CITY OF BELMONT
CITY COUNCIL

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CITY COUNCIL REGULAR MEETING AGENDA
Tuesday, September 24, 2024
6:00 PM
City Council Chambers
City Hall, One Twin Pines Lane, Belmont, California

MEETING ATTENDANCE:
Council 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: 95745673035**
4. Public may attend the meeting in the Council Chambers, Belmont City Hall 2nd floor

PUBLIC COMMENT:

- Public in the Council Chamber present the Clerk a request to speak slip found at the table at the rear of the chamber.
- 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: 95745673035**, 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 written public comment, you may send an email to cclerk@belmont.gov before the council 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 and 3 hours before the start of the meeting will be distributed to the Council prior to the meeting and made part of the meeting record. Written public comments will not be read during the Council meeting.

The Mayor has the authority to rule any speaker out of order, including speakers during the Public Comment period; If the subject raised is not within the subject matter jurisdiction of the City Council, during a public hearing or a general business item if 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 Mayor 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 Council 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. CALL TO ORDER

2. ROLL CALL

3. CLOSED SESSION [NONE]

4. STUDY SESSION [NONE]

REGULAR BUSINESS [7:00 PM]

5. PLEDGE OF ALLEGIANCE

6. REPORT FROM CLOSED SESSION [NONE]

7. SPECIAL PRESENTATIONS

A. **Recognition of Indigenous Peoples' Day October 14, 2024**

B. **Recognizing October 6-12, 2024 as Fire Prevention Week**

8. 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 15 minutes, with a maximum of 3 minutes per speaker. Speakers who requested but did not receive an opportunity to speak during this comment period will be given an opportunity to address the Body later in the meeting. State law prohibits the Body from acting on non-agenda items.

9. COUNCILMEMBER ANNOUNCEMENTS

10. CONSENT BUSINESS

Consent business 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 member or staff request specific items to be removed for separate action. The City Attorney will read the title of ordinances to be adopted.

A. **Response to Grand Jury Report on Restaurant Exteriors**

Recommendation: Approve the City of Belmont's response letter to the San Mateo County Civil Grand Jury Report dated July 9, 2024, entitled, "Restaurant Exteriors: The Neglected Space"

Attachment(s):

Staff Report
Attachment A - Grand Jury Report (Restaurant Exteriors) July 2024
Attachment B - Grand Jury Report Response (Restaurant Exteriors)

B. **Silicon Valley Clean Water (SVCW) Water Infrastructure Finance and Innovation Act (WIFIA) Loan Amendments**

Recommendation: Adopt a resolution authorizing the City Manager to execute amendments to the Water Infrastructure Finance and Innovation Act (WIFIA) Loans, and all associated

documents

Attachment(s):
Staff Report
Resolution

C. **Conflict of Interest Code Biannual Update**
Recommendation: Approve a Resolution revising the City's Conflict of Interest Code and Updating the Appendix of Designated Employees

Attachment(s):
Staff Report
Resolution
Redline - Designated Employees - Conflict of Interest Code 2024

11. PUBLIC HEARINGS

A. **1041 Hill Street - New Memory Care Facility**
Recommendation:
1. Conduct Public Hearing and consider Planning Commission recommendations.
2. Introduce an Ordinance for a Planned Development Zone Amendment and associated Conceptual Development Plan (CDP).
3. Consider a Resolution approving a Conditional Use Permit and associated Detailed Development Plan, Grading Plan, Design Review, and Tree Removal Permit.
4. Consider a Resolution finding the project is exempt from environmental review per Guidelines 15332, (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

Attachment(s):
Staff Report
A. Ordinance Zone Amendment
B. Memory Care - Resolution
C. CEQA Exemption - Resolution
D. Conditions of Approval
E. CEQA Categorical Exemption - Exhibit B
F. Planning Commission Staff Report and Resolution (No.2024-0019) - August 20, 2024
G. Geotechnical Investigation Peer Review and Seismic Hazards Map Act (SHMA) Response Letters
H. Geotechnical Investigation and Peer Review
I. Technical Reports and Will Serve Letters
J. Project Plans
K. Neighborhood Outreach & Public Comment
L. 300- 500 Foot Radius Map

12. GENERAL BUSINESS
General Business items are considered separately, typically in the order listed. The chair will call for public comment on each item when the body considers the item.

A. **Designation of Voting Delegate and Alternate for League of California Cities Annual Conference October 16-18, 2024**
Recommendation: Staff recommends that the City Council, by motion, name a voting delegate and alternate for the upcoming League of California Cities (Cal Cities) Annual

Conference, and provide direction to the voting delegate regarding the resolution to be considered at the Conference Business Meeting

Attachment(s):
Staff Report
CalCities 2024-Resolutions-Packet

B. **Revised Master Employee Pay Schedule**
Recommendation: Adopt a resolution approving revisions to the City's Master Employee Pay Schedule to ensure compliance with California Public Employees Retirement System (CalPERS) regulations

Attachment(s):
Staff Report
Resolution

13. BRIEF VERBAL REPORTS FROM MEMBERS AND STAFF

A. **Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments**
B. **Verbal report from City Manager**

14. MATTERS OF INTEREST/CLARIFICATION

Items in this category are for discussion and direction to staff only. However, Council/Board may take final action on an item if there is no need for additional staff analysis.

15. ADJOURNMENT

If you need assistance to participate in this meeting, please contact the City Clerk at (650) 595-7413. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Meeting information can also be accessed via the internet at: www.belmont.gov. All staff reports will be posted to the web in advance of the meeting, and any writings or documents provided to a majority of the City Council/District Board or Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's Office, One Twin Pines Lane, during normal business hours and at the Council Chambers at City Hall, Second Floor, during 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 ,by . /s/

STAFF REPORT

Meeting Date:	September 24, 2024
Agency:	City of Belmont
Staff Contact:	Tracy Scramaglia, Assistant PW Director, (650) 595-7469, tscramaglia@belmont.gov
Agenda Title:	Response to Grand Jury Report on Restaurant Exteriors
Agenda Action:	Motion

Recommendation

Approve the City of Belmont's response letter to the San Mateo County Civil Grand Jury Report dated July 9, 2024, entitled, "Restaurant Exteriors: The Neglected Space".

Strategic Focus Area

Quality of Life

Background

On July 9, 2024, the 2023-2024 San Mateo County Civil Grand Jury issued a report entitled "Restaurant Exteriors: The Neglected Space" – see Attachment A. The City of Belmont is required to submit comments on the findings and recommendations pertaining to the matters over which it has some decision-making authority within 90 days. Response letters must be approved by the governing body of each jurisdiction at a public meeting. Belmont's response to the report is due to the Grand Jury no later than October 7, 2024; this response is included as Attachment B to this staff report.

Analysis

The Grand Jury made seven findings and four recommendations in its report. The Grand Jury has requested that the City respond to findings #1 through #6 and recommendation #4. City staff has collaborated with other San Mateo County jurisdictions to prepare a response.

FINDINGS

F1: Sanitary conditions of the exterior of restaurant facilities fall outside current inspections of the County Health Department. The varying unsatisfactory conditions in the waste removal areas of the facilities shows something is lacking in the regulatory process.

F2: Sanitary conditions of parklets fall outside of current inspections by the County Health Department or Vector Control.

F3: Sanitary conditions of exterior areas used for waste storage and disposal fall outside current inspections by local jurisdictions; local jurisdictions are, by and large, only reactive to an actual complaint.

F4: Most restaurant exterior areas are “out of sight” of the public and as a result complaints are less frequent.

F5. Because they lack oversight, unacceptable conditions in restaurant trash areas are likely not to be rectified.

F6. Waste water from the cleaning of trash areas and from rain flow into the storm drain systems.

F7. Effective inspection of parklet sanitation can be severely hampered by closed skirting and lack of under floor access. Spacing between planking and lack of solid flooring can lead to accumulation of organic debris and possible infestation by vermin.

RECOMMENDATIONS

R1. By June 30, 2025, the County should amend its Food Facility Checklist to include the condition of trash area flooring, bins, dumpsters, and enclosures, and note any needed repair, replacement or cleaning.

R2. By June 30, 2025, the County should amend its Food Facility Checklist to include the entire exterior waste storage area, retention areas and parklets, including flooring and underfloor areas.

R3. By June 30, 2025, the County should require operators/owners of restaurants to have a written diagram of their approved waste storage/retention area posted so the inspector can evaluate the condition of the facilities.

R4. By June 30, 2025, inspectors for all jurisdictions with restaurants should be empowered to require owners/operators to add receptacles or increase the frequency of pick-ups.

Staff has reviewed the findings and recommendations and has prepared a response letter for Council approval attached to this report (see Attachment B). In summary, staff generally either wholly or partially disagrees with the Grand Jury findings and recommendations, although in some cases lacks the data to confirm or refute assertions.

Alternatives

1. Refer back to staff for further information.
2. The City of Belmont is required to respond to the Grand Jury Report.

Attachments

A. Grand Jury Report – July 2024
B. Draft response letter from City Manager dated September 24, 2024

Fiscal Impact

☒ No Fiscal Impact
☐ Funding Source Confirmed:

Source:	Purpose:	Public Outreach:
Staff	Statutory/Contractual Requirement	Posting of Agenda

RESTAURANT EXTERIORS: THE NEGLECTED SPACE

ISSUE

The exterior trash areas of food service businesses are often unsightly and unsanitary. How can this issue be addressed?

SUMMARY

Restaurant garbage and food waste is not always contained in designated exterior bins, and may overflow, attracting animals and other undesirable pests. While restaurant interiors are subject to County of San Mateo Health System standards and inspections, restaurant building exteriors are subject to a variety of standards and inspection programs, because each local jurisdiction has its own regulations for sanitation and safety for exteriors. For restaurant exteriors, responsibility for enforcement of local code and for inspection schedules varies from city to city. Generally, inspections are done when complaints are received. The extent of the issues may vary based on the municipality or district, day of the week (garbage collection day), or whether the building backs are visible to the public.

Grand Jury members conducted interviews with County officials, city officials, and waste handlers and performed their own spot checks (admittedly not scientific). A written survey (Appendix B) was sent to all twenty cities and towns in the County.

The Grand Jury found a significant number of restaurant exterior waste storage areas and areas below parklets had clearly deficient, unsanitary, unsightly and odorous conditions. The investigation found that the "standards" for these areas, *i.e.*, how these conditions were monitored, and how codes and policies were enforced, to be inconsistent at best and non-existent in some instances. A quantification of the waste storage area problem proved difficult as many sites and their condition were dependent on the day of the week and their garbage pick-up days.

This Grand Jury report includes recommendations for a more proactive approach to handling the garbage and parklet sanitation problems around restaurant exteriors in San Mateo County, and suggestions for preventive maintenance.

BACKGROUND

People spent 20.7% more money at restaurants than on groceries in 2022. That figure rose to 29.5% in the first two months of 2023 according to Commerce Department data.[1] This significant increase in use of restaurants and "micro" and "mobile" food services, not surprisingly, resulted in an increase in organic (food stuff) waste, paper, glass and general garbage.

Members of the Civil Grand Jury initiated this review of the health and safety conditions surrounding the immediate areas designated for waste removal after observing an increase in rodents around parklets. Initial walkthroughs behind restaurants determined that the problem related to waste management in general as well as to the parklets. Photos contained in Appendix A depict some of the disturbing findings.

The Grand Jury found a significant number of restaurant exterior waste storage areas and areas below parklets had clearly deficient, unsanitary, unsightly and odorous conditions. The investigation found that the "standards" for these areas, *i.e.*, how these conditions were monitored, and how codes and policies were enforced, to be inconsistent at best and non-existent in some instances. A quantification of the waste storage area problem proved difficult as many sites and their condition were dependent on the day of the week and their garbage pick-up days.

This Grand Jury report includes recommendations for a more proactive approach to handling the garbage and parklet sanitation problems around restaurant exteriors in San Mateo County, and suggestions for preventive maintenance.

REGULATORY FRAMEWORK

California Health & Safety Code, Chapter 7 known as the "Retail Food Code" regulates, at the State level, the protections required for public health and safety of a "Food Facility".[2] The Code

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[1] https://www.census.gov/retail/marts/www/marts_current.pdf

[2] H&S Code 113789 (a) "Food facility" means an operation that stores, prepares, packages, serves, vends, or otherwise provides food for human consumption at the retail level, including, but not limited to, the following:
(1) An operation where food is consumed on or off the premises, regardless of whether there is a charge for the food.
(2) A place used in conjunction with the operations described in this subdivision, including, but not limited to, storage facilities for food-related utensils, equipment, and materials.
(b) "Food facility" includes permanent and nonpermanent food facilities, including, but not limited to, the following: (1) Public and private school cafeterias.
(2) Restricted food service facilities.
(3) Licensed health care facilities, except as provided in paragraph (12) of subdivision (c).
(4) Commissaries.
(5) Mobile food facilities.
(6) Mobile support units.
(7) Temporary food facilities.
(8) Vending machines.
(9) Certified farmers' markets, for purposes of permitting and enforcement pursuant to Section 114370.

has extensive requirements for the handling of food, preparation and service of patrons. They can best be described as affecting the "inside" of the Food Facility.

The exterior or waste disposal areas are only mentioned in Article 4, Section 114245.4. "If provided, an outdoor storage area or enclosure used for refuse, recyclables, and returnables shall be constructed of nonabsorbent material such as concrete or asphalt and shall be easily cleanable, durable and sloped to drain."[3] Refer to Appendix C for the California Health & Safety Code Article 4.

The enforcement of these State Regulations is assigned to "Enforcement Officers"[4] of an "Enforcement Agency"[5] which is delegated to more local organizations at the county or other local level. Section 114390[6] gives the power to inspect facilities, take samples and prepare a written report of deficiencies.

HEALTH DEPARTMENT INSPECTIONS

The San Mateo County Health Department is primarily responsible for the inspection of restaurants and enforcement of the Health Codes related to them. The Inspection checklist (Appendix D) has 60 categories for inspection and only one (FO42) relates to waste disposal or garbage. In interviews, the Grand Jury found the Health Inspector does not generally inspect the areas behind the facility and does not inspect areas not immediately adjacent to the facility at all. The County relies on the individual cities for enforcement of their nuisance laws in these areas.

As part of its Municipal Code, each City or jurisdiction maintains provisions for enforcement actions against properties (and operators) that maintain unhealthy, noxious, or dangerous conditions under their police powers to abate public nuisances. (See Bibliography)

LAND USE / USE PERMITS

It is beyond the scope of this investigation to analyze the municipal codes of each of the twenty jurisdictions in San Mateo County which have restaurant uses. Most cities require "use permits"

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(10) Farm stands, for purposes of permitting and enforcement pursuant to Section 114375.
(11) Fishermen's markets.

[3] **S**ections 114244 to 114245.3 inclusive speak only to the Food Facility which is defined as the interior of the facility.

[4] **113774.** "Enforcement officer" means the director, agents, or environmental health specialists appointed by the Director of Health Services, and all local health officers, directors of environmental health, and their duly authorized registered environmental health specialists and environmental health specialist trainees.

[5] **113773.** "Enforcement agency" means the department or the local health agency having jurisdiction over the food facility.

[6] **114390** : https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=HSC&division=104.&title=&part=7.&chapter=13.&article=2

(conditional or otherwise) for restaurants in certain locations. As part of the building permit process, cities have the ability to require and specify the type, location, and frequency of waste disposal. More importantly, all have a general requirement that these areas be maintained at the owner/operator expense in a good and sanitary manner.

WASTE HAULERS / SANITATION COMPANIES

By far the biggest recipient of waste and disposal in the County is Recology San Mateo County serving the cities of Belmont, Burlingame, East Palo Alto, Foster City, Menlo Park, Redwood City, San Carlos, and San Mateo, the town of Hillsborough, County of San Mateo, North Fair Oaks, and West Bay Sanitary District. Recology of the Coast provides service to Pacifica. GreenWaste provides service to the town of Atherton.

South San Francisco Scavenger Company (SSFSC) serves businesses and residents in South San Francisco, Millbrae, Brisbane and San Francisco International Airport. Half Moon Bay, Daly City and the unincorporated North County has an agreement with Republic Services, Inc. to provide recycling, compost and garbage collection services.

Each hauler negotiates independently on rates and pick-up policy. The Grand Jury reviewed the Franchise Agreement used by Recology. The agreement provides that the hauler shall replace or repair bins, dumpsters and other containers as needed or upon request.

DISCUSSION

SURVEY

The Grand Jury sent a survey to twenty jurisdictions (see Appendix B). Five jurisdictions relied solely on the County Health Department for enforcement of regulations related to restaurant waste facilities; two inspected and enforced only at the permit renewal stage; and nine assigned the duty to their code enforcement mechanism generally through Planning, Public Works or dedicated Code Enforcement personnel. Only three of the jurisdictions conducted inspections independent of a complaint. The majority, nine of fourteen, only inspected upon receipt of a complaint. (See Appendix B for the tabulated Survey results).

In summary, survey responses demonstrate that the Cities rely on the County Health Department for inspections of restaurant interiors and, in general, only respond to exterior conditions upon receipt of a complaint.

OBSERVATIONS

The condition at any one site is dependent on the frequency of trash removal. The site may be fine right after removal but, as the week goes on, the situation worsens. There does not appear to be any site-specific requirements (or at least any that are enforced) for residual cleaning such as power washing. Few sites inspected had any method of controlling wash down or steam cleaning waste from flowing into the storm sewers. The type of restaurant also impacts its output, *e.g.*, some generate grease, oil and animal fat, which require special containers.

The current requirements for trash enclosures by local jurisdictions are applied only to new applications, resulting in many outdated, legacies facilities and, without regular inspection, there is no monitoring of maintenance or repair. These areas are high impact areas and the enclosures and bins, dumpsters and cans are subject to heavy use. The Grand Jury found many bins, dumpsters and cans to be in damaged and filthy condition.

Economic forces impact maintenance and overflow conditions. An operator of a restaurant pays for disposal service by volume (size and number of containers) and frequency (number of pick-ups in one week). Increases in business generate higher volumes so what was working in the past may not be sufficient for the current or future situation. It is logical that operators of food facilities would see added frequency of pickups or added containers as a negative and an expense. This is a financial impact question.

IMPACTS ON THE COMMUNITY

Normal sanitation issues apply; smell, unsightliness and vermin[7]. Vector Control does not inspect trash or similar areas unless specifically requested. The Grand Jury interviews revealed instances of the presence of rats, mice and raccoons in trash areas and parklets. Insect infestation is also of concern. All this presents a health hazard to the public, the workers at these restaurants, and the trash collectors.

ENFORCEMENT OF EXISTING REQUIREMENTS

The County Health Department inspections do not include the areas outside of the building. The enforcement of the nuisance provisions by local jurisdictions is reactive and only called into play upon a complaint. Oversight of the condition of receptacles (dumpsters, bins, cans) is minimal, at best, and often non-existent.

SPECIAL CASES

Mobile Food Facilities (Food Trucks): The Permit Checklist for food trucks does not mention waste disposal. Food Truck regulation is an evolving body of regulation and should be reviewed at a later date.
https://www.smchealth.org/sites/main/files/file-attachments/20170915_mff_selfinspectionchecklist.pdf?1536778880

Farmer's Markets: Several markets were visited by Jurors. Only the Farmer's Market in San Carlos was the subject of an interview. This particular market occurs on a Sunday. It is organized

[7] **H&S Code 113939.** "Vermin" means cockroaches, mice, rats, and similar pests that carry disease.

H&S Code 13939.1. "Vermin infestation" means the presence of vermin within the food facility as evidenced by actual live bodies, fresh droppings or vomitus, urine stains, or gnaw marks, that could result in contamination to the food, equipment, packaging, or utensils.

by a private company (a community-based organization, CBO) which recruits and manages the individual Farmers and Vendors. The company polices the area at the breakdown of the Market on Sunday afternoon. The city of San Carlos has a street sweeper go over the area on Monday morning. These actions appear to be sufficient as the area was observed to be clean and free from refuse.

Parklets: Like Food Trucks, parklet regulation is evolving and should be reviewed in more detail at a later date. There are currently no separate inspection line items for parklets in the County Health Department checklist. Parklets increased significantly as a result of the Covid-19 pandemic, which have proven efficient and desirable in many areas. At the outset, their construction was not heavily regulated and there were no specific building code requirements for inspection and cleaning under floors. As these facilities have become permanent, building permit requirements have increased. Problem areas identified in our investigation are:

1. Open floor segments can permit food and other waste falling under the floor of the parklet to the street;
2. Many have open side(s) permitting vermin to go under the parklet to feed on scraps;
3. Street drainage (from road crown and gutter flow) can exacerbate the problems of waste under the floor, including leaves and other refuse.

METHODOLOGY

The Jurors made several site visits over a period of eight months and took photographs. The Grand Jury conducted interviews with some officials of some cities and with several San Mateo County officials including the Health Department and Vector Control. A survey was sent to each city/town in San Mateo County.

