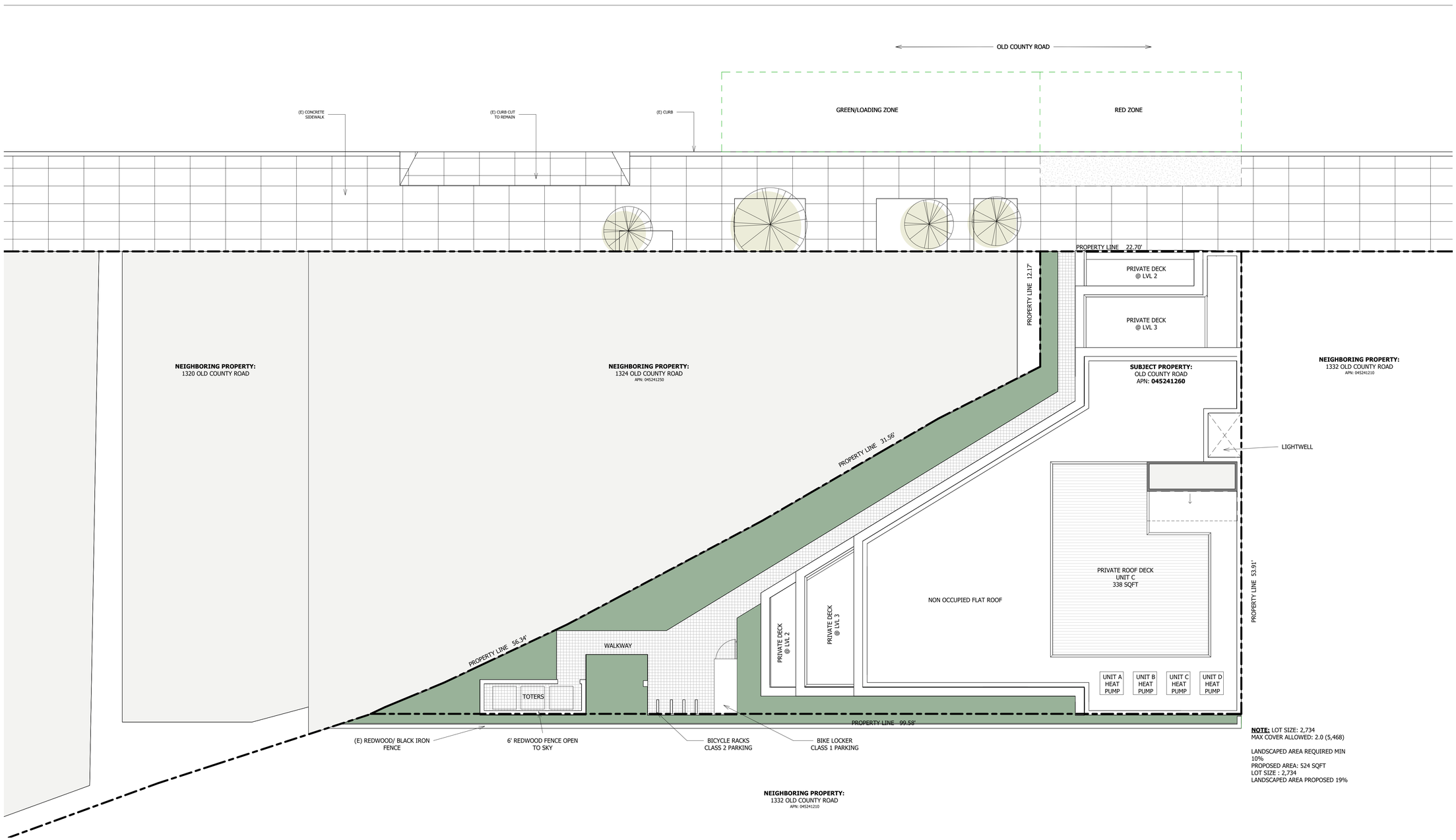
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EXISTING SITE PLAN

A090

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NOTE: LOT SIZE: 2,734
MAX COVER ALLOWED: 2.0 (5,468)

LANDSCAPED AREA REQUIRED MIN 10%
PROPOSED AREA: 524 SQFT
LOT SIZE : 2,734
LANDSCAPED AREA PROPOSED 19%

1 Proposed Site Plan
3/16" = 1'-0"

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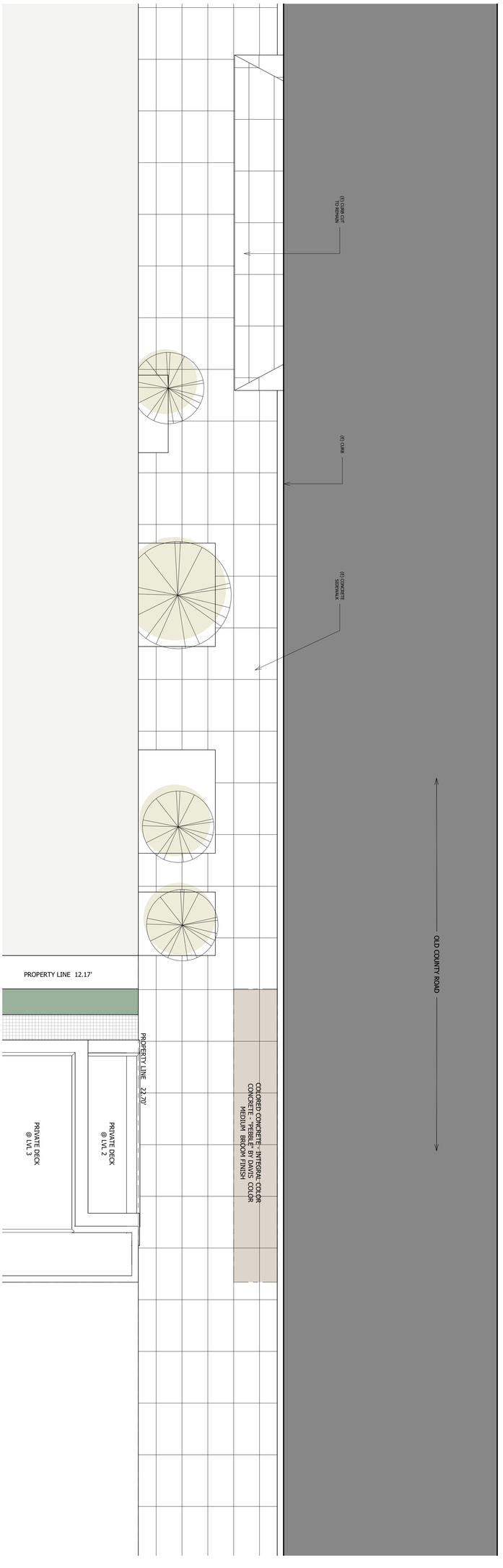
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PROPOSED SITE PLAN

A100

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1 FRONTAGE IMPROVEMENT
1/4" = 1'-0"



FRONTAGE IMPROVEMENT PLAN

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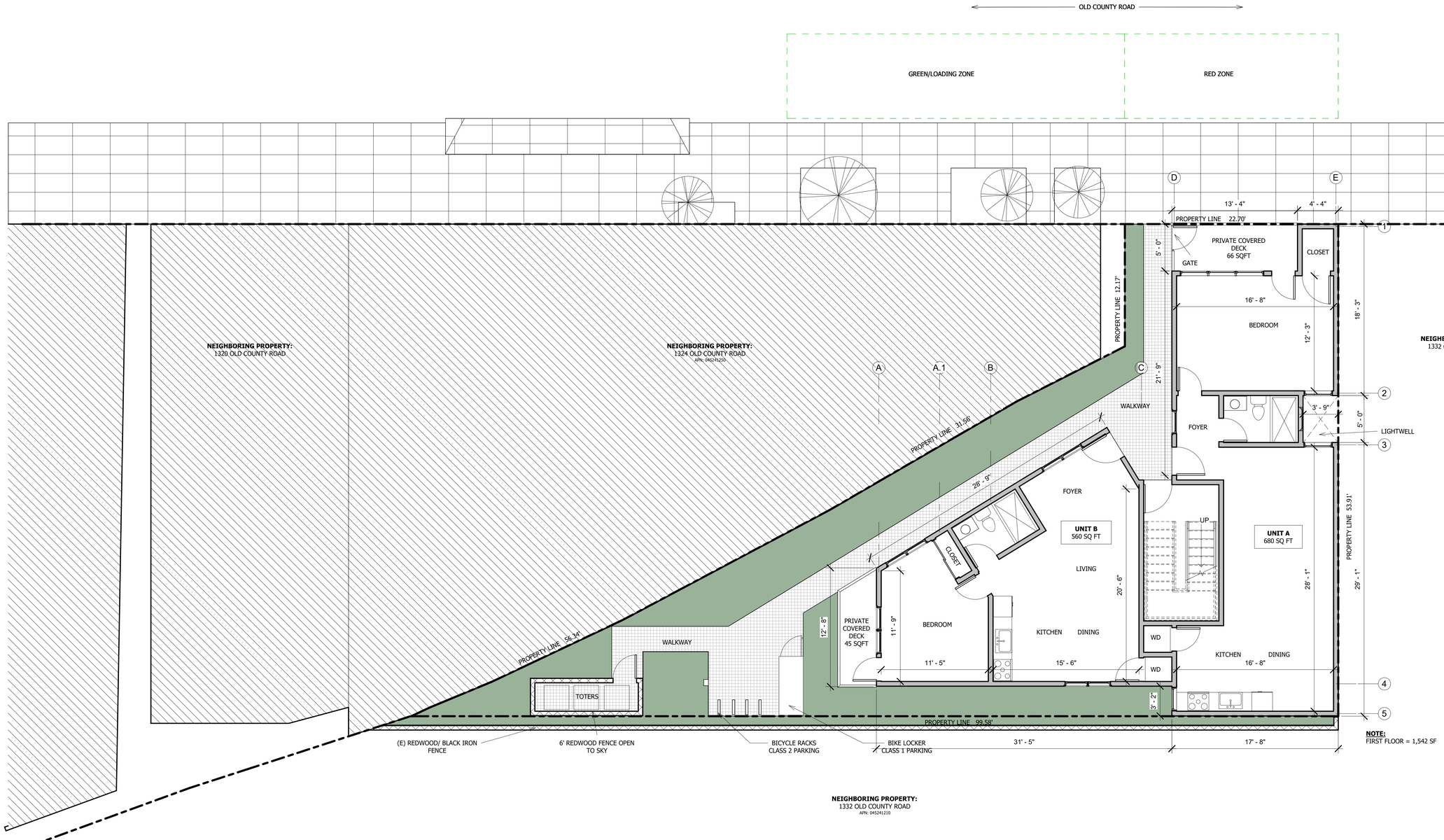
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A100.5

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NOTE:
FIRST FLOOR = 1,542 SF

1 Proposed FLoor Plan Level 1
3/16" = 1'-0"

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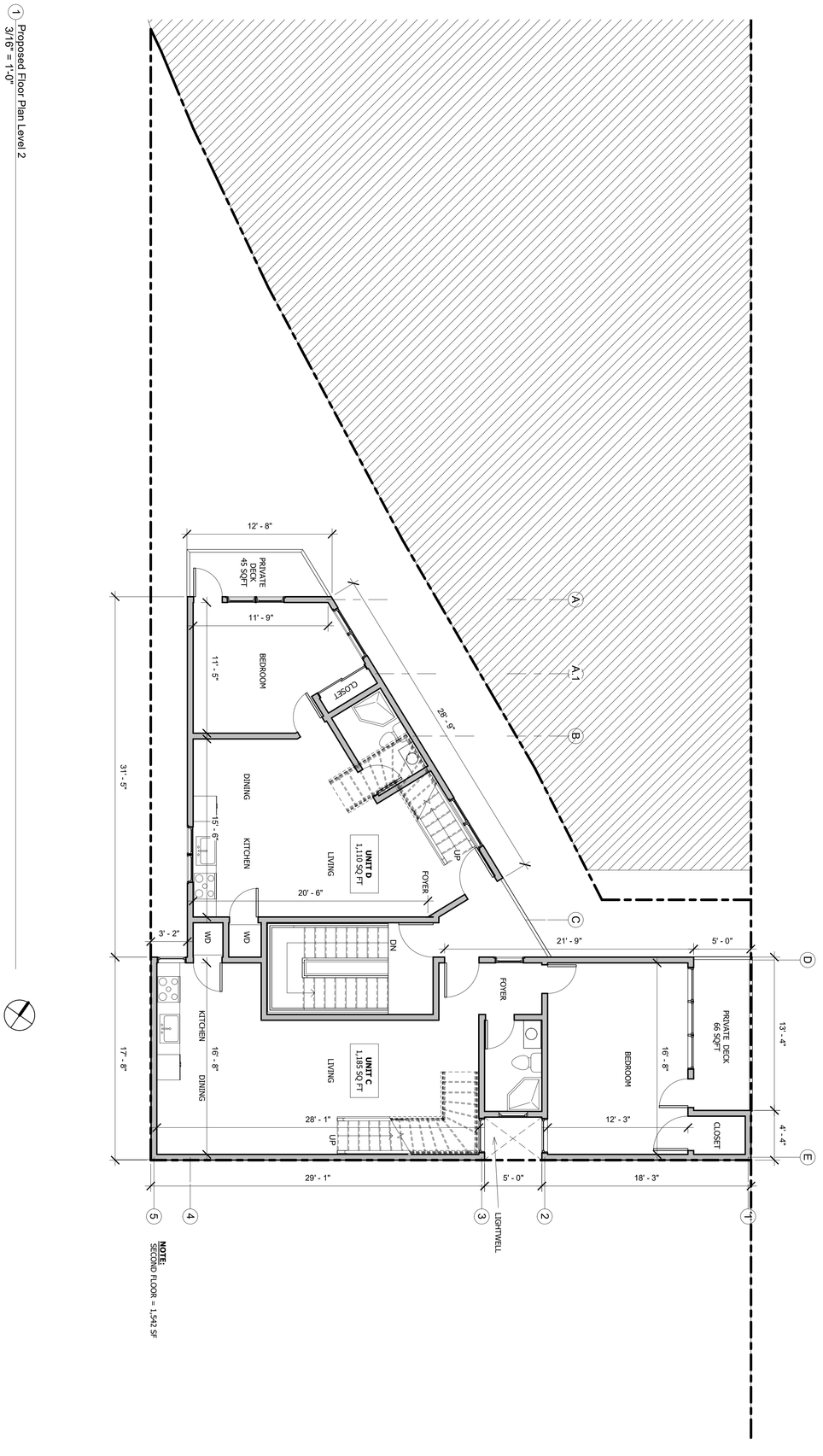
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PROPOSED FIRST FLOOR PLAN

A101

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1 Proposed Floor Plan Level 2
3/16" = 1'-0"



NOTE:
SECOND FLOOR = 1,542 SF

A102

PROPOSED SECOND FLOOR PLAN

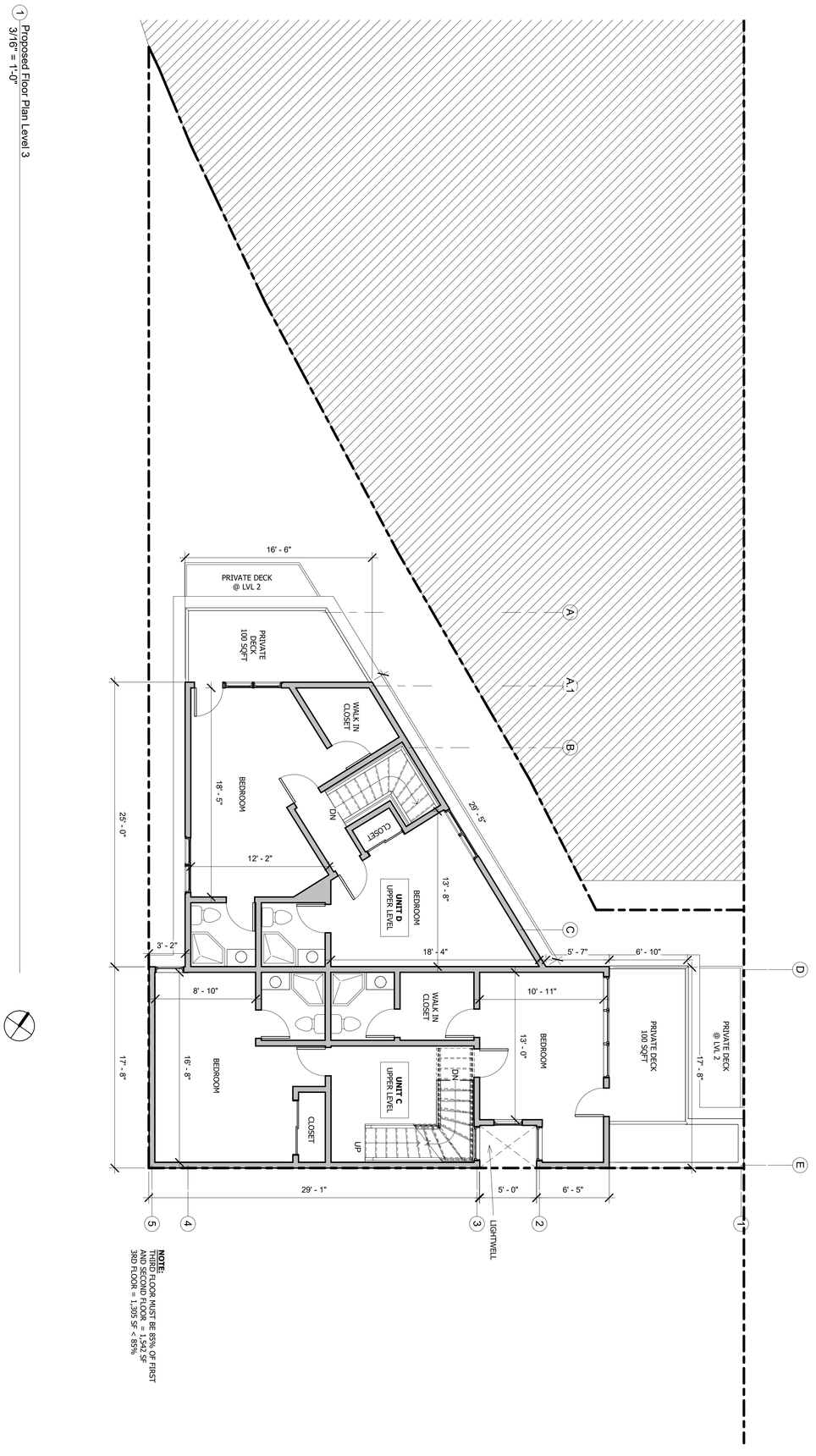
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A103

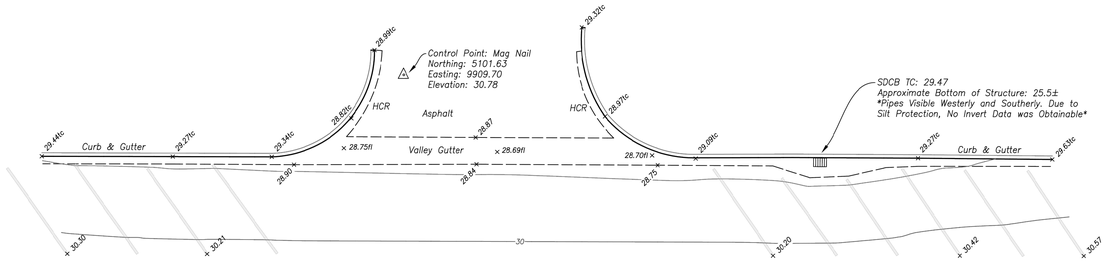
PROPOSED THIRD FLOOR PLAN

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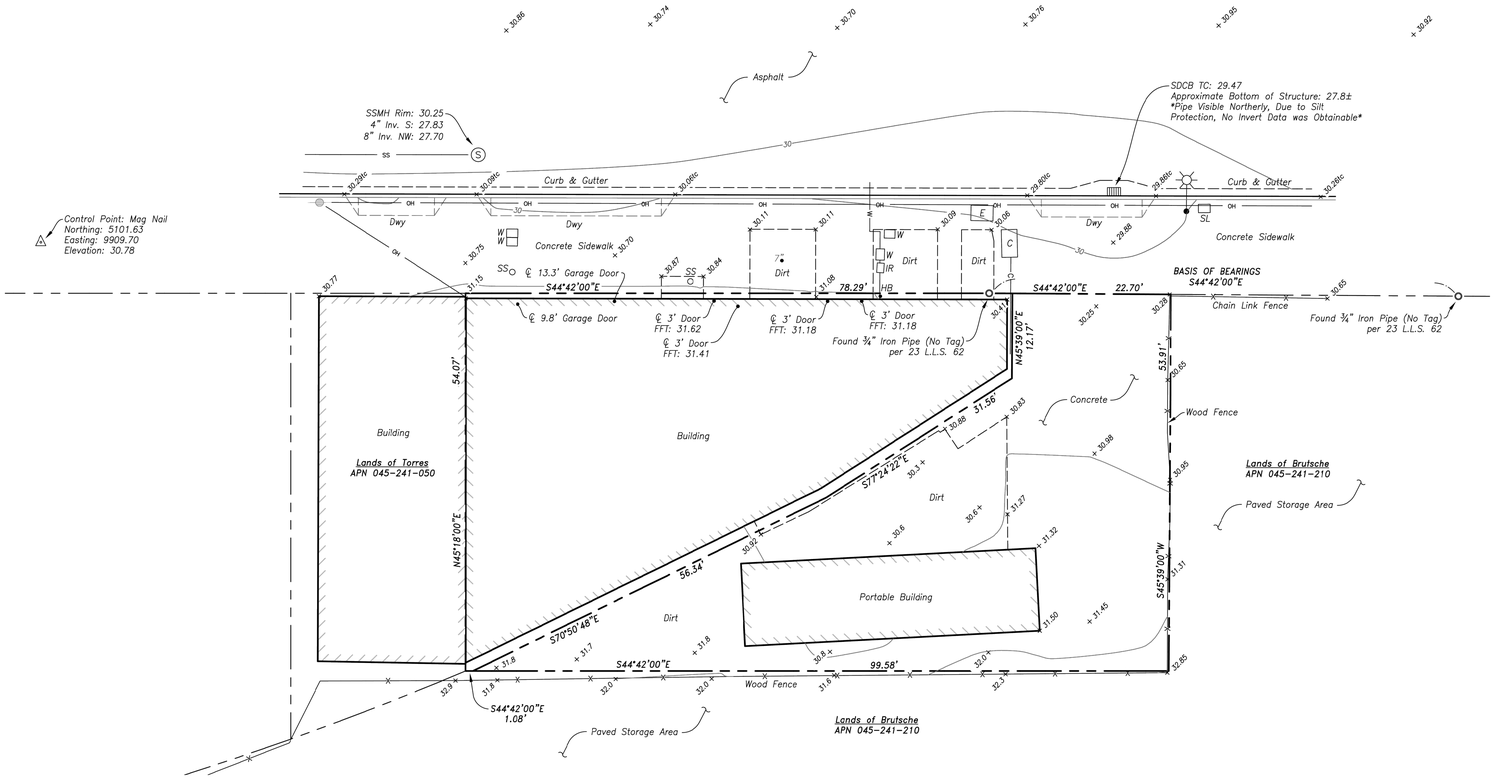
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OLD COUNTY ROAD

(89'± – R/W width varies)



Control Point: Mag Nail
Northing: 5101.63
Easting: 9909.70
Elevation: 30.78

TOPOGRAPHIC PAGE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

General Note:

1) All features shown hereon represent surface conditions of the project area compiled from ground surveys performed in October of 2019 and November of 2020. Surveyor made no attempt to determine the existence or extent of underground utilities or other features not surface visible.

2) Boundary and easement lines shown hereon are based upon available record data only and not the result of a full field survey, use for general reference only.

Datum Note:

Horizontal datum is based upon an assumed local coordinate system. Vertical Datum is based upon the City of Belmont Benchmark Point 223, a 2 ½" brass disc stamped "LS 3581" located in a monument well at the intersection of Hiller Street and Wessex Way. Top of disc elevation taken as 10.52', NGVD29. Temporary control points have been established hereon for perpetuation of the project datum for future use.

Basis of Bearings:

Bearings shown hereon are based upon found monumentation per that certain map filed for record in Book 23 of Surveys at Page 62, San Mateo County Records. Said bearing taken as South 44°42'00" East.