FINDINGS

F1: Sanitary conditions of the exterior of restaurant facilities fall outside current inspections of the County Health Department. The varying unsatisfactory conditions in the waste removal areas of the facilities shows something is lacking in the regulatory process.

F2: Sanitary conditions of parklets fall outside of current inspections by the County Health Department or Vector Control.

F3: Sanitary conditions of exterior areas used for waste storage and disposal fall outside current inspections by local jurisdictions; local jurisdictions are, by and large, only reactive to an actual complaint.

F4: Most restaurant exterior areas are “out of sight” of the public and as a result complaints are less frequent.

F5. Because they lack oversight, unacceptable conditions in restaurant trash areas are likely not to be rectified.

F6. Waste water from the cleaning of trash areas and from rain flow into the storm drain systems.

F7. Effective inspection of parklet sanitation can be severely hampered by closed skirting and lack of under floor access. Spacing between planking and lack of solid flooring can lead to accumulation of organic debris and possible infestation by vermin.

RECOMMENDATIONS

R1. By June 30, 2025, the County should amend its Food Facility Checklist to include the condition of trash area flooring, bins, dumpsters and enclosures, and note any needed repair, replacement or cleaning.

R2. By June 30, 2025, the County should amend its Food Facility Checklist to include the entire exterior waste storage area, retention areas and parklets, including flooring and underfloor areas.

R3. By June 30, 2025, the County should require operators/owners of restaurants to have a written diagram of their approved waste storage/retention area posted so the inspector can evaluate the condition of the facilities.

R4. By June 30, 2025, inspectors for all jurisdictions with restaurants should be empowered to require owners/operators to add receptacles or increase the frequency of pick-ups.

Note: The Grand Jury is not able to recommend changes to building codes or planning criteria to cities or the County. However, in our review we did find the City of Palo Alto has a publication with clear and comprehensive regulations/recommendations for these areas.
"Comprehensive Guidelines for Commercial Trash Enclosures:
https://www.cityofpaloalto.org/files/assets/public/v/1/planning-amp-development-services/palo-alto-trash-enclosure-area-guidelines-march-2017.pdf"

REQUEST FOR RESPONSE

Pursuant to Penal Code Section 933.05, the Grand Jury requests responses as follows:

From the San Mateo County Board of Supervisors, to all Findings and Recommendations.

From the councils for all 20 cities and towns in the County, to Findings 1, 2, 3, 4, 5, and 6 and Recommendation 4.

The governing bodies indicated above should be aware that the comment or response of each governing body must be conducted subject to the notice, agenda, and open meeting requirements of the Brown Act.

RESPONSE REQUIREMENTS

California Penal Code Section 933.05 provides (emphasis added):

(a) For purposes of each subdivision (b) of Section 933, as to each grand jury finding, the responding person or entity shall report one of the following:
  (1) The respondent agrees with the finding.
  (2) The respondent disagrees wholly or partially with the finding; in which case the response shall specify the port of the finding that is disputed and shall include an explanation of the reasons, therefore.

(b) For purposes of subdivision (b) of Section 933, as to each grand jury recommendation, the responding person or entity shall report one of the following actions:
  (1) The recommendation has been implemented, with a summary regarding the implemented action.
  (2) The recommendation has not been implemented, but will be implemented in the future, with a timeframe for implementation.
  (3) The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of the public agency when applicable. This timeframe shall not exceed six months from the date of publication of the grand jury report.
  (4) The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation, therefore.

BIBLIOGRAPHY

California Health and Safety Code:
https://leginfo.legislature.ca.gov/faces/codesTOCSelected.xhtml?tocCode=HSC&tocTitle=+Health+and+Safety+Code+-+HSC

The following is a representative selection of Municipal Codes relevant to the investigation:

- Daly City: https://library.municode.com/ca/daly_city/codes/code_of_ordinances?nodeId=TIT8HESA
- Belmont: https://library.municode.com/ca/belmont/codes/code_of_ordinances?nodeId=CICO_CH11HESA
- Hillsborough: https://library.municode.com/ca/hillsborough/codes/code_of_ordinances?nodeId=TIT8HESA
- San Mateo (City): https://law.cityofsanmateo.org/us/ca/cities/san-mateo/code/7
- East Palo Alto Code Enforcement: https://www.cityofepa.org/building/page/code-enforcement

- San Carlos: https://www.codepublishing.com/CA/SanCarlos/#!/SanCarlos08/SanCarlos0827.html#8.27
- South San Francisco: https://library.qcode.us/lib/south_san_francisco_ca/pub/municipal_code/item/title_8-chapter_8_16 and https://library.qcode.us/lib/south_san_francisco_ca/pub/municipal_code/item/title_8
- Burlingame: https://library.qcode.us/lib/burlingame_ca/pub/municipal_code/item/title_8
- Pacifica Food Establishments: https://library.municode.com/ca/pacifica/codes/code_of_ordinances?nodeId=TIT6SAHE_CH5GACORE
- Pacifica Garbage: https://library.municode.com/ca/pacifica/codes/code_of_ordinances?nodeId=TIT6SAHE_CH5GACORE_ART1GACO
- Redwood City: RWC has multiple segments of their code that would apply to this topic. The link to the Code in General is: https://library.municode.com/ca/redwood_city/codes/city_code?nodeId=REDWOOD_CALIFORNIAMUCO

APPENDIX A

Photographs of exteriors



Figure 1: San Mateo, September 2023



Figure 2: Millbrae, September 2023



Figure 3: Millbrae, September 2023



Figure 4: Millbrae, September 2023



Figure 5: Millbrae, September 2023



Figure 6: Millbrae, September 2023



Figure 7: San Carlos, December 2023



Figure 8: San Carlos, November 2023



Figure 9: San Carlos, December 2023



Figure 11: San Carlos, October 2023

APPENDIX B

Survey

1. Please list your name, title or job description and the city/town you represent.

   Surveys were sent to managers of the twenty cities and towns in San Mateo County. Responses were as follows:

City/Town	Response Received
Atherton	No
Belmont	Yes
Brisbane	No
Burlingame	Yes
Colma	No
Daly City	Yes
East Palo Alto	Yes
Foster City	Yes
Half Moon Bay	No
Hillsborough	Yes
Menlo Park	Yes
Millbrae	No
Pacifica	Yes
Portola Valley	No
Redwood City	Yes
San Bruno	Yes
San Carlos	Yes
San Mateo	No
South San Francisco	Yes
Woodside	Yes

2. What sanitation standards are applied to the garbage/trash areas of restaurants, bars and food services?

   Respondents cited the County ordinance code and various municipal codes and standards. One entity had no response and another responded their city/town has no restaurants.

3. What standards are applied to sanitation, trash and street cleaning related to the "parklets" or other outdoor areas used for food service?

   Most respondents cited state, county or municipal standards. One city noted they have specific regulations for parklets. Another city said they have no standards because parklets are the responsibility of restaurants.

4. What department(s) of the City enforce these standards?

   Enforcement of standards may be done by:
   - County Health
   - Building/Fire/Public Works
   - Planning & Building, Dept of Water & Wastewater Resources
   - Planning
   - Public Works
   - Police, Code Enforcement
   - Engineering Division
   - Community & Economic Development. Department

5. Are regular inspections made or is inquiry only made upon complaint?

   Most responded inspections are complaint-based. A few municipalities conduct regular, periodic inspections.

6. Upon inquiry by the City (either by inspection or complaint) what standards are applied to determination of a violation, or recommendation to an owner?

   Standards listed included:
   - County Health
   - Parklet Standards
   - Municipal Codes
   - California Building Code, California Fire Code, Americans with Disabilities Act (ADA)

7. What agencies or organizations outside of the City are involved in maintaining standards, such as Recology, Republic Services or South San Francisco Scavenger?

    - Recology
    - Recology of the Coast
    - Greenwaste Recovery
    - Republic
    - County Health
    - No response, but noted there is a city contract with a power washing service and that information is made available to parklet owners

APPENDIX C

California Health & Safety Code Article 4

Health and Safety Code - HSC, DIVISION 104. ENVIRONMENTAL HEALTH [106500 - 119406] , PART 7. CALIFORNIA RETAIL FOOD CODE [113700 - 114437] , CHAPTER 7. Water, Plumbing, and Waste [114189 - 114245.7]
https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=HSC&division=104.&title=&part=7.&chapter=7.&article=4

ARTICLE 4. REFUSE

114244.
(a) Each food facility shall be provided with any facilities and equipment necessary to store or dispose of all waste material.
(b) Waste receptacles shall be provided for use by consumers.
(c) A receptacle shall be provided in each area of the food facility or premises where refuse is generated or commonly discarded, or where recyclables or returnables are placed.

114245
(a) An area designated for refuse, recyclables, returnables, and a redeeming machine for recyclables or returnables shall be located so that it is separate from food, equipment, utensils, linens, and single-service and single-use articles and a public health hazard or nuisance is not created.
(b) Receptacles and waste handling units for refuse, recyclables, and returnables shall not be located so as to create a public health hazard or nuisance or interfere with the cleaning of adjacent space.

114245.1
(a) All refuse, recyclables, and returnables shall be kept in nonabsorbent, durable, cleanable, leakproof, and rodent proof containers and shall be contained so as to minimize odor and insect development by covering with close-fitting lids or placement in a disposable bag that is impervious to moisture and then sealed.
(b) Refuse containers inside a food facility need not be covered during periods of operation.
(c) All refuse shall be removed and disposed of in a sanitary manner as frequently as may be necessary to prevent the creation of a nuisance.
(d) Storage areas, enclosures, and receptacles for refuse, recyclables, and returnables shall be maintained in good repair.
(e) Refuse, recyclables, and returnables shall be removed from the premises at a frequency that will minimize the development of objectionable odors and other conditions that attract or harbor insects and rodents.

114245.2. Cardboard or other packaging material that does not contain food residues and that is awaiting regularly scheduled delivery to a recycling or disposal site may be

stored outside without being in a covered receptacle if it is stored so that it does not create a rodent harborage problem.

114245.3. If located within the food facility, a storage area for refuse, recyclables, and returnables shall meet the requirements for floors, walls, ceilings, and vermin exclusion as specified in this part.

114245.4. If provided, an outdoor storage area or enclosure used for refuse, recyclables, and returnables shall be constructed of nonabsorbent material such as concrete or asphalt and shall be easily cleanable, durable, and sloped to drain.

114245.5. Receptacles and waste handling units for refuse and recyclables shall be installed so that accumulation of debris and insect and rodent attraction and harborage are minimized and effective cleaning is facilitated around and, if the unit is not installed flush with the base pad, under the unit.

114245.6.
(a) Receptacles and waste handling units for refuse, recyclables, and returnables shall be thoroughly cleaned in a way that does not contaminate food, equipment, utensils, linens, or single-service and single-use articles, and wastewater shall be disposed of as specified under Section 114241.
(b) Soiled receptacles and waste handling units for refuse, recyclables, and returnables shall be cleaned at a frequency necessary to prevent them from developing a buildup of soil or becoming attractants for insects and rodents.

114245.7.
(a) Except as specified in subdivision (b), suitable cleaning implements and supplies such as high-pressure pumps, hot water, steam, and detergent shall be provided as necessary for effective cleaning of receptacles and waste handling units for refuse, recyclables, and returnables.
(b) If approved, off-premises-based cleaning services may be used if on-premises cleaning implements and supplies are not provided.

APPENDIX D

San Mateo County Inspection Checklist

https://www.smchealth.org/sites/main/files/file-attachments/297097foodestab.pdf

COUNTY OF SAN MATEO
HEALTH SYSTEM

Environmental Health
Services Food Program
2000 Alameda
de las Pulgas
Suite #100
San Mateo,
CA 94403
(650) 372-6200 FAX
(650) 627-8244
smchealth.org/food

FOOD FACILITY CHECKLIST

The goal of food safety is to promote health and prevent food-borne disease through education, training and regulation. This checklist reflects areas that are evaluated during a routine inspection. Use this as a guide to improve your facility's sanitation and compliance with the requirements from the California Retail Food Code.

FOOD RECEIVING	YES	NO	N/A
Raw or frozen raw molluscan shellfish (e.g. clams, mussels, scallops, oysters) properly labeled and labels maintained on site for at least 90 days.			
Temperature of live molluscan shellfish at or below 45ºF.			
Food only from approved sources.			
Potentially hazardous foods delivered at a temperature of 41°F			
Frozen foods delivered in frozen condition with no evidence of thawing or refreezing.			
Food at improper temperature or in unacceptable condition rejected.			
Foods, especially refrigerated and frozen foods, placed in proper storage locations promptly.			
FOOD STORAGE	YES	NO	N/A
Foods protected from contamination, dirt, vermin, insects, chemicals, etc.			
Prepackaged and bulk foods properly labeled.			
Food stored at least 6 inches above floor in approved locations within the facility.			
Returned and damaged goods stored separate from other items.			
Raw meat and fish inside refrigerators and freezers stored below and away from ready-to-eat foods (e.g. salads, produce, beverages).			
Foods kept covered while in storage.			
Food which becomes contaminated or adulterated is discarded.			

FOOD PREPARATION	YES	NO	N/A
Frozen foods thawed by one of the following methods: ● Under cold running water ● In a refrigerator ● In a microwave ● As part of the cooking process			
Hot potentially hazardous foods cooled as quickly as possible by one or more of the following methods prior to placement in a refrigerator or freezer: ● In an ice bath with stirring ● With a rapid cool stirring device ● In a blast chiller ● By adding ice ● In shallow heat conducting pans on ice ● Separating food into smaller or thinner portions			

	YES	NO	N/A
Food preparation sinks used only for preparation activities, and not hand washing, janitorial activities, or other uses.			
Sulfites not added to potentially hazardous foods.			
Potentially hazardous foods shall be thoroughly cooked to a minimum internal temperature of: ● 165°F for poultry, comminuted poultry, game birds, stuffed meats, stuffed pasta, and reheated foods. ● 157°F for ground beef, other comminuted meats, and foods containing comminuted meat. (Or 155°F for a minimum of 15 seconds) ● 155°F for pork. ● 145°F for eggs, food containing raw eggs, and other cooked potentially hazardous food.			
FOOD SERVING	YES	NO	N/A
Prepackaged foods properly labeled with common name, list of ingredients, net weight, name and address of manufacturer, etc.			
Uneaten food returned from customer is discarded and not reused or reserved.			
Self-serve buffets, salad bars, snack counters, bulk food dispensers, and self-serve units. Provide adequate protection for food and utensils from contamination by customers (e.g. sneezing, coughing, and handling).			
Tongs, ladles, spoons, etc. used for food service rather than direct contact with hands.			

TEMPERATURE CONTROL/THERMOMETERS	YES	NO	N/A
Potentially hazardous foods kept at or below 41°F, or at or above 135°F.			
When cooling or heating potentially hazardous foods, the time spent in the **DANGER ZONE** (41 °F - 135°F) is kept to a minimum.			
Easily readable thermometers (accurate to ± 2°F) in the warmest part of each refrigeration and freezer unit.			
Metal probe-type thermometer on premise if potentially hazardous food served.			
Thermometers are sanitized before and after use, and periodically calibrated. (Employees should be able to demonstrate that they know how to calibrate a probe thermometer)			
UTENSIL WASHING/STORAGE	YES	NO	N/A
Utensils protected from contamination, dirt, vermin, insects, chemicals, etc.			
Multi-service customer utensils (e.g. plates, glasses, silverware) sanitized by mechanical dish machine as per manufacturer specifications, or if manually washed, sanitized by one of the following methods: ● 100 ppm chlorine for 30 seconds ● 25 ppm iodine for 60 seconds ● 200 ppm quaternary ammonium for 60 seconds ● 180°F water for 30 seconds			
Test strips or thermometer available for measuring the method of sanitizing utensils.			

	YES	NO	N/A
Three- compartment sink with dual integral drain boards available for utensil washing (except where 2 compartment exemptions is applicable).			
Compartments are large enough to accommodate the largest utensil in use.			
Utensils are clean and in good repair.			
Kitchen and serving utensils are routinely cleaned and sanitized.			
Utensils are commercial-grade and meet applicable National Sanitation Foundation (NSF) at CAL CODE standards.			
All mechanical dishwashers are provided with dual integral drain boards.			
Proper sanitizer and chemical levels, and temperature maintained at all times during operation of dish machines.			
Single-service customer utensils used only once and disposed of in a sanitary manner.			
Serving utensils (e.g. scoops, spoons, ladles, etc.) for potentially hazardous foods, while in use are kept at or below 41°F or above 135°F, or in a dipper well continually provided with clean water.			
TOILET FACILITIES	YES	NO	N/A
Employee toilet facilities provided.			
Customer toilet facilities provided where required.			

Tight-fitting self-closing doors provided.			
Food, utensils, equipment, supplies, etc., not stored in toilet facilities.			
Toilet paper, single-use sanitary towels (or air dryer) and hand cleanser provided from approved dispensers.			
Hot and cold water, under pressure, provided from a mixing faucet (or combination faucet) at hand sink.			
Ventilation provided.			
HANDWASHING FACILITIES	YES	NO	N/A
Within or adjacent to restrooms and kitchens.			
Provided with single service sanitary towels (or air dryers) and hand cleanser from and approved dispensers.			
Hot and cold water, under pressure, provided from a mixing faucet (or combination faucet) at hand sink.			
Kept readily accessible at **all** times			
Facilities provided exclusively for hand washing in food prep areas that are sufficient in number and conveniently located. (construction/remodels on or after January 1, 1996)			
CHEMICALS/PESTICIDES	YES	NO	N/A
Properly labeled.			
Stored away from food and utensils. Stored in separate enclosure if stored in food preparation area.			
Pesticides specifically approved for use within food facilities.			
Chemicals, pesticides, hazardous materials properly used. MSDS data available for employees.			

JANITORIAL FACILITIES	YES	NO	N/A
Area provided for storage of cleaning supplies and equipment which is separate from food preparation, food storage, utensil cleaning, and utensil storage areas. Janitorial sink or basin provided with hot and cold water.			
Backflow prevention device provided for sink.			
Cleaning equipment (e.g. mops, buckets, brooms, etc.) kept away from food and utensils.			
LIGHTING	YES	NO	N/A
Minimum intensity of 20 foot-candles (ftc) in food preparation and utensil cleaning areas.			
Minimum intensity of 10ftc elsewhere but intensity of at least 20 ftc available during cleaning operations.			
Shatter-proof light covers in food preparation, food storage (except where food is in unopened, original containers), and utensil cleaning areas.			

VERMIN/INSECTS	YES	NO	N/A
Facility free of rodents and insects.			
Harborage and entrances eliminated. Droppings and dead insects cleaned up.			
Facility kept fully enclosed. Entrances protected by tight-fitting, self-closing doors or air curtains. Openable windows protected by screens.			
Pest control performed by **licensed** pest control operator.			
GARBAGE/REFUSE DISPOSAL	YES	NO	N/A
Facilities provided for garbage disposal and storage.			
Containers are leak proof and rodent proof with tight-fitting lids.			
Garbage placed in securely fastened plastic bags before placement in dumpster.			
Garbage removed frequently.			
WATER SUPPLY	YES	NO	N/A
Water supply from an approved source.			
Hot and cold water provided in adequate amounts.			
EMPLOYEE HABITS	YES	NO	N/A
Employees wash hands before beginning work, between working with raw food and ready-to- eat foods, after coughing or sneezing, after touching soiled equipment or utensils, after using restrooms, and after engaging in any other activity that contaminates the hands.			
Employees wear clean garments or uniforms.			
Employees do not use tobacco products where food is prepared, served, or stored, or where utensils are cleaned or stored.			
Employees do not work if ill.			
Employees have been instructed in safe food handling practices.			
Employees routinely check temperatures of potentially hazardous foods during storage, preparation and serving, and check utensil cleaning chemical levels, water temperatures, and water pressures.			

EMPLOYEE CHANGE/STORAGE FACILITIES	YES	NO	N/A
Area provided for employee changing which is separate from toilets, food storage, food preparation, utensil cleaning, and utensil storage areas.			
PLUMBING	YES	NO	N/A
All sewage and wastewater disposed of to an approved sewer or septic system.			
Indirect waste drainage via a floor sink or funnel drain provided for all equipment that discharges wastes (e.g. prep sinks, utensil sinks, steam tables, salad bars, Chinese ranges, ice machines, ice storage bins, beverage machines, steam-jacketed kettles, display cases, refrigeration/freezer units, etc.)			
Indirect waste receptacles **readily accessible** for cleaning and inspection, and not located inside cabinets.			