Legend

- Adjoiner Line
- Boundary Line
- Building Line
- Concrete
- Concrete Grade Break
- Curb & Gutter
- Fenceline
- OH — Overhead Utility Line
- C — Underground Communication Line
- SS — Underground Sanitary Sewer
- W — Underground Water Line
- Wall
- Catch Basin
- C — Communications Box
- E — Electrical Box
- FFT — Finish Floor (Threshold)
- HB — Hose Bib
- IR — Irrigation Valve Box
- SS — Sanitary Sewer Cleanout
- S — Sanitary Sewer Manhole
- Sign
- × 75.35 — Spot Elevation
- Streetlight
- SL — Streetlight Box
- 12" — Tree Trunk / Size
- U — Utility Box – Type Unknown
- Utility Pole
- W — Water Meter
- V — Water Valve

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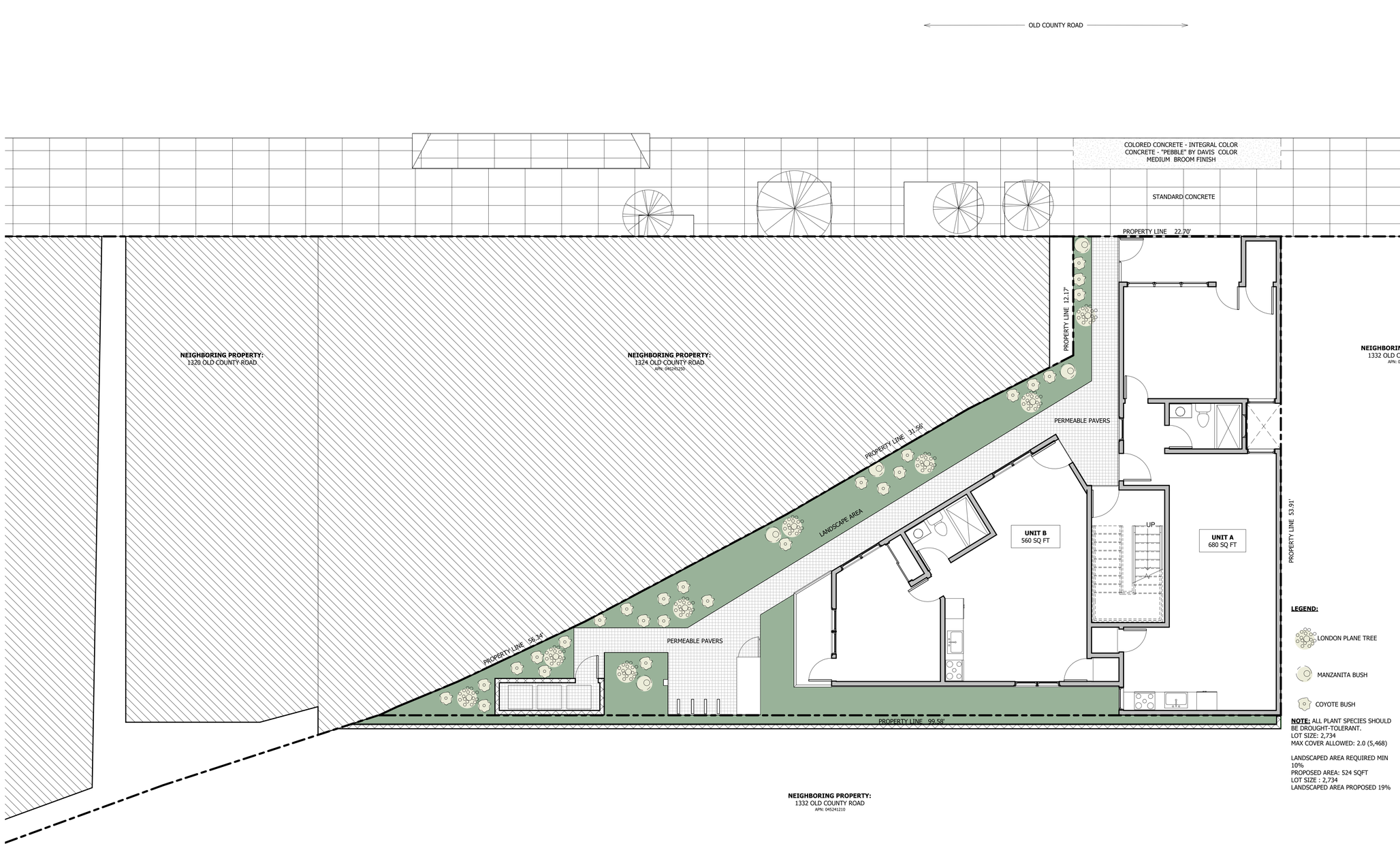
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DRAWING TITLE:
TOPOGRAPHIC PLAN

A104

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1 Proposed Landscape Plan
3/16" = 1'-0"

LEGEND:

- LONDON PLANE TREE
- MANZANITA BUSH
- COYOTE BUSH

NOTE: ALL PLANT SPECIES SHOULD BE DROUGHT-TOLERANT.
LOT SIZE: 2,734
MAX COVER ALLOWED: 2.0 (5,468)

LANDSCAPED AREA REQUIRED MIN 10%
PROPOSED AREA: 524 SQFT
LOT SIZE : 2,734
LANDSCAPED AREA PROPOSED 19%

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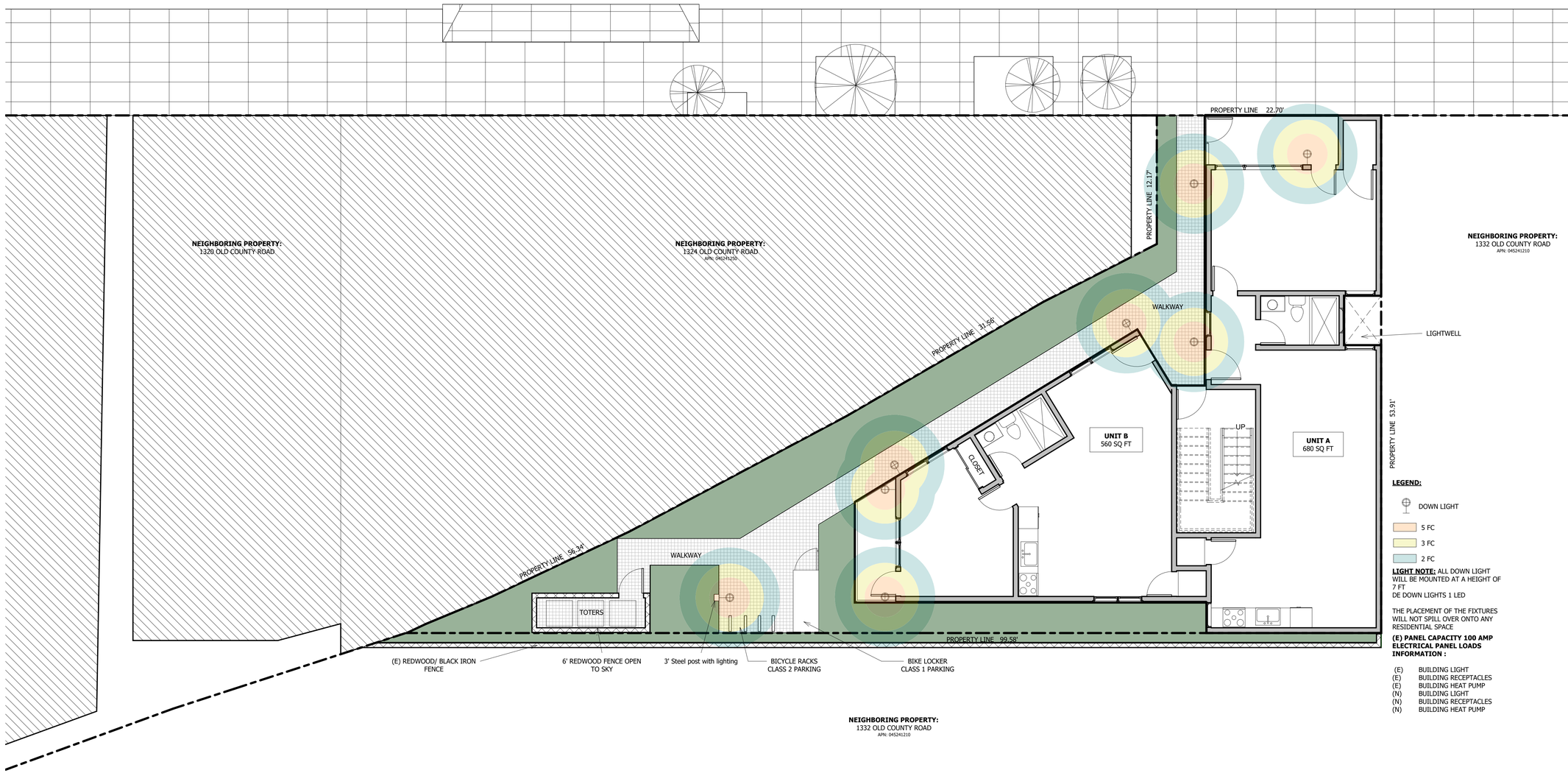
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LANDSCAPE PLAN

A105

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1 Proposed Lighting & Photometric Plan
3/16" = 1'-0"

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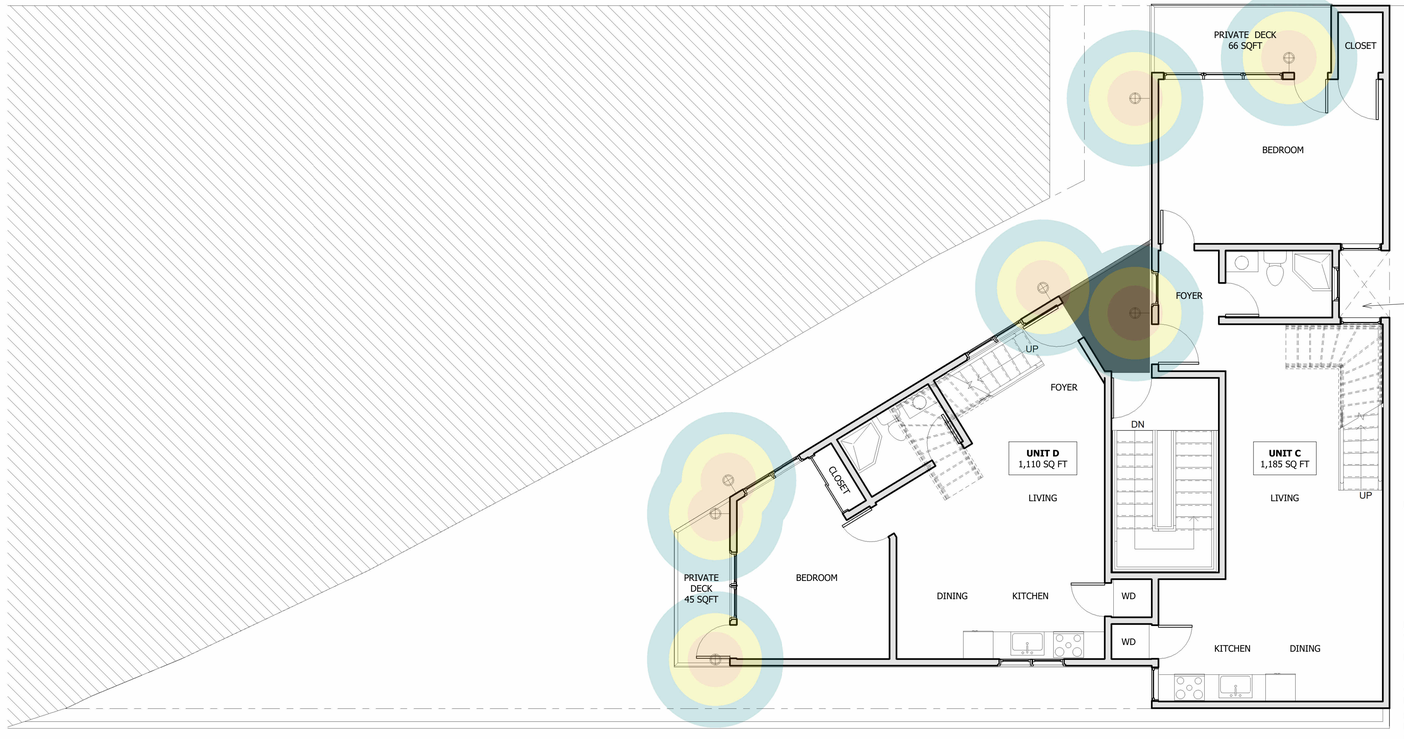
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LIGHTING PLAN

A106

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LEGEND:

- DOWN LIGHT
- 5 FC
- 3 FC
- 2 FC

LIGHT NOTE: ALL DOWN LIGHT WILL BE MOUNTED AT A HEIGHT OF 7 FT
DE DOWN LIGHTS 1 LED

THE PLACEMENT OF THE FIXTURES WILL NOT SPILL OVER ONTO ANY RESIDENTIAL SPACE

(E) PANEL CAPACITY 100 AMP
ELECTRICAL PANEL LOADS INFORMATION :

(E)	BUILDING LIGHT
(E)	BUILDING RECEPTACLES
(E)	BUILDING HEAT PUMP
(N)	BUILDING LIGHT
(N)	BUILDING RECEPTACLES
(N)	BUILDING HEAT PUMP

1 Proposed Lighting & Photometric Plan
LEVEL 2
3/16" = 1'-0"

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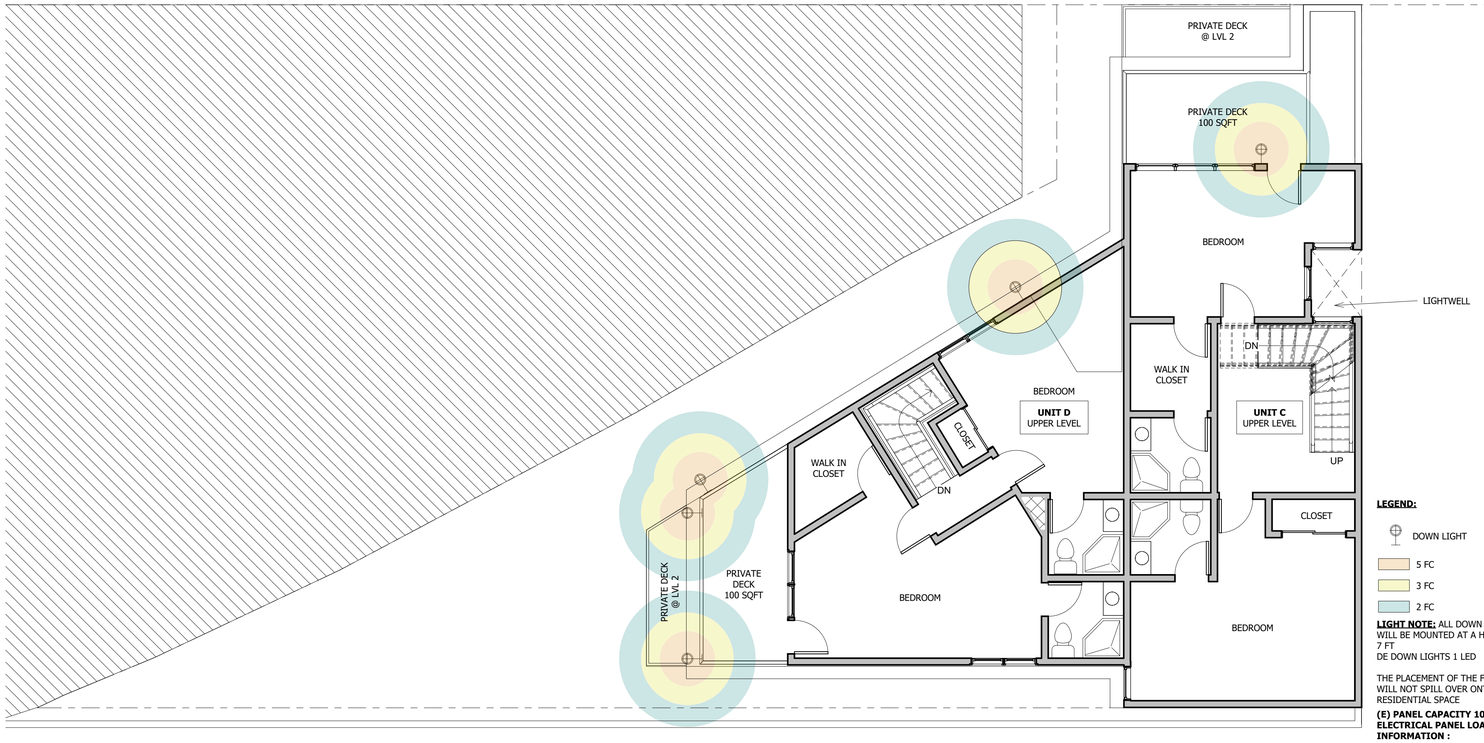
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LIGHTING PLAN

A106.1

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LEGEND:

DOWN LIGHT

5 FC

3 FC

2 FC

LIGHT NOTE: ALL DOWN LIGHT WILL BE MOUNTED AT A HEIGHT OF 7 FT
DE DOWN LIGHTS 1 LED

THE PLACEMENT OF THE FIXTURES WILL NOT SPILL OVER ONTO ANY RESIDENTIAL SPACE

(E) PANEL CAPACITY 100 AMP ELECTRICAL PANEL LOADS INFORMATION :

(E)	BUILDING LIGHT
(E)	BUILDING RECEPTACLES
(E)	BUILDING HEAT PUMP
(N)	BUILDING LIGHT
(N)	BUILDING RECEPTACLES
(N)	BUILDING HEAT PUMP

1 Proposed Lighting & Photometric Plan
LEVEL 3
3/16" = 1'-0"

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LIGHTING PLAN

A106.2

INCON LIGHTING

PROJECT:

SCHEDULE: DATE:

PREPARED BY:

NOTES:

COMPOSITE **Trinidad Series 343**

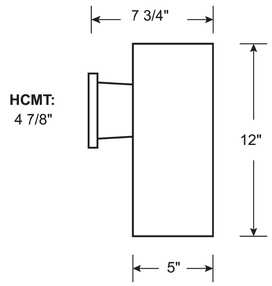
DESCRIPTION

Incon Lighting's Trinidad 343 series is ideal for coastal areas. This fixture is Wildlife/Turtle ready with a certified screw in lamp (lamp not included). It is dark sky friendly and is easily re-lamped via open bottom.



FEATURES

- Black or White Finish
- Fade & Rust Resistant Composite Construction
- Open Bottom & Closed Top Design
- Dark Sky Compliant
- Wildlife & Turtle Ready (with certified lamp)
- Medium E26 Socket (PAR30 75W Max)
- Wall Mount Only
- Minimum Starting Temp -20°F
- UL Listed for Wet Locations



WATTAGE/LUMENS

E26 Medium Base

- LED A19 or PAR30 Ready *(Bulb Not Included)*
- 75W PAR30 Max

ORDERING GUIDE (Sample: 34301-E26)

Family	Lens Color	BASE COLOR	Wattage	CCT	Options
343	**0** - Open Bottom	**5** - Black	**E26** - Medium Base	**-**	
		1 - White			

Specifications subject to change without notice

FEATURES

Wet Location

UL

3 YEAR WARRANTY

Medium Base

ADDITIONAL NOTES

Wall Mount Only

sales@inconlighting.com Ph. 407-323-5630
Rev 08/24 www.inconlighting.com/343

Extra Information

Brand:	Incon Lighting
Fixture Style:	Modern
Fixture Type:	Wall
Fixture Shape:	Cylinder
Fixture Environment:	Outdoor
Fixture Finish:	Choose Black or White
Fixture Application:	Dark Sky
Color Temperature:	3000K
Depth (in.):	7.75
Width (in.):	5.00
Height (in.):	12.00
Country of Origin:	Made in the USA
Buy American Compliant:	Yes
Dimmable:	Yes
Lumens:	800
Equivalent:	60 Watts
Shape:	A19
Light Source:	LED
Wattage:	9.5 Watts
Socket Type:	E26 Medium
Safety:	UL Listed for Wet Locations
Voltage:	120V
Bulb Color:	Soft White
Warranty:	5 Year
Price Shown:	Per Fixture
Lighting Technology:	Bulbs Included

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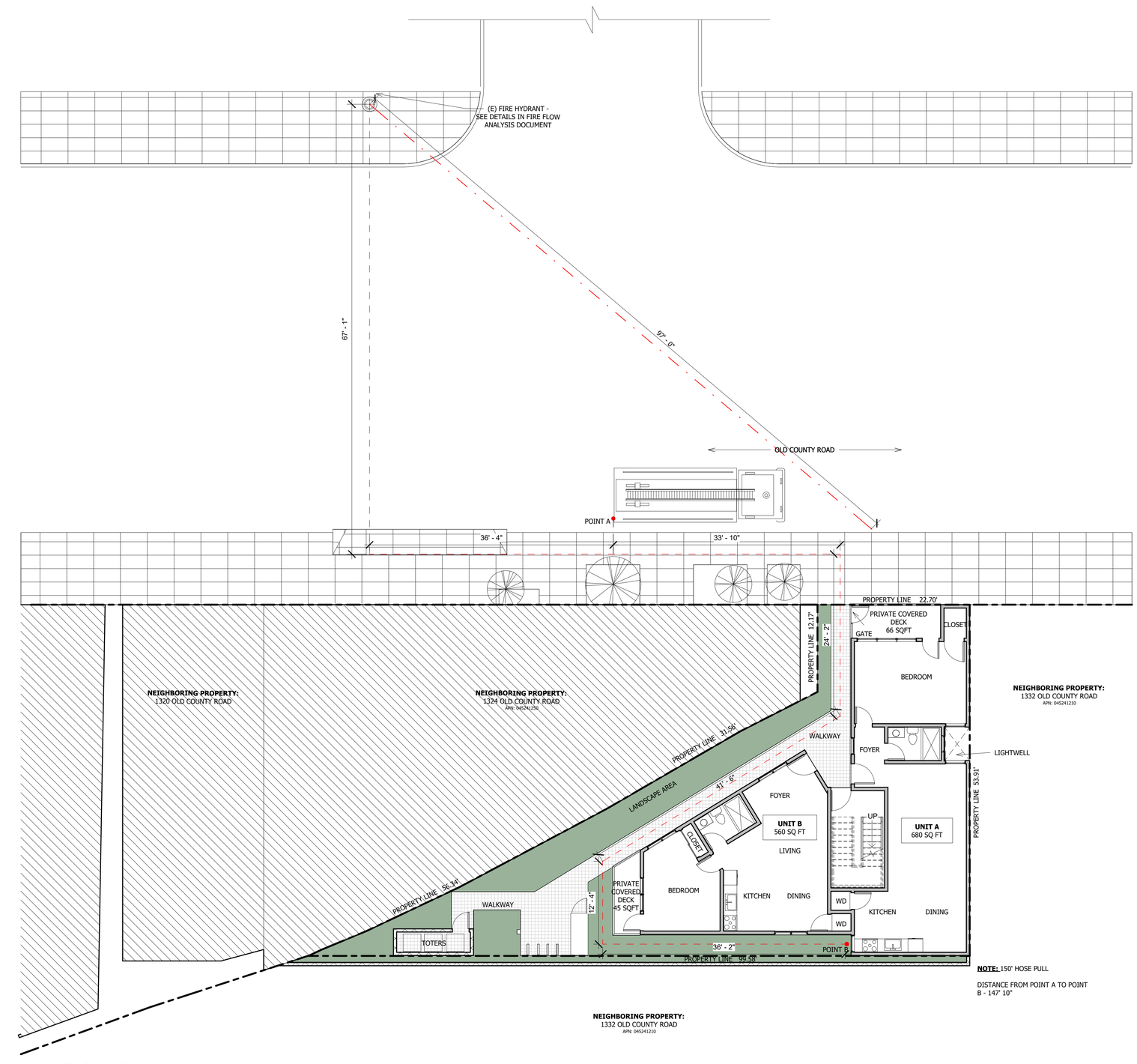
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DRAWING TITLE:
DOWN LIGHTS SPECIFICATIONS

A107

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1 Proposed Fire Rescue Plan
1/8" = 1'-0"

NOTE: 150' HOSE PULL

DISTANCE FROM POINT A TO POINT B - 147' 10"

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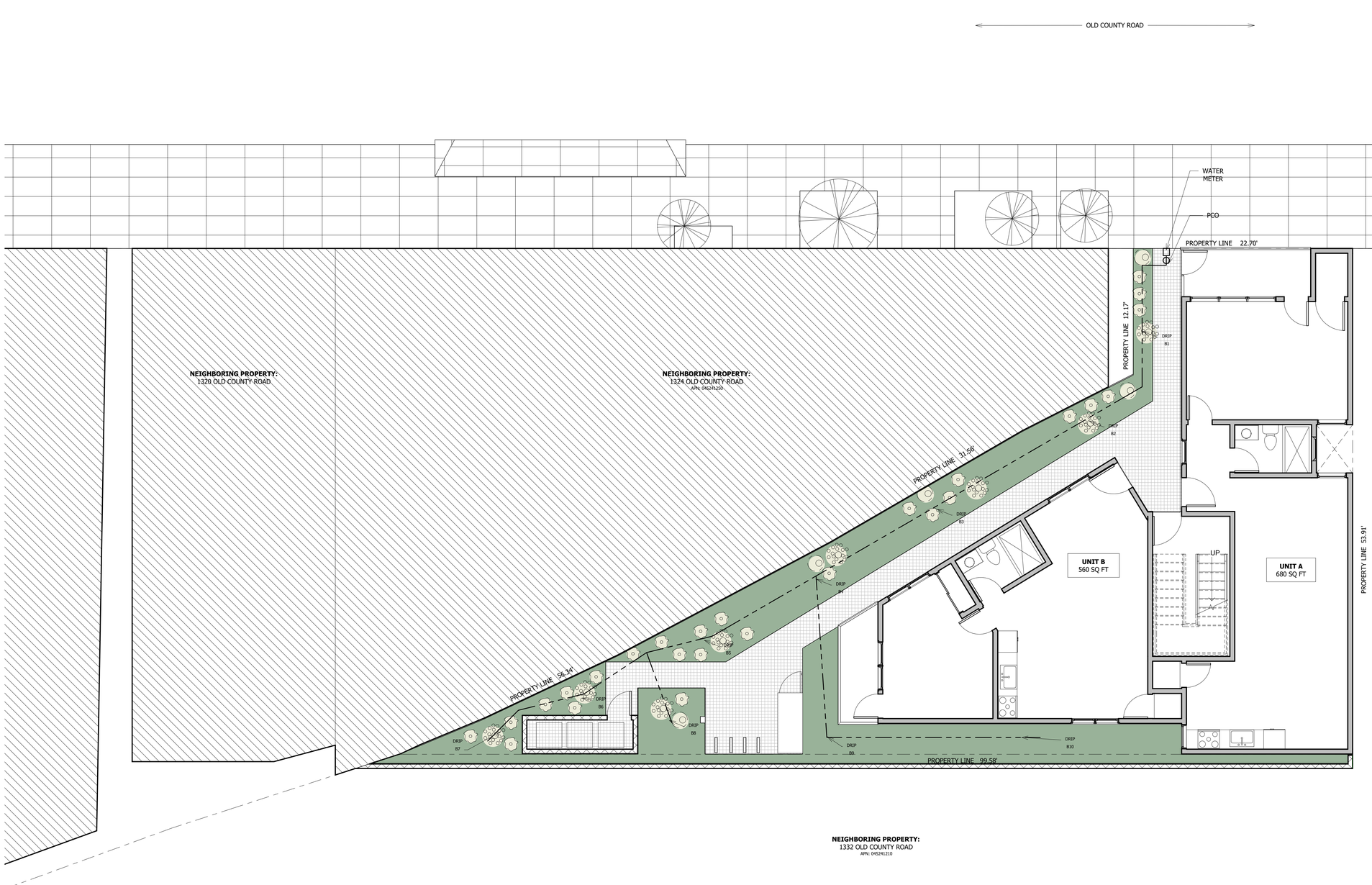
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FIRE RESCUE PLAN

A108

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1 Proposed Irrigation Plan
3/16" = 1'-0"

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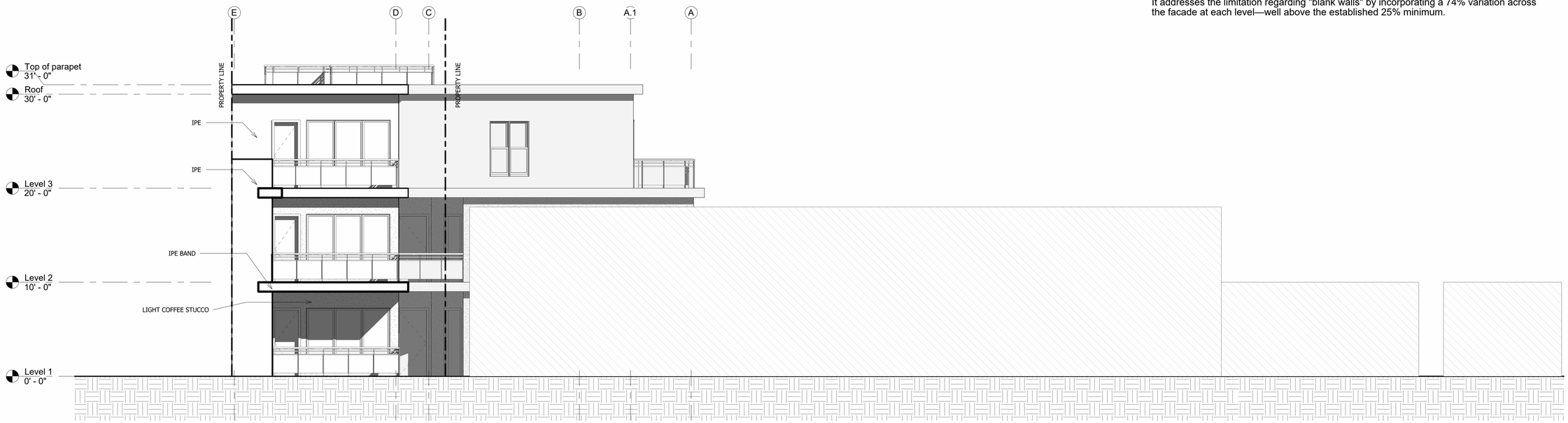
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IRRIGATION PLAN

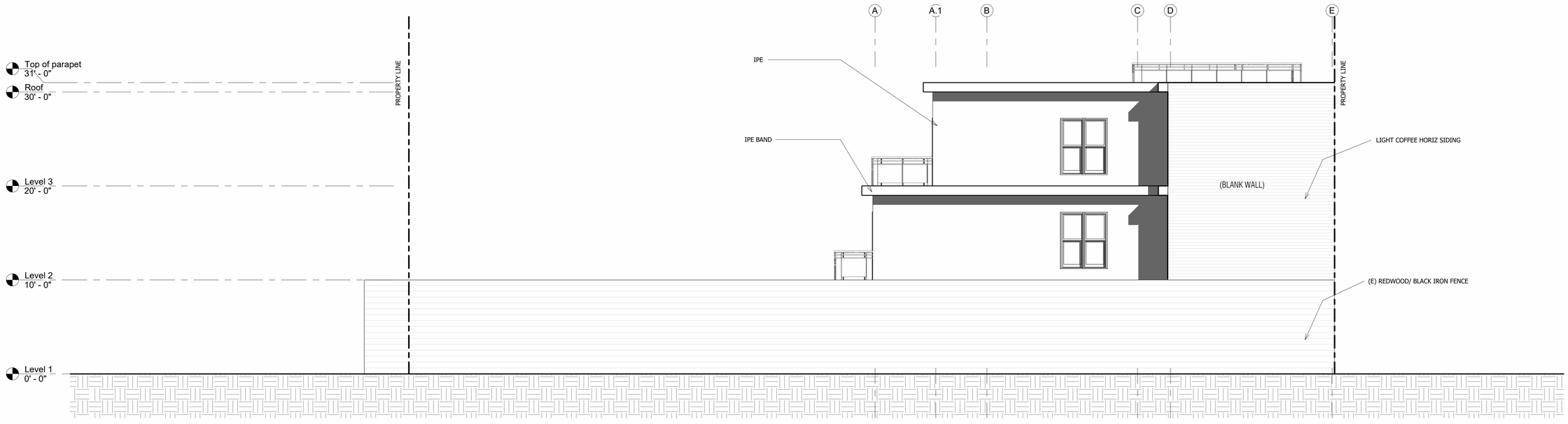
A109

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North facade note:
The building's composition features balconies, eaves, and setbacks at various levels, creating visual harmony through a blend of vertical and horizontal elements.
It addresses the limitation regarding "blank walls" by incorporating a 74% variation across the facade at each level—well above the established 25% minimum.



1 Proposed North Elevation
3/16" = 1'-0"



2 Proposed South Elevation
3/16" = 1'-0"

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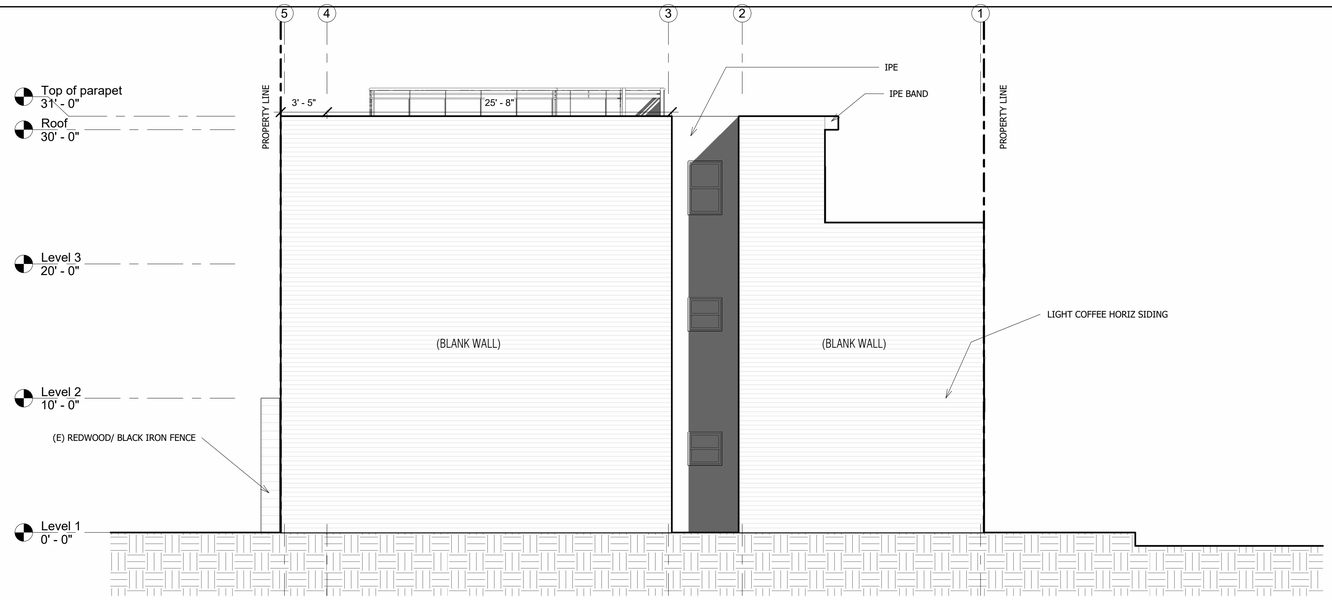
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PROPOSED ELEVATIONS

A201

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1 Proposed East Elevation
3/16" = 1'-0"



2 Proposed West Elevation
3/16" = 1'-0"

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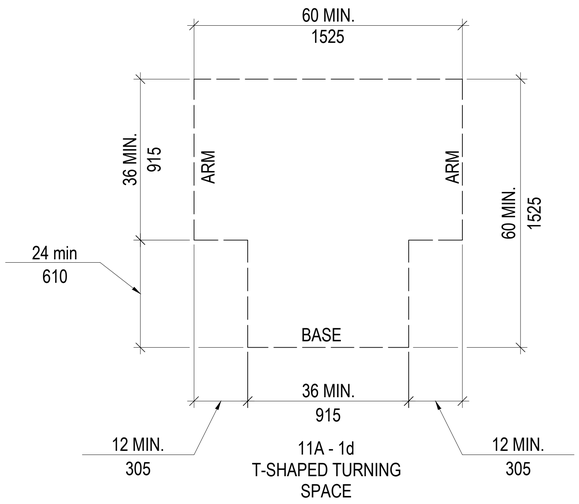
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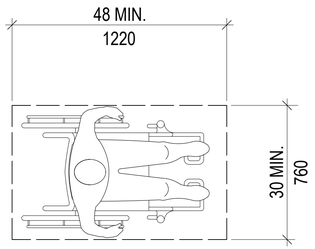
PROPOSED ELEVATIONS

A202



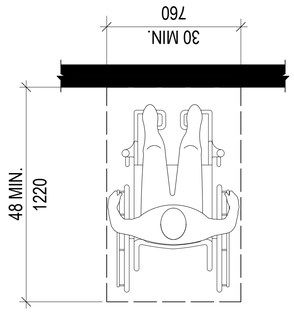
11A - 1d
T-SHAPED TURNING
SPACE

33 T-SHAPED TURNING SPACE
NO SCALE



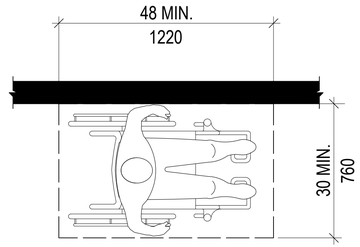
11A - 1G
CLEAR FLOOR OR
GROUND SPACE

34 CLEAR FLOOR
NO SCALE



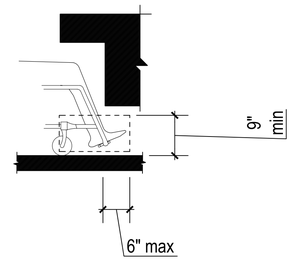
(C)
11A - 1G
POSITION OF CLEAR
FLOOR OR GROUND
SPACE

35 POSITION OF CLEAR FLOOR
NO SCALE



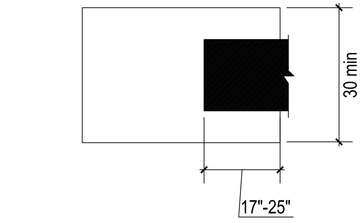
(A)
11A-1G
POSITION OF CLEAR
FLOOR OR GROUND
SPACE

36 POSITION OF CLEAR FLOOR
NO SCALE

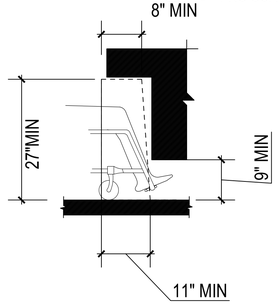


(B) ELEVATION
11A -9D
TOE CLEARANCE

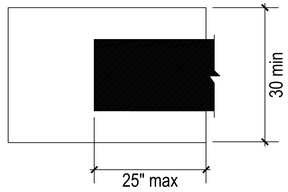
37 ELEV. TOE CLEARANCE
NO SCALE



(B) PLAN
11A -9D
TOE CLEARANCE

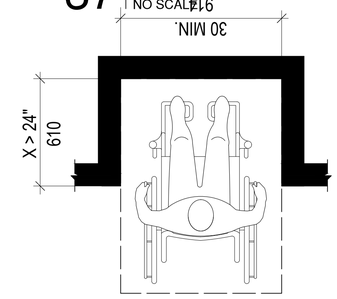


(A) ELEVATION
11A - 9D
KNEE CLEARANCE



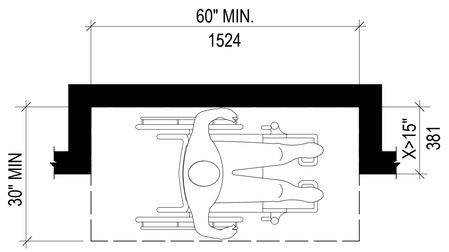
(A) PLAN
11A - 9D
KNEE CLEARANCE

38 KNEE CLEARANCE
NO SCALE



(A)
11A -1H
POSITION OF CLEAR
FLOOR OR GROUND
SPACE

39 POSITION OF CLEAR
NO SCALE



(B)
11A- 1H
POSITION OF CLEAR
FLOOR OR GROUND
SPACE

40 POSITION OF CLEAR
NO SCALE

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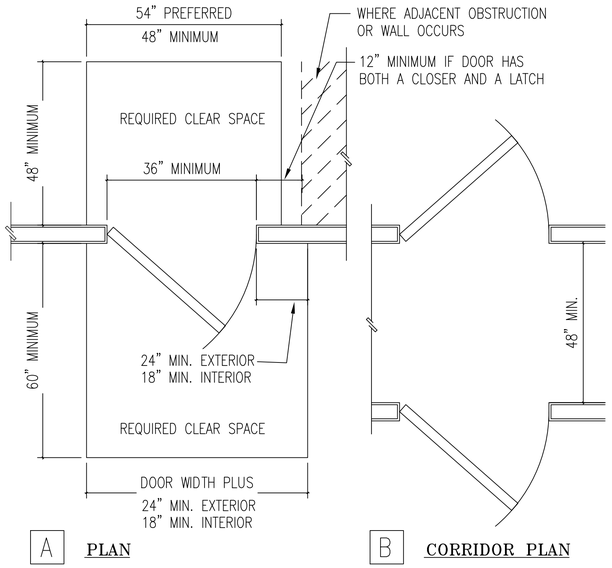
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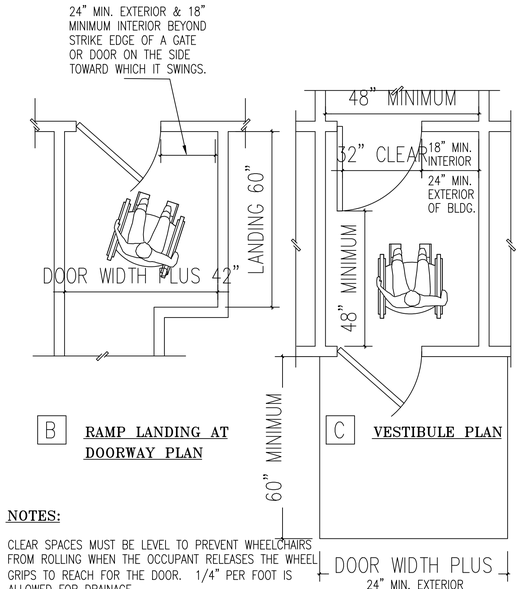
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ACCESSIBILITY DETAILS

A210



A PLAN

B CORRIDOR PLAN

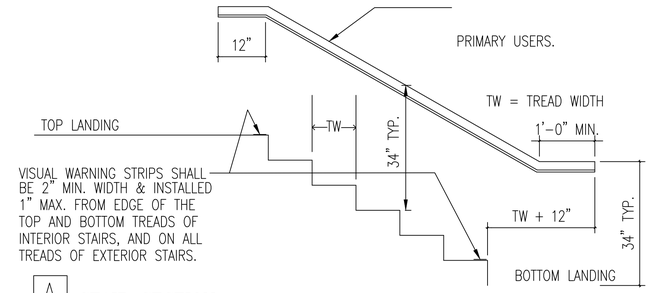


B RAMP LANDING AT DOORWAY PLAN

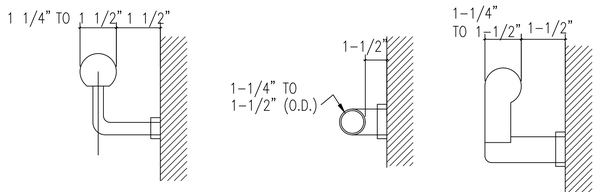
C VESTIBULE PLAN

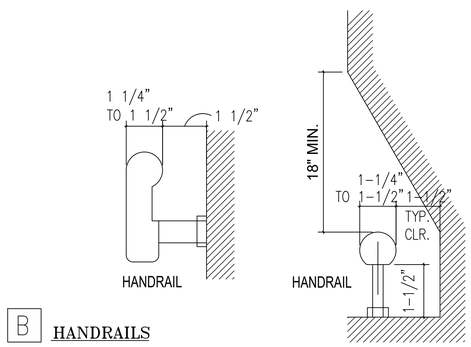
NOTES:

1. CLEAR SPACES MUST BE LEVEL TO PREVENT WHEELCHAIRS FROM ROLLING WHEN THE OCCUPANT RELEASES THE WHEEL GRIPS TO REACH FOR THE DOOR. 1/4" PER FOOT IS ALLOWED FOR DRAINAGE.
2. WHERE DOORS OPEN ONTO, BUT NOT INTO A CORRIDOR, THE REQUIRED LEVEL AREA BEYOND THE DOORS MAY BE A MINIMUM OF 48". FOR ADDITIONAL INFORMATION, SEE APPLICABLE NOTES ON TYPICAL ACCESSIBILITY NOTES SHEET.



A STAIR SECTION

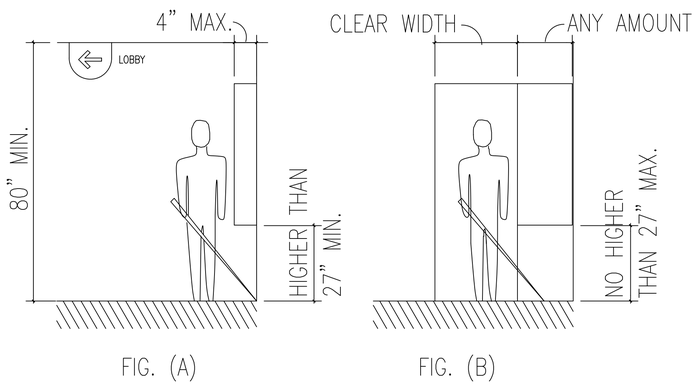


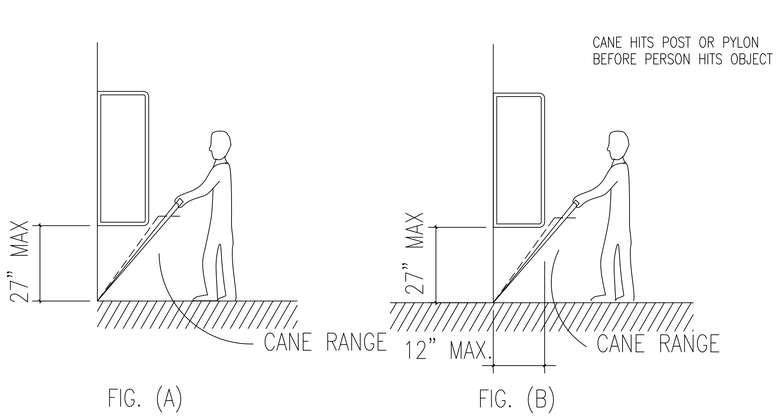


B HANDRAILS

41 | DOOR CLEAR SPACE | ADAPTABLE AND ACCESSIBLE DWELLING UNIT

NO SCALE





42 | PROTRUDING OBJECTS | ADAPTABLE AND ACCESSIBLE DWELLING UNIT

NO SCALE

43 | STAIR AND HANDRAIL DETAILS | ADAPTABLE AND ACCESSIBLE DWELLING UNIT

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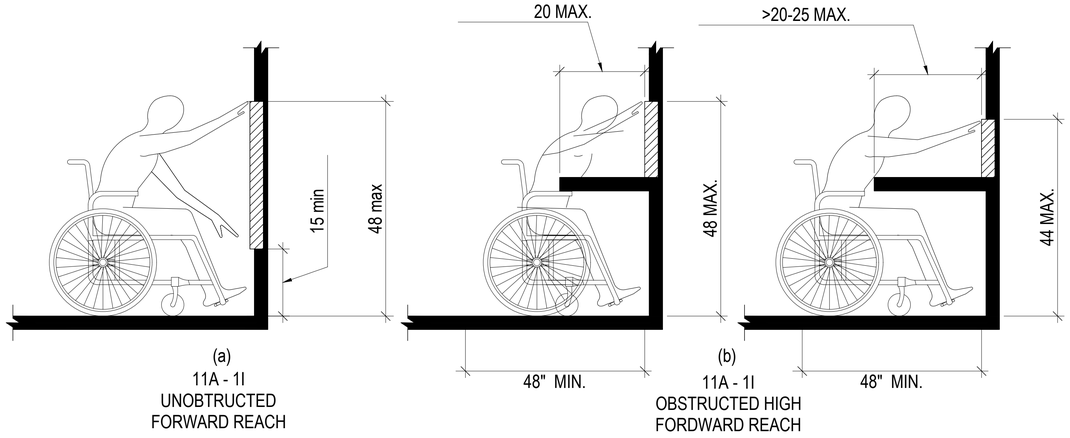
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A211

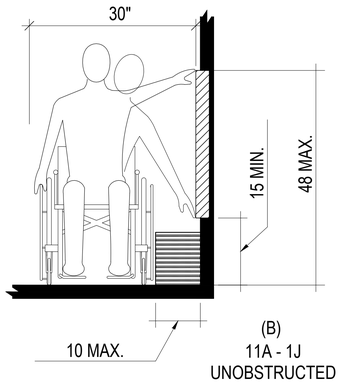


(a)
11A - 1I
UNOBTRUCTED
FORWARD REACH

(b)
11A - 1I
OBSTRUCTED HIGH
FORDWARD REACH

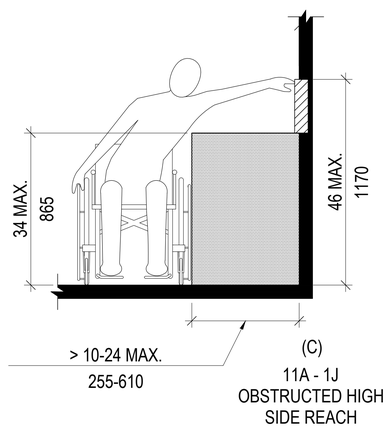
44 | UNOBSTRUCTED FORWARD REACH | ADAPTABLE AND ACCESSIBLE DWELLING UNIT NO SCALE

44.1 | OBSTRUCTED FORWARD REACH | ADAPTABLE AND ACCESSIBLE DWELLING UNIT NO SCALE



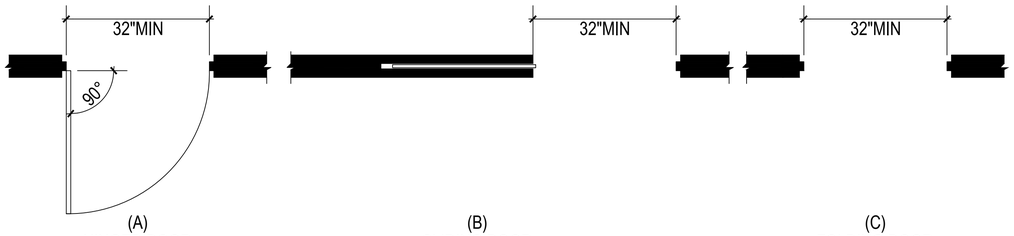
(B)
11A - 1J
UNOBSTRUCTED
SIDE REACH

45 | UNOBSTRUCTED SIDE REACH | ADAPTABLE AND ACCESSIBLE DWELLING UNIT NO SCALE



(C)
11A - 1J
OBSTRUCTED HIGH
SIDE REACH

45.1 | OBSTRUCTED HIGH SIDE REACH | ADAPTABLE AND ACCESSIBLE DWELLING UNIT NO SCALE



(A)
HINGED DOOR

11A- 8A
CLEAR WIDTH OF
DOORWAYS

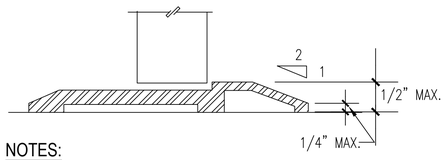
(B)
SLIDING DOOR

11A- 8A
CLEAR WIDTH OF
DOORWAYS

(C)
FOLDING DOOR

11A- 8A
CLEAR WIDTH OF
DOORWAYS

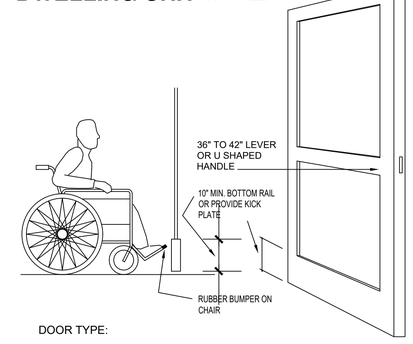
46 | CLEAR DOORS DETAILS | ADAPTABLE AND ACCESSIBLE DWELLING UNIT
NO SCALE



NOTES:

1. 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE.
2. 1 : 2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERITCAL LEVEL CHANGE.
3. 1/4" MAXIMUM VERTICAL LEVEL CHANGE.

47 | THRESHOLD / LEVEL CHANGES | ADAPTABLE AND ACCESSIBLE DWELLING UNIT
NO SCALE



DOOR TYPE:

1. MINIMUM 10" HIGH SMOOTH SURFACE AT DOOR BOTTOM, EITHER ATTACHED PANEL OR BOTTOM RAIL.

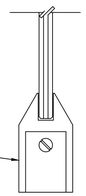
HARDWARE:

2. OPENABLE FROM INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT.
3. OPENABLE BY SINGLE EFFORT LEVER-TYPE DEVICE (NOT REQUIRING GRASPING).
4. MOUNTED 36" TO 42".
5. MAXIMUM 8.5 LBS. EFFORT TO OPERATE EXTERIOR DOOR, 5 LBS. FOR INTERIOR.

A DETAIL

(WHERE INDICATED) A NARROW FRAME WITH A BEVELED TOP EDGE (30 DEGREE MAXIMUM BEVEL TO VERTICAL PLANE) INSTALLED AT THE BOTTOM OF A GLASS DOOR (WITH NO SIDE FRAMES) MAY BE USED IN LIEU OF PROVIDING THE REQUIRED 10-INCH UNINTERRUPTED SURFACE AT THE BOTTOM OF THE DOOR.