Floor drains absent from food storage areas.			
Plumbing kept clean, fully operative, and in good repair.			
Grease interceptors and septic tanks regularly cleaned out by **licensed** plumbers.			
EQUIPMENT	YES	NO	N/A
Equipment clean and in good repair.			
Equipment easily cleanable and meets applicable NSF and the California Retail Food Code standards.			
Unused equipment removed from premises.			
Approved ventilation/exhaust equipment provided over cooking equipment and high temperature dish machines.			
WALLS, FLOORS, CEILINGS	YES	NO	N/A
Floors are smooth, durable, non-absorbent, and easily cleanable in areas where: ● food prepared, packaged, or stored; ● where utensils are cleaned or stored; ● where garbage is stored; ● where janitorial facilities are located; ● in toilet and hand washing facilities; ● in employee change and storage areas.			
Floor material extends up the walls and toe kicks at least 4 inches with a minimum of 3/8 inch radius at the wall/floor and wall/toe-kick junctures in all areas mentioned above except where exempted (e.g. where foods are stored in their **unopened** original containers.			
Walls and ceilings smooth must be durable, non-absorbent, and easily cleanable in all areas except where exempted (e.g. dining areas, closed food storage areas, and certain portions of bar areas).			
Walls and ceiling finishes light colored in food preparation, utensil cleaning areas, and inside walk-in refrigeration units.			
SIGNS	YES	NO	N/A
Official Food Placard must be posted and clearly visible at the entrance of facility.			
Valid health permit posted in a conspicuous location.			
No Smoking signs posted in food preparation, food storage, utensil cleaning, and utensil storage areas.			

	YES	NO	N/A
Hand washing signs posted in toilet rooms.			
If facility has sit-down dining, *Choking First Aid* poster placed where it is readily accessible to employees.			

ADDITIONAL INFORMATION	YES	NO	N/A
Any construction, remodeling, alterations, and the installation of new equipment must be approved by the Health Department before commencing work.			
Applicable building and fire codes are met.			
Manager certification/ Food handler certifications are available on site.			
Tobacco permit available if applicable			

COMMENTS/OBSERVATIONS:

Release Date: July 9, 2024
2023-2024 San Mateo County Civil Grand Jury

One Twin Pines Lane
Belmont, CA 94002

September 24, 2024

Honorable Amarra A. Lee
Judge of the Superior Court
c/o Bianca Fasuescu
Hall of Justice
400 County Center; 2nd Floor
Redwood City, CA 94063-1655

Subject: Response of the City of Belmont to the San Mateo County Civil Grand Jury Report "Restaurant Exteriors: The Neglected Space"

Honorable Judge Lee:

The City of Belmont appreciates the opportunity to review and provide comments on the above referenced Grand Jury Report filed on July 9, 2024. The City of Belmont's responses to Findings 1 – 6 and Recommendation 4 are outlined below.

Response to Grand Jury Findings

Finding 1: **Sanitary conditions of the exterior of restaurant facilities fall outside current inspections of the County Health Department. The varying unsatisfactory conditions in the waste removal areas of the facilities shows something is lacking in the regulatory process.**

Response: The City of Belmont partially disagrees with this finding. The City's Code Enforcement division works cooperatively with the County Health Department if unsanitary conditions of restaurant facility exteriors are noted during an inspection.

Finding 2: **Sanitary conditions of parklets fall outside of current inspections by the County Health Department or Vector Control.**

Response: The City of Belmont partially disagrees with this finding. The City's Code Enforcement division works cooperatively and coordinates with these agencies if unsanitary conditions of parklets are reported on private property. The City does not allow parklets in the public right-of-way at this time.

Finding 3: **Sanitary conditions of exterior areas used for waste storage and disposal fall outside current inspections by local jurisdictions; local jurisdictions are, by and large, only reactive to an actual complaint.**

Response: The City of Belmont partially disagrees with this finding. Recology provides sanitation removal services and notifies the City when business conditions necessitate additional receptacle capacity. Enforcement of the exterior conditions of restaurants is primarily complaint driven. Recology assists customers in maximizing participation in collection programs and recommends changes to ensure appropriate service levels as is required per the City's Franchise Agreement.

Finding 4: **Most restaurant exterior areas are "out of sight" of the public and as a result complaints are less frequent.**

Response: The City of Belmont partially disagrees with this finding. Most restaurants in Belmont have an alley or access along the rear of their businesses. These restaurants have greater exterior visibility, but available space is often limited for the storage and screening of grease and waste receptacles along the alleyways.

Finding 5: **Because they lack oversight, unacceptable conditions in restaurant trash areas are likely not to be rectified.**

Response: The City of Belmont partially disagrees with this finding. The City of Belmont has oversight jurisdiction over restaurant trash areas. Recology further monitors waste receptacles and informs restaurants and the City when trash containers are inadequate, overflowing, or contain improperly stored or sorted materials as is required per the City's Franchise Agreement.

Finding 6: **Wastewater from the cleaning of trash areas and from rain flow into the storm drain systems.**

Response: The City of Belmont wholly disagrees with this finding. Many existing restaurants located in the City have been instructed to prevent any of the wastewater generated from cleaning the trash or rain to flow to the storm drain system. New development is required to comply with the Municipal Regional Permit (MRP) C.3, which dictates that wastewater from trash areas shall be directed to the sanitary sewer only. To prevent rain flow from entering trash area, roofs over dumpsters are also required.

Response to Recommendations

Recommendation 4: **By June 30, 2025, inspectors for all jurisdictions with restaurants should be empowered to require owners/operators to add receptacles or increase the frequency of pick-ups.**

Response: This recommendation has been implemented. Belmont Municipal Code Section 11-65 allows for enforcement to prevent health and safety nuisances from refuse accumulation. Code Enforcement is empowered to require restaurant owners to add receptacles and increase pick up frequency to rectify the nuisance.

This response was approved by the Belmont City Council at a public meeting on September 24, 2024.

Sincerely,

Afshin Oskoui
City Manager

STAFF REPORT

Meeting Date:	September 24, 2024
Agency:	City of Belmont
Staff Contact:	Grace Castaneda, Finance Director, gcastaneda@belmont.gov
Agenda Title:	Silicon Valley Clean Water (SVCW) Water Infrastructure Finance and Innovation Act (WIFIA) Loan Amendments
Agenda Action:	Resolution

Recommendation

Adopt a resolution authorizing the City Manager to execute amendments to the Water Infrastructure Finance and Innovation Act (WIFIA) Loans, and all associated documents.

Strategic Focus Area

Fiscal and Organizational Sustainability

Background

Belmont is a member agency of Silicon Valley Clean Water (SVCW), a joint powers authority created to, among other things, manage and operate wastewater treatment and disposal facilities for the City of Redwood City, the City of San Carlos, the City of Belmont, and West Bay Sanitary District. SVCW is responsible for arranging funding for the wastewater treatment and disposal facilities.

In 2019, 2020, and 2021, respectively, SVCW executed three Water Infrastructure Finance and Innovation Act (WIFIA) Loan agreements with the Environmental Protection Agency (EPA). These agreements funded approximately $287 million of the Regional Environmental Sewer Conveyance Upgrade (RESCU) project and another $72 million for Wastewater Treatment Plant improvements.

During negotiations with the EPA, it was agreed that the City of Belmont, due to sewer rates that are structured differently than SVCW's other member agencies, is required to place funds in a Debt Service Reserve account for each loan. The original WIFIA loan agreements described required debt service reserves in specific dollar values. Such dollar values were originally derived by multiplying 50% of Maximum Annual Debt Service (MADS) calculated at the time the loan was executed.

Analysis

The 2019 WIFIA Loan was refinanced in November 2020 to take advantage of lower interest rates available at that time. This refinancing lowered SVCW's annual debt service payments by $1.69 million and, over the life of the loan, will save approximately $37.7 million (net present value). Traditionally, such a refinancing would also entitle the City to reduce the amount held in the Debt Service Reserve account. In recognition that the original definition of Debt Service Reserve precludes such a reduction, the EPA agreed to amend the WIFIA Loans and the associated documents to redefine the Debt Service Reserve to 50% of MADS without specifying any dollar values. Once amended, the City can recover

$30,416 from the refinanced 2019 WIFIA Loan.

The WIFIA Loan amendments need SVCW Commission and City Council approval. SVCW Commission approved the amendments at their September 9, 2024 regular meeting. Once approved by both agencies, documents can be submitted to EPA representatives, who will create formal loan amendments.

Alternatives

1. Take no action.
2. With direction, refer the matter back to staff for further study.

Attachments

A. Resolution

Fiscal Impact

☐ No Fiscal Impact

☒ Funding Source Confirmed:

Adopting this resolution allows the City to recover approximately $30,000 in funds held in the Debt Service Reserve account.

Belmont's allocable share of the WIFIA Loan's debt service payments are accounted for in the Sewer Treatment Facility Fund.

Source:	**Purpose:**	**Public Outreach:**
Staff	Statutory/Contractual Requirement	Posting of Agenda

RESOLUTION NO. 2024 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT AUTHORIZING EXECUTION AND DELIVERY OF AMENDMENTS TO EXISTING FINANCING AGREEMENTS RELATING TO CERTAIN SILICON VALLEY CLEAN WATER WIFIA LOAN AGREEMENTS

WHEREAS, in order to provide for the transmission, treatment and disposal of wastewater, the City of Belmont (the "City"), the City of Redwood City, the City of San Carlos and the West Bay Sanitary District (collectively, the "Members") have previously entered into a Joint Exercise of Powers Agreement, dated as of November 13, 1975, as amended to the date hereof (as amended, the "Joint Powers Agreement"), under which Silicon Valley Clean Water (formerly known as the South Bayside System Authority) has been organized as a joint powers authority (the "Authority"), which is a public entity separate and apart from the Members; and,

WHEREAS, the Authority has previously entered into three WIFIA Loan Agreements dated as of November 17, 2020 and August 26, 2021, as applicable (as amended to the date hereof, the "WIFIA Loan Agreements") with the United States Environmental Protection Agency (the "EPA"); and,

WHEREAS, in connection with the execution and delivery of the WIFIA Loan Agreements, the Authority also entered into certain financings agreements with the City dated as of November 1, 2020 and August 1, 2021, as applicable (as amended to the date hereof, the "Belmont Financing Agreements"); and,

WHEREAS, pursuant to the requirements under the WIFIA Loan Agreements and the Belmont Financing Agreements, the City of Belmont provided funds to satisfy a debt service reserve, which amount is held by Zions Bancorporation, as paying agent; and,

WHEREAS, the required debt service reserve amount is based on the amortization of the WIFIA Loan Agreements and as a result of the reduced interest rate set in connection with the WIFIA Loan Agreement dated as of November 17, 2020, the amount that the City originally deposited to fund the debt service reserve requirement currently exceeds the amount that is set forth in the WIFIA Loan Agreement dated as of November 17, 2020; and,

WHEREAS, the Authority and the City desire to amend the WIFIA Loan Agreements and the Belmont Financing Agreements to clarify that the debt service reserve requirements are based on the amortization of the loans under WIFIA Loan Agreements, which would allow a refund of the excess amount deposited by the City.

NOW, THEREFORE, the City Council of the City of Belmont resolves as follows:

SECTION 1. Approval of Amendments to Financing Agreements. The Amendment No. 1 to Financing Agreement and the Amendment No. 2 to Financing Agreement, each between the Authority and the City, is hereby approved substantially in the forms of the copies thereof on file in the Office of the City Clerk, to which copies reference is hereby made for the full particulars thereof, and the Mayor or the City Manager are each hereby authorized and directed to execute

said amendments and the City Clerk is hereby authorized and directed to attest thereto, respectively, for and on behalf of the City.

SECTION 2. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

* * *

ADOPTED September 24, 2024 by the City of Belmont City Council by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney

STAFF REPORT

Meeting Date: September 24, 2024
Agency: City of Belmont
Staff Contact: Jozi Plut, City Clerk, jplut@belmont.gov, 650-595-7414
Agenda Title: Conflict of Interest Code Biannual Update
Agenda Action: Motion

Recommendation
Approve a resolution revising the City's Conflict of Interest Code and Updating the Appendix of Designated Employees.

Strategic Focus Area
Fiscal and Organizational Sustainability

Background
The Political Reform Act (PRA) of 1974 requires, among other things, that local government agencies adopt and maintain a Conflict-of-Interest Code. Like most cities, the City of Belmont has adopted a "model" Conflict of Interest Code prepared by the Fair Political Practices Commission and codified in California Code of Regulations Title 2, Section 18730. The model code establishes substantive requirements for the disclosure of financial interests and disqualification of City employees and other officials from participation in decisions in which they might have a private, financial interest. Cities adopting the model code need only adopt an appendix containing a list of designated employees subject to the disclosure requirements and specifying the scope of interests those designated employees must disclose. The Political Reform Act requires cities to review their codes on at least a biennial basis (to be conducted each even numbered year) to ensure that the code reflects the organization's current staffing. The City of Belmont first adopted its Conflict-of-Interest Code in 1979 and has periodically reviewed and revised the code in accordance with the PRA. The City Council is the code reviewing body for the City of Belmont as well as the Belmont Fire Protection District. The City's code was last updated by the City Council in October 11, 2022 by Resolution 2022-99.

Analysis
Under the PRA, the city must identify each employee position within the City of Belmont, including the Belmont Fire Protection District, which involves the making or participation in the making of governmental decisions which may foreseeably have a material effect on any financial interest of that employee. In addition, certain consultants to the city must also disclosure their financial interests because they make or participate in making governmental decisions on behalf of the local agency. The "Designated Employees" make these disclosures on a form known as "Statement of Economic Interests, Form 700".

Revisions to the appendix of designated employees are needed to account for the addition of positions that make or participate in making government decisions, the removal of positions that do not make or

participate in making government decisions, and changes in listed position titles. The exhibit attached to the resolution included with this report reflects these changes.

For the Council's information, you may note that the revised list of designated employees and officers exclude council members, planning commissioners, the city manager, the finance director, and the city attorney. These positions are not listed in the local code because they are already required by state law (Government Code Section 87200) to disclose their financial interests. To maintain this distinction, these positions are noted as "Code Filers" at the bottom of the revised appendix.

Disclosure Categories

The PRA identifies four basic types of financial interests that are subject to reporting by designated employees: (1) investments, (2) business positions, (3) sources of income and (4) real property interests. Under the Act, the city's conflict of interest code must require designated employees to report those financial interests that may foreseeably be affected materially by any decision made or participated in by the designated employee by virtue of his or her position. The disclosure categories accomplish this requirement by matching the employee positions with the types of reportable financial interests that may be affected by the performance of the employee's duties. The City's Conflict of Interest Code has two disclosure categories

Disclosure Category 1. Designated Employees in Category 1 are required to provide the fullest disclosure including investments, interests in real property, sources of income, and reporting of business positions. This category is intended to cover employees who make or participate in making regulatory decisions. Employees in this group may also make or participate in making decisions affecting contracts.

Disclosure Category 2. Designated Employees in Category 2 are required to report investments, business positions and sources of income from sources that provide the type of goods and services utilized by the city. This category covers those designated employees who make or participate in making decisions pertaining to purchase contracts but do not make or participate in making regulatory decisions. Disclosure under this category is limited in scope in order to match the employee positions with the types of reportable financial interests that may be affected by the performance of the employee's duties. No changes are proposed to the disclosure categories.

With the amendments to the list of Designated Employees, the City's Conflict of Interest Code accurately reflects positions that may make or participate in making governmental decisions for the City. It should be noted that in the case of the positions being added, all personnel currently holding these positions filed an Assuming Office Statement in advance of amending the Conflict-of-Interest Code.

Alternatives

1. Modify the list of designated positions, disclosure categories, or assignment of employee positions to disclosure categories.
2. Refer to staff for further information.

Attachments

A. Redline of changes to Appendix

Fiscal Impact

☒ No Fiscal Impact

☐ Funding Source Confirmed:

Source:	**Purpose:**	**Public Outreach:**
Staff	Statutory/Contractual Requirement	Posting of Agenda

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT REVISING THE CITY'S CONFLICT OF INTEREST CODE AND UPDATING THE APPENDIX OF DESIGNATED EMPLOYEES

WHEREAS, under the California Political Reform Act, local government agencies must adopt a Conflict of Interest Code and designate the official and employee positions that must disclosure financial interests in conformance with the law; and,

WHEREAS, the Fair Political Practices Commission ("FPPC") has adopted a regulation, Title 2 California Code of Regulations Section 18730, which contains the terms of a model conflict of interest code which meets the requirements of the Political Reform Act; and,

WHEREAS, under the Political Reform Act and regulations promulgated thereunder by the Fair Political Practices Commission of the State of California (FPPC), a newly established local entity is required to adopt a conflict of interest code; and,

WHEREAS, the Belmont Fire Protection District is a subsidiary district of the City of Belmont, and the City Council is the code reviewing body for the Belmont Fire Protection District.

NOW, THEREFORE, the City Council of the City of Belmont resolves as follows:

SECTION 1. The terms of California Code of Regulations Title 2, Section 18730 and any amendments duly adopted by the Fair Political Practices Commissions, together with the Appendix to the City of Belmont Conflict of Interest Code attached hereto as Exhibit "A" and incorporated herein, constitute the Conflict of Interest Code of the City of Belmont.

SECTION 2. Designated officials and employees must file statements of economic interest with the City Clerk for the City of Belmont who shall make the statements available for public inspection and reproduction in accordance with Government Code Section 81008 upon payment of the fees equal to the amount that the city is authorized therein to charge but not to exceed. The City Clerk shall retain statements for designated officials and employees.

SECTION 3. This resolution supersedes all previous resolutions adopting or amending the City's Conflict of Interest Code as of its adopted date.

* * *

ADOPTED September 24, 2024 by the City of Belmont City Council by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney

Exhibit "A" to Resolution 2024-

APPENDIX
to
CITY OF BELMONT CONFLICT OF INTEREST CODE

A. Designated Officers and Employees and Categories of Reportable Financial Interests

Position	Disclosure Categories
Accounting/Budget Manager	2
Administrative Services Director	1
Assistant City Manager	1
Assistant Civil Engineer	1
Assistant Planner	1
Assistant Public Works Director/City Engineer	1
Associate Civil Engineer	1
Associate Planner	1
Building Inspector I & II	1
Chief Building Official	1
Chief of Police	1
City Clerk *(Belmont Fire Protection District Secretary)*	1
Code Enforcement Officer	1
Community Development Director	1
Construction Inspector	1
Consultants	1
Deputy City Clerk *(Belmont Fire Protection District Deputy Secretary)*	2
Deputy Finance Director	1
Deputy Community Development Director	1
Economic Development and Housing Manager	1
~~Human Resources Director~~	~~1~~
GIS Coordinator	2
IT Business System Analyst	2
Information Technology ~~Director~~Manager	1
Management Analyst – Finance	2
Management Analyst – Police	2
Management Analyst – Human Resources	2
Management Analyst – Public Works	2
Parks and Facilities Manager	1
Parks and Recreation Commissioners (Adults)	1
Parks and Recreation Director	1
Planning and Community Development Director	1
Police Captain	1

Police Lieutenant	1
Principal Management Analyst	1
Principal Planner	1
Public Works Director	1
Public Works Services Manager	2
Public Works Field Supervisor	2
Recreation Manager	2
Senior Civil Engineer	1
Senior Mechanic	2
Senior Planner	1

*Consultants are included in the list of designate officials and employees and must disclose under the broadest disclosure category in the Code subject to the following limitation:

The City Manager may determine in writing on a case by case basis that a particular consultant, although a designed position, is hired to perform a range of duties that is limited in scope and thus does not require compliance, or full compliance with disclosure requirements. Any such written determination shall include a description of the consultant's duties and a statement as to the extent of disclosure requirements. The City Manager may determine whether a contract consultant constitutes a "consultant" as defined in the Political Reform Act. The City Manager's determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

B. Code Filers

The following positions are not including in the list of designated employees as these positions are required to disclosure financial interests under Government Code Section 87200:

City Attorney (Belmont Fire Protection District Counsel)
City Council (Belmont Fire Protection District Board)
City Manager (Belmont Fire Protection District Manager)
Finance Director/ City Treasurer
Planning Commissioners

C. Categories of Reportable Financial Interests

1. Full Disclosure. All real property located within the jurisdiction of the City of Belmont, as well as all investments, business positions, and sources of income including gifts, loans and travel payments.

2. Limited Disclosure - Contracting. All investments, business positions, and sources of income, including gifts, loans and travel payments, from sources that provide leased facilities, goods, services, equipment, vehicles, machinery, or services, including training or consulting services, of the type utilized by the City of Belmont.

STAFF REPORT

Meeting Date:	September 24, 2024
Agency:	City of Belmont
Staff Contact:	Rob D. Gill, Senior Planner, (650) 598-4204, rgill@belmont.gov
Agenda Title:	1041 Hill Street – New Memory Care Facility
Agenda Action:	Ordinance

Recommendation

1) Conduct Public Hearing and consider Planning Commission recommendations.
2) Introduce an Ordinance for a Planned Development Zone Amendment and associated Conceptual Development Plan (CDP).
3) Consider a Resolution approving a Conditional Use Permit and associated Detailed Development Plan, Grading Plan, Design Review and Tree Removal Permit.
4) Consider A Resolution finding the project is exempt from environmental review per Guidelines 15332, (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

Strategic Focus Area

Economic Development and Housing

Background

At their August 20, 2024, meeting, the Planning Commission held a public hearing where they reviewed the proposed project. At the conclusion of the hearing, the Commission adopted a Resolution (five in favor, and one abstain) recommending the City Council approve the project entitlements.