B DETAIL



47.1 | DOOR DETAILS | ADAPTABLE AND ACCESSIBLE DWELLING UNIT
NO SCALE

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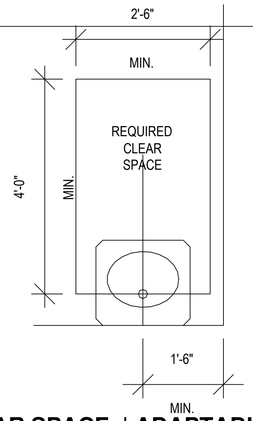
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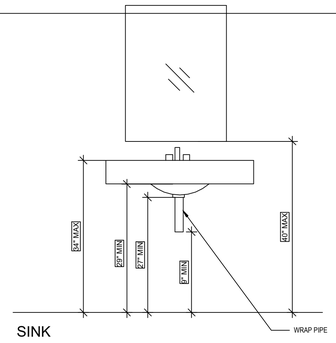
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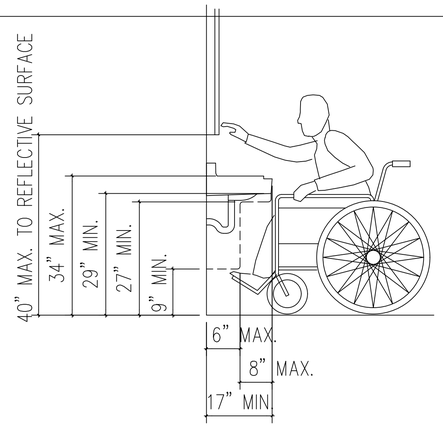
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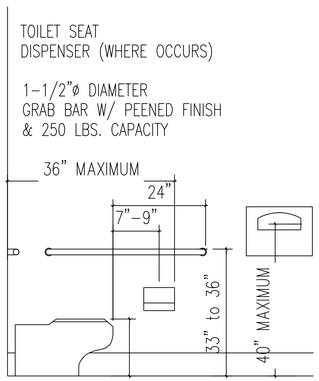
48 | LAVATORY CLEAR SPACE | ADAPTABLE AND ACCESSIBLE DWELLING UNIT NO SCALE

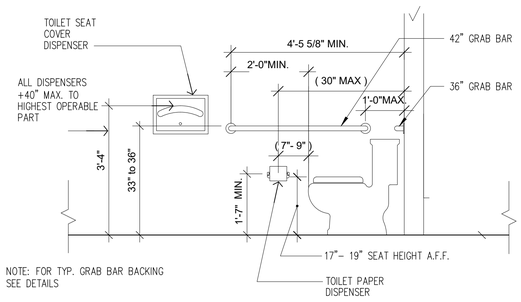


49 | LAVATORY DETAILS | ADAPTABLE AND ACCESSIBLE DWELLING UNIT NO SCALE



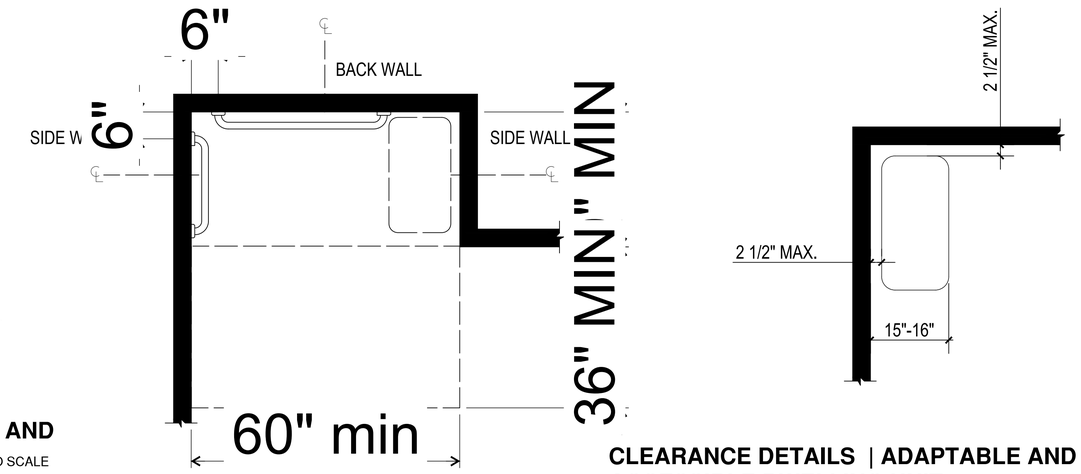
50 | LAVATORY SIDE ELEVATION DETAILS | ADAPTABLE AND ACCESSIBLE DWELLING UNIT NO SCALE



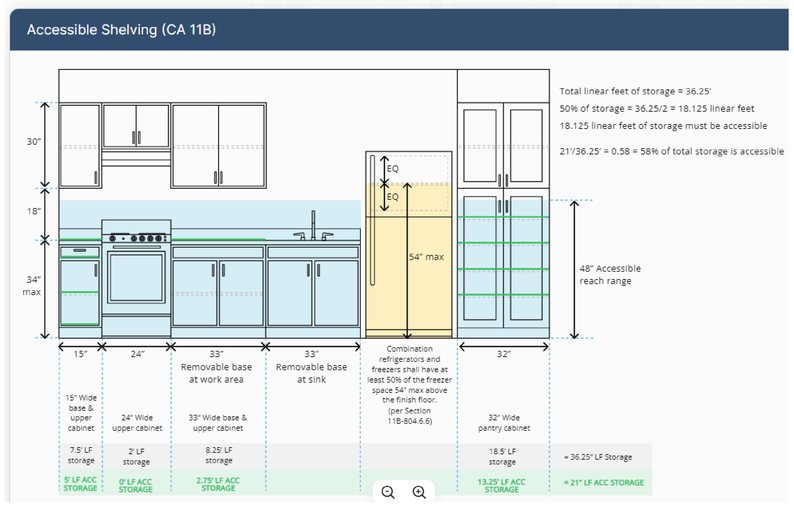


51 | TOILET SIDE DETAILS | ADAPTABLE AND ACCESSIBLE DWELLING UNIT NO SCALE

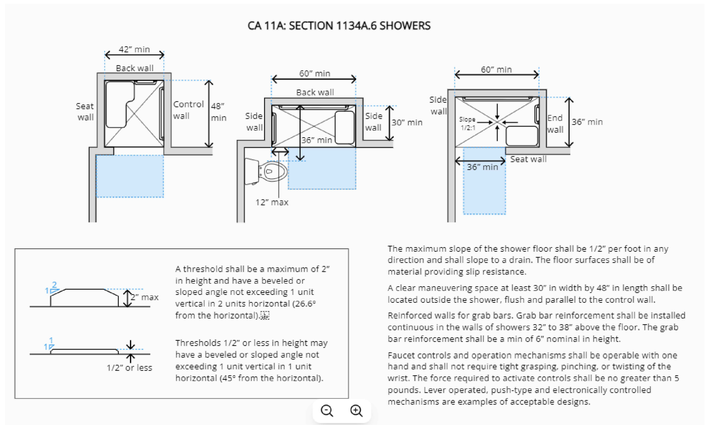
52 | TOILET DETAILS | ADAPTABLE AND ACCESSIBLE DWELLING UNIT NO SCALE



53 | CLEARANCE DETAILS | ADAPTABLE AND ACCESSIBLE DWELLING UNIT NO SCALE



54 | ACCESIBILITY KITCHEN DETAILS | ADAPTABLE AND ACCESSIBLE DWELLING UNIT NO SCALE



55 | SHOWER AND SEAT DETAILS | ADAPTABLE AND ACCESSIBLE DWELLING UNIT NO SCALE

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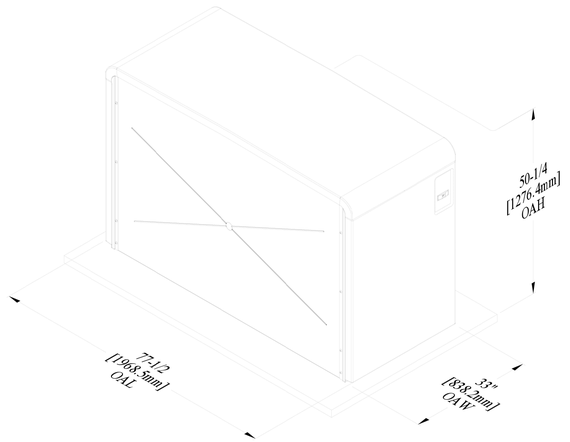
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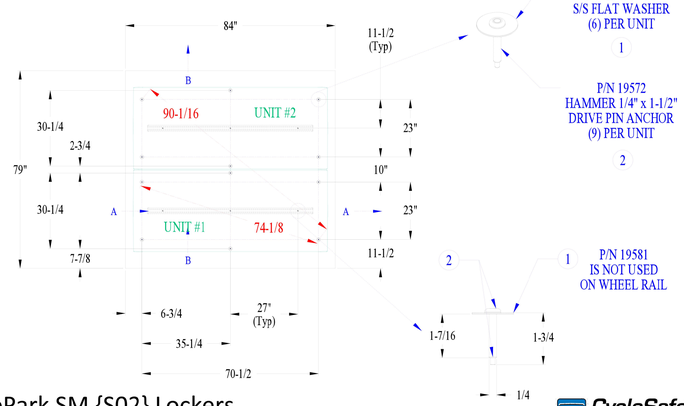
Part #19504



EcoPark SM {S01}
{1-Bike} Standard Locker {Dims}

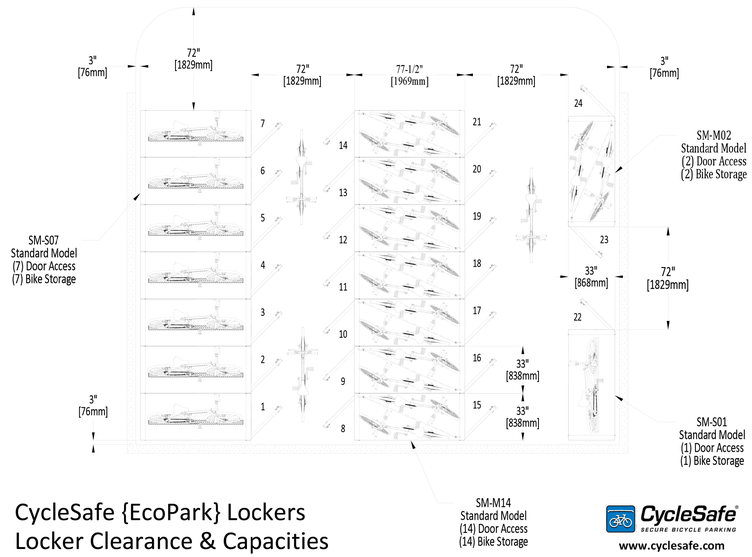
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NOTE:
INCLINE ANGLES
A. DOOR-TO-DOOR INCLINE TO BE NO MORE THAN 1 SLANT
B. BANKING SIDE-TO-SIDE TO BE NO MORE THAN 2 SLANT



EcoPark SM {S02} Lockers
Anchor Placement Locations

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CycleSafe {EcoPark} Lockers
Locker Clearance & Capacities

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BIKE LOCKER SPECS

A220

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VIEW FROM THE STREET WITH NEIGHBORING BUILDING

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RENDERING

A300

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SIDE / FRONT VIEW



FRONT VIEW



TOP VIEW



SIDE YARD VIEW



AERIAL VIEW

NOTE: IN THIS 3D VISUALIZATIONS/RENDERING, THE PRESENTATION OF THE NEIGHBORING BUILDING HAS BEEN LIMITED IN ORDER TO SHOW THE PROPOSED BUILDING IN ITS ENTIRETY.

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RENDERING

A301

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ARCHITECTURAL PROJECT DESCRIPTION, STYLE AND MATERIALS

The type of architecture is simulated minimalism, featuring rectangular shapes, flat roof
and asymmetric frontage to create visual interest. The uniqueness of the building site
further enhances the visual interest by creating an angular definition to the rear half
of the building. We will be utilizing long-lasting, low maintenance facade materials, with
a mix of materials and muted color palette featuring natural tones:
Natural IPE / Massandruba, light coffee siding, light coffee stucco and black at balcony rails.

The building's composition is also designed to give pedestrians a pleasant sense of scale,
making use of balconies and setbacks at different levels. This creates visual harmony with
both vertical and horizontal elements.

Light well and skylight will be added to combat limited light created by any future
neighborhood development. The focus of design will be to reduce elements to their
essential quality and make maximum usage of the site's proximity to local conveniences.
We believe the unit provide a calm and orderly environment.

This four newly constructed units will be market-based housing with two unique ground
floor units and two three bedroom town house type units. Based on standard urban
planning and zoning guidelines for light industrial areas, the project will fit into the
neighborhood by balancing functional, low impact residential housing with the existing
city. Furthermore, perspective tenants will no doubt use convenient mass transit options
as well as nearby shopping and quality of life services.



ARCHITECTS SF
SF ARCHITECTS
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NO.	DESCRIPTION	DATE
3	REVISION	07/20/26

LICENSED ARCHITECT
FRANCISCO MATOS
C-34078
02/28/27
RENEWAL
STATE OF CALIFORNIA

OLD COUNTY ROAD
BELMONT , CA 94002
APN: 045-241-260

ARCHITECTURE STYLE & MATERIALS

A400

GENERAL NOTES:

1. WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE "CITY OF BELMONT STANDARD DETAILS AS WELL AS THE LATEST CITY ADOPTED EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "THE GREENBOOK" AND/OR THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS "CALTRANS STANDARD SPECIFICATIONS".
2. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
3. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY BY MOUNTAIN PACIFIC SURVEYS.
4. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
5. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
6. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
7. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
8. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
9. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
10. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
11. THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
12. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
13. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
14. ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
15. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
16. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
17. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
18. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
19. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
20. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION.
21. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
22. ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
23. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
24. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF BELMONT FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
25. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
26. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

LEGEND:

	PROPOSED
	CLEANOUT
SS	SANITARY SEWER PIPE
	WATER METER BOX. TO BE CONSTRUCTED BY UTILITY COMPANY.
AC	CONCRETE SIDEWALK PER CITY OF BELMONT STANDARD DETAILS AND SPECIFICATIONS.
	ASPHALT PER CITY OF BELMONT STANDARD DETAILS AND SPECIFICATIONS.
	SAWCUT LINE
W	DOMESTIC WATER LINE
SD	STORM DRAIN LINE
FS	FIRE WATER LINE
G	GAS LINE
E	ELECTRICAL LINE
	PROPERTY LINE
	LIMIT LINE OF WORK
	EXISTING SURFACE FLOW DIRECTION
	PROPOSED SURFACE FLOW DIRECTION
27%	SLOPE AND DIRECTION
	SANITARY SEWER CLEANOUT
	METER BOX. TYPICALLY INSTALLED BY UTILITY COMPANY.
	PERFORATED DRAINAGE PIPE

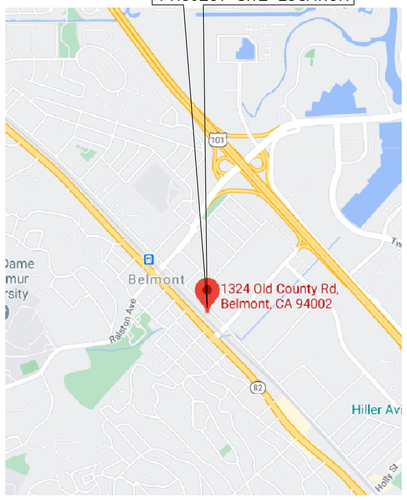
ABBREVIATIONS:

BW	BACK OF WALK
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FM	FORCE MAIN
FS	FINISHED SURFACE
HDPE	HIGH DENSITY POLY ETHYLENE
INV	INVERT
PL	PROPERTY LINE
SDR	STANDARD DIMENSION RATIO
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
TC	TOP OF CURB
W	WATER

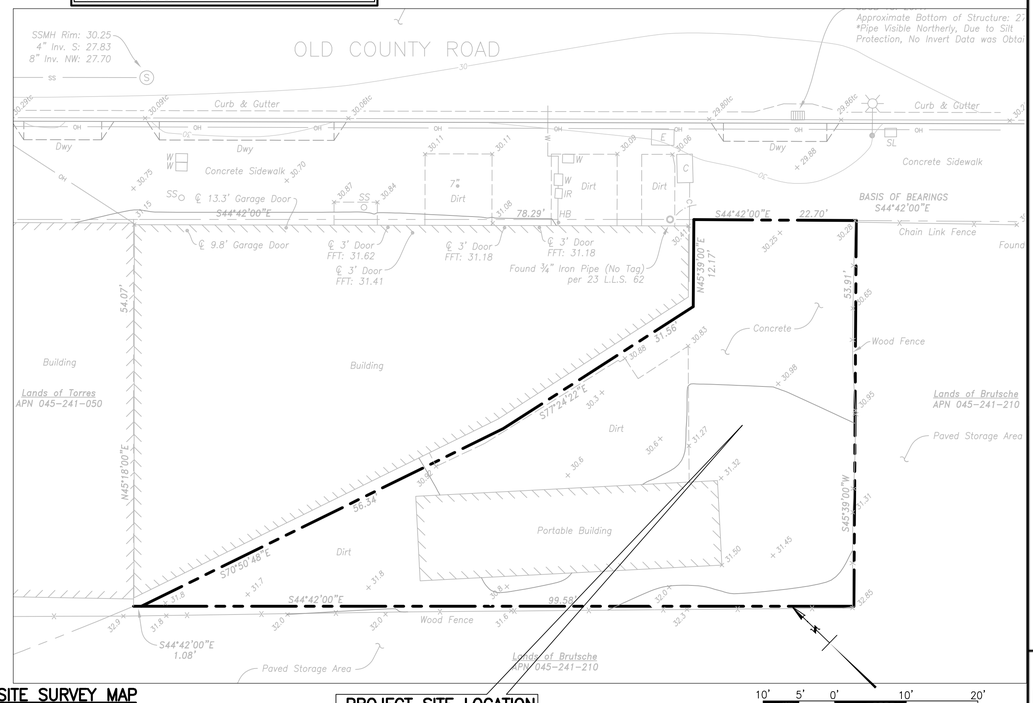
SHEET INDEX:

CIVIL DRAWINGS	
C0.1	CIVIL COVER PLAN
C0.2	EROSION CONTROL PLAN
C0.3	BEST MANAGEMENT PLAN
C0.4	EROSION CONTROL PLAN DETAILS
C1.0	GRADING AND DRAINAGE PLAN
C1.1	STORMWATER CONTROL PLAN
C1.2	SECTIONS
C2.0	UTILITY PLAN
C3.0	DETAILS

PROJECT SITE LOCATION

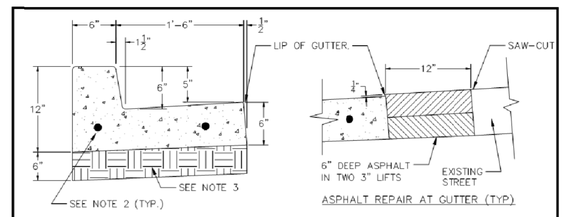


VICINITY MAP
NOT TO SCALE



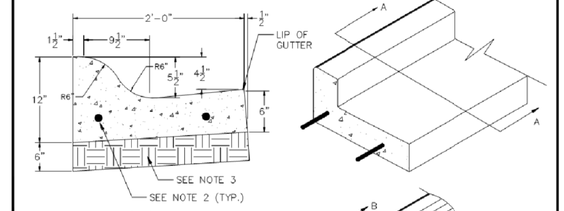
SITE SURVEY MAP
1"=10'

PROJECT SITE LOCATION



TYPE A CURB
SECTION A-A

ASPHALT REPAIR AT GUTTER (TYP)



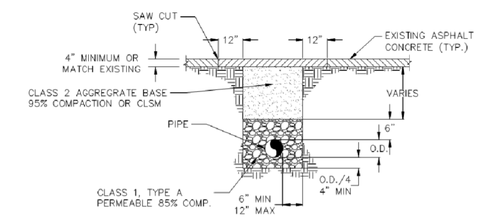
TYPE F CURB
SECTION B-B

NOTES:
1. PRIOR TO BEGINNING ANY WORK, AN ENCROACHMENT PERMIT SHALL BE OBTAINED.
2. 12" #4 REBAR DOWELS, 6" MINIMUM DEPTH INTO EXISTING SIDEWALK, CURB & GUTTER. DO NOT DOWEL PRIVATE IMPROVEMENTS INTO PUBLIC IMPROVEMENTS.
3. 6" MINIMUM CLASS 2 A.B. COMPACTED TO 90%.
4. 1/2" DEEP CONTRACTION JOINTS AT 20', 1/4" DEEP CONTRACTION JOINS AT 10'.
5. ALL CONCRETE SHALL BE 6 SACK 3/4" WITH ONE POUND LAMP BLACK PER CUBIC YARD. FINISH TO BE UNIFORM FINE BROOMED TEXTURE.
6. ASPHALT TO BE HOT MIX ASPHALT 1/2" FINE.

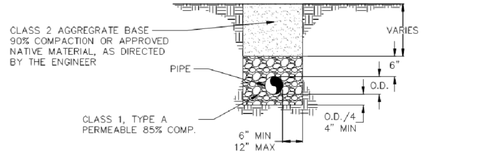
CITY OF BELMONT

TYPE A & E CONCRETE CURB AND GUTTER
APPROVED BY: L. ALVAREZ DATE: NOVEMBER 2016

SI-100
N.T.S.
SHEET: 1 OF 2



STREET AREAS



NOTE: FOR ROADWAY SHOULDERS OR GRAVEL ROADS BRING TRENCH BACKFILL UP TO ADJACENT GRADES.

UNIMPROVED AREAS

NOTES:
1. PRIOR TO BEGINNING ANY WORK, AN ENCROACHMENT PERMIT IS REQUIRED FOR WORK WITHIN A PUBLIC EASEMENT OR STREET/ RIGHT-OF-WAY
2. CONFORM WITH ALL FEDERAL OR STATE SAFETY REGULATIONS AND RECOMMENDATIONS INCLUDING TRENCH SHORING (LABOR CODE SECTION 6705) AND TRAFFIC CONTROL.
3. CONTROLLED LOW STRENGTH MATERIAL (CLSM) WITH COMPRESSIVE STRENGTH OF 100 PSI MAY BE USED WITH ENGINEER APPROVAL.

CITY OF BELMONT

TRENCH DETAILS
APPROVED BY: L. ALVAREZ DATE: OCTOBER 2016

SI-109
N.T.S.
SHEET: 1 OF 1

1324 OLD COUNTY ROAD
BELMONT, CA 94002
APN: 045-241-260

CONSULTANT:
COMPANY NAME: SF CIVIL
CIVIL ENGINEER: PATRICK MACDONALD
2532 SANTA CLARA AVE #151
ALAMEDA, CA 94501
(P) 510-282-5281
(E) sfcivil@yahoo.com

STAMP:
REGISTERED PROFESSIONAL ENGINEER PATRICK MACDONALD No. 85555 CIVIL STATE OF CALIFORNIA
04-16-2026
DATE SIGNED

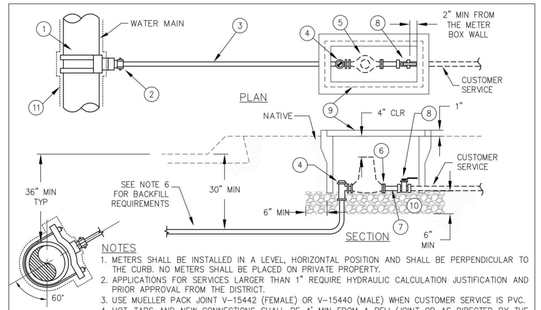
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SHEET TITLE
CIVIL COVER PLAN

SHEET NUMBER
C0.1

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NOTES

1. METERS SHALL BE INSTALLED IN A LEVEL, HORIZONTAL POSITION AND SHALL BE PERPENDICULAR TO THE CURB. NO METERS SHALL BE PLACED ON PRIVATE PROPERTY.
2. APPLICATIONS FOR SERVICES LARGER THAN 1" REQUIRE HYDRAULIC CALCULATION JUSTIFICATION AND PRIOR APPROVAL FROM THE DISTRICT.
3. USE MUELLER PACK JOINT V-15442 (FEMALE) OR V-15440 (MALE) WHEN CUSTOMER SERVICE IS PVC.
4. HOT-TAPS AND NEW CONNECTIONS SHALL BE 4" MIN FROM A BELL/JOINT OR AS DIRECTED BY THE DISTRICT.
5. SERVICE SADDLE SHALL BE 18" MIN FROM AN ADJACENT SERVICE CONNECTION.
6. IF OPEN TRENCH METHOD IS USED, EMBEDMENT MATERIAL (QUARRY FINES) SHALL BE PLACED 2" BELOW AND 6" ABOVE THE SERVICE LINE. BACKFILL AND COMPACT REMAINING SECTION PER APPLICABLE MP-01 THRU MP-04.
7. ANY FIRE SPRINKLER INSTALLATION WILL REQUIRE AN UPDATED SERVICE CONNECTION.

LEGEND

1. DOUBLE STRAP BRONZE SERVICE SADDLE, MUELLER BR2B "CC" FOR DIP AND MUELLER DR2S "CC" FOR PVC.
2. 2" INSULATED CORPORATION STOP, MUELLER N-35008N.
3. 2" TYPE K SOFT COPPER PIPE. COPPER PIPE SHALL HAVE BLUE SEAMLESS POLYETHYLENE COAT DISTRIBUTED BY MUELLER STREAMLINE CO. UNIONS OR COUPLINGS NOT PERMITTED.
4. 2" COMPRESSION BALL ANGLE METER VALVE, MUELLER B-24276N.
5. 1-1/2" OR 2" METER (FURNISHED BY DISTRICT).
6. 1-1/2" OR 2" BRASS METER FLANGE (LOW LEAD).
7. 1-1/2" OR 2" BRASS NIPPLE (LOW LEAD).
8. 1-1/2" OR 2" BALL VALVE, RED WHITE VALVE 5044AB.
9. METER BOX, CHRISTY NO. FL30T WITH NO. FL30P FIBERLYTE COVER. H/20 TRAFFIC RATED BOX AND COVER, SHALL BE PROVIDED IN TRAFFIC AREAS AND WHERE DIRECTED BY THE DISTRICT. COVERS SHALL HAVE A RECESSED PROBE HOLE MADE FOR SENSUS FLEXNET RADIO READERS.
10. 3/4" DRAIN ROCK SHALL BE MECHANICALLY COMPACTED.
11. ENCASE DIP WITH V-BIO ENHANCED POLYETHYLENE ENCASEMENT.

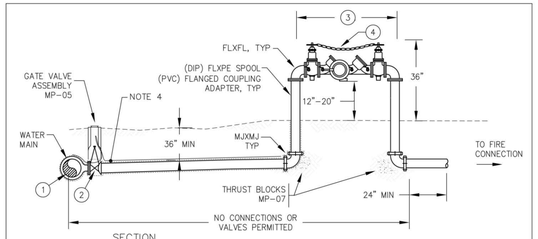
1 ½" OR 2" RESIDENTIAL SERVICE CONNECTION

04/21
01/19
01/15
05/14
REV. 05/02

MID-PENINSULA WATER DISTRICT

Approved by:
Tammy Rudock, General Manager
Joubin Pakpour, District Engineer, RCE No. 59155

STD. NO. MP-13



REQUIREMENTS

1. REDUCE PRESSURE BACKFLOW ASSEMBLIES ARE REQUIRED ON ALL FIRE SERVICE CONNECTIONS.
2. FAILURE TO PROVIDE BACKFLOW PROTECTION WILL RESULT IN WATER SERVICE SHUTDOWN PER TITLE 17, SECTION 7583-7605 OF THE STATE OF CALIFORNIA CODE OF REGULATIONS. (TITLE 17, DIVISION I, CHAPTER 5, SUBCHAPTER 1, GROUP 4, ARTICLES 1 AND 2.)
3. ENCLOSURE USED FOR BACKFLOW ASSEMBLY SHALL BE APPROVED BY THE DISTRICT.
4. BACKFLOW ASSEMBLY SHALL BE TESTED AND CERTIFIED BY A SAN MATEO COUNTY'S CERTIFIED TESTER PRIOR TO BEING PUT IN SERVICE.
5. VERTICAL INSTALLATIONS ARE ALLOWED BUT REQUIRE DISTRICT APPROVAL PRIOR TO DESIGN AND INSTALLATION.
6. ALL FIRE SERVICES INSTALLED ON SERVICE LINES 4" DIA OR GREATER SHALL BE REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA) STYLE.
7. FIRE DEPARTMENT CONNECTION (FDC) IF REQUIRED SHALL HAVE TWO 2-1/2" INLET WITH CLAPPERS AND WAFER CHECK VALVE. SHOULD FACE THE STREET AND BE LOCATED A MAX 5' BEHIND THE R/W. A 36" MIN CLEARANCE AROUND THE BACKFLOW AND FDC IS REQUIRED. ALL EXPOSED SURFACES OF THE FDC SHALL BE PAINTED RED. LOCATION OF THE CONNECTION SHALL BE DETERMINED BY THE FIRE DEPARTMENT.

NOTES

1. THE SIZE OF THE PIPING, TAPPING VALVE, DETECTOR CHECK AND BACKFLOW PREVENTER SHALL BE DETERMINED IN ACCORDANCE WITH FIRE SERVICE FLOW REQUIREMENTS.
2. FIRE SERVICE LOCATION SHALL BE DETERMINED BY DISTRICT.
3. BOLLARD REQUIRED PER MP-11. EXACT LOCATION TO BE DETERMINED BY DISTRICT
4. ENCASE DIP WITH V-BIO ENHANCED POLYETHYLENE ENCASEMENT. TAPE A BLUE NO.8 AWG, COPPER TRACER WIRE TO THE TOP OF PIPE.

LEGEND

1. TEE (TYPE DETERMINED BY DISTRICT) OR TAPPING SLEEVE JMC 6432, AS DIRECTED BY THE DISTRICT
2. GATE VALVE, FLXMJ, MUELLER NO. A-2362
3. APPROVED BY SAN MATEO COUNTY HEALTH SYSTEM REDUCED PRESSURE BACKFLOW ASSEMBLY WITH OS&Y VALVES.
4. 1/2" CHAIN AND LOCK WITH MINIMUM SLACK AND/OR TAMPER SWITCH AS DIRECTED BY THE FIRE DEPARTMENT.

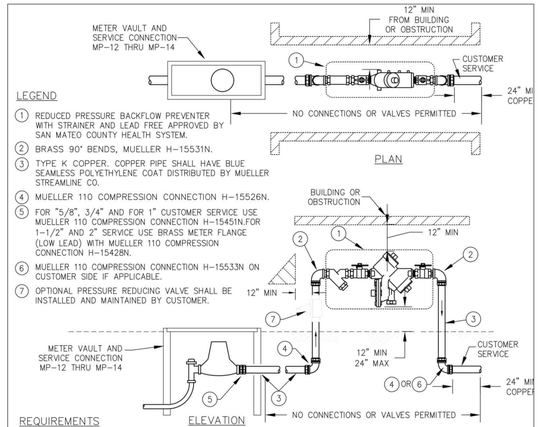
FIRE SERVICE CONNECTION REQUIREMENTS (4" OR GREATER)

04/21
01/19
01/15
05/14
REV. 05/02

MID-PENINSULA WATER DISTRICT

Approved by:
Tammy Rudock, General Manager
Joubin Pakpour, District Engineer, RCE No. 59155

STD. NO. MP-21



LEGEND

1. REDUCED PRESSURE BACKFLOW PREVENTER WITH STRAINER AND LEAD FREE APPROVED BY SAN MATEO COUNTY HEALTH SYSTEM.
2. BRASS 90° BENDS, MUELLER H-15531N.
3. TYPE K COPPER. COPPER PIPE SHALL HAVE BLUE SEAMLESS POLYETHYLENE COAT DISTRIBUTED BY MUELLER STREAMLINE CO.
4. MUELLER 110 COMPRESSION CONNECTION H-15526N.
5. FOR "5/8", 3/4" AND FOR 1" CUSTOMER SERVICE USE MUELLER 110 COMPRESSION CONNECTION H-15451N.FOR 1-1/2" AND 2" SERVICE USE BRASS METER FLANGE (LOW LEAD) WITH MUELLER 110 COMPRESSION CONNECTION H-15428N.
6. MUELLER 110 COMPRESSION CONNECTION H-15533N ON CUSTOMER SIDE IF APPLICABLE.
7. OPTIONAL PRESSURE REDUCING VALVE SHALL BE INSTALLED AND MAINTAINED BY CUSTOMER.

REQUIREMENTS

1. REDUCED PRESSURE BACKFLOW ASSEMBLIES ARE REQUIRED ON ALL SERVICE CONNECTIONS TO PROPERTIES THAT HAVE A SUPPLEMENTAL SOURCE OF WATER, A FIRE SPRINKLER SYSTEM, WELL, IRRIGATION SYSTEM THAT HAS AN AUTOMATIC CHEMICAL FEEDING CONTROL, PUMPS, MULTI STORY BUILDING OR ANY OTHER INSTANCE THAT MAY CONTAMINATE POTABLE WATER SUPPLY OR AS DIRECTED BY THE DISTRICT.
2. ALL REDUCED PRESSURE BACKFLOW ASSEMBLIES SHALL BE INSTALLED ON CUSTOMER PROPERTY ADJACENT TO THE METER.
3. FAILURE TO PROVIDE REDUCED PRESSURE BACKFLOW PROTECTION WILL RESULT IN WATER SERVICE SHUTDOWN PER TITLE 17, SECTION 7583-7605 OF THE STATE OF CALIFORNIA CODE OF REGULATIONS (TITLE 17, DIVISION 1, CHAPTER 5, SUB-CHAPTER 1, GROUP 4, ARTICLES 1 AND 2).
4. ENCLOSURE USED FOR BACKFLOW ASSEMBLY SHALL BE APPROVED BY THE DISTRICT.
5. BACKFLOW ASSEMBLY SHALL BE TESTED AND CERTIFIED BY A SAN MATEO COUNTY'S CERTIFIED TESTER PRIOR TO BEING PUT IN SERVICE.
6. VERTICAL INSTALLATIONS ARE ALLOWED BUT REQUIRE DISTRICT APPROVAL PRIOR TO DESIGN AND INSTALLATION.
7. PRE-APPROVAL BY THE DISTRICT IS REQUIRED FOR ANY PRESSURE SYSTEM INSTALLATION.

REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY (RESIDENTIAL)

04/21
01/19
05/14
REV. 05/02

MID-PENINSULA WATER DISTRICT

Approved by:
Tammy Rudock, General Manager
Joubin Pakpour, District Engineer, RCE No. 59155

STD. NO. MP-22

1324 OLD COUNTY ROAD BELMONT, CA 94002 APN: 045-241-260

CONSULTANT:
COMPANY NAME: SF CIVIL
CIVIL ENGINEER: PATRICK MACDONALD
2532 SANTA CLARA AVE #151
ALAMEDA, CA 94501
(P) 510-282-5281
(E) sfcivil@yahoo.com

STAMP:

REGISTERED PROFESSIONAL ENGINEER PATRICK MACDONALD No. 85555 CIVIL STATE OF CALIFORNIA

Patrick Mac Donald

04-16-2026
DATE SIGNED

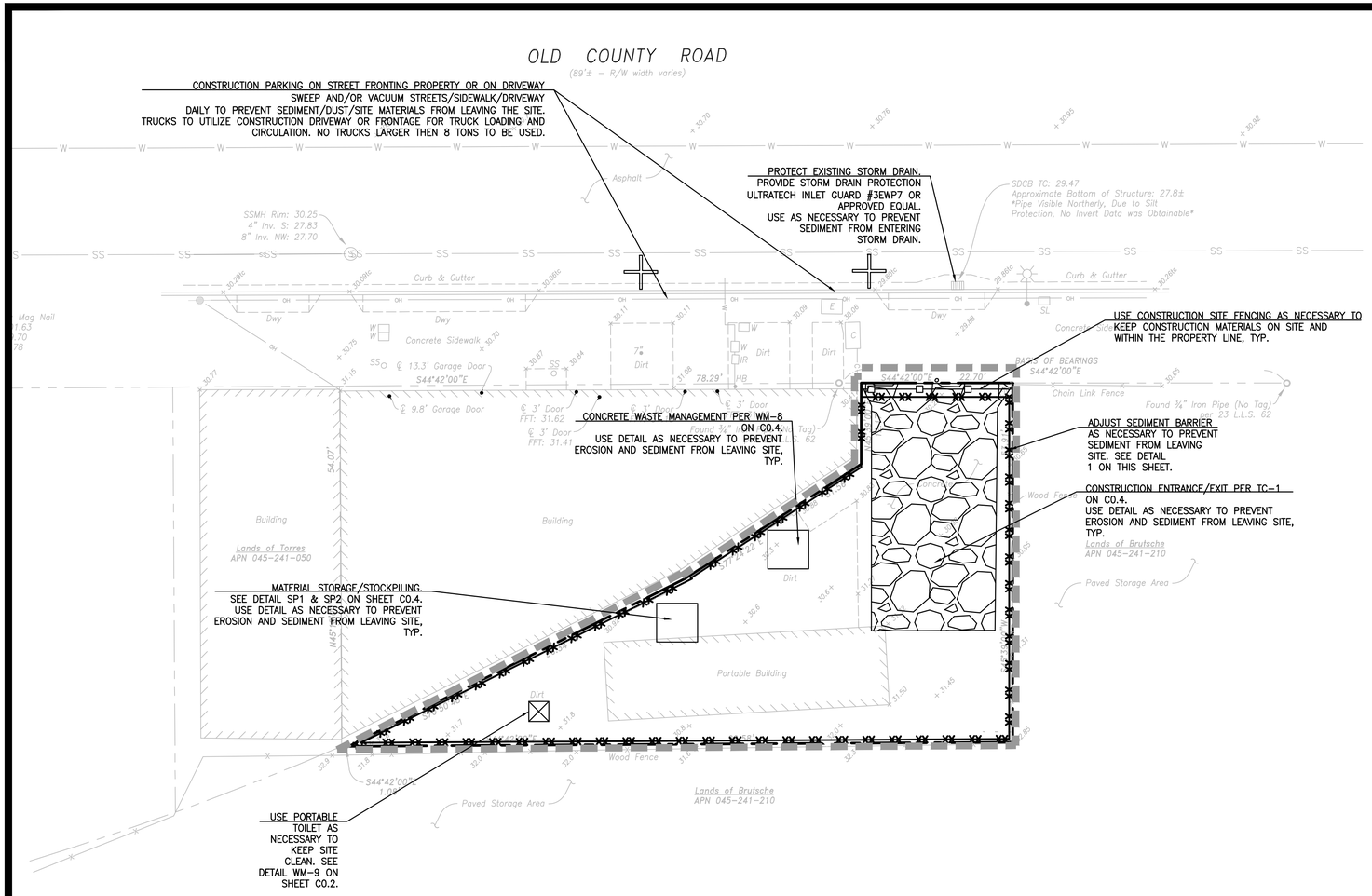
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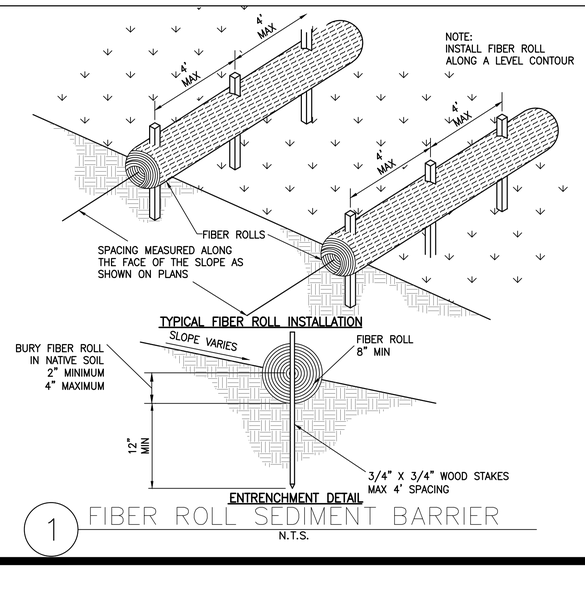
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DETAILS

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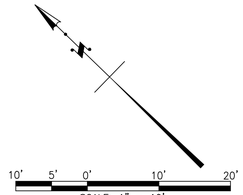


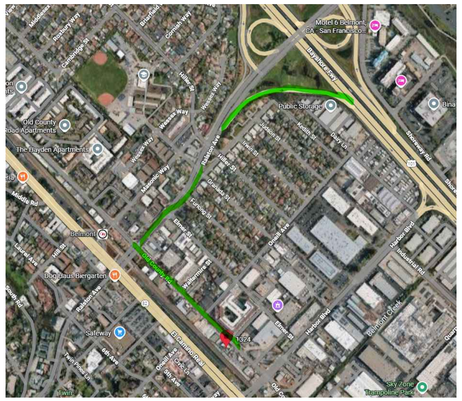


1 FIBER ROLL SEDIMENT BARRIER
N.T.S.

LEGEND:

- PROPERTY LINE
- LIMIT LINE OF WORK
- FIBER ROLL SEDIMENT BARRIER. SEE DETAIL 1 ON THIS SHEET.
- CONSTRUCTION SITE FENCING. USE AS NECESSARY TO KEEP MATERIALS WITHIN THE PROPERTY LINE.
- SIGN WITH "NO PARKING"





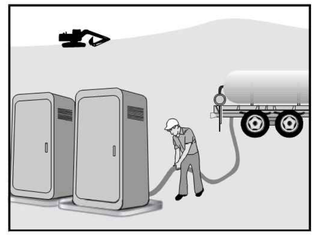
HAUL ROUTE:

OLD COUNTY ROAD TO RALSTON AVENUE TO HIGHWAY 101.

EROSION CONTROL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT STORM RUNOFF FROM LEAVING THE SITE. SEDIMENT ROLLS AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO PREVENT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS, BUT IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN THE SITE AND PREVENT SEDIMENT FROM LEAVING THE SITE.
2. THE RAINY SEASON IS DECLARED BY THE STATE WATER RESOURCES CONTROL BOARD (SWRCB). ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES AND ACTIONS MAY BE NECESSARY DURING THE RAINY SEASON. THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING SUCH MEASURES REQUIRED PER THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA)
3. THIS PLAN IS TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED, AS AND WHEN, DIRECTED AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
4. CONTRACTOR IS RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
5. EXCEPT WHEN DIRECTED OTHERWISE, ALL DEVICES SHOWN TO BE IN PLACE AT THE END OF EACH WORKING DAY, WHEN RAIN IS FORECASTED, AND MAINTAINED.
6. TAKE REASONABLE CARE WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. IF DIRT, MATERIALS, OR SEDIMENT BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, THEN THE DIRT, MATERIALS, OR SEDIMENT SHOULD IMMEDIATELY BE CLEANED UP.
7. DURING THE RAINY SEASON, KEEP ALL PAVED AREAS CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE CITY INSPECTOR.
8. CONTRACTOR PROVIDES DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
9. FILLED FILTER BAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECASTED, OR WHEN THE CITY OR INSPECTOR SO DIRECTS.
10. CONTRACTOR PROVIDES WATER ONSITE AND USE IT FOR DUST CONTROL DURING CONSTRUCTION.
11. CONTRACTOR MAINTAINS STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY INSPECTOR.
12. INSTALL INLET PROTECTION AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
13. BEST MANAGEMENT PRACTICES (BMPS) SHOWN ARE OUTLINED IN, BUT NOT LIMITED TO, THE CONSTRUCTION BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA), 2009, OR THE LATEST REVISED EDITION, AND APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS).
14. MAINTENANCE IS TO BE PERFORMED PER THE CASQA BMP HANDBOOK AND AS FOLLOWS:
    A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION BY THE END OF EACH WORKING DAY.
    B. INSPECT SEDIMENT TRAPS, BERMS, AND SWALES PERIODICALLY AND AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
    C. REMOVE SEDIMENT AND RESTORE SEDIMENT BARRIER TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF HALF THE SEDIMENT BARRIER HEIGHT.
    D. DEPOSIT SEDIMENT THAT HAS BEEN REMOVED FROM BARRIER SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
17. CLEAN OUT INLET PROTECTION WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FILLED FILTER BAG.
18. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SEDIMENT, DUST, AND JOB SITE MATERIALS TO PREVENT THESE MATERIALS FROM LEAVING THE SITE.
19. IF VEHICLES ARE USED DURING CONSTRUCTION TO ACCESS THE PROJECT SITE, THEN THE CONTRACTOR SHALL USE DRAIN ROCK AS A GRAVEL ROADWAY/DRIVEWAY FOR THE VEHICLES TO ACCESS THE SITE. THE GRAVEL DRIVEWAY/ROADWAY SHALL HAVE 8" MINIMUM THICKNESS AND BE WIDE ENOUGH FOR VEHICLES TO ACCESS AND LEAVE THE SITE. CONSTRUCTION ROADWAY/DRIVEWAY SHALL BE APPROVED BY THE CITY'S CONSTRUCTION INSPECTOR OR ENGINEER. THE VEHICULAR ROADWAY/DRIVEWAY SHALL BE ACCOMPANIED WITH A VEHICULAR WASHING STATION. ALL VEHICLES SHALL WASH TIRES AND UNDERSIDE OF VEHICLES AS APPROPRIATE WHEN LEAVING THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY.

Sanitary/Septic Waste Management WM-9



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Suitable Applications
Sanitary septic waste management practices are suitable for use at all construction sites that use temporary or portable sanitary and septic waste systems.

Limitations
None identified.

Implementation
Sanitary or septic wastes should be treated or disposed of in accordance with state and local requirements. In many cases, one contract with a local facility supplier will be all that it takes to make sure sanitary wastes are properly disposed.

Storage and Disposal Procedures
- Temporary sanitary facilities should be located away from drainage facilities, watercourses, and from traffic circulation. If site conditions allow, place portable facilities a minimum of 50 feet from drainage conveyances and traffic areas. When subjected to high winds or risk of high winds, temporary sanitary facilities should be secured to prevent overturning.

Targeted Constituents

Sediment	
Nutrients	☑
Trash	☑
Metals	
Bacteria	☑
Oil and Grease	
Organics	☑

Potential Alternatives

None

1324 OLD COUNTY ROAD BELMONT, CA 94002 APN: 045-241-260

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REGISTERED PROFESSIONAL ENGINEER PATRICK MACDONALD No. 85555 CIVIL STATE OF CALIFORNIA
04-16-2026
DATE SIGNED

REVISIONS

	DATE

SHEET TITLE
EROSION CONTROL PLAN

SHEET NUMBER
C0.2

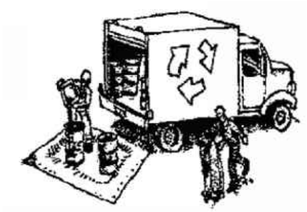
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SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



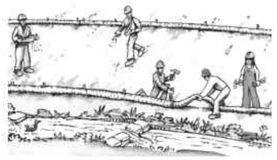
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



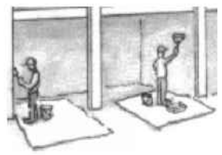
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

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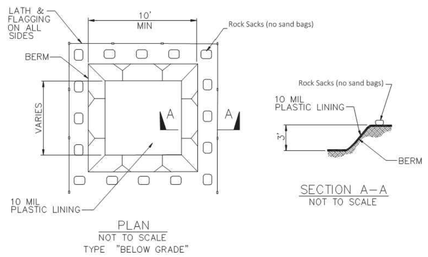
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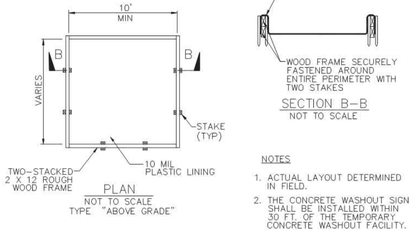
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BEST MANAGEMENT PLAN

SHEET NUMBER
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Concrete Waste Management WM-8

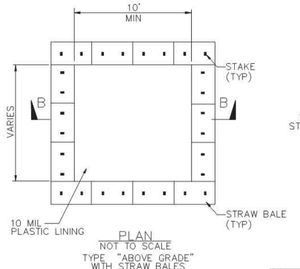


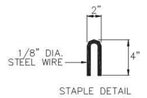


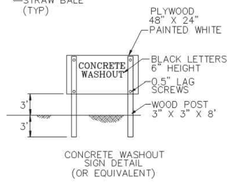
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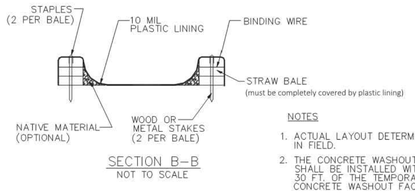
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Concrete Waste Management WM-8





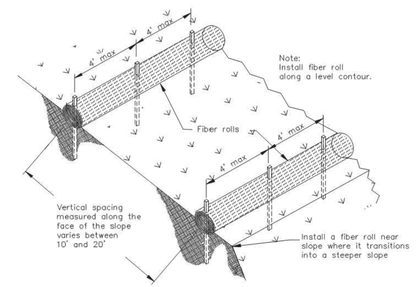


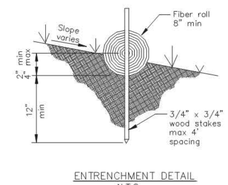


NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

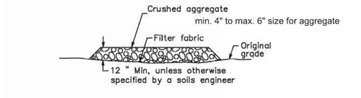
Fiber Rolls SE-5

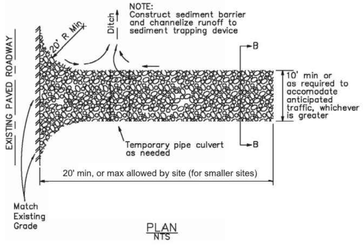




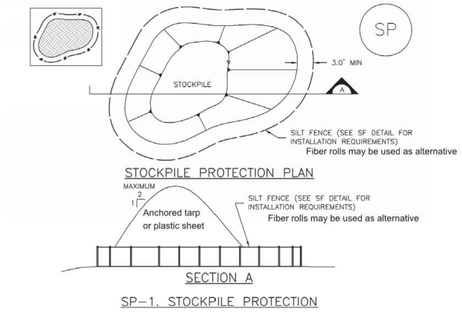
NOTES:
If more than one fiber roll is placed in a row, the rolls must be overlapped, not abutted.
Turn the ends of the fiber roll up-slope to prevent runoff from going around the roll.

Stabilized Construction Entrance/Exit TC-1



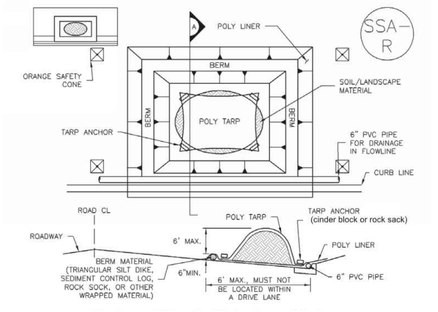


Stockpile Management (SP)



SP–1. STOCKPILE PROTECTION

Stockpile Management (SP)



SP–2. MATERIALS STAGING IN ROADWAY

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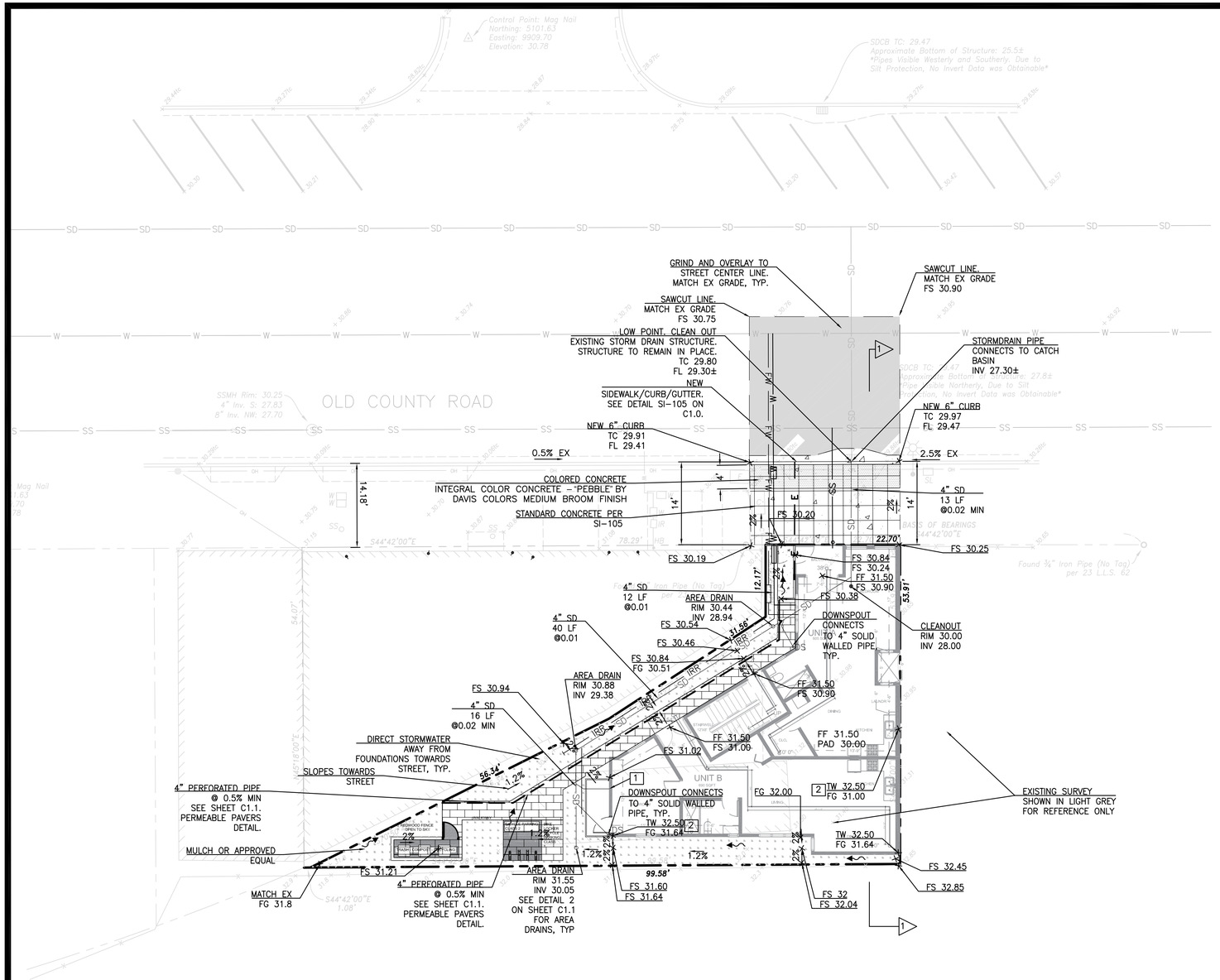
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REGISTERED PROFESSIONAL ENGINEER PATRICK MACDONALD No. 85555 CIVIL STATE OF CALIFORNIA
04-16-2026
DATE SIGNED

REVISIONS		
		DATE

SHEET TITLE
EROSION CONTROL PLAN DETAILS

SHEET NUMBER
C0.4

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CUT: 10 CUBIC YARDS
FILL: 10 CUBIC YARDS
NET CUT: 0 CUBIC YARDS

NOTE: EARTHWORK NUMBERS ARE APPROXIMATE. EARTHWORK NUMBERS WERE GENERATED USING A CAD PROGRAM THAT CREATED A SURFACE FROM THE EXISTING POINTS AND CONTOURS AND COMPARED THE EXISTING SURFACE WITH THE PROPOSED PAD ELEVATION.