Prior to the Planning Commission meeting, staff received written comments (e-mails dated 8/20/24 & 9/3/24) that raised concerns about geotechnical review for the project. More specifically, how the project incorporates the State's Seismic Hazards Mapping Act (SHMA) and maps. The necessary (and responsive) geotechnical information addressing the SHMA was provided by the City's geotechnical consultant for the project on September 18, 2024.

Based on the City's geotechnical consultant's peer review letter, the most recent published hazard maps from California Geological Survey (CGS) currently delineate the site as an earthquake-induced landslide hazard zone of required investigation. The SHMA requires the geologic and soil conditions to be evaluated to assess the hazard at the project site. It was determined that there are no known active landslides mapped at the site. However, it is recommended that an additional condition of approval be levied for the project regarding provision of data/documentation (including fill material specifications) to support geotechnical engineering recommendations and satisfying SHMA criteria; this condition is required to be fulfilled prior to issuance of building permits for the project. A copy of the geotechnical peer review letter is included in Attachment G.

Discussion

The project proposes to amend the existing Planned Development (PD). The PD zoning district is designed to accommodate various types of development, such as single-family residential developments, multi-family developments, neighborhood and community shopping centers, mixed-use developments, professional and administrative areas, commercial service centers, industrial parks, and other uses or a combination of uses which can be made appropriately a part of a PD. The district is established to allow flexibility of design that may differ from the strict application of the development standards contained within the Belmont Zoning Ordinance, in accordance with the objectives and spirit of the General Plan.

Unlike properties in other zoning districts, properties seeking an amendment to a PD designation are typically governed by a two-step review process: First, general issues of land use, site plans and circulation plans are reviewed by way of a Conceptual Development Plan (CDP). More detailed issues, such as building architecture, landscaping, parking layout, grading/drainage, tree removal, and lighting are evaluated by way of a Detailed Development Plan (DDP). However, this application request includes both a CDP and DDP for concurrent consideration. As part of the DDP, a Conditional Use Permit (CUP), Design Review, Grading Permit, and Tree Removal Permit are also required to be evaluated and approved.

General Plan Conformance

The General Plan designates the project site as *Institution*, and the requested development does not change that current designation. The General Plan policies analysis in the CEQA Categorical Exemption document (Attachment F) provides the consistency analysis with the proposed PD Zone Amendment. Performance standards such as maximum density, building height, setbacks, FAR, and landscaped areas are contained in the attached Ordinance.

The PD zoning district allows flexibility of design in accordance with the goals, policies, and objectives of the General Plan. This zoning also allows for flexibility in meeting the strict interpretation of the Zoning Ordinance, provided the project is well designed, includes a favorable balance of open space to developed area, is sensitive to existing terrain, and is compatible with surrounding uses. The proposed project is considered an infill development and will be located within an area that is already fully developed. The memory care facility building would be constructed within the footprint of the former skilled nursing facility that is proposed to be demolished and partially constructed into the hillside. The project would generally match the scale and character of the existing on-site assisted living facility building. The project is well designed, and all proposed support features are integrated well into the overall project design. In summary, the proposed PD Zone Amendment of the subject site (via a Conceptual Development Plan) achieves the goals and objectives of the Zoning Ordinance and General Plan for the City.

Site Conditions

The project site is currently occupied by the Vista Terrace of Belmont senior living community and an unoccupied skilled nursing facility building. The existing Assisted Living facility building was constructed in 1998 and consists of a 3-story building constructed into the hillside with access to 6th Avenue from the lowest level. The existing skilled nursing facility was constructed in approximately 1960 and is located adjacent to the occupied Assisted Living facility. Parking spaces are shared between the two buildings.

Project Description

The applicant is proposing to demolish the existing skilled nursing facility and construct a new 24,806 SF, three-story, 36-unit Memory Care facility. The proposed building would include two levels of residences over two stories of parking and resident amenity space. The Memory Care facility would be connected to the existing Assisted Living facility by a covered corridor. There are no plans to change the existing Assisted Living facility. Parking would continue to be shared between the two buildings.

Project Data (CDP/DDP Standards)

Criteria	Existing PD Standards	Proposed PD Standards
Use(s)	Assisted Living & Convalescent Hospital	Assisted Living & Memory Care
Lot Size	58,142 SF.	No Change
Square Footage	57,191 SF. (for all buildings)	73, 469 SF. (for all buildings)
FAR	0.984 FAR. (for all buildings)	1.26 FAR. (for all buildings)
Height	40’	55’
Landscaping %	Approx.18.8%	Approx. 19.6%
Walls & Fences	As per approved 1998 DDP plans	As per approved DDP plans
Parking Spaces:	41	34 (12 Compact 22 Standard)
Loading Space	1 space located on 6th Ave.	No Change
Bicycle Parking	None	9
Setbacks		
Front (6th Avenue)	0’ to 3’	0’ to 3’
Rear (South)	11’ 6’	15’
Side (East)	5’ 11’	7’
Corner Street Side (Hill Street)	19’ 6	24’ 4”

Building Design

The proposed design of the Memory Care facility building will be contemporary in design and would be similar in architecture and style as the onsite Assisted Living facility building. The proposed design of the building includes a complimentary palette of materials, colors, and recessed building walls that break up the various building planes. The proposed building would include design elements (roof gable ends and clad windows with simulated divided light) to break up the building mass.

Floor Plan Summary

The interior floor plan will include 42 Memory Care beds distributed through a mix of 30 single and six companion units. The 36-unit community will be divided into two households, with 21 residents on each level. Resident levels will have individual bathrooms in each unit with large roll-in showers, shared living and dining rooms, and hospitality style serving kitchens. The first floor of the building will provide lobby

space for visitors, salon space for residents, and a therapy suite for a 3rd party health service provider. Kitchen service will be provided from the existing Assisted Living facility kitchen with access through the elevator and covered walkway.

Site Access & Circulation

Primary access to the site is provided via two site driveways on Hill Street. One driveway serves the lower-level parking and the main entrance to both buildings on site with a roundabout and drop-off area. The other driveway serves the upper-level parking and would be a secondary entrance to the Memory Care facility. The primary site entrance on the lower level currently operates as a shared-used vehicle and pedestrian driveway. The existing onsite drive aisle currently does not meet the minimum aisle width for two-way traffic. To accommodate a standard size 24-ft aisle width, the project is converting the lower-level standard parking spaces to compact parking spaces and reducing the width of the existing pedestrian pathway along the driveway aisle. The compact parking spaces and modification to the pedestrian pathway will accommodate a wider drive aisle that is consistent with City standards and allow additional space for vehicles to safely back out onto the drive aisle. The proposed site improvements will also provide a raised pedestrian sidewalk to separate vehicle traffic from pedestrians.

Landscaping

As mentioned previously, the project site is currently occupied by the existing senior living community and an unoccupied skilled nursing facility building. The site is currently landscaped throughout the site and along roadway frontages. New landscaping will be planted along the perimeter of the proposed memory care development. Landscape plantings have been selected for compliance with water efficiency and landscape requirements identified by the Mid-Peninsula Water District. The project landscape plans include a complete irrigation system layout with additional details for irrigation components and installation. (See Sheets L.0.0 – L.6.0 for Landscaping & Irrigation Plan details).

Tree Removal

According to the project plans, the project includes removal of a right-of-way tree[1] due to direct conflicts with the site plan. A right-of-way tree is considered a protected tree in the Tree Ordinance. The Tree Ordinance indicates that for each protected tree removed, the applicant shall plant a *Preferred Species* tree, minimum 15-gallon size, or pay an in-lieu planting fee. The landscape plan for this project includes a (24" box size Eastern Redbud tree) *Preferred Species* trees meeting the *Replacement tree* requirement. Thus, staff is recommending that the Tree Removal Permit be granted for the project.

Lighting

Exterior site lighting would be installed at the parking areas and along the perimeter of the proposed building site. A condition of approval has been included requiring a final lighting plan and a photometric

[1] Belmont City Code Sec. 25-2. – Definitions:

- *Right-of-Way Tree* means a tree located in a public street right-of-way.
- *Protected Tree* means a Principal Native Tree, a City Tree, a Replacement Tree, a Right-of-Way Tree, or a Large Diameter Tree.

study at the time of Building Permit submittal; a final lighting review shall occur after installation of project lighting and before final Building Permit inspection.

Emergency Access & Offsite Improvements

The project applicant has submitted and received approval from San Mateo Consolidated Fire for an Alternative Means and Methods Request (AMMR) Application for aerial apparatus access. Existing site constraints would make it infeasible to provide aerial apparatus access and perimeter building access that would meet California Fire Code requirements. San Mateo Consolidated Fire has granted the applicant's AMMR, which includes mitigation in the form of two sets of staircases with roof access, a firefighter footpath around the building perimeter with exterior standpipes, and increased sprinkler hydraulic requirements. The project would require extending the paving, constructing retaining walls, and demolishing and reconfiguring the entry drive aisle curbs at the end of Hill Street. These improvements are necessary to allow adequate firetruck turnaround space as specified by the San Mateo Consolidated Fire Department and the guidelines provided in the 2022 California Fire Code.

Parking Analysis

The parking standards in the Belmont Zoning Code for the Memory Care use is regulated under *Miscellaneous Uses* that provides a parking ratio for the care of the aged or the convalescent[2]. Although the proposed Memory Care use is not an exact fit in this category it is similar in nature. Parking Ordinance Section 8.4.8 (c) includes a parking ratio that requires one (1) parking space for each four beds/residents, one (1) parking for every two (2) staff employees, and one (1) space per doctor. Based on the parking analysis provided on the project plans, a total of 50 spaces would be required between the existing assisted living community and proposed memory care land uses. The project will provide a total of 34 on-site parking spaces between the two land uses, a deficiency of 16 spaces. Planned Development *Finding 5* in part states, "*…that where an applicant's proposed off-street parking is less than that set forth by the standards of Section 8 of this Ordinance, circumstances are such that it would be a practical difficulty or create a physical hardship on the applicant for him to conform to the standards of Section 8.* This finding is evaluated in the attached Resolution (Attachment B).

PD Parking Standards

The existing PD zoning for the site established a parking standard that requires 41 parking spaces between the two existing land uses. The site improvements from the proposed memory care facility will result in the loss of seven parking spaces (from 41 to 34 parking spaces). The loss of parking spaces is due to the reconfiguration of the site to construct the proposed fire control room, generator room, roof access stairs, solid waste, and recycling alcoves, and to provide van accessible parking, and dedicated shuttle bus parking.

Although the project provides fewer parking spaces than the existing PD parking standard and the Parking Ordinance, the loss of parking is not expected to result in any impacts to the community as future Memory Care residents will not be driving due to their medical needs; the project does expand visitor and staff parking on-site. While some tenants of the assisted living community can drive, currently only three of

[2] BZO Sec. 8.4.8 (c) uses: Rest Homes, Nursing Homes, Sanitariums, Convalescent Homes or Institutions for the Aged or for Children.

the 68 tenants have vehicles that are parked on-site, and the remainder of the assisted living tenants rely on an on-site shuttle bus for transportation to appointments, errands, and outings organized by the facility. The existing shuttle bus will also support the proposed memory care facility tenants. (*Traffic Patterns, Traffic and Parking Analysis, February 15, 2024).* In addition, nine parking spaces and one loading space in the 6th Avenue right-of-way would also be available to employees and visitors.

Bicycle Parking

No bicycle parking is currently provided on-site. The proposed site improvements include the addition of nine new bicycle parking spaces on the upper level that will serve staff and local visitors.

Traffic

A Traffic and Parking Analysis was prepared by Traffic Patterns, and peer reviewed by the City's traffic consultant Advanced Mobility Group for the project. A copy of the traffic and parking analysis and peer reviews is included as Attachment J. The analysis includes an evaluation of the potential traffic impacts. It was determined that the proposed project with its low trip generation[3] land uses will result in six (6) less vehicle trips per day. The traffic analysis concluded that the proposed Memory Care facility will not have any significant impacts to the surrounding community (*Traffic Patterns, Traffic and Parking Analysis, February 15, 2024*).

Solid Waste and Recycling

Solid waste and recycling are separate from the existing Assisted Living facility and the new Memory Care facility. The Assisted Living facility has a trash collection on 6th Avenue, while the Memory Care facility will have a new dumpster area at the Hill Street access point to serve the building independently.

The project will conform to the City's and Recology San Mateo County requirements for solid waste and recycling. The project applicant has received a will-serve letter from Recology San Mateo County, which has capacity to provide recycling, composting, and garbage services to the project.

Grading Plan

Grading estimates have been provided on Sheet C1.0 of the project plans (*Title Sheet*). Estimated earthwork quantities for the project include 1,570 cubic yards (CY) of cut and 280 CY of fill (1,290 CY of off haul).

Geotechnical

The applicant submitted a Geotechnical Investigation prepared by Langan Engineering dated January 5, 2023. A copy of the geotechnical investigation is included as Attachment G. The report was peer-reviewed by the City's Consulting Geologist in a letter dated March 15, 2023. The City Geologist's recommendations for plan review and construction inspections are included in the conditions of project approval. As mentioned earlier, supplemental geotechnical information addressing Seismic Hazards Mapping Act (SHMA) map criteria were provided by the City Consulting Geologist for the project. A copy of the letters is also included in Attachment G.

[3] Trip Generation is a measure of how many vehicle-trips a site generates over a typical weekday during the AM and PM commute periods of the day.

Permanent Encroachment Permit

As part of the project, retaining walls and other offsite improvements are proposed within the Hill Street right-of-way and require a Permanent Encroachment Permit. The project would include constructing retaining walls and demolishing and reconfiguring the entry drive aisle curbs within the Hill Street right-of-way. The improvements are necessary to allow adequate firetruck turnaround space as specified by the San Mateo Consolidated Fire Department and the guidelines provided in the 2022 California Fire Code. At their August 20, 2024, meeting, the Planning Commission adopted a resolution recommending City Council approval of the Permanent Encroachment Permit. As conditioned, the applicant must obtain a Permanent Encroachment Permit from the Public Works Department prior to starting any work within the public street right-of-way. In addition, the applicant will be responsible for coordinating with the Public Works Department to execute a Permanent Encroachment Agreement for the proposed retaining walls / improvements within the Hill Street right-of-way prior to final acceptance of the required improvements.

Applicability of CEQA Categorical Exemption

Per Section 21084 of the Public Resources Code, the CEQA Guidelines includes a list of classes of projects which have been determined not to have a significant effect on the environment and are exempt from the provisions of CEQA. CEQA Guidelines Section 15332 In-Fill Development Projects, or Class 32, consists of projects characterized as in-fill development meeting the conditions described below:

(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.
(e) The site can be adequately served by all required utilities and public services.

The project qualifies as Categorically Exempt under the California Environmental Quality Act (CEQA), Section 15332 (“In-Fill Development Projects”) because it is characterized as an in-fill development which is consistent with the applicable General Plan and zoning designation; is on a project site that is less than five acres; contains no value as habitat for endangered, rare, or threatened species; would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can adequately be served by all required utilities and public services.

Based on the information and analysis provided in the Categorical Exemption CEQA documentation in Attachment IV, the proposed project qualifies for an exemption under CEQA Section 15332, In-Fill Development Projects.

Conclusion and Next Steps

The action before the City Council includes conducting a public hearing and introduction of the 1st reading of the Planned Development Amendment and Conceptual Development Plan Ordinance. Staff recommends that the City Council consider the project entitlements and CEQA exemption and, adopt the resolutions approving the entitlements at the time of the 2nd reading of the Ordinance, currently scheduled for October 8, 2024, City Council meeting.

Alternatives

1. Direct staff to prepare resolutions based on findings provided by the City Council to deny the entitlement applications.
2. Continue the matter and direct staff to prepare an alternative course of action.
3. Refer back to staff for additional information.

Attachments

A. Ordinance of a Planned Development Zone Amendment and adopting a Conceptual Development Plan (CDP).
B. Resolution approving a Detailed Development Plan, Conditional Use Permit, Design Review, Grading Permit and Tree Removal Permit.
C. Resolution finding the project is exempt from environmental review per Guidelines 15332, (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) - Exhibit B
D. Conditions of Project Approval - Exhibit A
E. CEQA Categorical Exemption (Section 15332 In-Fill Development Projects) - Exhibit B
F. Planning Commission Staff Report and Resolution (No.2024-0019) – October 19, 2021 Agenda 7.C Public Hearings
G. Geotechnical Investigation/Peer Review and Seismic Hazards Map Act (SHMA) Response Letters
H. Technical Reports and Will Serve Letters
I. Technical Reports and Will Serve Letters
J. Project Plans
K. Neighborhood Outreach & Public Comments
L. 300/500 Foot Radius Map

Fiscal Impact

☒ No Fiscal Impact	There is no direct fiscal impact in the consideration of this item. Fees collected from the project are accounted for in the Development Services Fund.

Source:	**Purpose:**	**Public Outreach:**
Staff	Discretionary Action	Posting of Agenda

ORDINANCE NO. 2024 –

AN ORDINANCE OF THE CITY OF BELMONT AMENDING AN EXISTING PLANNED DEVELOPMENT ZONED PROPERTY AND ADOPTING A CONCEPTUAL DEVELOPMENT PLAN TO CONSTRUCT A NEW MEMORY CARE FACILITY AT 1041 HILL STREET (APPL. NO. 2023-0006)

WHEREAS, ERDMAN, applicant, on behalf of GAHC4 BELMONT CA ALF LLC, property owner, filed an application for a Planned Development Zone Amendment, and to adopt a Conceptual Development Plan to construct a 24,806 square foot Memory Care facility building, landscaping, and ancillary improvements (the "Project") on the property, application number 2023-0006; and,

WHEREAS, in conjunction with the Project, the Application also requests approval of a Conditional Use Permit, Detailed Development Plan for a Design Review, Grading Permit and Tree Removal Permit for a Planned Development (PD); and,

WHEREAS, on August 20, 2024, the Planning Commission held a duly noticed public hearing to consider public testimony and a staff report for the project, and recommended that the City Council approve the Planned Development Zone Amendment and requested entitlements; and,

WHEREAS, on September 24, 2024, the City Council held a duly noticed public hearing to consider the Planning Commission's recommendation, public testimony, and a staff report on the requested entitlements; and,

WHEREAS, on September 24, 2024, at the conclusion of the public hearing, the City Council introduced the 1st reading of the Planned Development Amendment & Conceptual Development Plan (CDP) Ordinance; and,

WHEREAS, the City Council did hear and use its independent judgment in considering all reports, recommendations and testimony associated with the project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BELMONT DOES ORDAIN AS FOLLOWS:

SECTION 1. CONCEPTUAL DEVELOPMENT PLAN, ZONING AND GENERAL PLAN CONSISTENCY FINDING:

The objectives of the City's zoning regulations are stated in Section 1.1 of the Zoning Code:

Section 1.1 Purpose—The following regulations for the zoning of the land within the City are hereby adopted to promote and protect the public health, safety, peace, comfort, convenience, and general welfare,and to provide a precise guide for the physical development of the City.

In determining the appropriateness of the requested zoning amendment (and whether it is required), the central issue is consistency with the General Plan. To determine that consistency,

applicable goals, and policies of the Belmont General Plan must be considered in light of this proposal. The City Council determines that such goals and objectives are achieved by the proposed Conceptual Development Plan (CDP) and the proposed Planned Development Zone Amendment.

The General Plan designates the project site as *Institution*, and the requested development does not change that current designation. The General Plan policies analysis in the CEQA Categorical Exemption document" set forth in Attachment E, Exhibit "B to the September 24, 2024 staff report to the City Council provides the consistency analysis with the proposed PD Zone Amendment.

The PD zoning district allows flexibility of design in accordance with the goals, policies, and objectives of the General Plan. This zoning also allows for flexibility in meeting the strict interpretation of the Zoning Ordinance, provided the project is well designed, includes a favorable balance of open space to developed area, is sensitive to existing terrain, and is compatible with surrounding uses. The proposed project is considered an infill development and will be located within an area that is already fully developed. The memory care facility building would be constructed within the footprint of the former skilled nursing facility that is proposed to be demolished and partially constructed into the hillside. The project would generally match the scale and character of the existing on-site assisted living facility building. The project is well designed, and all proposed support features are integrated well into the overall project design.

Therefore, the City Council finds that the proposed zoning designation amendment for the subject property is consistent with the objectives of the City's Zoning Plan and General Plan.

SECTION 2. LEGISLATIVE FINDINGS:

The City Council finds that the proposed Planned Development Zone Amendment for the subject property is consistent with the objectives of the Zoning Plan and the General Plan.

a) The recitals above are true and correct.

b) After reviewing all the relevant evidence before the City Council, including the information provided in the staff reports and enclosures to the Planning Commission and City Council, the public hearings and testimony received, the City Council incorporates herein by reference and adopts the analysis and findings in the staff report to the City Council dated September 24, 2024, as its own findings of fact under Belmont Zoning Ordinance Sections 12.3.B and 16.1.2(d)(1-2) related to the Planned Development Zone Amendment and the Conceptual Development Plan.

c) Based on the evidence before the City Council, the City Council finds the proposed Planned Development Zone Amendment of the property located at 1041 Hill Street (APN: 045-152-540 & 045-152-570) and adoption of the proposed Conceptual Development Plan are consistent with the General Plan, and is required to achieve the objectives of the Zoning Ordinance and General Plan for the City.