AVERAGE SLOPE:

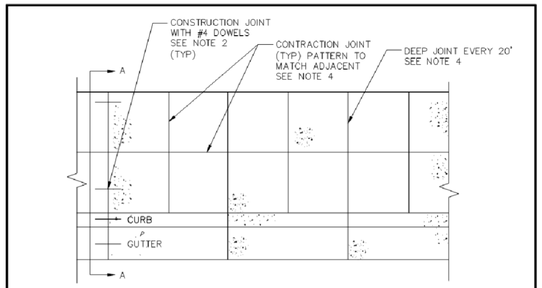
2 FT ELEVATION CHANGE / 50 FEET LENGTH
= 4%

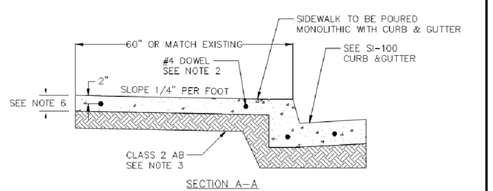
LEGEND:

- PERMEABLE PAVERS. SEE DETAIL 1 ON SHEET C1.1.
- COLORED CONCRETE. INTEGRAL COLOR CONCRETE – "PEBBLE" BY DAVIS COLORS MEDIUM BROOM FINISH. SAWCUT SCORING JOINTS
- EXISTING SURFACE FLOW DIRECTION
- PROPOSED SURFACE FLOW DIRECTION
- 27% SLOPE AND DIRECTION
- (E) EXISTING
- SEE C1.2 FOR SECTIONS
- AREA DRAIN PER DETAIL 2 ON C1.1, TYP.
- STANDARD CONCRETE PER SI-105.
- SD STORM DRAIN PIPE. 4" PVC SDR 35 OR APPROVED EQUAL.
- W WATER PIPE. SEE UTILITY PLAN.
- SS SEWER PIPE. SEE UTILITY PLAN.
- SANITARY SEWER CLEANOUT
- METER BOX. TYPICALLY INSTALLED BY UTILITY COMPANIES.
- PROPERTY LINE
- SAWCUT LINE
- PERFORATED DRAINAGE PIPE
- E ELECTRICAL SHOWN FOR REFERENCE
- 1 4" PERFORATED FOUNDATION DRAIN CONNECTS TO SOLID WALLED PIPE.
- 2 STEM WALL. USE STEM WALL WHEN GROUND OUTSIDE BLDG IS HIGHER THEN FINISHED FLOOR. STEM WALL DETAIL TO BE PROVIDED BY STRUCTURAL ENGINEER.

GRADING AND DRAINAGE PLAN NOTES:

1. PER CALIFORNIA BUILDING CODE SECTION 1804.4, THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5 PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. EXCEPTION: WHERE CLIMATIC OR SOIL CONDITIONS WARRANT, THE SLOPE OF THE GROUND AWAY FROM THE BUILDING FOUNDATION SHALL BE PERMITTED TO BE REDUCED TO NOT LESS THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2–PERCENT SLOPE).
2. ALL STEPS AND CURBS SHALL BE IN BETWEEN 4" AND 7".
3. NEW SIDEWALK IN PUBLIC RIGHT OF WAY SHALL HAVE A CROSS SLOPE UNDER TWO PERCENT.
4. CURB, ASHPHALT, AND SIDEWALK IN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
5. ELEVATION OF LANDSCAPED AREAS ADJACENT TO SIDEWALKS OR WALKWAYS SHALL BE LESS THAN FOUR INCHES DIFFERENCE PER 1116A.1 OF THE CALIFORNIA BUILDING CODE.
6. THRESHOLDS, IF PROVIDED AT DOORWAYS SHALL BE HALF INCH HIGH MAXIMUM PER CALIFORNIA BUILDING CODE 11B–404.2.5.'
7. PROVIDE LEVEL LANDING AT DOORWAYS PER CALIFORNIA BUILDING CODE. DEPTH OF LEVEL LANDING SHALL NOT BE LESS THAN 44" AND MAX SLOPE IN ANY DIRECTION OF LEVEL LANDING SHALL BE TWO PERCENT.
8. PER CALIFORNIA PLUMBING CODE, SANITARY SEWER HORIZONTAL DRAINAGE PIPING SHALL BE RUN IN PRACTICAL ALIGNMENT AND A UNIFORM SLOPE OF NOT LESS THAN 1/4 INCH PER FOOT (20.8 MM/M) OR 2 PERCENT TOWARD THE POINT OF DISPOSAL PROVIDED THAT, WHERE IT IS IMPRACTICAL DUE TO THE DEPTH OF THE STREET SEWER, TO THE STRUCTURAL FEATURES, OR TO THE ARRANGEMENT OF A BUILDING OR STRUCTURE TO OBTAIN A SLOPE OF 1/4 INCH PER FOOT (20.8 MM/M) OR 2 PERCENT, SUCH PIPE OR PIPING 4 INCHES (100 MM) OR LARGER IN DIAMETER SHALL BE PERMITTED TO HAVE A SLOPE OF NOT LESS THAN 1/8 INCH PER FOOT (LOA MM/M) OR 1 PERCENT, WHERE FIRST APPROVED BY THE AUTHORITY HAVING JURISDICTION.





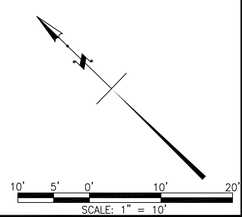
SECTION A–A

NOTES:
1. PRIOR TO BEGINNING ANY WORK, AN ENCROACHMENT PERMIT SHALL BE OBTAINED.
2. 12" #4 REBAR DOWELS, 6" MINIMUM DEPTH INTO EXISTING OR NEW SIDEWALK. DO NOT DOWEL PRIVATE IMPROVEMENTS INTO PUBLIC IMPROVEMENTS.
3. 6" MINMUM CLASS 2 A.B. COMPACTED TO 90%.
4. 1/2" DEEP CONTRACTION JOINTS AT 20', 1/4" DEEP CONTRACTION JOINTS AT 10' SIDEWALK SHALL BE SCORED TO MATCH CONTIGUOUS EXISTING SIDEWALK.
5. ALL CONCRETE SHALL BE 6 SACK 3/4" WITH ONE POUND OF LAMP BLACK PER CUBIC YARD.
6. 4" THICK SIDEWALK FOR VERTICAL CURB, 6" THICK SIDEWALK FOR ROLLED CURB.

CITY OF BELMONT	VERTICAL CURB AND GUTTER WITH SIDEWALK	SI–105
	APPROVED BY: L. ALVAREZ DATE: NOVEMBER 2016	N.T.S.
		SHEET: 1 OF 1

ABBREVIATIONS:

EG	EXISTING GROUND
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GROUND
FL	FLOW LINE
FS	FINISHED SURFACE
HDPE	HIGH DENSITY POLY ETHYLENE
INV	INVERT
LF	LINEAR FEET
PL	PROPERTY LINE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATION
SSCO	SANITARY SEWER CLEAN OUT
TW	TOP OF WALL. STEM WALL.



1324 OLD COUNTY ROAD BELMONT, CA 94002 APN: 045-241-260

CONSULTANT:
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CIVIL ENGINEER: PATRICK MACDONALD
2532 SANTA CLARA AVE #151
ALAMEDA, CA 94501
(P) 510–282–5281
(E) sfcivil@yahoo.com

STAMP:
REGISTERED PROFESSIONAL ENGINEER PATRICK MACDONALD No. 85555 CIVIL STATE OF CALIFORNIA
04-16-2026
DATE SIGNED

REVISIONS

	DATE

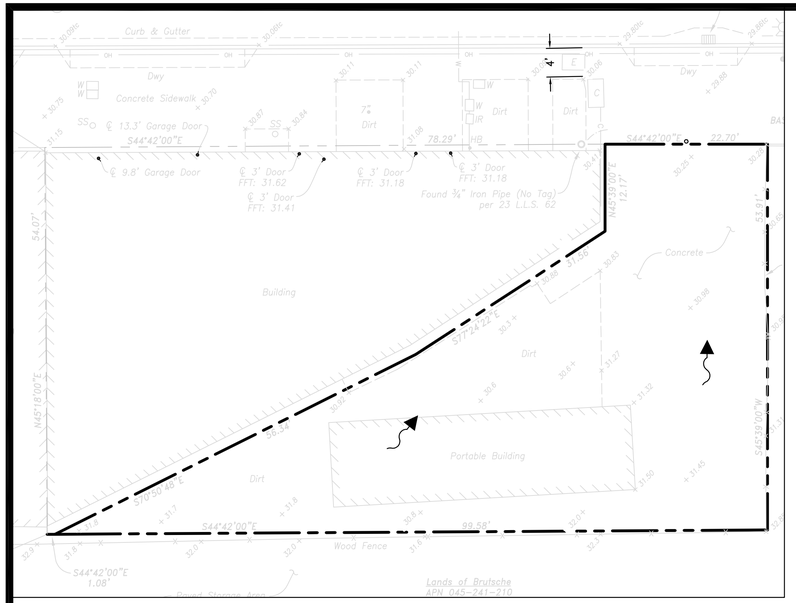
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GRADING AND DRAINAGE PLAN

SHEET NUMBER

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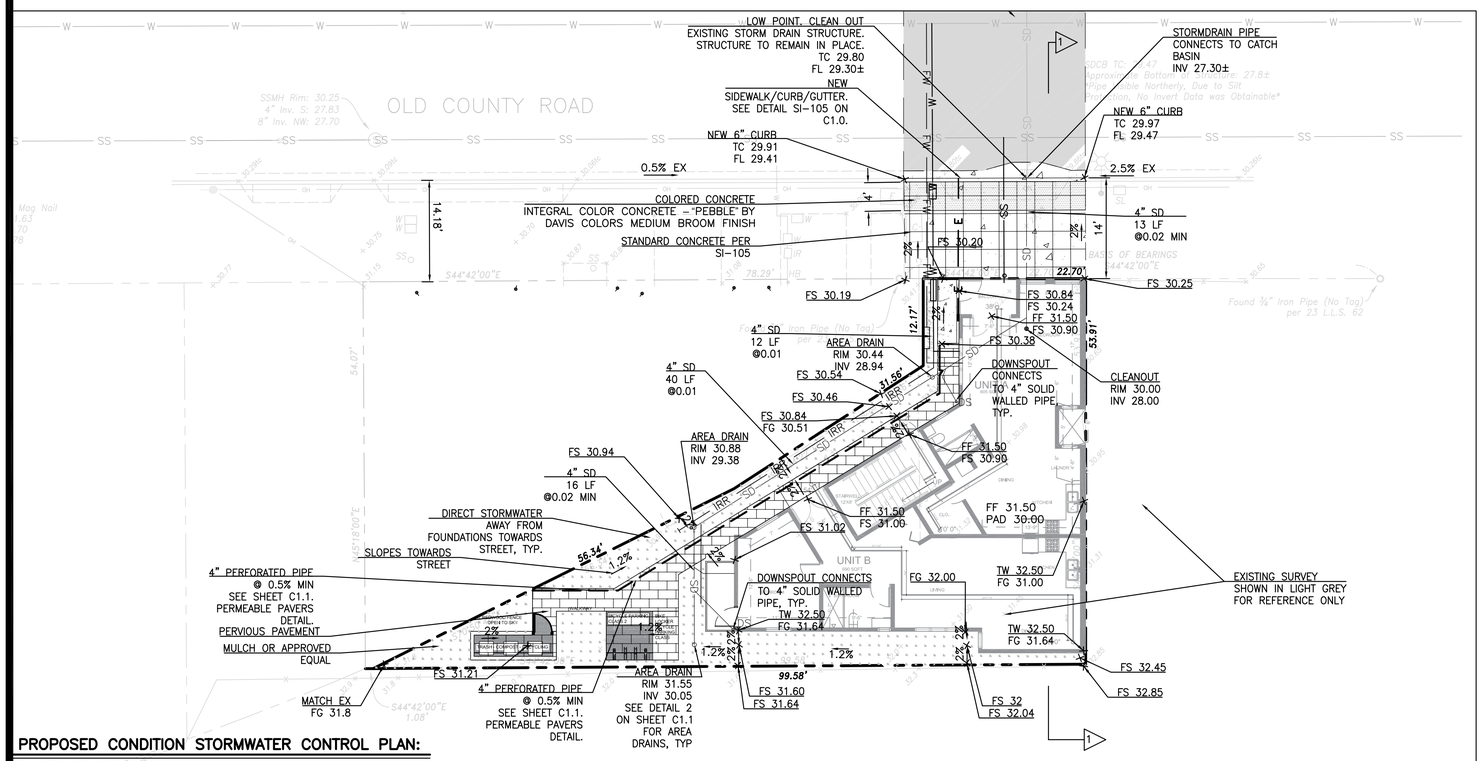
EXISTING CONDITION STORMWATER CONTROL PLAN:

AREA SUMMARY:
LOT AREA: 2715 SQUARE FEET
EXISTING PERVIOUS: 1078 SQUARE FEET
EXISTING IMPERVIOUS AREA: 1637 SQUARE FEET

IMPERVIOUS – PERVIOUS AREA SUMMARY
LOT SIZE: 2715 SF

	EXISTING CONDITION	PROPOSED CONDITION	DIFFERENCE
BUILDING	503 SF	1593 SF	+1090 SF
PAVEMENT/SHED	1134 SF	42 SF	−1092 SF
MULCH/LANDSCAPE	1078 SF	752 SF	−326 SF
PERVIOUS PAVEMENT	0 SF	328 SF	+328 SF
TOTAL IMPERVIOUS	1637 SF	1635 SF	−2 SF

NET CHANGE IN IMPERVIOUS AREA FROM EXISTING TO PROPOSED CONDITION = −2 SF



PROPOSED CONDITION STORMWATER CONTROL PLAN:

AREA SUMMARY:
LOT AREA: 2715 SQUARE FEET
BLDG AREA: 1593 SQUARE FEET
CONCRETE: 42 SQUARE FEET
PERVIOUS PAVER: 328 SQUARE FEET
MULCH: 752 SQUARE FEET
TOTAL PERVIOUS AREA: 1080 SQUARE FEET
TOTAL IMPERVIOUS AREA: 1635 SQUARE FEET

SAN MATEO COUNTY C3 STORMWATER DESIGN:

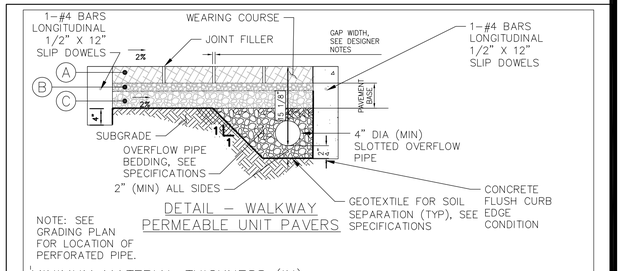
PERMIT REQUIREMENTS FOR SMALL PROJECTS

PROJECTS THAT CREATE AND/OR REPLACE 2,500 SQUARE FEET OR MORE OF IMPERVIOUS SURFACE. APPLICABLE PROJECTS MUST IMPLEMENT AT LEAST ONE OF THE FOLLOWING SITE DESIGN MEASURES:

- ☐ DIRECT ROOF RUNOFF INTO CISTERNS OR RAIN BARRELS FOR USE.
- ☐ DIRECT ROOF RUNOFF ONTO VEGETATED AREAS.
- ☐ DIRECT RUNOFF FROM SIDEWALKS, WALKWAYS, AND/OR PATIOS ONTO VEGETATED AREAS.
- ☐ DIRECT RUNOFF FROM DRIVEWAYS/UNCOVERED PARKING LOTS ONTO VEGETATED AREAS.
- ☒ CONSTRUCT SIDEWALKS, WALKWAYS, AND/OR PATIOS WITH PERMEABLE SURFACES.
- ☐ CONSTRUCT BIKE LANES, DRIVEWAYS, AND/OR UNCOVERED PARKING LOTS WITH PERMEABLE SURFACES.

LEGEND:

- SURFACE FLOW DIRECTION
- PERMEABLE PAVERS. SEE DETAIL 1 ON SHEET C1.1.
- PERFORATED DRAINAGE PIPE
- SD — STORM DRAIN PIPE. 4" PVC SDR 35 OR APPROVED EQUAL.
- MULCH OR APPROVED EQUAL
- COLORED CONCRETE. INTEGRAL COLOR CONCRETE – "PEBBLE" BY DAVIS COLORS MEDIUM BROOM FINISH. SAWCUT SCORING JOINTS
- STANDARD CONCRETE



DETAIL – WALKWAY PERMEABLE UNIT PAVERS

MINIMUM MATERIAL THICKNESS (IN):

LAYER	MATERIAL TYPE*		WALKWAY POOR SOILS**
A	PERMEABLE UNIT PAVERS		3 1/8
B	GRAVEL LEVELING COURSE ASTM NO. 8		2
C	GRAVEL BASE COURSE ASTM NO. 57		4
D	GRAVEL RESERVOIR COURSE ASTM NO. 2, 3, OR 57		0"

* MATERIAL FINER THAN NO. 100 SIEVE SHALL NOT EXCEED 2 PERCENT FOR ANY GRAVEL LAYER.
** "GOOD" AND "POOR" SOIL CLASSIFICATIONS BASED ON AASHTO GUIDE FOR DESIGN OF PAVEMENT STRUCTURES. SEE DESIGNER NOTES FOR SUBGRADE ASSUMPTIONS.

TYPICAL JOINT FILLER AGGREGATE SIZE:

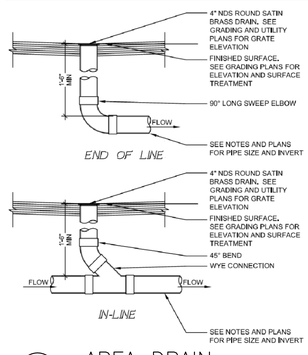
GAP WIDTH (IN)	JOINT FILLER AGGREGATE
1/4	ASTM NO. 8/9 *
1/8	ASTM NO. 8/9 *

* PROVIDED FOR REFERENCE ONLY, FOLLOW MANUFACTURER'S RECOMMENDATIONS

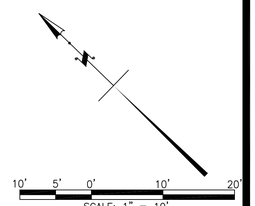
GENERAL NOTES:
1. PAVEMENT SECTION FOR PERMEABLE UNIT PAVERS WALKWAY.

CONSTRUCTION NOTES:
1. COMPACT SUBGRADE TO 90% OF MAXIMUM DENSITY PER STANDARD PROCTOR TEST (ASTM D698) FOR PEDESTRIAN APPLICATIONS, 95% OF MAXIMUM DENSITY PER MODIFIED PROCTOR TEST (ASTM D1557) FOR VEHICULAR APPLICATIONS, OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.
2. PROOF-ROLL PREPARED SUBGRADE, REMOVE SOFT SPOTS, AND REPLACE WITH PERMEABLE STRUCTURAL FILL AS DIRECTED BY ENGINEER TO ACHIEVE UNIFORM SUBGRADE.
3. AFTER COMPACTION, SCARIFY SUBGRADE 1/4 TO 1/2 INCH DEEP BY HAND RAKE.
4. PLACE GEOTEXTILE, IF REQUIRED, ON SCARIFIED SUBGRADE.
5. PROVIDE FLOW DIVERSION AND EROSION CONTROL MEASURES TO PROTECT THE PERMEABLE PAVEMENT AREA FROM SEDIMENTATION UNTIL UPSTREAM CATCHMENT AREA IS THOROUGHLY STABILIZED.

1 C1.1 PERMEABLE PAVERS
N.T.S.



2 AREA DRAIN



1324 OLD COUNTY ROAD BELMONT, CA 94002 APN: 045-241-260

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ALAMEDA, CA 94501
(P) 510-282-5281
(E) sfcivil@yahoo.com

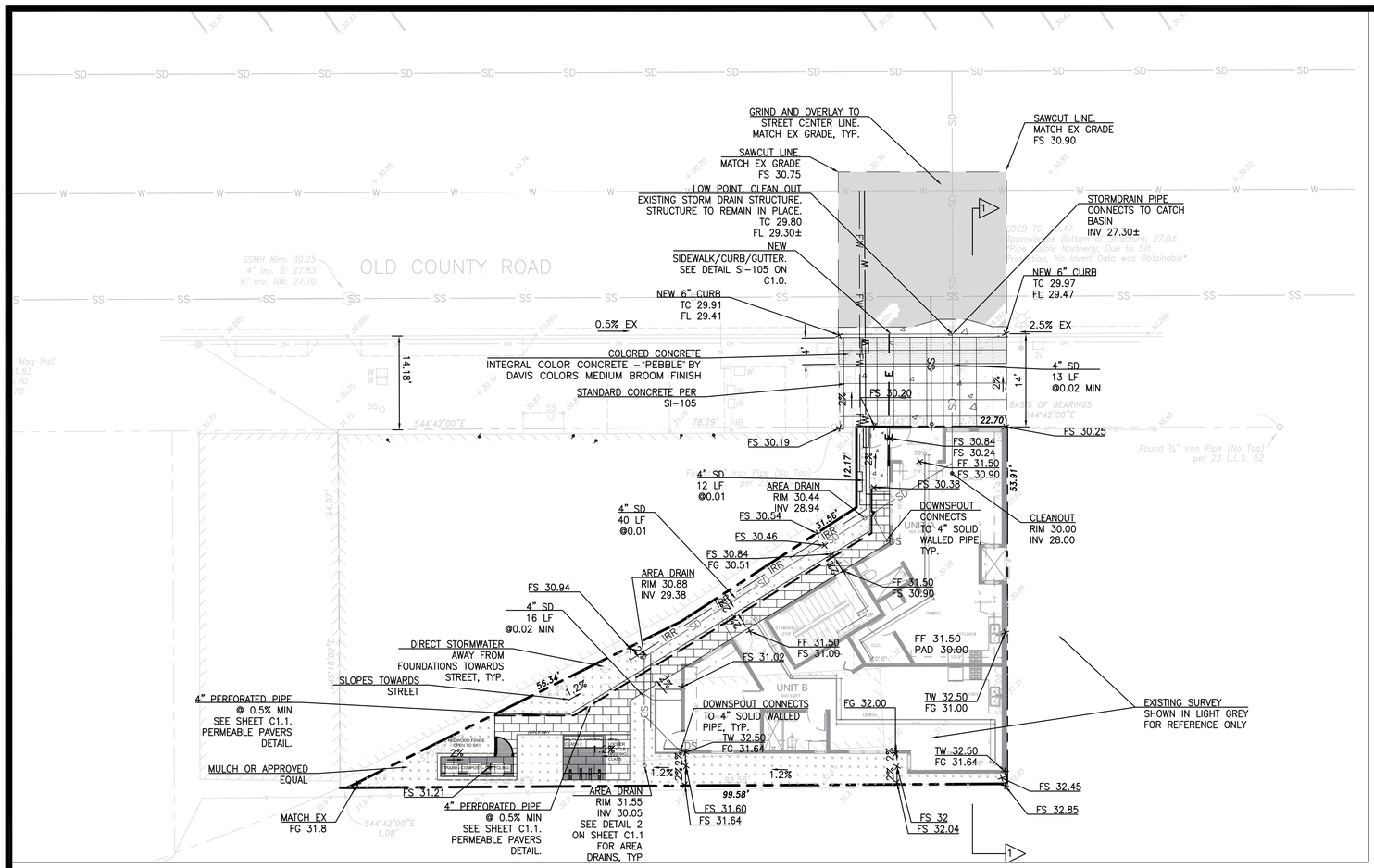
STAMP:
REGISTERED PROFESSIONAL ENGINEER PATRICK MACDONALD No. 85555 CIVIL STATE OF CALIFORNIA
04-16-2026
DATE SIGNED

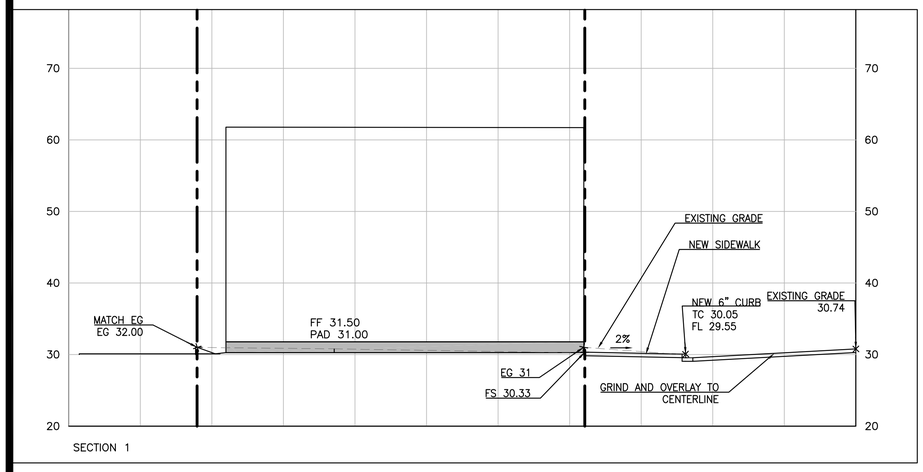
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	DATE

SHEET TITLE
STORMWATER CONTROL PLAN

SHEET NUMBER
C1.1

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SECTION 1

SECTIONS

1 SEE PLAN FOR SECTION LOCATIONS

10' 5' 0' 10' 20'

SCALE: 1" = 10'