SECTION 3. PLANNED UNIT DEVELOPMENT:

a) The Planned Development Zone Amendment and Conceptual Development Plan for assisted living and memory care land uses is approved based on the findings set forth herein and subject to the Conditions of Approval set forth in Exhibit "A" Attachment D to the September 24, 2024 staff report to the City Council, which are made a part of Attachment "1" to this Ordinance and attached hereto, and adopting Attachment "2" to this ordinance as the Conceptual Development Plan for the district.

SECTION 4. EFFECTIVE DATE:

a) This Ordinance takes effect 30 days after its adoption.

* * *

INTRODUCED September 24, 2024 by the City of Belmont City Council by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

_____
City Clerk

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Attachment "1"
Ordinance No. 2024 –

Conceptual Development Plan (CDP)
Memory Care Development - 1041 Hill Street
(Appl. No.PA2023-0006)

PROJECT CONDITIONS – PLANNED DEVELOPMENT ZONE AMENDMENT, CONCEPTUAL DEVELOPMENT PLAN, DETAILED DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, GRADING PERMIT, DESIGN REVIEW, TREE REMOVAL PERMIT AND ENCROACHMENT PERMIT AT 1041 HILL STREET APN: APN 045-152-540 & 045-152-570 (APPL. NO. PA2023-0006)

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

Planning Division

1. Developers are hereby notified, as required by Government Code §66020, that the approved plans, the conditions of approval, and the adopted City fee schedule found at www.belmont.gov 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 which the City has informed the Developers of as of the date of project approval of the adopted City fee schedule found at www.belmont.gov. Failure to file a protest in compliance with all of the requirements of Government Code §66020 will result in a legal bar to 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.

   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.

3. The Detailed Development Plan shall be consistent with the following design standards, which are derived from the plans on file and dated 5/21/24.

   a. Maximum Floor Area: 73,469 sq. ft. (for all buildings) as indicated on project plans dated 5/21/2024.

   b. Floor Area Ratio: Entire PD – 1.26 and as indicated on project plans dated 5/21/24.

   c. Minimum Setbacks and Building Separations: Setbacks from the property lines and separations between buildings shall be no less than shown on the plans date stamped dated May 21, 2024 in the subject file.

   d. Maximum Building Height: 55' as indicated on project plans dated 5/21/24.

   e. Off-Street Parking: 34 (12 Compact 22 Standard). Parking spaces shall consist of one ADA accessible space and one ADA van accessible space.

4. Aesthetics

   a. 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 5/21/24 and inclusive of the architectural drawings (Sheets G001 through G006, Sheets AD100 through AD200, Sheets AS100 through AS102, Sheets A100 through A342 & Sheets P101 through P202); Civil Engineering Plans (Sheets C1.0 through C9.0); Landscape Plans (Sheets L-0.0 through L-6.0); and Electric Photometric Lighting Plan (Sheet EP100).

   b. Installation of roof mounted mechanical equipment shall be consistent with the Roof Plan (Sheet A1014) and Mechanical Screen Diagrams (Sheet G112) as shown on the project plans dated 5/21/24. Roof mounted equipment shall be placed behind the parapet of the building's roofline as not to be visible from surrounding vantage points at or below the highest point of the equipment.

   c. 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.

   d. Exterior building materials shall be consistent with Elevation Drawing and submitted materials sheets A200 through A202, dated 5/21/24, except for minor modifications approved by the Community Development Department, or as modified via an approved Design Review Amendment.

e. 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 proposed Memory Care facility building would not exceed the maximum floor area permitted for the project.

f. 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 memory care 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.

5. 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. 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 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.

6. Green House Gases

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).

7. 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.

8. 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:

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

- If the remains are of Native American origin:

a. 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

b. 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.

9. 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 assessment 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. Operation. 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:

i. 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.

ii. 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.

iii. 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.

10. 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.

11. Construction Vibration Reduction and Monitoring

a. A construction noise logistics plan shall be prepared that specifies hours of construction, noise and vibration minimization measures, posting or notification of construction schedules, and designation of a noise disturbance coordinator who would respond to neighborhood complaints will be required to be in place prior to the start of construction and implemented during construction to reduce noise impacts on neighboring residents and other uses. Project construction operations shall use best available noise suppression devices and techniques including, but not limited to the following:

i. Pursuant to the Municipal Code, restrict noise-generating construction activities to 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 Holidays.

ii. Construct solid plywood fences around ground level construction sites adjacent to residences, or other noise-sensitive land uses. A temporary 10- to 12-foot noise barrier would provide 5 to 6 dBA attenuation for adjacent sensitive land uses when construction activities occur at the ground level.

iii. Erect a temporary noise control blanket barrier, where feasible, at the property line or on scaffolding just outside the proposed buildings facing the adjoining residences to the west during construction to control construction noise when activities do not occur at the ground level. The temporary noise control blanket barriers shall be installed at residences nearest to the active construction activities only.

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

v. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.

vi. Prohibit unnecessary idling of internal combustion engines.

vii. Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise-generating equipment when located near adjoining sensitive land uses. Any enclosure openings or venting shall face away from sensitive receptors.

viii. Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.

ix. Utilize "quiet" air compressors and other stationary noise sources where technology exists.

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

xi. 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.

xii. Notify all adjacent business, residences, and other noise-sensitive land uses of the construction schedule, in writing, and provide a written schedule of "noisy" construction activities to the adjacent land uses and nearby residences.

xiii. Designate a "disturbance coordinator" who shall be responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and shall 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 it in the notice sent to neighbors regarding the construction schedule.

b. Wherever feasible, operation of vibration inducing equipment shall be avoided within the distance to existing buildings specified below:

- Clam shovel drop – 18 ft.
- Hydromill (slurry wall) in soil – 1 ft.
- Hydromill (slurry wall) in rock – 2 ft.
- Vibratory Roller – 19 ft.
- Hoe Ram – 9 ft.
- Large bulldozer – 9 ft.
- Caisson drilling – 9 ft.
- Loaded trucks – 8 ft.
- Jackhammer – 4 ft
- Small bulldozer - <1 ft.

c. If the above equipment must operate closer to existing buildings than specified above, a vibration monitoring plan shall be prepared, submitted to the City, and implemented to monitor construction vibration at the nearest structures, including at a minimum the following:

i. A list of all heavy construction equipment to be used for this project known to produce high vibration levels (e.g., tracked vehicles, vibratory compaction, jackhammers, hoe rams, clam shovel drop, and vibratory roller, etc.).

ii. An indication of what efforts will be implemented for reducing vibration levels below the thresholds, such as location of equipment away from adjacent building as possible and use of alternative methods or equipment that would produce less vibration.

iii. A designated contact responsible for registering and investigating claims of excessive vibration. The contact information of such person shall also be clearly posted on the construction site. Any damage to adjacent buildings shall be addressed by the applicant team.

iv. Document conditions at all structures located within 20 feet of construction prior to, during, and after vibration-generating construction activities. Perform a photo survey, elevation survey, and crack monitoring survey prior to any construction activity, at the end of each phase of construction, and after project completion, and shall include internal and external crack monitoring in structures, settlement, and distress, and shall document the condition of foundations, walls and other structural elements in the interior and exterior of said structures. If vibration generated by project construction results in damage to adjoining structures, repairs shall be completed to restore structures to pre-construction conditions.

12. 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.

13. Tree Protection

a. The applicant shall implement the Tree Protection Guidelines identified on the project Landscape Plans (Demolition Notes Sheet L-0.1).

Clearing & Grubbing: Clear and grub two the limits of work per specifications taking care to not disturb the root system of existing trees to remain.

i. Existing Trees to Remain: Existing trees to remain shall be pruned under the direction of a certified arborist in accordance with International Society of Arboricultural (ISA) guidelines prior to beginning of construction. During construction, fencing shall be installed at the drip line of all existing trees to remain per arborist and tree protection plan. All excavation within the drip lines of existing trees to remain shall be done by hand with care taken not to damage the root system of these trees. The contractor shall be responsible for watering and ensuring the health of the trees to remain. Do not water California native oak trees to remain during the dry season (April – October).

b. Prior to issuance of a grading or building permit, the applicant must submit written confirmation that all tree protection measures, and pre-construction treatments have been installed and inspected, and that they meet the specifications shown tree protection plan (Sheet L-0.1).

c. Tree protection devices are to remain until all site work has been completed within the work area.

d. If unplanned or unapproved tree injuries or tree removals occur during project construction, the applicant shall contact City Planning Staff. Additional permits may be required.

e. After completion of exterior construction work and before final building permit inspection, the applicant shall submit a final written report/letter from the Project Landscape Architect or Arborist. Said report/letter must provide an evaluation of the construction impacts to the subject tree's health or structural stability and must identify any additional provisions that may be required to these address impacts. The applicant is responsible to implement these recommendations. A final report may be required on the effectiveness of the measures.

14. Tree Removal Fees

a. The applicant shall pay a removal fee in accordance with the fee schedule for all regulated trees being removed due to direct/indirect conflicts with proposed work/site plan.

15. 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.

16. Geotechnical Conditions

a. Geotechnical Plan Review - The 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 construction for conformance to his geotechnical recommendations, provide supplemental recommendations as necessary, and also provide a professional certification letter to the City to that effect.

b. In addition to responding to the above items, following geotechnical approval for development, the GEOR should perform the following during and at the completion of construction:

i. Geotechnical Construction Observation and Testing - The 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 to be competent supporting material. In addition, the GEOR should prepare and submit at the completion of project construction a final report that addresses the following items.

ii. Summary of earthwork operations, including temporary shoring and dewatering, subgrade preparation, earthwork construction, and site drainage and subdrainage installations, as applicable.

iii. Recording of test locations and results of field and laboratory compaction tests where testing is determined to be appropriate by the project geotechnical engineer.

iv. Building foundations, including observation of foundation supporting materials, and confirmation of supporting materials with respect to the geotechnical engineer's recommendations.

v. Site and subsurface drainage, including finish grading around the building, and discharge of collected surface and subsurface water to appropriate discharge facilities.

c. The applicant must adequately submit to the City prior to the issuing of the building permit the supporting data, analysis, and documentation including fill material specifications for the sustenance of the conclusions and the recommendations stated in the geotechnical engineering report and for satisfying the criteria for approval of a project within a seismic hazard zone. As a guide, Special Publication 117 (SP 117) by the California Department of Conservation, Division of Mines and Geology in 1997, provides general considerations for the earthquake hazard evaluation and mitigation, including seismic slope stability (SCEC, 2002).

17. Airport Hazards

a. The project is subject to the requirements of the Federal Aviation Administration outlined in a letter dated March 11, 2024, including but not limited to the following:

i. The manager of San Carlos Airport (SQL) be notified at (650) 573-3700 at least three business days prior to the temporary structure being erected and again when the structure is removed from the site. It is required that the manager of SQL Air Traffic Control Tower be notified at 650-591-8051 at least three business days prior to the temporary structure being erected and again when the structure is removed from the site.

ii. The applicant or a designated representative must provide contact information for the onsite operator in the event that Air Traffic Control requires the temporary structure to be lowered immediately.

iii. Federal Aviation Administration determination letter for temporary structures expires on 09/11/2025 unless extended, revised, or terminated by the issuing office.

18. 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 drewb@midpeninsulawater.org for more information.

19. 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.

b. Park Impact Fees - Prior to issuance of Building Permit, the applicant must pay all required Park Impact Fees.

c. Transportation Impact Fees - Prior to issuance of Building Permits, the applicant must pay all required Transportation Impact Fees (TIF).

d. Affordable Housing Impact Fee - Prior to issuance of Building Permits, the applicant must pay all required Affordable Housing Impact Fees.

e. Public Art Requirement (Belmont City Code Sec. 17-128) - The City has a development standard that requires non-residential and mixed-use development involving 10,000 square feet or more of new floor area to devote an amount not less than 1% of building development costs for acquisition and installation of public art on the development site. For projects that do not include public art on the development site, developers can meet this obligation by either: 1) by acquiring and installing freely accessible art on city property or in the public right of way; or 2) providing an in-lieu contribution (payment) to the City for acquisition and placement of public art in the city not less than 1%.

20. 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. This project is subject to the requirements of the Green Building Standards Code (Belmont City Code Division 10 Sec. 7-96), the photovoltaic system requirements in the California Energy Code, and the EV charging in the California Green Code.

i. Plans to be submitted for a building permit shall show the location of all transformers, fire standpipes, back flow preventer, main electrical service, all subpanels, gas meter, furnace, and water heater.

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

k. 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.

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

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

n. 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.

o. 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).

p. 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.

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.

11. The following additional conditions shall apply to the project or site development permit:

    a. Egress. The project shall maintain required egress for all building properties.

    b. Standpipes. For projects that require standpipes by California Fire Code Section 905.3.1, the applicant must provide not less than one standpipe for use during construction or demolition.

    c. Barricades Across Emergency Access Roads. Prior to the installation or use of barricades, fences, or gates across emergency vehicle access roads during construction, the applicant must submit plans to the Fire Plan Checker subject to the review and approval of the Fire Marshal or his/her designee.

    d. Address Numbers. The applicant shall post temporary address numbers on each building at the project site that must be easily visible from the street or fire access road.

e. Demolition. The applicant shall comply with the California Fire Code Chapter 33 during all phases of the construction of the project.

f. Fire Flow. The applicant shall provide fire flow information to the Fire Plan Checker, which is subject to the review and approval of the Fire Marshal or his/her designee.

g. Code Conformance. The applicant shall indicate on all building permit plans that all construction shall meet current code standards at the time of building permit submittal. The building permit plans are subject to review and approval by the Fire Marshal or his/her designee.

h. Remote Power Disconnect. The plans shall show a key switch/shunt trip to disconnect the building electrical power and/or solar photovoltaic system by Fire Department personnel. The key switch/shunt trip location(s) shall be subject to the review and approval of the Fire Marshal or his/her designee.

i. Fire Control Room. he plans shall show a fire control room with direct access from the exterior of the building subject to the requirements listed in the Fire Department's local Ordinance and subject to the review and approval of the Fire Marshal or his/her designee.

j. Fire Apparatus Access Road. The plans shall show a Fire Apparatus Access Road serving each structure on the property. Each access road shall have a minimum (Fire Plan Checker to Enter: 20 to 26 feet)-foot unobstructed linear width and provide an unobstructed height of no less than 13 feet, 6 inches subject to the review and approval Fire Marshal or his/her designee.

k. Fire Department Submittals. The applicant shall submit all plans involving fire systems (including but not limited to fire sprinklers, fire hydrants, and fire alarms) in conjunction with the superstructure building permit plans to the Fire Department. The plans are subject to review and approval by the Fire Marshal or his/her designee.

l. Roadway Load Capacity & Design. The applicant shall submit a letter from a certified soils or geotechnical engineer stating the final roadway is able to support a load of 68,000 pounds. A "Click to Enter" system shall be installed on all Fire Emergency Access Roads. The letter shall be submitted to the Fire Marshal or his/her designee for review and approval prior to the Fire Final Inspection.

m. Fire Hydrants. The applicant shall install the approved number of public/private fire hydrant(s) spaced as per the Fire Department's local Ordinance. All fire hydrants used for fire flow for the project site shall be upgraded to a Clow model 980 or equivalent consisting of (2) 2-½ inch and (1) 4-½ inch outlets. Each hydrant shall be capable of providing a minimum fire flow of 1500 gpm at 20 psi residual pressure. Water supply for fire protection is required to be installed in accordance with water purveyor's specifications. The water supply shall be tested, flushed and approved operable prior to any combustible construction materials being placed on the site. Staged construction

shall insure that the necessary water supply is maintained from stage to stage in the construction planning. The letter shall be submitted to the Fire Marshal or his/her designee for review and approval prior to the Fire Final Inspection.

n. Emergency Responder Radio Coverage. An Emergency Responder Radio Coverage system may be required for this project. Testing shall occur during construction due to circuit protection requirements that will affect building design. The applicant shall provide a third-party testing grid report to the Fire Department subject to the review and approval by the Fire Marshal or his/her designee prior to the Fire Final Inspection.

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

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

5. 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.)

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

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

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

9. 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.

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

11. 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.

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

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

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

15. 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. Temporary shoring may be required for excavation and construction of the proposed building, foundation and site improvements. The Applicant shall prepare and submit a structural shoring design, plans, and calculations to the Building Department for review and approval prior to issuance of a Grading or Building Permit.

2. The Applicant shall prepare and submit design, details, structural plans and calculations to the Building Department and the Public Works Department for review and approval for the proposed retaining walls within the Hill Street public street right of way prior to issuance of a Building Permit. The Applicant shall also obtain an Encroachment Permit from the Public Works Department prior to starting any work within the public street right of way or easements. In addition, the Applicant shall be responsible for coordinating with the Public Works Department to execute a Permanent Encroachment Agreement for the proposed retaining walls within the Hill Street public street right of way prior to final acceptance of the required improvements on Hill Street.

3. The Applicant shall prepare and submit a Grading and Drainage Plan for review and approval prior to issuance of a Grading or Building Permit. the Grading and Drainage Plan shall show detailed finished on-site grading and drainage design, including pad and finished floor elevations, top of curb, pavement elevations, finished grades on hardscape and/or landscape areas, storm water inlets, area drains, sizes of storm drains and connection points. All on-site storm drainage shall be captured onsite. No on-site private drainage shall be allowed to sheet flow directly onto Hill Street right of way.

A. 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.

Public Improvements

1. 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.

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

Grading and Drainage

1. Roof leaders and site drainage shall be directed to a vegetated area onsite or the City stormwater drainage system. A dissipator box or other energy reduction method shall be used.

2. The owner/applicant shall submit C3 & C6 stormwater pollution prevention checklist, impervious calculation checklist and BMP measures checklist prior to design review approval.

MRP Regulated Project

1. 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.

2. Treatment controls shall be designed and sized to treat run-off from new and/or replaced impervious areas.

Source Control Conditions

1. 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 so that spills and washwater flow to area drains connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.

2. 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.

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

4. 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.

5. 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.

    a. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.

    b. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.

    c. Collect the rinse water in a tank and haul off-site for proper disposal.

Biotreatment Measures

1. Biotreatment measures (including bioretention areas, flow-through planters shall be sized to treat run-off from 100% 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).

Operation & Maintenance (O&M) Conditions

1. 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.

Dust Control

1. The owner/applicant must 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 must 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 must be controlled. The measures must 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.

Construction Management Plan

1. 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.

B. 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.

Public Works Permits

1. 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.

2. 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.

3. 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 including cut and fill.

3. 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.

Other Agency Permits

1. Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger development shall obtain the Construction Activities Storm Water General Permit (General Permit) from the State Water Quality Control Board (Home Page | California State Water Resources Control Board or (916) 341-5537). The State requires a completed Notice of Intent to comply (NOI) package and a Storm Water Pollution Prevention Plan (SWPPP) prepared in accordance with Section A of the General Permit prior to the commencement of soil disturbing activities. The State will issue a Waste Discharge Identification (WDID) number within 10 business days after it receives a complete NOI package (original signed NOI, vicinity map, and check). Applicant shall also submit copies of the NOI and SWPPP to the City for review and approval. Throughout the project life, the SWPPP shall be revised as necessary to accommodate site changes during to construction.

Grading and Drainage

1. 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 prior to any grading or clearing being performed on-site.

    a. 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. Caution: If the total grading quantity changes after Planning Commission approval, a new grading approval may be required.

    The applicant 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 City Code for review process).

    a. The plan shall incorporate the following restrictions:

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

        ii. During construction, erosion and sedimentation control plans shall be implemented in order to retain sediments on-site.

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

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

Utilities

1. Applicant must possess a valid sewer lateral certificate issued under City Ordinance Section 21-213 before receiving a final building permit for:

   a. Improvements valued by the building official at $200,000 or more, or

   b. Work associated with a change in water service (e.g. change in meter size or adding a second meter).

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

   d. Sanitary sewer to include a back flow prevention device.

   e. If PG&E is requiring the developer to put in the gas and/or electrical connection, then the developer must submit plans for the encroachment to the Department of Public Works.

NPDES Stormwater Controls

1. 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 stock piles 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. Loading docks shall be covered, surrounded by berms or curbs or otherwise constructed to prevent drainage onto or from the area. Water used for washing and accumulated waste shall be diverted to the sanitary sewer.

9. For stream erosion control, the stormwater discharge must pass through an erosion control structure such as an energy dissipater or other form of outlet protection prior to entering the stream. Bioengineered controls shall be used for stream bank protection as feasible.

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

MRP Regulated Project

1. 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.

2. LID treatment measures to be shown on final improvement or grading plans shall not differ materially from the LID treatment measures presented on the project's approved entitlement drawings without written approval from the Planning Department.

Site Design Conditions

1. Self-treating areas must be designed to store and infiltrate the rainfall that lands on the self-treating area. Refer to Section 4.2 of the C.3 Technical Guidance.

2. Self-retaining areas must be designed to store and infiltrate the rainfall run-off volume described in the MRP Provision C.3.d (80% capture volume), for rainfall that lands on the self-retaining area and the impervious surface that drains to the self-retaining area. Refer to Section 4.3 of the C.3 Technical Guidance.

Treatment Control Conditions

1. No treatment measures (other than properly sealed and screened cisterns or rain barrels) shall have standing water more than 5 days, for vector control.

Infiltration Measures

1. All infiltration devices shall be located and designed to ensure no damage will occur to surrounding improvements from underground water.

2. Soil media within the bioinfiltration measure shall consist of 18 inches of biotreatment soil consistent with the Attachment L of the MRP.

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

Biotreatment Measures

1. Plant species used within the biotreatment measure area shall be consistent with Appendix A of the C.3 Technical Guidance.

2. Biotreatment soil mix for biotreatment measures shall have a minimum percolation rate of 5 inches per hour and a maximum percolation rate of 10 inches per hour and shall be in conformance with Attachment L of the MRP, which is included in Appendix K of the C.3 Technical Guidance.

3. Design of biotreatment measures shall be consistent with technical guidance for the applicable type of biotreatment measure provided in Chapter 6 of the C.3 Technical Guidance.

Operation & Maintenance (O&M) Conditions

1. 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.

C. The following conditions shall be met prior to occupancy except as otherwise specified in the conditions.

Public Works Permits

1. The property owner/applicant shall apply for and obtain an administrative permanent encroachment agreement from the Department of Public Works, for placement of non-standard materials within the public right-of-way.

2. 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.

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

4. 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.

Other Agency Permits

1. 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.

Public Improvements

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

Grading and Drainage

1. 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.

2. 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.

NPDES Stormwater Controls

1. 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.

2. 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.

Source Control Conditions

1. 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.

2. 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.

Operation & Maintenance (O&M) Conditions

1. Property Owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) Maintenance Plan(s). Maintenance of all site design and treatment control measures shall be the owner's responsibility.

2. Approved Maintenance Plans shall be kept on-site and made readily available to maintenance crews. Maintenance plans shall be strictly adhered to.

3. By April 1 each year, Maintenance Inspection and Servicing Reports for the stormwater treatment systems shall be submitted to the municipality for the previous calendar year (January 1 through December 31).

4. 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.

5. 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.

Installation Conditions

1. 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.

Certification of Approved Final Conditions:	
	
Rob D. Gill, Senior Planner	September 24, 2024 Date

Attachment "2"
Ordinance No. 2024 –

Conceptual Development Plan (CDP)
Memory Care Development - 1041 Hill Street
(Appl. No.PA2023-0006)

The following standards comprise the Conceptual Development Plan (CDP) for the Assisted Living and Memory Care Land Uses ("Project") at 1041 Hill Street:

1. The Detailed Development Plan shall be consistent with the following design standards, which are derived from the plans on file date stamped May 21, 2024.

Criteria	Existing PD Standards	Proposed PD Standards
Use(s)	Assisted Living & Convalescent Hospital	Assisted Living & Memory Care
Lot Size	58,142 SF.	No Change
Square Footage	57,191 SF. (for all buildings)	73, 469 SF. (for all buildings)
FAR	0.984 FAR. (for all buildings)	1.26 FAR. (for all buildings)
Height	40'	55'
Landscaping %	Approx.18.8%	Approx. 19.6%
Walls & Fences	As per approved 1998 DDP plans	As per approved DDP plans
Parking Spaces:	41	34 (12 Compact 22 Standard)
Loading Space	1 space located on 6th Ave.	No Change
Bicycle Parking	None	9
Setbacks		
Front (6th Avenue)	0' to 3'	0' to 3'
Rear (South)	11' 6'	15'
Side (East)	5' 11'	7'
Corner Street Side (Hill Street)	19' 6	24' 4"

2. The Detailed Development Plan shall be consistent with the following design standards, which are derived from the plans on file and date stamped May 21, 2024

   a. Lot Size: As indicated on project plans – 58,142 square feet or 1.33-acre.

   b. Maximum Floor Area: 73, 469 sq. ft. (for all buildings) as indicated on project plans date stamped May 21, 2024.

c. Minimum Setbacks and Building Separations: Setbacks from the property lines and separations between buildings shall be no less than shown on the plans date stamped May 21, 2024, in the subject file.

d. Maximum Building Height: 55' as indicated on project plans date stamped May 21, 2024.

e. Maximum Wall Heights: as indicated on project plans date stamped May 21, 2024.

f. Off-Street Parking: 34 (12 Compact 22 Standard)

g. Building Materials: as indicated on project plans and material palette sheet date stamped May 21, 2024.

RESOLUTION NO. 2024 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT APPROVING A CONDITIONAL USE PERMIT, DETAILED DEVELOPMENT PLAN, DESIGN REVIEW, GRADING PERMIT, AND TREE REMOVAL PERMIT AT 1041 HILL STREET (APPL. NO. 2023-0006)

WHEREAS, ERDMAN, applicant, on behalf of GAHC4 BELMONT CA ALF LLC, property owner, requests approval of entitlements for the construction of a 24,806 square foot Memory Care facility building, landscaping, and ancillary improvements at 1041 Hill Street, Assessor's Parcel Numbers: 045-152-540 & 045-152-570; and,

WHEREAS, on August 20, 2024, the Planning Commission, following notification in the prescribed manner, conducted a public hearing, at which hearing the Commission considered public testimony and at which hearing the Commission considered the Project, received public testimony and evidence, and adopted a resolution recommending City Council approval of the Planned Development Zone Amendment and associated Conceptional Development Plan; and,

WHEREAS, on August 20, 2024, the Planning Commission, following notification in the prescribed manner recommended that the City Council also approve the Conditional Use Permit, Detailed Development Plan, Design Review, Grading Permit, Tree Removal Permit and Permanent Encroachment Permit; and,

WHEREAS, the project entitlements shall take effect thirty (30) days after adoption of the Ordnance; and,

WHEREAS, the City Council considered the potential environmental impacts of the project and finds the project is exempt from environmental review under provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15332, In-Fill Development Projects and Section 15300.2 Exceptions to Categorical Exemptions; and,

NOW, THEREFORE, the City Council of the City of Belmont resolves as follows:

SECTION 1. Findings

The City Council after reviewing all the relevant evidence before the City Council, including the information provided in the staff report and enclosures to the City Council, the public meeting, public correspondence and testimony received, the City Council incorporates herein by reference and adopts the analysis and findings in the staff report to the City Council dated September 24, 2024; and,

The City Council determined that requisite findings for approval of the project entitlements can be made in the affirmative, as follows:

Planned Development

The City Council shall make the following findings prior to amending the existing Planned Development (PD) Zoning of the property to PD:

1. *That the total development in each individual unit therein can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; that the uses proposed will not be detrimental to the present and potential surrounding uses but will have a beneficial effect which could not be achieved under other zoning districts.*

The proposed project is considered an infill development and located within an area that is already developed. The proposed Memory Care facility will be replacing the former skilled nursing facility and would be an adapted use to better serve the adjacent assisted living community.

The project conditions of approval as recommended by the various City departments demonstrate that the development can remain an independent project and is capable of sustainability. This finding is affirmed.

2. *That the streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic and the density will not generate traffic in such amounts as to overload the street network outside the PD District.*

The project location is in close proximity to El Camino Real and Ralston Avenue, and less than one mile from U.S. 101. The proposed use is served by two public streets, 6th Avenue and Hill Street that are of capacity to carry the traffic generated by the proposed and existing land uses (assisted living and memory care uses). The proposed use will not place an undue burden on existing transportation, utilities, or services in the vicinity. A complete traffic analysis was prepared for the project, and peer reviewed by the City's traffic consultant. The traffic analysis concluded that the development of the proposed Memory Care facility will not result in any significant traffic impacts or contribute to significant traffic impacts in the area. This finding is affirmed.

3. *That any proposed commercial development can be justified economically at the locations proposed, to provide for adequate commercial facilities of the types proposed.*

No commercial development is proposed as part of this PD. This finding is affirmed.

4. *That the economic impact created by the PD District can be absorbed by the City (police and fire service, water supply, sewage disposal, etc.)*

The project site is currently zoned Planned Development (PD). The proposed zoning amendment would amend the existing PD District to incorporate the proposed memory care use with the existing assisted living facility use. The project has been reviewed by all appropriate departments to ensure that all service levels can be maintained to protect the public

health, safety, and welfare. In addition, all appropriate City departments and consultants have reviewed the proposal and have provided conditions of approval that should ensure that the proposed project will not adversely affect public health, safety, or welfare.

Therefore, the proposed development will not increase the City's costs in providing services to the project site, and the City will be able to absorb the economic impact created by the project. This finding is affirmed.

5. *That the proposed off-street parking is in substantial conformance with the provisions of Section 8 of this Ordinance, that where an applicant's proposed off-street parking is less than that set forth by the standards of Section 8 of this Ordinance, circumstances are such that it would be a practical difficulty or create a physical hardship on the applicant for him to conform to the standards of Section 8.*

Per Section 8 of the Parking Ordinance, a total of 50 spaces is required between the existing assisted living community and proposed memory care land uses. The proposed project will provide a total of 34 on-site parking spaces between the two land uses, resulting in a deficiency of 16 spaces.

The existing PD currently operates with 41 spaces, where two spaces are used for dedicated shuttle bus parking. The site improvements for the proposed memory care facility will result in the loss of seven parking spaces (from 41 to 34 parking spaces). The loss of parking spaces is due to reconfiguration of the site to construct the required fire control room, generator room, roof access stairs, solid waste, and recycling alcoves, and provide a van assessable parking space, and dedicated shuttle bus parking.

The project site is a hillside property with moderately steep slopes. The property is developed with an assisted living community, unoccupied skilled nursing building, parking structure and associated site and landscaping improvements. The project would demolish the existing skilled nursing building occupying the site and, in its place, construct a new memory care facility. Due to the hillside constraints (moderately steep slopes), and layout of the existing structures and site improvements, additional parking spaces could not reasonably be located on site.

Although the project provides fewer parking spaces than the existing PD parking standard and Section 8 of the Parking Ordinance, the loss of parking would not result in significant impacts as future Memory Care residents will not be driving due to their medical needs; the project, however, does expand visitor and staff parking on-site. In addition, nine parking spaces and one loading space in the 6th Avenue right-of-way would also be available to employees and visitors. The operator of the assisted living community and Memory Care facility will provide shuttle bus transportation for residents for appointments, errands, and outings organized by the facility which would place less of a demand for parking on site. This finding is affirmed.

Conditional Use Permit

The following two additional findings as per Section 12.4.C (1 & 2) of the Zoning Code are required to adopt a DDP as part of the Conditional Use Permit.

1. Such use or uses substantially conform to the adopted General Plan of the City of Belmont.

The General Plan designates the project site as Institutional, and the requested development does not change that current designation. Based on the General Plan consistency analysis in "Exhibit "B", a specific finding can be made that the proposed use of the subject property for the amended Planned Development achieves the goals and objectives of the General Plan for the City. This finding is affirmed.

2. Such use or uses are as shown on the approved Conceptual Development Plan for the particular PD District.

The proposed use (memory care) will be shown on the approved (2024) Conceptual Development Plan for the site. This finding is affirmed.

Design Review

The project is consistent with Design Review Section 13.5.2 (a-d) of the Belmont Zoning Ordinance as follows:

(a) City staff and consultants have provided technical review and conditions of approval are included, as applicable, regarding project-related traffic, parking, grading, drainage, storm-water runoff, sanitary sewer impacts, vehicular and pedestrian access, site circulation, site stability, structural encroachments, and construction impacts.

All appropriate City departments and consultants have reviewed the proposal and have provided conditions of approval that should ensure that the proposed project will not adversely affect public health, safety, or welfare. This finding is affirmed.

(b) The project is consistent with the landscape standards under Sections 13.3.1 as applicable.

The site is currently landscaped throughout the site and along the roadway frontages. New landscaping will be planted along the perimeter of the proposed memory care development. Landscape plantings have been selected for compliance with water efficiency and landscape requirements identified by the Mid-Peninsula Water District. The project will contain a fully automated underground irrigation system. The project has been reviewed and found consistent with the water efficiency in landscaping ordinance (WELO) by the Mid-Peninsula Water District. The project is consistent with the landscape standards as applicable. This finding is affirmed.

(c) The project is consistent with the development standards in the underlying zoning district.

The proposed project will be consistent with the development standards for the amended PD district. This finding is affirmed.

(d) The project is consistent with the objective design standards in Section 13.6 as applicable.

The project is consistent with the applicable objective design standards (*General Design Standards Section* 13.6.1). Belmont Zoning Ordinance Section 13.6.1 includes design standards for buildings that are two and three stories or greater that are located on primary street frontages and corner street side frontages, and for buildings adjacent to a public park or public open space. The proposed memory care facility building will be constructed at the rear of the site and will not be located along a primary frontage or corner street side frontage, or adjacent to a park or public open space. However, the memory care facility building will incorporate articulating features, and colors and materials that moderate the building bulk and are appropriate for this structure.

The proposed memory care facility will include two levels of residences over two stories of parking and resident amenity space. The proposed building would incorporate offsets and recessed building walls. The building will provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first and upper floors along the building façade. The building would utilize neutral colors (off-white, and green, tan, and brown tones), and materials (fiber cement lap and panel siding) that would blend with the site and surrounding area. This finding is affirmed.

Grading Permit

The required Grading Permit findings, as required by Section 9-27 (a)-(h) of the City of Belmont Municipal Code, are made in the affirmative as follows:

(a) The project will not endanger the stability of the site or adjacent properties, or pose a significant ground movement hazard to adjacent properties.

The City's Building Division and Public Works Department have reviewed the grading plans for the project and have determined that the plan is in conformity with the Building Code and the City of Belmont Grading Ordinance (Chapter 9 of the City Code). In addition, the City's standard requirements require the preparation of a site-specific geotechnical investigation, independent peer review of the investigation and incorporation of the findings of the independent peer review into the project design.

The City's consulting geologist prepared an independent peer review of the geotechnical investigations proposed as part of the project and concurs with the characterization of the project site, findings, and design specifications. The City's consulting geologist adds that the project geotechnical consultant shall review all plans, field work and conditions to assure that the project is built to specifications. The project geotechnical reports and the City's independent peer review requirements will, as a matter of grading and building permit procedures, be required of the project as conditions of project approval.

Based on reviews by City departments and the City's consulting geologist to assess site stability, no immediate safety concerns or hazards have been identified for the subject site or adjacent properties. Therefore, as proposed, and conditioned, the project will not endanger the stability of

the site or adjacent properties or pose a significant ground movement hazard to adjacent properties. This finding is affirmed.

(b) The proposed drainage improvements, landscaping, and erosion control measures would be adequate to control erosion or flooding and would not degrade riparian habitats, stream channel capacity or water quality.

There are no streams or rivers on the site. The applicant has submitted a C-3 Checklist, and landscaping, grading, and drainage plans. The submitted materials identify appropriate methods to treat drainage from the site. The project has been reviewed and found acceptable by the City's Department of Public Works at this stage of the Development Review process. Detailed working drawings with storm water measures will be required to be submitted for review and approval as part of the building permit application process.

The Department of Public Works has also reviewed the proposed drainage plans and facilities and has provided conditions of approval. In addition, the City requires the implementation of Best Management Practices (BMP's) for new development and construction as part of its storm water management program, as levied through standard City conditions of project approval. For new development and construction projects, the City requires the implementation BMP's to ensure the protection of water quality in storm runoff from the project site. In brief, the measures address pollution control and management mechanisms for contractor activities, e.g., structure construction, material delivery and storage, solid waste management, employee, and subcontractor training, etc. They also provide direction for the control of erosion and sedimentation as well as the establishment of monitoring programs to ensure the effectiveness of the BMP's. The City also requires an agreement with the applicant that ensures the permanent and on-going maintenance of water quality control improvements by the applicant and/or project site owner(s).

Therefore, the proposed drainage improvements, landscaping, and erosion control measures would be adequate to control erosion or flooding and would not degrade riparian habitats, stream channel capacity or water quality. This finding is affirmed.

(c) The amount of grading proposed is necessary to allow reasonable use of the site.

A grading and drainage plan has been prepared by the project civil engineer, and grading estimates have been provided by the applicant for the project. Approximately 1,570 cubic yards (CY) of cut and 280 CY of fill (1,290 CY of off haul) would be necessary for the construction of the project. The amount of grading proposed would allow for demolition of structures, installation of required landscaping, storm water treatment measures, and construction of the proposed site improvements.

Lastly, the project grading and drainage plans have been reviewed by the Department of Public Works to ensure site stability, and a standard condition of project approval would require submittal of a construction management plan for review and approval by the Department of Public Works in consultation with the Community Development Department, Fire Department, and Police Department. Said plan would, at a minimum, establish a dust control and noise control coordinator, identification of a staging area on site, and approval of a haul route.

Therefore, the amount of grading proposed is necessary to allow reasonable use of the site. This finding is affirmed.

(d) The proposed grading would result in a building site that is visually compatible with the surrounding land and accommodates any required off-street parking and wall landscaping.

The building site would be visually compatible with the existing on-site assisted living facility building and site improvements. There would not be large quantities of fill and clearcutting of trees on the project site. The proposed grading would accommodate construction of the building, drainage, utilities, and the landscaping of the subject property.

(e) The proposed grading will meet the standards and specifications of Article IV of Chapter 9 in the CityCode (Grading Ordinance).

Conditions of Approval have been attached to the project to ensure that the final grading plan for the project will meet all the standards contained in Article IV of Chapter 9 of the City Code (Grading Ordinance). This finding is affirmed.

(f) The Director of Public Services and the applicant's Geotechnical engineer shall find that the form of vehicular access and methods of excavation are the simplest and least intrusive possible to obtain the geologic information required by the city.

The Public Works Department has reviewed the grading plan, vehicular access, and methods of excavation and, as proposed and conditioned, found them to be adequate and complete. Conditions of approval require the final grading and drainage plans be consistent with Public Works Department requirements for the design and construction of the site improvements. This finding is affirmed.

(g) The grading permit is conditioned on issuance of a hauling permit, if required.

A Hauling Permit is required as a condition of approval for this project. This finding is affirmed.

(h) The design of the project preserves existing protected trees on the site and trees on adjoining property to the extent possible.

The project includes the removal of one right-of-way tree. The submitted project site plans indicate that the tree proposed for removal will be directly impacted by the construction for the project. Conditions of the project approval will require the applicant to implement all tree protection measures for existing trees to remain. This finding is affirmed.

The City Council has considered the applicant's request for a Grading Permit and finds that the project meets the findings as specified in Section 9-27(a)-(h) of the City of Belmont Municipal Code.

Tree Removal Permit

The City Council evaluated a Tree Removal Permit proposal for the project, and recommends conditionally approving the Permit based on the balancing of the Criteria for Permit Determination set forth in Section 25-7 (b)-(c)

(b) "The reviewing authority shall issue a permit to remove the following trees without consideration of the criteria in subsection (c):
(1) Blue Gum Eucalyptus (Eucalyptus globulus);
(2) Dwarf Blue Gum Eucalyptus (Eucalyptus globulus 'Compacta');
(3) Monterey Pine;
(4) Palm (all species);
(5) Acacia (all species);
(6) a dead tree (any species); and
(7) Any tree that a public utility is required to remove under California Public Utility Commission regulations."

(1) Criteria Supporting Removal	*(2) Criteria Supporting Retention*
(A) The tree is: (i) in poor condition; (ii) at the relative end of its life span of the particular species; (iii) diseased or infested beyond reasonable remediation; (iv) has poor structural integrity; (v) is in danger of falling; or, (vi) poses a safety hazard. *(B) The particular tree species is undesirable due to characteristics such as invasiveness, tendency toward limb failure, and fire hazard.* *(C) The tree is damaging or interfering with existing structures, site improvements, or utility services.* *(D) Removal of the tree is needed in order to construct improvements or otherwise allow conforming use of the property.* *(E) Proximity of the tree to existing or proposed structures.*	*(A) The tree is located outside the developable area of the property.* *(B) The tree and its location contribute substantially to the aesthetic appeal of the property or the neighborhood.* *(C) The effect of the requested tree removal on the remaining number, species, size and location of existing trees on the site and in the area, including trees mutually dependent on each other for survival, structural integrity or aesthetics.*

Criteria Supporting Removals & Retention

The project includes the removal of one right-of-way tree. The submitted project site plans indicate that the tree proposed for removal will be directly impacted by the construction for the project. As such, the tree proposed for removal is in line with criteria *D* supporting removal. Based upon review of the site and grading plans, the City Council finds that the proposed tree removal is necessary for the construction of the project. In addition, the Commission finds that adequate arrangements would be made for the protection of trees to be retained as conditioned.