1324 OLD COUNTY ROAD BELMONT, CA 94002 APN: 045-241-260

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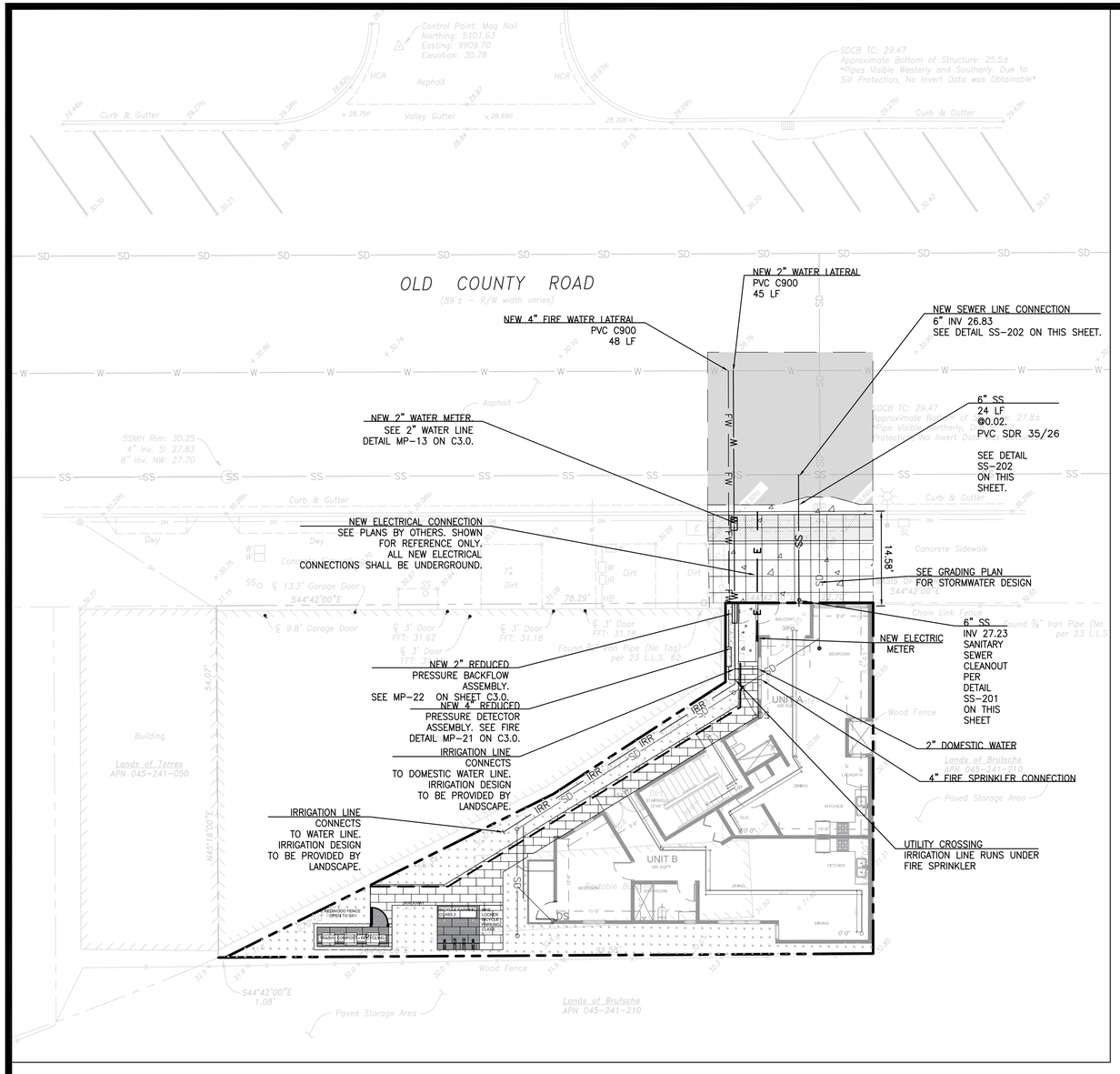
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SHEET TITLE
SECTIONS

SHEET NUMBER
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WATER DISTRICT:

Mid-Pen Water District
Divisions:
Utilities & Other Agencies
Title:
(Outside Agency)
Phone:
(650) 591-8941

SEWER DISTRICT:

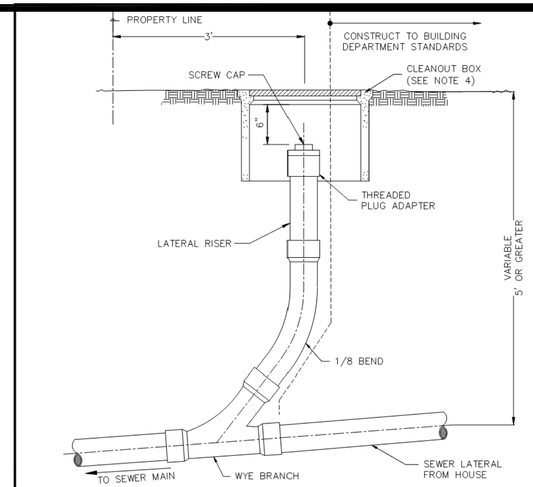
CITY OF BELMONT
1-650-595-7400
1-650-595-7425

ELECTRICAL COMPANY:

PG&E PACIFIC GAS & ELECTRIC
1-800-743-5000

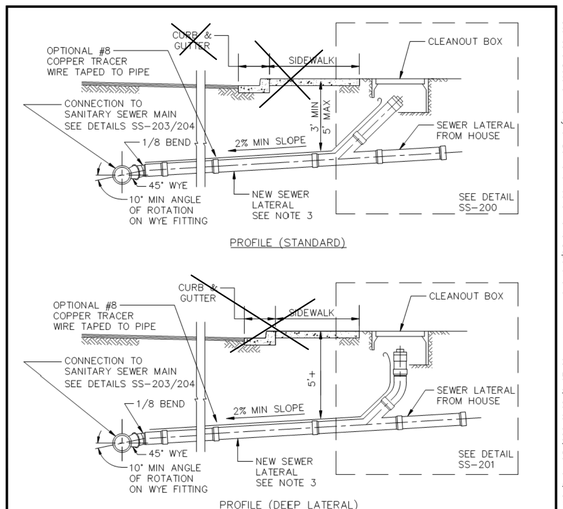
STORMWATER DISTRICT:

CITY OF BELMONT
1-650-595-7422



NOTES:
1. PRIOR TO BEGINNING ANY WORK, AN ENCROACHMENT PERMIT SHALL BE OBTAINED.
2. THE CITY SHALL NOT BE RESPONSIBLE FOR FLUSHING PRIVATE LATERALS. OWNER IS RESPONSIBLE FOR LATERAL TO THE MAIN, INCLUDING THE CONNECTION TO THE MAIN.
3. SEWER LATERAL FROM THE CLEANOUT TO MAIN SHALL BE MADE OF FUSIBLE HDPE OR PVC SDR 26/35 WITH A MINIMUM 4" DIAMETER FOR A SINGLE FAMILY HOME.
4. IN DRIVEWAY AREA, USE B03 BOX, OR G05 BOX. LID SHALL CONTAIN THE LETTERS "SEWER".
5. WHEN INSTALLED IN PLANTED AREAS, CLEANOUT BOX SHALL BE SET A MINIMUM OF 4" ABOVE GRADE. IN LAWNS, THE BOX MAY BE LOWER TO ALLOW MOWING.
6. STAINLESS STEEL SHIELDED ADJUSTABLE REPAIR COUPLINGS TO BE USED WHEN CONNECTION FROM EXISTING TO NEW CONSTRUCTION.

CITY OF BELMONT	4" SEWER DEEP LATERAL CLEANOUT APPROVED BY: L. ALVAREZ DATE: SEPT 2016	SS-201 N.T.S. SHEET: 1 OF 1



FOR USE WHEN CONNECTING TO A DEEP (5'+) SEWER LATERAL, WITH APPROVAL OF ENGINEER.

NOTES:
1. PRIOR TO BEGINNING ANY WORK, AN ENCROACHMENT PERMIT SHALL BE OBTAINED.
2. TO CONNECT NEW LATERAL TO EXISTING LATERAL, USE ARC COUPLING.
3. SEWER LATERAL FROM THE CLEANOUT SHALL BE MADE OF FUSIBLE HDPE OR PVC SDR 35/26.

CITY OF BELMONT	SANITARY SEWER LATERAL (NEW PIPE) APPROVED BY: L. ALVAREZ DATE: SEPT 2016	SS-202 N.T.S. SHEET: 1 OF 1

Standard Details – City of Belmont Public Works Department – 1 Twin Pines Lane, Suite 385, Belmont, CA 94002 – (650) 595-7425 – pwinfo@belmont.gov

ABBREVIATIONS:

EG	EXISTING GROUND
EX	EXISTING
HDPE	HIGH DENSITY POLY ETHYLENE
INV	INVERT
PL	PROPERTY LINE
SDR	STANDARD DIMENSION RATION
SSCO	SANITARY SEWER CLEAN OUT

LEGEND:

E	ELECTRICAL SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS.
W	WATER PIPE, PVC C900 OR APPROVED EQUAL.
SS	6" SEWER PIPE PVC SDR 35/26
	SANITARY SEWER CLEANOUT
	METER BOX. TYPICALLY INSTALLED BY UTILITY COMPANIES.
	PROPERTY LINE
SD	SEE GRADING PLAN.
FW	FIRE WATER PIPE, PVC C900 OR APPROVED EQUAL.
IRR	IRRIGATION PIPE. SEE LANDSCAPE PLANS.

UTILITY NOTES:

1. UTILITY PIPES AND STRUCTURES SHALL BE INSTALLED AT LEAST FIVE FEET FROM THE EDGE OF EXISTING OR PROPOSED TREE BASINS.
2. ELECTRIC IS SHOWN FOR REFERENCE ONLY. ELECTRIC TO BE INSTALLED AND DESIGNED BY OTHERS.
3. SEE GRADING PLAN FOR STORM DRAINAGE DESIGN.
4. UTILITY CROSSINGS SHOULD HAVE AT LEAST ONE FOOT OF VERTICAL SEPARATION IN BETWEEN THE CROSSING UTILITIES.

10' 5' 0' 10' 20'
SCALE: 1" = 10'

1324 OLD COUNTY ROAD
BELMONT, CA 94002
APN: 045-241-260

CONSULTANT:
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CIVIL ENGINEER: PATRICK MACDONALD
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(E) sfcivil@yahoo.com

STAMP:
REGISTERED PROFESSIONAL ENGINEER
PATRICK MACDONALD
No. 85555
CIVIL
STATE OF CALIFORNIA
04-16-2026
DATE SIGNED

REVISIONS

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SHEET TITLE

UTILITY PLAN

SHEET NUMBER

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1. Letter from Marguerite Glascock Dated August 31, 2026

From: [redacted]
To: [redacted]

Mon, Aug 31 at 4:49 PM

Good Evening Mr. Dubois,

My name is Marguerite Glascock. I am the Managing Member of the LLC that owns APN: 046-032-130 (1339-1345 Old County Rd., Belmont).I can't really tell from the map you sent, but I believe your parcel is roughly a triangle containing parts of lots 30-33? I also live out of town and will not be able to travel to Belmont this Saturday, but I do have some questions.

1. Are you planning on living in one of the units?
2. Are any of the units designated low-income?
3.Where is the on-site parking going to be for the tenants and how many designed spaces will there be?

My biggest concern is with the parking. There does not seem to be any on-site parking in the rendering. Currently parking is at a premium on Old County Road. If you are not providing parking it will adversely affect my tenants. Perhaps I am missing something and you also own APN 045-241-250, and plan on using that parcel for on-site parking.

Please let me know and I will advise the LLC members.

Marguerite Glascock

2. Response to Marguerite Glascock Dated Sept. 1, 2026

Ron DuBois
From: [redacted]
To: [redacted]

Tue, Sep 1 at 10:09 AM

Dear Ms. Glascock,
Thank you for your note. It will become, along with this response, part of the planning commission review package. I have taken your letter and responded (in red) point by point so as not miss any of your questions and or concerns.
Regards,
Ron Dubois

Good Evening Mr. Dubois,

My name is Marguerite Glascock. I am the Managing Member of the LLC that owns APN: 046-032-130 (1339-1345 Old County Rd., Belmont).
I can't really tell from the map you sent, but I believe your parcel is roughly a triangle containing parts of lots 30-33?
Yes, you are correct. The parcel has not yet been assigned a street address.
I also live out of town and will not be able to travel to Belmont this Saturday, but I do have some questions.

Are you planning on living in one of the units?
The upper units were specifically designed for my children. However, this process has taken so long that my son has taken an engineering job in Dallas, Texas. I'm hoping that once the project has been built that his circumstances will change and he will return to California. I would have been happy to build a duplex, however the City requested 4 units minimum.
Are any of the units designated low-income?
None of the units are designated low-income and no City concessions were sought. The floor area ratio is below the "by-right" maximums. The building is also significantly below maximum height limitations.
Where is the on-site parking going to be for the tenants and how many designed spaces will there be? There is no off-street parking associated with this development. As a direct response to the California Housing Shortage, the State

legislature passed and the Governor signed AB2097. By the way, your property also sits within the designated boundaries of AB2097.
Residential parking requirements for **1328 Old County Road, Belmont, CA** are fundamentally governed by California **Assembly Bill 2097 (AB 2097)**, which effectively **eliminates local mandatory parking minimums** for this location. Because 1328 Old County Road sits directly adjacent to 1325 Old County Road—which is confirmed to be **less than 0.25 miles (approx. 1,200 feet)** from the platform of the Belmont Caltrain Station—it falls well within the state-mandated boundary.

Key Provisions of AB 2097 Impacting This Property

- **Prohibition of Local Minimums:** Public agencies and the City of Belmont are prohibited from enforcing or imposing minimum automobile parking requirements on residential, commercial, or mixed-use development projects located within **0.5 miles** of a major transit stop (like a Caltrain station).
- **Developer Autonomy:** Developers or property owners designing a residential project at this site have the sole discretion to decide how much (if any) vehicular parking to build, based on market demand rather than municipal mandates.

My biggest concern is with the parking.
I can assure you that my children and or tenants (if they own a vehicle) will be encouraged to rent a Caltrain space (currently $80 per month). Since April of 2024, the City of Belmont now controls the street. Prior to April 2024 the street in front of your building and mine were under the auspices of the County of San Mateo. As part of this project, I will be requesting the Public Works Department to re-paint the green and red zones. Essentially, occupants of the new building will be able to unload a vehicle for 20 minutes and then park in the Caltrain lot. I too, am not thrilled with the Old County Road auto body shops permanently parking wrecked cars on the street. San Francisco enforces two hour time limits in high density areas (requiring parking permits for residents parking longer-a revenue generating source) which we do not have in Belmont.
There does not seem to be any on-site parking in the rendering. Currently parking is at a premium on Old County Road. If you are not providing parking it will adversely affect my tenants.
I have been a good neighbor in Belmont for 38 years, I had numerous productive exchanges with Arno Jacobi. You now have all of my contact information, I will personally address any and all bad behavior generated by any occupant of my property.
I am missing something and you also own APN 045-241-250, and plan on using that parcel for on-site parking.
I do own the parcel, however, all parking within the neighborhood is governed by AB2097.

Please let me know and I will advise the LLC members.

Marguerite Glascock

3. Follow-up Letter from Marguerite Glascock Dated Monday September 1, 2026

Rita
From [redacted]
To [redacted]

Mon, Sep 7 at 3:22 PM

Good Afternoon Mr. Dubois,

Thank you for your email response to my questions regarding your project. I still have major concerns about the parking issues on Old County Road and my property. I have provided parking for my tenants. I find it irresponsible to think that simply because an assembly bill gives the option to opt out from providing parking spaces, your tenants will either: not have a vehicle, or decide that they can pay to rent a CAltrans space. Thenbe forced to walk home, perhaps in the rain or in the dark. I realize that this is a cost saving issue for you and that YOU have elected not to provide parking spaces.

I unfortunately will probably have to deal with complaints from my tenants because of the lack of public parking in the area that continues to be exacerbated by state and local laws, allowing for permitting without consideration of the

existing neighborhood situation.

I hope that the City of Belmont will do a better job of enforcing the parking regulations than the County did, and that their response time will be swift.

I'm sorry that I am so skeptical. I guess I will just have to see what happens.

Respectfully,

Rita Glascock

4. Letter from San Mateo Gymnastics/ Mr. Astoian Dated September 10, 2026

San Mateo Gymnastics
From [redacted]
To: [redacted]

Thu, Sep 10 at 1:45 PM

We received your notice regarding your proposed building on Old County Road, but it arrived too late for me to meet with you as I was out of state. Can you please supply us with which property you are proposing to build on as the map is a little confusing.

We are highly concerned about parking as it is very limited in this area, and we already have the Artisan apartments that love to utilize our parking lot, which is private property, and we don't want to have to continue towing vehicles out of our lot. Maybe you can elaborate on how your parking for this project will be approached. Will your tenants have to pay an additional fee (which is why the apartment people utilize other parking to eliminate the extra fee), will you supply ample parking for this new project, or will you have no parking at all. Unfortunately, we do not buy into this transit friendly approach, especially after all the lies we were told with the Artisan apartments.

How is this project going to affect traffic as what used to be a private throughfare has become a street for people to cut through and we can have upwards to 200 kids in our parking lot from 3-9pm on weekdays and 9am-2pm on weekends which can create a very dangerous situation.

Sincerely,
Armen Astoian
San Mateo Gymnastics, LLC and Owner of 1306 Elmer St. Inc

5. My response to San Mateo Gymnastics/Mr. Astoian is attached with its two attachments.

Old County Road PA 2020-0043

From: Ron DuBois [redacted]

To: [redacted]

Date: Friday, September 11, 2026 at 12:38 PM PDT

Dear Mr. Astonian,
Thanks for your letter dated September 10, 2026. Your letter plus this response will be made a part of the package to be submitted to the City of Belmont Planning Commission:

Can you please supply us with which property you are proposing to build on as the map is a little confusing.
The package that was sent to you included the San Mateo County Assessor's map. Your property happens to be on a different page hence the confusion. Here is the google maps version:

https://www.google.com/maps/place/1336+Old+County+Rd,+Belmont,+CA+94002/@37.518367,-122.2723563,17z/data=!3m1!4b1!4m5!3m4!1s0x808f9f5171aa8947:0xa3b6fb658ae0e2be!8m2!3d37.518367!4d-122.2723563?entry=ttu&g_ep=EgoyMDI2MDkwOC4wIKXMDSoASAFQAw%3D%3D

Please note, I used the address 1336 Old Road which at present has not been assigned by the City of Belmont. The building site is adjacent to 1334 Old County Road.

How is this project going to affect traffic as what used to be a private throughfare has become a street for people to cut through and we can have upwards to 200 kids in our parking lot from 3-9pm on weekdays and 9am-2pm on weekends which can create a very dangerous situation.

I assume you are referring to cars moving from Elmer Street to Old County Road via Karen Road (East to West)? Frankly, Karen Road looks like a one-way street without the signage. I have owned and operated the property on Old County Road since 1988. In that time frame, I have probably driven on Karen Road 20 times. Any traffic that is being generated is not from my location.

Unfortunately, we do not buy into this transit friendly approach, especially after all the lies we were told with the Artisan apartments.

I don't know what lies you were told but I will offer a different perspective:

1. Artisan Crossing replaced Peterson Products a manufacturing company specializing in re-enforced fiberglass materials and molds. The air-pollution previously generated has been significantly reduced.
2. Artisan Crossing is a project with some 260 units. My project has four units and two those are 3 bedroom 3 baths. Both of the 3 bedroom units were designed for my children. I was requested by the City to add two 1 bedroom 1 bath units. I have attached my original submittal (2012) that included parking. Please note that backing a car on to Old County Road is not fun, especially, when views are blocked by over-sized parked vehicles.
3. Artisan crossing utilized a planning vehicle known as unbundled parking. Basically, the on-site off-street parking is rented separately from the dwelling unit. Since January of 2023 Residential parking requirements for **1336 Old County Road, Belmont, CA** are fundamentally governed by California **Assembly Bill**

2097 (AB 2097), which effectively **eliminates local mandatory parking minimums** for this location. Because 1336 Old County Road sits directly adjacent to 1325 Old County Road—which is confirmed to be **less than 0.25 miles (approx. 1,200 feet)** from the platform of the Belmont Caltrain Station—it falls well within the state-mandated boundary.

Key Provisions of AB 2097 Impacting This Property

· **Prohibition of Local Minimums:** Public agencies and the City of Belmont are prohibited from enforcing or imposing minimum automobile parking requirements on residential, commercial, or mixed-use development projects located within **0.5 miles** of a major transit stop (like a Caltrain station).

· **Developer Autonomy:** Developers or property owners designing a residential project at this site have the sole discretion to decide how much (if any) vehicular parking to build, based on market demand rather than municipal mandates.

In closing, I think it's safe to say that AB2097 is a direct result of California's in-ability to produce housing. The corridor is definitely trending towards long overdue higher density. I realize that none of the above will assuage any of your fears of change to the neighborhood but the fact that you have never had reason to tow one of my vehicles may at least offer some solace.

Thanks again for your input.

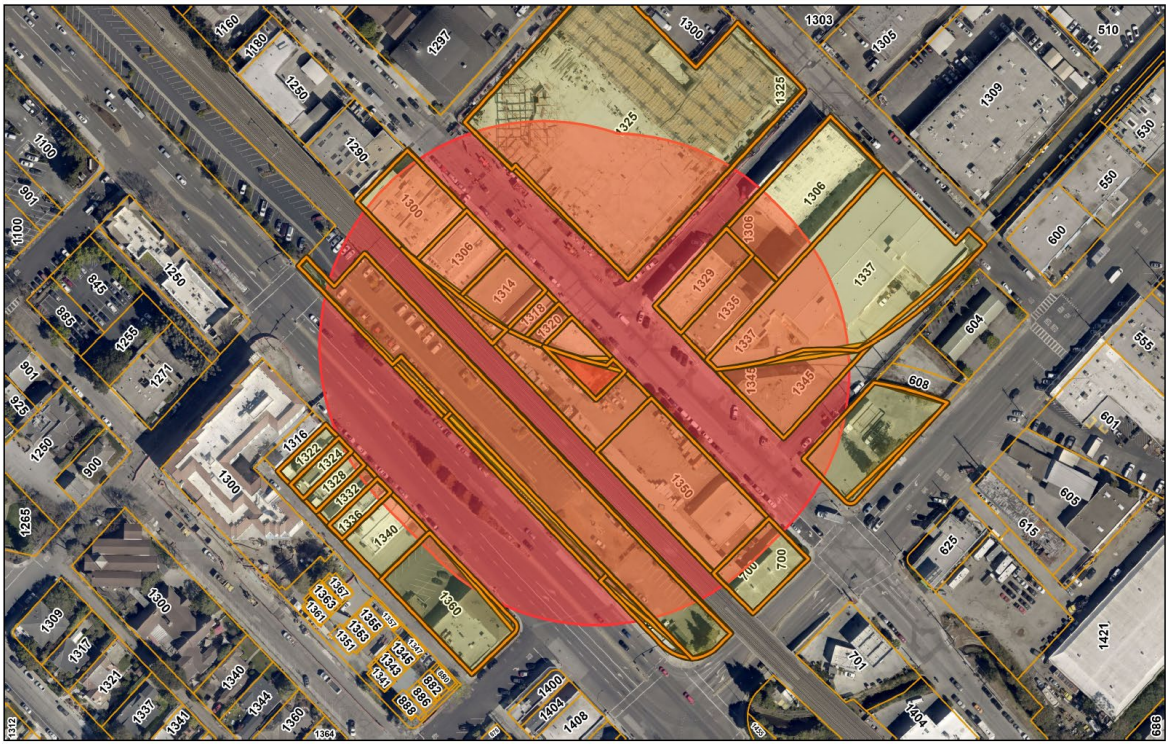
Regards,
Ron Dubois

A12182012.pdf
58.3 kB

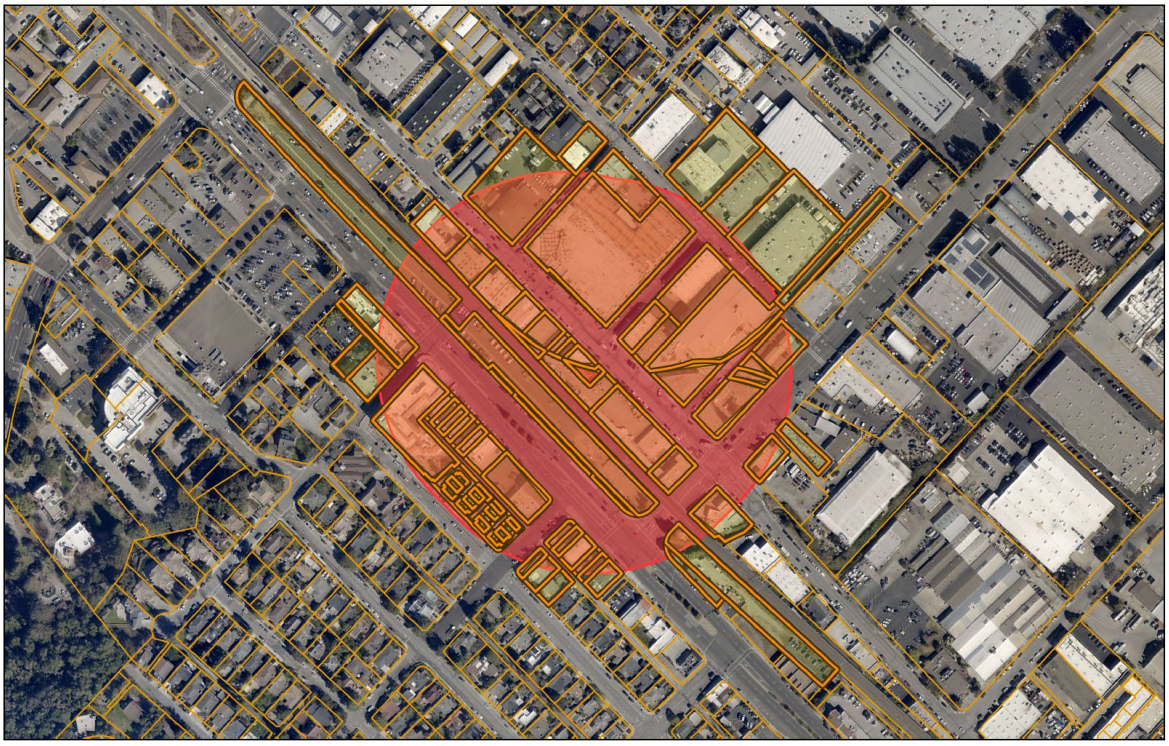
7APC12182012.pdf
592.6 kB

Attachment 5

City of Belmont APN: 045-241-260 - 300' Radius



City of Belmont APN: 045-241-260 - 500' Radius



STAFF REPORT

Meeting Date:	October 20, 2026
Agency:	City of Belmont – Planning Commission
Staff Contact:	Kelly Beggs, Deputy Community Development Director, kbeggs@belmont.gov Adrienne Smith, Principal Planner, asmith@belmont.gov
Agenda Title:	EIR Scoping Session – 2 Davis Drive Project
Agenda Action:	Conduct Public Meeting for EIR Scoping Session Comments

Recommendation

Staff recommends that the Planning Commission conduct an Environmental Impact Report (EIR) Scoping Session to receive public testimony and provide comments on the scope and content of the EIR for the 2 Davis Drive Project.

Strategic Focus Area

Economic Development and Housing

Background

This meeting will include a public comment opportunity on the scope of the Environmental Impact Report (EIR) for the 2 Davis Drive Project (project). The meeting will not include any discussion of the merits of the project or any action on the project entitlements. The item will include the following components:

- Staff Brief Introduction of the Item
- Presentation by City's EIR Consultant (LSA)
- Planning Commission Clarifying Questions/Comments on EIR Scope
- Public Comments on EIR Scope

CEQA Overview

The California Environmental Quality Act (CEQA) is a California statute that requires state and local agencies to identify the potential environmental impacts of a proposed project, inform decision makers and the public of those impacts, and to reduce the impacts to the extent feasible. The purpose of an EIR is to provide decision makers and the public with detailed information about the environmental effects that could result from implementing the proposed project, list methods of mitigating any identified environmental impacts should the proposed project get approved, and to consider feasible alternatives to the project.

The main substantive components of an EIR are as follows:

- The project description, which discloses the activity that is proposed for approval.
- Discussion and analysis of significant environmental effects of the proposed project, including cumulative impacts and growth-inducing impacts.
- Discussion of ways to mitigate or avoid the proposed project's significant environmental impacts.
- Discussion of alternatives to the project as proposed.