Preferred Tree Species & Conditions of Permit

The Tree Ordinance indicates that for each protected tree removed, the applicant shall plant a *Preferred Species* tree, minimum 15-gallon size, or pay an in-lieu planting fee. The applicant has

proposed to replant a *Preferred Species* tree on site in accordance with City Code *Chapter 25 - Trees*. Conditions of the project approval require the applicant to implement all tree protection measures and payment of tree removal fees.

* * *

ADOPTED October 8, 2024 by the City of Belmont City Council by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney

RESOLUTION NO. 2024 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT DETERMINING THAT THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINE SECTION 15332 (IN-FILL DEVELOPMENT) TO CONSTRUCT A NEW MEMORY CARE FACILITY AT 1041 HILL STREET (APPL. NO. 2023-0006)

WHEREAS, the City Council considered the Project Planned Development Zone Amendment and associated Conceptual Development Plan, Conditional Use Permit for a Detailed Development Plan, Design Review, Grading Permit, and Tree Removal Permit for the subject project; and,

WHEREAS, the project qualifies as a Class 32 project, and meets the specified conditions under CEQA Guidelines Section 15332 (a-e) ("In-Fill Development Projects"); and,

WHEREAS, the project is Categorically Exempt under the California Environmental Quality Act (CEQA), Section 15332 (a-e) ("In-Fill Development Projects") because it is characterized as an in-fill development which is consistent with the applicable General Plan and zoning designation; is on a project site that is less than five acres; contains no value as habitat for endangered, rare, or threatened species; would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can adequately be served by all required utilities and public services; and,

WHEREAS the Planning Commission held a duly noticed public hearing on August 20, 2024 to consider the Project and the exemption from Environmental Review under CEQA 15332, In-Fill Development Projects; and,

WHEREAS, the City Council held a duly noticed public hearing on September 24, 2024 to consider the Project and the exemption from Environmental Review under CEQA Guidelines Section 15332, In-Fill Development Projects; and.

NOW, THEREFORE, the City Council of the City of Belmont resolves as follows:

SECTION 1. The foregoing Recitals are true and correct and are incorporated herein.

SECTION 2. The Council has independently considered the Project, and finds that the project would not have a significant effect on the environment, and that the Project is exempt from CEQA under Section 15332, In-Fill Development Projects.

SECTION 3. The Council directs the Planning Division to file a Notice of Exemption with the San Mateo County Clerk, in accordance with the CEQA guidelines.

* * *

ADOPTED October 8, 2024 by the City of Belmont City Council by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

PROJECT CONDITIONS – PLANNED DEVELOPMENT ZONE AMENDMENT, CONCEPTUAL DEVELOPMENT PLAN, DETAILED DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, GRADING PERMIT, DESIGN REVIEW, TREE REMOVAL PERMIT AND ENCROACHMENT PERMIT AT 1041 HILL STREET APN: APN 045-152-540 & 045-152-570 (APPL. NO. PA2023-0006)

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

Planning Division

1. Developers are hereby notified, as required by Government Code §66020, that the approved plans, the conditions of approval, and the adopted City fee schedule found at www.belmont.gov 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 which the City has informed the Developers of as of the date of project approval of the adopted City fee schedule found at www.belmont.gov. Failure to file a protest in compliance with all of the requirements of Government Code §66020 will result in a legal bar to 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.

   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.

3. The Detailed Development Plan shall be consistent with the following design standards, which are derived from the plans on file and dated 5/21/24.

   a. Maximum Floor Area: 73,469 sq. ft. (for all buildings) as indicated on project plans dated 5/21/2024.

   b. Floor Area Ratio: Entire PD – 1.26 and as indicated on project plans dated 5/21/24.

   c. Minimum Setbacks and Building Separations: Setbacks from the property lines and separations between buildings shall be no less than shown on the plans date stamped dated May 21, 2024 in the subject file.

   d. Maximum Building Height: 55' as indicated on project plans dated 5/21/24.

   e. Off-Street Parking: 34 (12 Compact 22 Standard). Parking spaces shall consist of one ADA accessible space and one ADA van accessible space.

4. Aesthetics

   a. 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 5/21/24 and inclusive of the architectural drawings (Sheets G001 through G006, Sheets AD100 through AD200, Sheets AS100 through AS102, Sheets A100 through A342 & Sheets P101 through P202); Civil Engineering Plans (Sheets C1.0 through C9.0); Landscape Plans (Sheets L-0.0 through L-6.0); and Electric Photometric Lighting Plan (Sheet EP100).

   b. Installation of roof mounted mechanical equipment shall be consistent with the Roof Plan (Sheet A1014) and Mechanical Screen Diagrams (Sheet G112) as shown on the project plans dated 5/21/24. Roof mounted equipment shall be placed behind the parapet of the building's roofline as not to be visible from surrounding vantage points at or below the highest point of the equipment.

   c. 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.

   d. Exterior building materials shall be consistent with Elevation Drawing and submitted materials sheets A200 through A202, dated 5/21/24, except for minor modifications approved by the Community Development Department, or as modified via an approved Design Review Amendment.

e. 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 proposed Memory Care facility building would not exceed the maximum floor area permitted for the project.

f. 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 memory care 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.

5. 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. 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 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.

6. Green House Gases

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).

7. 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.

8. 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:

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

- If the remains are of Native American origin:

a. 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

b. 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.

9. 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 assessment 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. Operation. 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:

i. 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.

ii. 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.

iii. 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.

10. 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.

11. Construction Vibration Reduction and Monitoring

a. A construction noise logistics plan shall be prepared that specifies hours of construction, noise and vibration minimization measures, posting or notification of construction schedules, and designation of a noise disturbance coordinator who would respond to neighborhood complaints will be required to be in place prior to the start of construction and implemented during construction to reduce noise impacts on neighboring residents and other uses. Project construction operations shall use best available noise suppression devices and techniques including, but not limited to the following:

i. Pursuant to the Municipal Code, restrict noise-generating construction activities to 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 Holidays.

ii. Construct solid plywood fences around ground level construction sites adjacent to residences, or other noise-sensitive land uses. A temporary 10- to 12-foot noise barrier would provide 5 to 6 dBA attenuation for adjacent sensitive land uses when construction activities occur at the ground level.

iii. Erect a temporary noise control blanket barrier, where feasible, at the property line or on scaffolding just outside the proposed buildings facing the adjoining residences to the west during construction to control construction noise when activities do not occur at the ground level. The temporary noise control blanket barriers shall be installed at residences nearest to the active construction activities only.

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

v. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.

vi. Prohibit unnecessary idling of internal combustion engines.

vii. Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise-generating equipment when located near adjoining sensitive land uses. Any enclosure openings or venting shall face away from sensitive receptors.

viii. Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.

ix. Utilize "quiet" air compressors and other stationary noise sources where technology exists.

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

xi. 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.

xii. Notify all adjacent business, residences, and other noise-sensitive land uses of the construction schedule, in writing, and provide a written schedule of "noisy" construction activities to the adjacent land uses and nearby residences.

xiii. Designate a "disturbance coordinator" who shall be responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and shall 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 it in the notice sent to neighbors regarding the construction schedule.

b. Wherever feasible, operation of vibration inducing equipment shall be avoided within the distance to existing buildings specified below:

- Clam shovel drop – 18 ft.
- Hydromill (slurry wall) in soil – 1 ft.
- Hydromill (slurry wall) in rock – 2 ft.
- Vibratory Roller – 19 ft.
- Hoe Ram – 9 ft.
- Large bulldozer – 9 ft.
- Caisson drilling – 9 ft.
- Loaded trucks – 8 ft.
- Jackhammer – 4 ft
- Small bulldozer - <1 ft.

c. If the above equipment must operate closer to existing buildings than specified above, a vibration monitoring plan shall be prepared, submitted to the City, and implemented to monitor construction vibration at the nearest structures, including at a minimum the following:

i. A list of all heavy construction equipment to be used for this project known to produce high vibration levels (e.g., tracked vehicles, vibratory compaction, jackhammers, hoe rams, clam shovel drop, and vibratory roller, etc.).

ii. An indication of what efforts will be implemented for reducing vibration levels below the thresholds, such as location of equipment away from adjacent building as possible and use of alternative methods or equipment that would produce less vibration.

iii. A designated contact responsible for registering and investigating claims of excessive vibration. The contact information of such person shall also be clearly posted on the construction site. Any damage to adjacent buildings shall be addressed by the applicant team.

iv. Document conditions at all structures located within 20 feet of construction prior to, during, and after vibration-generating construction activities. Perform a photo survey, elevation survey, and crack monitoring survey prior to any construction activity, at the end of each phase of construction, and after project completion, and shall include internal and external crack monitoring in structures, settlement, and distress, and shall document the condition of foundations, walls and other structural elements in the interior and exterior of said structures. If vibration generated by project construction results in damage to adjoining structures, repairs shall be completed to restore structures to pre-construction conditions.

12. 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.

13. Tree Protection

a. The applicant shall implement the Tree Protection Guidelines identified on the project Landscape Plans (Demolition Notes Sheet L-0.1).

Clearing & Grubbing: Clear and grub two the limits of work per specifications taking care to not disturb the root system of existing trees to remain.

i. Existing Trees to Remain: Existing trees to remain shall be pruned under the direction of a certified arborist in accordance with International Society of Arboricultural (ISA) guidelines prior to beginning of construction. During construction, fencing shall be installed at the drip line of all existing trees to remain per arborist and tree protection plan. All excavation within the drip lines of existing trees to remain shall be done by hand with care taken not to damage the root system of these trees. The contractor shall be responsible for watering and ensuring the health of the trees to remain. Do not water California native oak trees to remain during the dry season (April – October).

b. Prior to issuance of a grading or building permit, the applicant must submit written confirmation that all tree protection measures, and pre-construction treatments have been installed and inspected, and that they meet the specifications shown tree protection plan (Sheet L-0.1).

c. Tree protection devices are to remain until all site work has been completed within the work area.

d. If unplanned or unapproved tree injuries or tree removals occur during project construction, the applicant shall contact City Planning Staff. Additional permits may be required.

e. After completion of exterior construction work and before final building permit inspection, the applicant shall submit a final written report/letter from the Project Landscape Architect or Arborist. Said report/letter must provide an evaluation of the construction impacts to the subject tree's health or structural stability and must identify any additional provisions that may be required to these address impacts. The applicant is responsible to implement these recommendations. A final report may be required on the effectiveness of the measures.

14. Tree Removal Fees

a. The applicant shall pay a removal fee in accordance with the fee schedule for all regulated trees being removed due to direct/indirect conflicts with proposed work/site plan.

15. 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.

16. Geotechnical Conditions

a. Geotechnical Plan Review - The 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 construction for conformance to his geotechnical recommendations, provide supplemental recommendations as necessary, and also provide a professional certification letter to the City to that effect.

b. In addition to responding to the above items, following geotechnical approval for development, the GEOR should perform the following during and at the completion of construction:

i. Geotechnical Construction Observation and Testing - The 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 to be competent supporting material. In addition, the GEOR should prepare and submit at the completion of project construction a final report that addresses the following items.

ii. Summary of earthwork operations, including temporary shoring and dewatering, subgrade preparation, earthwork construction, and site drainage and subdrainage installations, as applicable.

iii. Recording of test locations and results of field and laboratory compaction tests where testing is determined to be appropriate by the project geotechnical engineer.

iv. Building foundations, including observation of foundation supporting materials, and confirmation of supporting materials with respect to the geotechnical engineer's recommendations.

v. Site and subsurface drainage, including finish grading around the building, and discharge of collected surface and subsurface water to appropriate discharge facilities.

c. The applicant must adequately submit to the City prior to the issuing of the building permit the supporting data, analysis, and documentation including fill material specifications for the sustenance of the conclusions and the recommendations stated in the geotechnical engineering report and for satisfying the criteria for approval of a project within a seismic hazard zone. As a guide, Special Publication 117 (SP 117) by the California Department of Conservation, Division of Mines and Geology in 1997, provides general considerations for the earthquake hazard evaluation and mitigation, including seismic slope stability (SCEC, 2002).

17. Airport Hazards

a. The project is subject to the requirements of the Federal Aviation Administration outlined in a letter dated March 11, 2024, including but not limited to the following:

i. The manager of San Carlos Airport (SQL) be notified at (650) 573-3700 at least three business days prior to the temporary structure being erected and again when the structure is removed from the site. It is required that the manager of SQL Air Traffic Control Tower be notified at 650-591-8051 at least three business days prior to the temporary structure being erected and again when the structure is removed from the site.

ii. The applicant or a designated representative must provide contact information for the onsite operator in the event that Air Traffic Control requires the temporary structure to be lowered immediately.

iii. Federal Aviation Administration determination letter for temporary structures expires on 09/11/2025 unless extended, revised, or terminated by the issuing office.

18. 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 drewb@midpeninsulawater.org for more information.

19. 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.

b. Park Impact Fees - Prior to issuance of Building Permit, the applicant must pay all required Park Impact Fees.

c. Transportation Impact Fees - Prior to issuance of Building Permits, the applicant must pay all required Transportation Impact Fees (TIF).

d. Affordable Housing Impact Fee - Prior to issuance of Building Permits, the applicant must pay all required Affordable Housing Impact Fees.

e. Public Art Requirement (Belmont City Code Sec. 17-128) - The City has a development standard that requires non-residential and mixed-use development involving 10,000 square feet or more of new floor area to devote an amount not less than 1% of building development costs for acquisition and installation of public art on the development site. For projects that do not include public art on the development site, developers can meet this obligation by either: 1) by acquiring and installing freely accessible art on city property or in the public right of way; or 2) providing an in-lieu contribution (payment) to the City for acquisition and placement of public art in the city not less than 1%.

20. 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. This project is subject to the requirements of the Green Building Standards Code (Belmont City Code Division 10 Sec. 7-96), the photovoltaic system requirements in the California Energy Code, and the EV charging in the California Green Code.

i. Plans to be submitted for a building permit shall show the location of all transformers, fire standpipes, back flow preventer, main electrical service, all subpanels, gas meter, furnace, and water heater.

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

k. 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.

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

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

n. 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.

o. 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).

p. 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.

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.

11. The following additional conditions shall apply to the project or site development permit:

    a. Egress. The project shall maintain required egress for all building properties.

    b. Standpipes. For projects that require standpipes by California Fire Code Section 905.3.1, the applicant must provide not less than one standpipe for use during construction or demolition.

    c. Barricades Across Emergency Access Roads. Prior to the installation or use of barricades, fences, or gates across emergency vehicle access roads during construction, the applicant must submit plans to the Fire Plan Checker subject to the review and approval of the Fire Marshal or his/her designee.

    d. Address Numbers. The applicant shall post temporary address numbers on each building at the project site that must be easily visible from the street or fire access road.

e. Demolition. The applicant shall comply with the California Fire Code Chapter 33 during all phases of the construction of the project.

f. Fire Flow. The applicant shall provide fire flow information to the Fire Plan Checker, which is subject to the review and approval of the Fire Marshal or his/her designee.

g. Code Conformance. The applicant shall indicate on all building permit plans that all construction shall meet current code standards at the time of building permit submittal. The building permit plans are subject to review and approval by the Fire Marshal or his/her designee.

h. Remote Power Disconnect. The plans shall show a key switch/shunt trip to disconnect the building electrical power and/or solar photovoltaic system by Fire Department personnel. The key switch/shunt trip location(s) shall be subject to the review and approval of the Fire Marshal or his/her designee.

i. Fire Control Room. he plans shall show a fire control room with direct access from the exterior of the building subject to the requirements listed in the Fire Department's local Ordinance and subject to the review and approval of the Fire Marshal or his/her designee.

j. Fire Apparatus Access Road. The plans shall show a Fire Apparatus Access Road serving each structure on the property. Each access road shall have a minimum (Fire Plan Checker to Enter: 20 to 26 feet)-foot unobstructed linear width and provide an unobstructed height of no less than 13 feet, 6 inches subject to the review and approval Fire Marshal or his/her designee.

k. Fire Department Submittals. The applicant shall submit all plans involving fire systems (including but not limited to fire sprinklers, fire hydrants, and fire alarms) in conjunction with the superstructure building permit plans to the Fire Department. The plans are subject to review and approval by the Fire Marshal or his/her designee.

l. Roadway Load Capacity & Design. The applicant shall submit a letter from a certified soils or geotechnical engineer stating the final roadway is able to support a load of 68,000 pounds. A "Click to Enter" system shall be installed on all Fire Emergency Access Roads. The letter shall be submitted to the Fire Marshal or his/her designee for review and approval prior to the Fire Final Inspection.

m. Fire Hydrants. The applicant shall install the approved number of public/private fire hydrant(s) spaced as per the Fire Department's local Ordinance. All fire hydrants used for fire flow for the project site shall be upgraded to a Clow model 980 or equivalent consisting of (2) 2-½ inch and (1) 4-½ inch outlets. Each hydrant shall be capable of providing a minimum fire flow of 1500 gpm at 20 psi residual pressure. Water supply for fire protection is required to be installed in accordance with water purveyor's specifications. The water supply shall be tested, flushed and approved operable prior

to any combustible construction materials being placed on the site. Staged construction shall insure that the necessary water supply is maintained from stage to stage in the construction planning. The letter shall be submitted to the Fire Marshal or his/her designee for review and approval prior to the Fire Final Inspection.

n. Emergency Responder Radio Coverage. An Emergency Responder Radio Coverage system may be required for this project. Testing shall occur during construction due to circuit protection requirements that will affect building design. The applicant shall provide a third-party testing grid report to the Fire Department subject to the review and approval by the Fire Marshal or his/her designee prior to the Fire Final Inspection.

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

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

5. 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.)

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

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

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

9. 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.

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

11. 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.

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

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

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

15. 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. Temporary shoring may be required for excavation and construction of the proposed building, foundation and site improvements. The Applicant shall prepare and submit a structural shoring design, plans, and calculations to the Building Department for review and approval prior to issuance of a Grading or Building Permit.

2. The Applicant shall prepare and submit design, details, structural plans and calculations to the Building Department and the Public Works Department for review and approval for the proposed retaining walls within the Hill Street public street right of way prior to issuance of a Building Permit. The Applicant shall also obtain an Encroachment Permit from the Public Works Department prior to starting any work within the public street right of way or easements. In addition, the Applicant shall be responsible for coordinating with the Public Works Department to execute a Permanent Encroachment Agreement for the proposed retaining walls within the Hill Street public street right of way prior to final acceptance of the required improvements on Hill Street.

3. The Applicant shall prepare and submit a Grading and Drainage Plan for review and approval prior to issuance of a Grading or Building Permit. the Grading and Drainage Plan shall show detailed finished on-site grading and drainage design, including pad and finished floor elevations, top of curb, pavement elevations, finished grades on hardscape and/or landscape areas, storm water inlets, area drains, sizes of storm drains and connection points. All on-site storm drainage shall be captured onsite. No on-site private drainage shall be allowed to sheet flow directly onto Hill Street right of way.

A. 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.

Public Improvements

1. 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.

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

Grading and Drainage

1. Roof leaders and site drainage shall be directed to a vegetated area onsite or the City stormwater drainage system. A dissipator box or other energy reduction method shall be used.

2. The owner/applicant shall submit C3 & C6 stormwater pollution prevention checklist, impervious calculation checklist and BMP measures checklist prior to design review approval.

MRP Regulated Project

1. 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.

2. Treatment controls shall be designed and sized to treat run-off from new and/or replaced impervious areas.

Source Control Conditions

1. 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 so that spills and washwater flow to area drains connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.

2. 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.

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

4. 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.

5. 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.

    a. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.

    b. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.

    c. Collect the rinse water in a tank and haul off-site for proper disposal.

Biotreatment Measures

1. Biotreatment measures (including bioretention areas, flow-through planters shall be sized to treat run-off from 100% 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).

Operation & Maintenance (O&M) Conditions

1. 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.

Dust Control

1. The owner/applicant must 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 must 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 must be controlled. The measures must 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.

Construction Management Plan

1. 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.

B. 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.

Public Works Permits

1. 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.

2. 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.

3. 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 including cut and fill.

3. 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.

Other Agency Permits

1. Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger development shall obtain the Construction Activities Storm Water General Permit (General Permit) from the State Water Quality Control Board (Home Page | California State Water Resources Control Board or (916) 341-5537). The State requires a completed Notice of Intent to comply (NOI) package and a Storm Water Pollution Prevention Plan (SWPPP) prepared in accordance with Section A of the General Permit prior to the commencement of soil disturbing activities. The State will issue a Waste Discharge Identification (WDID) number within 10 business days after it receives a complete NOI package (original signed NOI, vicinity map, and check). Applicant shall also submit copies of the NOI and SWPPP to the City for review and approval. Throughout the project life, the SWPPP shall be revised as necessary to accommodate site changes during to construction.

Grading and Drainage

1. 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 prior to any grading or clearing being performed on-site.

    a. 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. Caution: If the total grading quantity changes after Planning Commission approval, a new grading approval may be required.