Under CEQA, the City is the "lead agency" (i.e. the public agency that has the principal responsibility for carrying out or approving a project) and has determined that an EIR is required for the 2 Davis Drive Project. The City has hired the environmental consulting firm LSA to prepare the EIR. In accordance with CEQA, the City issued a Notice of Preparation (NOP) on October 7, 2026 (See Attachment 1), which is the required first step in the EIR process. The full EIR process is described in depth in Table 1 below.

Table 1: EIR Process Overview

Activity	Purpose	Public Participation Opportunity
1. **Notice of Preparation (NOP)**	Communicates to the public, agencies, and organizations an EIR is being prepared. Also serves to solicit input on the scope and content of the environmental information to be included in the EIR.	**Public Comment.** The NOP is typically circulated to nearby property owners, posted on the project website, distributed to responsible agencies, and filed with the County Clerk and the State Clearinghouse. The public may submit comments at any time during the 30-day public comment period. **Public Meeting.** A public meeting is held to solicit scoping comments from the public.
2. Draft EIR	The Draft EIR includes a project description, identification of significant environmental impacts, feasible mitigation measures and alternatives	The Draft EIR includes publication of NOP public comments.
3. Notice of Availability (NOA)	An NOA signals that the Draft EIR is available for public review and comment for no less than 45 days. The NOA also identifies where the Draft EIR may be reviewed and how to submit comments on the Draft EIR.	**Public Comment.** The NOA is typically circulated to nearby property owners and interested parties, posted on the project website, and filed with the County Clerk and the State Clearinghouse. The public may submit comments at any time during the public comment period. **Public Meeting.** A public meeting is held to solicit comments from the public on the Draft EIR.
4. Final EIR	A Final EIR includes the Draft EIR, responses to public comments received during the Draft EIR comment period and any additional relevant project information.	The Final EIR includes comments and responses to Draft EIR public comments.

Activity	Purpose	Public Participation Opportunity
5. Certification	A certification is an official position taken by the City indicating that the EIR has complied with CEQA for the identified project.	**Public Meeting.** The decision-making body certifies the EIR with a portion of the meeting dedicated to public comment.

NOP and Scoping Session

The NOP is part of a "scoping" process, which involves early consultation with agencies and the public to receive feedback on the scope and contents of the EIR at an early stage. The NOP for the proposed project includes a minimum 30-day public review scoping period starting on October 7, 2026, and ending at 5:00 p.m. on November 6, 2026. It further notes that the City will hold a public scoping meeting at tonight's Planning Commission meeting (and includes the meeting details). All public comments within the public comment window, including those received during this Planning Commission meeting will be made part of the public record.

This Scoping Session serves as an opportunity for the Planning Commission and public to provide comments on the content of the EIR. Comments can be made on the scope, content, and focus of the analyses in any of the CEQA topic areas or project alternatives. Verbal comments received during the scoping session and written comments received during the NOP comment period on the scope and content of the environmental review will be considered while preparing the draft EIR. NOP comments will not be responded to individually; however, all written comments on the NOP will be included in an appendix of the Draft EIR, and a summary of all comments received (both written and verbal) on the NOP will be included in the body of the Draft EIR. The Draft EIR will be prepared and processed in accordance with CEQA and the State CEQA Guidelines in effect at the time of the release of the NOP.

Analysis

Project Location and Existing Conditions

The project site is located at 2 Davis Drive at the corner of Ralston Avenue and Davis Drive. The project site is currently developed with a single-story, approximately 21,500-square-foot commercial building and a surface parking lot located along the southern property line. The remainder of the site consists of a flat, undeveloped grassy area west of the existing building, the hillside along the western boundary, vegetation along Ralston Avenue, and retaining walls and berms in the northeast corner. The site contains approximately 30 mature trees.

Project Description

The proposed project would result in the demolition of the existing commercial building and surface parking lot and redevelopment of the project site with seven new, three-story (approximately 38-foot-tall) townhome-style buildings, consisting of 45 residential units across 71,989 gross square feet of residential area. Of the 45 units, 12 would include four bedrooms and 33 would include three bedrooms. Each residential unit would include a private balcony and a two-car garage, resulting in a total of 90 garage parking spaces. Four guest parking spaces would be provided.

As part of the proposed development's community benefits, the proposed project would also include dedication of an approximately 0.35-acre parcel for public safety use that would be developed with a new fire station and a new multi-use storage and staging facility. The proposed fire station would be located on an approximately 4,180 square foot building pad and primarily used for an approximately 9,400-square-foot, three-story fire station to replace the existing Station 15, which is currently located at 2701 Cipriani Boulevard, approximately 0.3-mile east of the project site. This portion of the project site would be graded as part of the proposed project and funded and constructed by the San Mateo Consolidated Fire Department (SMCFD) and the City.

The proposed project includes the removal of eight mature trees, including five protected trees. Following removal, the proposed project would replant eight replacement trees to be selected from the City's Preferred Species Tree List, with a minimum size of 15 gallons. Additional landscaping, internal vehicular and pedestrian circulation, Ralston Avenue improvements, and other site improvements would also be installed as part of the proposed project.

CEQA Topics

The City anticipates that the EIR should address potential project-related impacts to Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Land Use and Planning, Noise, and Transportation. The EIR will include a discussion of the existing setting, thresholds of significance, evaluation of potential impacts, and if necessary, feasible mitigation measures to reduce or eliminate potentially significant impacts.

Based on preliminary review, at this time the City does not anticipate potentially significant impacts that cannot be mitigated in the following categories: Aesthetics, Agriculture and Forestry Resources, Energy, Geology and Soils, Hazards and Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. As such, these topics will not be discussed in detail in the EIR.

These issue topics will be evaluated at a level of detail appropriate for the proposed project in an Initial Study, which will be attached to the EIR as an appendix.

The EIR will evaluate a reasonable range of project alternatives that, consistent with CEQA, meet most of the project objectives and could reduce or avoid potential environmental effects. The alternatives section will also include the required No Project Alternative.

Public Outreach

The City met the statutory CEQA requirements of submitting the NOP to the State Clearinghouse, posting at the San Mateo County Recorder's Office, posting online to the project website, and distribution to interested/responsible agencies. A copy of the NOP was also mailed to adjacent property owners and occupants as well as to property owners within a 300-foot radius.

Additional information about the project is available on the City's webpage. Future public meetings will be held to consider the whole of the project including all required entitlements.

Next Steps

Following the close of the comment period on the scope and content of the EIR, City staff and its consultant will consider all comments in the development of the Draft EIR. The environmental review process will include another opportunity for formal public comment once the analysis is completed and Draft EIR issued. A Final EIR including responses to comments will subsequently be issued, followed by noticed public hearings at which the public may again comment.

Attachments

1. Notice of Preparation (and Figures) – October 7, 2026

Community Development Department
Planning Division

DATE:	October 7, 2026
TO:	State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations and Interested Persons
FROM:	City of Belmont One Twin Pines Lane, Suite 310 Belmont, San Mateo, CA 94002
SUBJECT:	2 Davis Drive Project **Notice of Preparation of a Draft Environmental Impact Report**
LEAD AGENCY:	City of Belmont Contact: Adrienne Smith, Principal Planner Community Development Department Phone: (650) 637-4702 Email: asmith@belmont.gov
PROJECT SPONSOR:	HS Townhouses West, LLC 311 9th Avenue San Mateo, CA 94401

Notice is hereby given that the City of Belmont will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed 2 Davis Drive Project (proposed project). The EIR is currently anticipated to fully address potential physical environmental effects of the project related to Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Land Use and Planning, Noise, and Transportation as outlined in the California Environmental Quality Act (CEQA). All other topics are anticipated to be evaluated at a level of detail appropriate to the project in an Initial Study. We are requesting comments on the scope of topics addressed in this EIR.

Please provide comments on the scope of the EIR to Adrienne Smith, Principal Planner, at the address listed above. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **5:00 p.m., November 6, 2026**. In your response, please identify a contact person in your agency for future correspondence.

The NOP and additional project information are available online at:
https://www.belmont.gov/Home/Components/FacilityDirectory/FacilityDirectory/533/642

INTRODUCTION: The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential to cause significant effects on the environment; examine methods of reducing adverse environmental impacts; and consider alternatives to the proposed project. The 2 Davis Drive Project EIR will be prepared and processed in accordance with CEQA and the CEQA Guidelines. The EIR will generally include the following:

- Description of the proposed project;
- Description of the existing environmental setting for each environmental topic, potential environmental impacts of the project, and mitigation measures;
- Description of cumulative impacts; and
- Alternatives to the proposed project.

An Initial Study will also be prepared and circulated with the EIR. The Initial Study will be included as an Appendix to the EIR and will address all issue topics that are scoped out from further analysis in the EIR.

PROJECT LOCATION: The project site is located at 2 Davis Drive within the City of Belmont, San Mateo County. Regional vehicular access to the project site is provided by Interstate 280 (I-280) and State Route 92 (SR 92) via the Ralston Avenue on- and off-ramps located approximately 1.3 miles to the west. Ralston Avenue and Davis Drive, which border the site immediately to the north and east, respectively, provide direct local access to the project site. Figure 1 depicts the regional and local context of the project site.

PROJECT SETTING: The approximately 3.26-acre rectangular project site is bordered to the north by Ralston Avenue, to the east by Davis Drive, to the south by the middle school campus of the Crystal Springs Uplands School, and to the west by Ralston Middle School.

The project site is currently developed with a single-story, approximately 21,500-square-foot commercial building and a surface parking lot located along the southern property line. The remainder of the site consists of a flat, undeveloped grassy area west of the existing building, the hillside along the western boundary, vegetation along Ralston Avenue, and retaining walls and berms in the northeast corner. The existing building on the project site was constructed in 1962 in the International Modernism architectural style and is currently occupied by a commercial tenant. . A total of 43 parking spaces are provided in the surface parking lot along the southern border. Vegetation on the project site consists of a large grassy area west of the existing building, the hillside, and a vegetated area along Ralston Avenue, which together contain approximately 30 mature trees.

The project site is designated Office Commercial (COM-O) on the City of Belmont General Plan Land Use Designations Map and is within the Executive Office and Warehouse (E2.2) zoning district.

PROJECT DESCRIPTION: The proposed project would result in the demolition of the existing commercial building and surface parking lot and redevelopment of the project site with seven new, three-story (approximately 38-foot-tall) townhome-style condominium buildings, consisting of 45 residential

units across 71,989 gross square feet of residential area. Of the 45 units, 12 would include four bedrooms and 33 would include three bedrooms. The proposed density is 15.6 dwelling unit per acre (du/ac), and the proposed FAR is 0.79.[1] Each residential unit would include a private balcony and a two-car garage, resulting in a total of 90 garage parking spaces. Four guest parking spaces would be provided.

As part of the proposed development's community benefits, the proposed project would also include dedication of an approximately 0.35-acre parcel for public safety use that would be developed with a new fire station and a new multi-use storage and staging facility. The proposed fire station would be located on an approximately 4,180 square foot building pad and primarily used for an approximately 9,400-square-foot, three-story fire station to replace the existing Station 15, which is currently located at 2701 Cipriani Boulevard, approximately 0.3-mile east of the project site. The proposed one- to two-story multi-use storage and staging facility would be approximately 2,600 square feet and would be located on an approximately 1,311-square foot building pad. Although this portion of the project site would be graded as part of the proposed project, construction of the public safety building and multi-use storage and staging facility themselves would not be implemented by the project sponsor, as it would be a separate project funded and constructed by the San Mateo Consolidated Fire Department (SMCFD) and the City.

The proposed project includes the removal of eight mature trees, including five protected trees. Following removal, the proposed project would replant eight replacement trees to be selected from the City's Preferred Species Tree List, with a minimum size of 15 gallons. Additional landscaping, internal vehicular and pedestrian circulation, Ralston Avenue improvements, and other site improvements would also be installed as part of the proposed project.

The proposed site plan is shown in Figure 2.

PROJECT ENTITLEMENTS AND APPROVALS: The proposed project would require, but is not limited to, the following discretionary entitlements from the City of Belmont: 1) EIR Certification; 2) General Plan Map Amendment to Medium Density Residential; 3) Rezone to Planned Development; 4) Vesting Tentative Map; 5) Conditional Use Permit; 6) Conceptual and Detailed Development Plans; 7) Design Review; 8) Grading Plan; 9) Tree Removal Permit; 10) Transportation Demand Management Plan and 11) Development Agreement.

PROBABLE ENVIRONMENTAL EFFECTS: The City has reviewed the proposed project application and has determined that an EIR should be prepared for the proposed project because it may have a significant effect on the environment. The City has concluded that the EIR should address potential project-related impacts to Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Land Use and Planning, Noise, and Transportation. The EIR will include a discussion of the existing setting, thresholds of significance, evaluation of potential impacts, and if necessary, feasible mitigation measures to reduce or eliminate potentially significant impacts.

Based on preliminary review, at this time the City does not anticipate potentially significant impacts that cannot be mitigated in the following categories and as such, these topics will not be discussed in detail in

[1] The proposed residential density and FAR have been calculated based on the portion of the project site that would be developed with residential uses (approximately 2.89 acres) and do not include the approximately 0.35-acre portion of the project site that would be dedicated as a new public safety building.

the EIR: Aesthetics, Agriculture and Forestry Resources, Energy, Geology and Soils, Hazards and Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. These issue topics will be evaluated at a level of detail appropriate for the proposed project in an Initial Study, which will be attached to the EIR as an appendix.

ALTERNATIVES: Based on the significance conclusions determined in the EIR, alternatives to the proposed project will be analyzed to reduce identified impacts. Section 15126.G(e) of the CEQA Guidelines requires the evaluation of a No Project Alternative. Other alternatives may be considered during preparation of the EIR and will comply with the CEQA Guidelines, which call for a "range of reasonable alternatives to the project, or the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project."

NOTICE OF PUBLIC SCOPING MEETING: Pursuant to California Public Resources Code Sections 21083.9, 21092.2, and California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15082 and 15083, the City, as the Lead Agency, will conduct a Scoping Meeting for the purpose of soliciting oral and written comments from interested parties requesting notice; responsible agencies; agencies with jurisdiction by law; trustee agencies; and involved federal agencies, including transportation agencies, as to the appropriate scope and content of the EIR. All interested parties are invited to attend the public Scoping Meeting to assist in identifying issues to be addressed in the Draft EIR. Attendees will have an opportunity to provide input to the City of Belmont and consultant team preparing the Draft EIR. The scoping meeting is scheduled as follows:

Date: October 20, 2026
Time: 7:00 PM
Location: City Council Chambers City Hall, One Twin Pines Lane, Belmont, California
Public Participation Options: The public may participate either in person or virtually via the instructions below.

- **Virtual public participation:** Members of the public may provide comments by joining the Planning Commission meeting via Zoom: For web, visit https://belmont-gov.zoom.us/ select "Join" and enter Meeting ID 968 6972 2514. Use the Raise Hand feature to request to speak. You may rename your profile if you wish to remain anonymous.
- **Dial-in comments**: call *67 1-669-900-6833 (your phone number will appear on the live broadcast if *67 is not dialed prior to the phone number), enter Meeting ID 968 6972 2514 and press *9 to request to speak.
- **Written comments:** you may send an email to cdev@belmont.gov before 4 pm on the day of the meeting. Any comments received before this time will be distributed to the Commission prior to the meeting. Please indicate the agenda item topic or agenda item number you wish to comment on in your email's subject line.

Any public comment regarding agenda items that are received after 4 pm on the meeting date will be made part of the meeting record but will not be read during the Commission meeting. The meeting will be broadcast live to Belmont residents on Comcast Cable Channel 27, streamed live via the City's website at www.Belmont.gov. The Planning Commission agenda and packet for the October 20, 2026, meeting will be posted by 5 p.m. on October 16, 2026, at the following location: www.belmont.gov/agendas.

EIR PROCESS: Following the close of the NOP comment period, a Draft EIR will be prepared that will consider all NOP comments. In accordance with CEQA Guidelines Section 15105(a), the Draft EIR will be released for public review and comment for a required 45-day review period. Following the close of the 45-day public review period, the City will prepare a final EIR, which will include responses to all substantive comments received on the draft focused EIR. The Draft EIR and Final EIR will be considered by the Planning Commission and City Council in making the decision to certify the EIR and approve or deny the project.



Signature

October 7, 2026
Date



LSA

Project Site

FIGURE 1

N

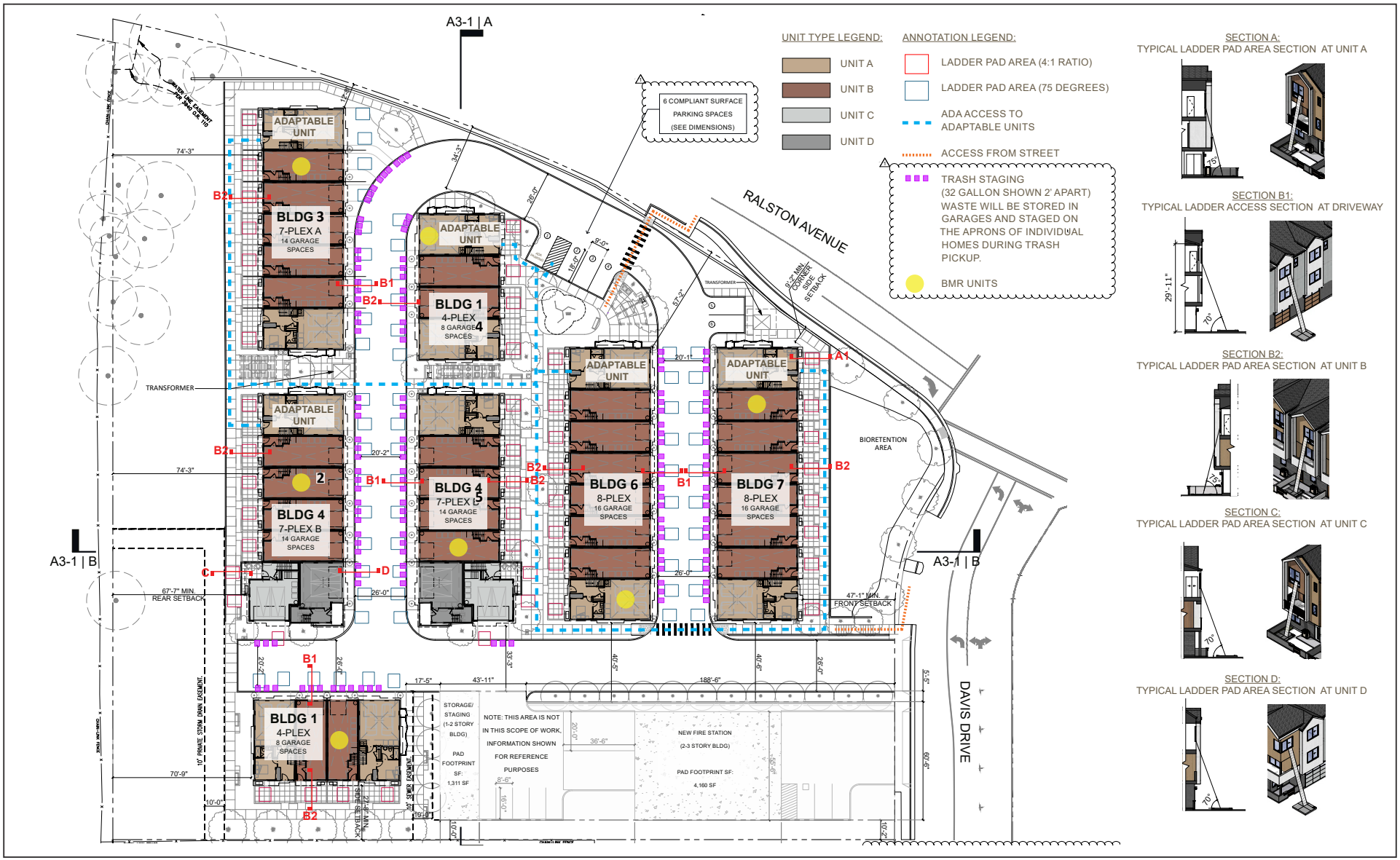
0 1000 2000
FEET

SOURCE: Esri World Street Map

I:\2025\20252262.02\GIS\Pro\2 Davis Drive Project\2 Davis Drive Project.aprx (Fig 2-1 - Project Location)
2/6/2026 4:43 PM

2 Davis Drive Project

Project Location and Regional Vicinity



LSA

FIGURE 2

0 35 70

FEET

SOURCE: DAHLIN

I:\2025\20252262.02\G\Site_Plan.ai (9/1/2026)

2 Davis Drive Project

Proposed Architectural Site Plan

STAFF REPORT

Meeting Date:	October 20, 2026
Agency:	City of Belmont – Planning Commission
Staff Contact:	Bozhena Palatnik, Senior Civil Engineer, bpalatnik@belmont.gov Kelly Beggs, Deputy Community Development Director, kbeggs@belmont.gov
Agenda Title:	Stormwater Master Plan Update
Agenda Action:	Receive Presentation on Stormwater Master Plan

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Recommendation

Receive a presentation on the Stormwater Master Plan.

Background/Context

The Stormwater Master Plan (SWMP) is a comprehensive document that includes inventory, condition assessment, and capacity assessment of the stormwater conveyance system throughout the City, as well as guidelines for design of the stormwater infrastructure. The main purpose of the SWMP is to develop and prioritize multi-year maintenance, rehabilitation, and replacement, as well as a capital improvement plan for drainage facilities, which are mostly storm drain pipes for the City. In addition, the SWMP is a proactive approach to determine needs, cost, priorities, and implementation schedules associated with storm drain improvements. The City's last SWMP was adopted in 2009 and it is being updated for planning, budgeting and improving the City's stormwater system based on the condition and capacity of the existing system, future redevelopment plans, new stormwater regulations, and climate change.

Discussion

The City Currently has several master plans in place that shape short- and long-term Capital Improvement Program (CIP):

- Sanitary Sewer Master Plan (adopted)
- Pavement Management Plan (adopted)
- Stormwater Master Plan (ready for adoption)
- Transportation Master Plan (under development)

The Stormwater Master Plan helps the Public Works department in its evaluation of development projects in particular because it:

- analyzes existing infrastructure to ensure that it is adequate and in good condition to address current needs
- creates short- and long-term Capital Improvement Project list to address future development
- creates guidelines for large developments to build new infrastructure using latest regulations and standards to provide for adequate capacity
- summarizes design standards for new development
- addresses climate change, increased potential for El Nino, effect of king tides and flooding

- guides implementation of Green Infrastructure, recommends treatment and reuse of stormwater on site
- ensures compliance with Municipal Regional Permit (MRP) requirements
- provides updated stormwater model to list pipes that require upgrades due to condition or capacity concerns

While City's Sanitary Sewer Master Plan and Pavement Management Plan have dedicated funding sources, stormwater projects do not have dedicated revenue funds. Staff is currently working on determining sources of stormwater system funding that would allow implementation of the Stormwater Master Plan Capital Improvement Program.

Public Outreach

The City conducted a Citywide community meeting on October 15, 2026, as well as provided outreach to various communities through the social media and public events. More information about the SWMP is available on the City's website .

Next Steps

Staff will take the Stormwater Master Plan to Council for adoption on November 10, 2026.

Docusign Envelope ID: 8A61D6B7-2D08-820A-807B-87D1F744A30C

Belmont Permit Center
COMPLEX PROJECT APPLICATION

Application Number: Extension of 2020-0011

Date: _July 6, 2026

Definition: Complex Projects generally include General Plan Amendments, Rezoning, new buildings greater than 10,000 gross square feet, major subdivisions of land into five or more lots or condominium units, tentative maps, all vesting tentative maps, roadway improvement plans, and projects that include multiple, interrelated project entitlements.

Project Overview: Please see attachment

Property Location:

Street Address: 604, 608, 610 Harbor Blvd , Belmont, CA 94002

Assessor Parcel Number(s): 046-032-030, -040, -080, -090

Property Area (sg. ft.):

Nearest Cross Street: Old County Road

Applicant Information:

Owner name: Nella Properties, LLC	Telephone No. : (530-885-0401	Email Address
Owner Mailing Address, *if different from Site Address:* 2360 Lindbergh St., Auburn CA 95602		
Applicant Name, *if different from Property Owner:* Jamie D'Alessando	Telephone No. : 650-847-1170	Email Address jamie@windyhillpv.com
Applicant Mailing Address: 530 Emerson St. Ste. 150, Palo Alto CA 94301		

Submittal Authorization:

Signature of Owner: Signed by: kenneth Dwelle A9A137DZ7E9D4C2... Kenneth Dwelle, Authorized Signatory for Nella Invest, LLC		Date: 7/23/2026
Signature of Applicant, *if different from Owner:*		Date: 7/10/26

For Office Use Only: Fee Amount: _____ Check Number:_____

Docusign Envelope ID: 8A61D6B7-2D08-820A-807B-87D1F744A30C

608 Harbor - Project Description-Planning Extension

604, 608 and 610 Harbor Blvd.

(APN 046-032-030, -040, -080, -090)

July 6, 2026

Project Description

On June 26, 2023, the City of Belmont approved the 608 Harbor Blvd. Project (2020-0011). The approval consists of a Design Review, Grading Permit, Tree Permit, Vesting Tentative Map, Outdoor Noise Exception, Affordable Housing Plan and State Density Bonus permit for construction of a five-story residential building consisting of 103 residential units.

The project entitlements were extended to December 26, 2026 based on the automatic 18-month extension provided by the state. During this time the City of Belmont approved the Final Map and transmitted it to the Belmont City Clerk. Once this is recorded, it will continue the vesting for 1-2 years thereafter per statute. (66498.1(b).) Therefore, in accordance with Belmont Zoning Code Section 10.5.5 Extension of Approval the project is requesting an extension of the Design Review, Grading Permit, Tree Permit, Outdoor Noise Exception, Affordable Housing Plan and State Density Bonus permits to match the vested length of the Final Map.

Based on the project approval date, it is anticipated that this would extend the entitlements to December 26, 2027. It is our understanding that that the project needs to be consistent with the following findings in order to qualify for an extension.

- The governing regulations under which the permit was originally approved have not changed in a way that have established different findings, development standards, or evaluation criteria.

The site has a zoning of Harbor Industrial Area (HIA-1). The proposed project density and land uses are consistent with this designation.

- The applicants have presented a reasonable explanation of the delay in completing the project and have demonstrated intent to complete the project within the next year.

This extension is being requested since the project has not been able to begin construction due to the challenges of obtaining a construction load as part nationwide lending market. This is an unforeseen circumstance. Although, all this time may not be necessary to begin the project, lenders have been requiring projects to receive and obtain the maximum amount of extension time available to projects under local and state law. The project intends to move forward as quickly as possible and is in the process of recoding the Final Map to implement the project.

- The surrounding neighborhood conditions and site characteristics have not changed in a way that would no longer provide a factual basis for positively reaffirming the original findings.

As the project and project site remain as previously proposed and there have not been any significant changes in the surrounding area, it is not anticipated that the project would result in any new environmental impacts, nor an increase in the severity of a previously identified impact and would therefore allow for positively reaffirming the original findings.