    The applicant 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 City Code for review process).

    a. The plan shall incorporate the following restrictions:

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

        ii. During construction, erosion and sedimentation control plans shall be implemented in order to retain sediments on-site.

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

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

Utilities

1. Applicant must possess a valid sewer lateral certificate issued under City Ordinance Section 21-213 before receiving a final building permit for:

   a. Improvements valued by the building official at $200,000 or more, or

   b. Work associated with a change in water service (e.g. change in meter size or adding a second meter).

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

   d. Sanitary sewer to include a back flow prevention device.

   e. If PG&E is requiring the developer to put in the gas and/or electrical connection, then the developer must submit plans for the encroachment to the Department of Public Works.

NPDES Stormwater Controls

1. 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 stock piles 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. Loading docks shall be covered, surrounded by berms or curbs or otherwise constructed to prevent drainage onto or from the area. Water used for washing and accumulated waste shall be diverted to the sanitary sewer.

9. For stream erosion control, the stormwater discharge must pass through an erosion control structure such as an energy dissipater or other form of outlet protection prior to entering the stream. Bioengineered controls shall be used for stream bank protection as feasible.

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

MRP Regulated Project

1. 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.

2. LID treatment measures to be shown on final improvement or grading plans shall not differ materially from the LID treatment measures presented on the project's approved entitlement drawings without written approval from the Planning Department.

Site Design Conditions

1. Self-treating areas must be designed to store and infiltrate the rainfall that lands on the self-treating area. Refer to Section 4.2 of the C.3 Technical Guidance.

2. Self-retaining areas must be designed to store and infiltrate the rainfall run-off volume described in the MRP Provision C.3.d (80% capture volume), for rainfall that lands on the self-retaining area and the impervious surface that drains to the self-retaining area. Refer to Section 4.3 of the C.3 Technical Guidance.

Treatment Control Conditions

1. No treatment measures (other than properly sealed and screened cisterns or rain barrels) shall have standing water more than 5 days, for vector control.

Infiltration Measures

1. All infiltration devices shall be located and designed to ensure no damage will occur to surrounding improvements from underground water.

2. Soil media within the bioinfiltration measure shall consist of 18 inches of biotreatment soil consistent with the Attachment L of the MRP.

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

Biotreatment Measures

1. Plant species used within the biotreatment measure area shall be consistent with Appendix A of the C.3 Technical Guidance.

2. Biotreatment soil mix for biotreatment measures shall have a minimum percolation rate of 5 inches per hour and a maximum percolation rate of 10 inches per hour and shall be in conformance with Attachment L of the MRP, which is included in Appendix K of the C.3 Technical Guidance.

3. Design of biotreatment measures shall be consistent with technical guidance for the applicable type of biotreatment measure provided in Chapter 6 of the C.3 Technical Guidance.

Operation & Maintenance (O&M) Conditions

1. 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.

C. The following conditions shall be met prior to occupancy except as otherwise specified in the conditions.

Public Works Permits

1. The property owner/applicant shall apply for and obtain an administrative permanent encroachment agreement from the Department of Public Works, for placement of non-standard materials within the public right-of-way.

2. 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.

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

4. 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.

Other Agency Permits

1. 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.

Public Improvements

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

Grading and Drainage

1. 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.

2. 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.

NPDES Stormwater Controls

1. 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.

2. 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.

Source Control Conditions

1. 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.

2. 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.

Operation & Maintenance (O&M) Conditions

1. Property Owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) Maintenance Plan(s). Maintenance of all site design and treatment control measures shall be the owner's responsibility.

2. Approved Maintenance Plans shall be kept on-site and made readily available to maintenance crews. Maintenance plans shall be strictly adhered to.

3. By April 1 each year, Maintenance Inspection and Servicing Reports for the stormwater treatment systems shall be submitted to the municipality for the previous calendar year (January 1 through December 31).

4. 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.

5. 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.

Installation Conditions

1. 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.

Certification of Approved Final Conditions:



Rob D. Gill, Senior Planner — September 24, 2024 Date

Vista Terrace of Belmont Memory Care Facility Project

Categorial Exemption Evaluation



City of Belmont

1 Twin Pines Lane

Belmont, CA 94002

July 2024

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Evaluation for Applicability of a Categorical Exemption
Under CEQA Section 15332 (In-Fill Development Projects)

Vista Terrace of Belmont Memory Care Facility Project
City of Belmont

Introduction

The City of Belmont (City) has received an application from Erdman Company (Project Applicant/Architect) to demolish an existing skilled nursing facility and construct a new memory care facility at 1041 Hill Street in eastern Belmont. The proposed project, referred to as the Vista Terrace of Belmont Memory Facility Project, involves demolishing the existing approximately 8,528 square-foot (SF), two-story, wood-framed skilled nursing facility building and replacing it with a 24,086 SF, three-story, 36-unit, non-combustible memory care facility building in the same location.

The project site consists of two parcels (APN 045-152-540 and APN 045-152-570) and is located northwest of the intersection of El Camino Real and Ralston Avenue. The project site is bounded by Hill Street to the northwest and 6th Avenue to the northeast and east. The project is located in the Planned Unit Development (PD) zoning district and has a General Plan land use designation of Institution.

The project includes amending the existing PD zoning district to incorporate the memory care use; approval is subject to the review of Section 12 of the Belmont Zoning Ordinance. Unlike properties in other zoning districts, properties seeking an amendment to a PD designation are typically governed by a two-step review process: First, general issues of land use, site plans and circulation plans are reviewed by way of a Conceptual Development Plan (CDP). More detailed issues, such as building architecture, landscaping, parking layout, grading/drainage, tree removal, and lighting are evaluated by way of a Detailed Development Plan (DDP). However, this application request includes both a CDP and DDP for concurrent consideration. As part of the DDP, a Conditional Use Permit (CUP), Design Review, Grading Permit, and Tree Removal Permit are also required to be evaluated and approved. The proposed amendment to the existing PD will require a recommendation by the Planning Commission and approval of the City Council. The project will also require the following:

- Water Efficient Landscape Ordinance (WELO) approval
- Alternative Means and Methods Request (AMMR) approval for noncompliant aerial apparatus access and perimeter building access
- Permits for fire sprinkler system installation Type (NFPA 13); two-way communication system; elevator; and emergency voice/alarm communication system

The existing skilled nursing facility was constructed in approximately 1960 and, therefore, under CEQA Guidelines Section 15064.5 may qualify as a significant historical resource due to its age (i.e., over 50 years old). This Categorical Exemption documentation contains the findings of the applicant's peer reviewed Historic Resource Evaluation for the Vista Terrace Skilled Nursing Facility (4/25/2023, revised 6/4/2024).

The City of Belmont has reviewed the application materials submitted for the project, this Categorical Exemption Project Description, the Environmental Protection Measures (EPMs) incorporated into the project, and the project's potential environmental impacts as described below. Based on this information, the project qualifies as exempt from further CEQA analysis under Section 15332: In-Fill Development Projects. No exceptions to a Categorical Exemption

have been identified as documented in this Categorical Exemption. A Notice of Exemption for the project will be filed with the San Mateo County Clerk's Office and with the State Office of Planning and Research (OPR).

Required Entitlements

The project will be required to secure the following entitlements:

- Planned Development Zone Amendment
- Conceptual Development Plan
- Detailed Development Plan
- Conditional Use Permit
- Design Review
- Grading Permit
- Tree Removal Permit
- Encroachment Permit for retaining walls within the public right-of-way

Project Description

The information within the Project Description was obtained from the following plan sets and technical reports provided by the project applicant:

- Vista Terrace of Belmont Memory Care American Healthcare REIT Entitlement Set (3/21/2024)
- Geotechnical Investigation 1041 Hill Street Belmont, California (1/25/2023)
- Traffic & Parking Analysis: Proposed Nursing Home Expansion Project at 1041 Hill Street, Belmont, CA Rev 2 (2/15/2024)
- Belmont Memory Care Noise and Vibration Assessment (10/27/2023)
- Vista Terrace Memory Care Health Risk & Greenhouse Gas Assessment (7/16/2023, revised 2/14/2024)
- Mid-Peninsula Water District Water Efficient Landscape Ordinance (WELO) Pre-Approval (9/19/2023)
- Historic Resource Evaluation Vista Terrace Skilled Nursing Facility (4/25/2023, revised 6/4/2024)
- Will Serve Letters from PG&E (2/3/2023), Mid-Peninsula Water District (MPWD) (8/10/2023), Recology (11/28/2023), AT&T (6/1/2023), and Comcast (5/31/2023)
- Alternative Means (AMMR) Application for 1041 Hill St, Belmont, CA 94002

Project Location and Site Description

The project site is in eastern Belmont at the intersection of Hill Street and 6th Avenue (Figure 1 Project Location). The site consists of two parcels (APN 045-152-540 and APN 045-152-570) bounded by Hill Street to the northwest and Laurel Avenue to the northeast. The project site is surrounded by multi-family housing to the north across Hill Street and 6th Avenue, vacant land and a single-family residence to the west, commercial buildings to the south, and commercial buildings to the east across 6th Avenue. (Figure 2 Project Vicinity) (Figure 3 Site Photos).

Figure 1 – Project Location



Figure 1 Project Location
Vista Terrace of Belmont Memory Care Facility Project CE

Figure 2 – Project Vicinity



Source: Google Earth 2024

Figure 2 Project Vicinity
Vista Terrace of Belmont Memory Care Facility Project CE

Figure 3 Site Photos



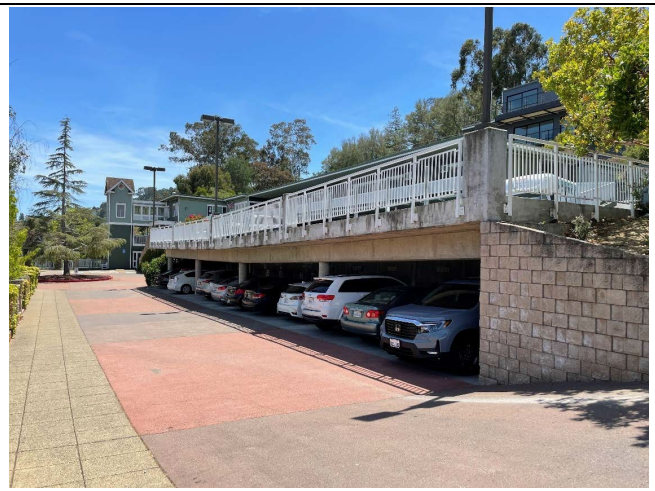
Existing skilled nursing facility looking southeast from Hill St (Erdman 2022).



Existing facility with 1998 elevator addition (photo left), looking southwest from 900 6th Avenue parking lot (Erdman 2022).



Existing facility looking south from 900 6th Avenue parking lot (Erdman 2023).



Existing facility and covered parking looking south from lower driveway off Hill St (Erdman 2022).

Figure 3 Site Photos (continued)



Existing upper level parking looking southeast from upper driveway off Hill St (Traffic Patterns 2024).

The project site is currently developed with the Vista Terrace of Belmont Assisted Living & Skilled Nursing facility, which is comprised of an assisted living community building located on the parcel with APN 045-152-570 and a skilled nursing community building located primarily on the parcel with APN 045-152-540. The existing assisted living community building was constructed in 1998 and consists of a three-story building constructed into the hillside with access to 6th Avenue from the lowest level. A skilled nursing community facility that was constructed in approximately 1960 is located adjacent to the occupied assisted living community building.

The skilled nursing facility is currently unoccupied. A small section of the skilled nursing building, including a covered corridor that connects the skilled nursing building and assisted living building, extends onto the eastern parcel with APN 045-152-570. The project site is fully landscaped with trees, shrubs, vines, and groundcover plants, and contains no natural vegetation. The two parcels comprise a hillside property and have relatively steep slopes. The parcel on which the skilled nursing building is located has grades sloping down from approximately 114 feet above mean sea level (msl) at the western parcel boundary to approximately 86.3 feet above msl at the eastern parcel boundary. Between the western parcel boundary and the skilled nursing building, the site grades are terraced with two retaining walls. The project site also extends into a portion of the Hill Street right-of-way (ROW). Ingress and egress for the skilled nursing facility is currently provided off Hill Street via two driveways.

Zoning and Land Use

The project site is zoned Planned Unit Development (PD) with a General Plan Designation of Institution. The project site is located in a downtown urban setting and is not located in or near a CAL FIRE-designated Fire Hazard Severity Zone (CAL FIRE 2024).

The project site is surrounded by parcels with the following zoning district designations: Single Family Residential, 6,000 sq. ft./D.U. (R1B) to the southwest; Multi-Family Residential, 1,950 sq. ft./D.U. (R3) to the northwest and south; Village Core (VC) to the east; and Corridor Mixed Use (CMU) to the southeast.

The project site is surrounded by parcels with the following General Plan land use designations: Single Family Residential to the northwest, west, and south; Multi-family Residential to the northeast; and General/Retail Commercial/Mixed Use to the east.

Project Proposal

The project applicant proposes to demolish the existing approximately 8,528 square-foot (SF), two-story, wood-framed skilled nursing home building and replace it with a 24,806 SF, three-story, 36-unit, non-combustible memory care building. The proposed building would include two levels of residences over two stories of parking and resident amenity space. The memory care facility would continue to be connected to the assisted living facility by a covered corridor that would be demolished and reconstructed. Parking would continue to be shared between the two buildings. The number of parking stalls provided for the memory care facility is proposed to be reduced by several stalls from 41 stalls to 34 stalls to accommodate the new building configuration. Bike parking stalls are proposed in lieu of the vehicular spaces lost. While there are no plans to change the existing assisted living building, the demolition of the existing skilled nursing building and associated site features, such as pavements, would include work on the parcel containing the assisted living facility. Access to and from the new memory care facility would continue to be provided via two driveways off Hill Street. Table 1 shows the project's proposed building improvements. Figure 4 – Site Plan shows the proposed site layout.

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Figure 4 – Site Plan

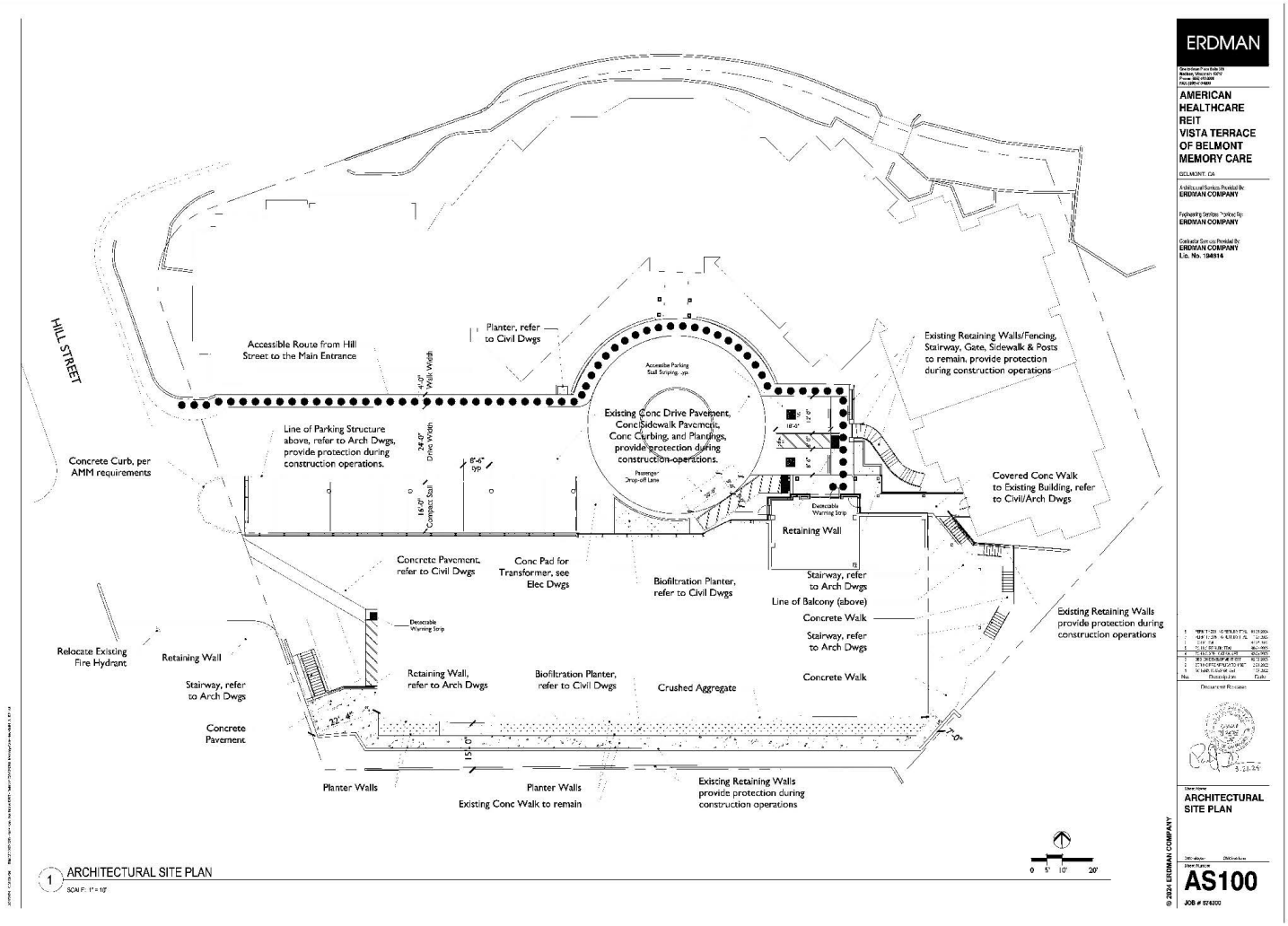


Figure 4 Site Plan
Vista Terrace of Belmont Memory Care Facility Project CE

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Table 1 Summary of Proposed Building Improvements

Feature	Existing	Proposed
Building Lot Coverage	47.9%	52.6%
Building Height	40'-0"[1]	55'-0"
Front Setback (North)	3'-0"	3'-0"
Rear Setback (South)	11'-6"	15'-0"
Side Setback (East)	5'-11"	7'-0"
Side Setback (West)	19'-6"	22'-4"
Floor Area Ratio (F.A.R.)	0.984[2]	1.26[2]
Gross Building Area (sq. ft.)	8,528	24,806

Notes

[1] The height of the existing skill nursing facility is unknown. The maximum allowed building height for the existing PD District is 40 feet.

[2] The FAR shown here is the combined FAR of all on-site buildings.

Access and Roadway Improvements

The project applicant has submitted and received approval from San Mateo Consolidated Fire for an Alternative Means and Methods Request (AMMR) Application for aerial apparatus access. Existing site constraints would make it infeasible to provide aerial apparatus access and perimeter building access that would meet California Fire Code (CFC) requirements. San Mateo Consolidated Fire has granted the applicant's AMMR, which includes mitigation in the form of two sets of staircases with roof access, a firefighter footpath around the building perimeter with exterior standpipes, and increased sprinkler hydraulic requirements.

The project includes paving beyond the existing paved end of Hill Street up to the proposed retaining walls at the end of the Hill Street right-of-way (ROW). A new retaining wall would be constructed in the Hill Street ROW along the edge of the newly installed pavement. Within the Hill Street ROW, the project also proposes to demolish and reconfigure the existing curb between the lower and upper drive aisles to create a revised turning radius to facilitate emergency vehicle access.

A new Americans with Disabilities Act (ADA)-accessible pedestrian pathway would be installed from Hill Street to the main entrance of the new building. This pathway would roughly follow the configuration of the existing pathway immediately west of the assisted living building that extends from the sidewalk in the Hill Street ROW and leads to existing ADA-accessible parking spaces at the skilled nursing building entrance. The two existing accessible parking stalls at the skilled nursing facility entrance would be retained but restriped in the same location.

Architectural Design

The proposed memory care facility would consist of a three-story building with two levels of residential units over two stories of parking and resident amenity space. The Lower Level of the new memory care building would contain open structure parking, a passenger drop-off and loading area, and the main building entrance (including ADA-compliant elevator and stairway). Level 1 of the building would contain a parking garage, lobby, storage, utility, and auxiliary rooms. Levels 2 and 3 of the building would contain residential units, balconies, and auxiliary rooms. The building façade would consist of a combination of horizontal lap siding in green and taupe coloring, horizontal brown panel siding, white trim, stone veneer, asphalt shingles, and vinyl windows.

As with the existing skilled nursing facility building to be demolished, the new memory care facility building would be constructed into the hillside with access to Hill Street from the two existing drive aisles. The existing lower-level parking structure, guardrail bollards, and columns would remain in place to retain the existing lower-level, open parking structure. Existing parking stalls on the upper level of the parking structure would be restriped. The upper-level drive aisle off Hill Street would provide access to the parking garage on Level 1 of the new building.

The project would reconstruct in the same location the covered corridor that currently links the existing skilled nursing facility with the assisted living facility. The new covered corridor would extend from the Lower Level of the new building and continue to provide access to the assisted living facility.

Landscaping

Site landscaping improvements would include a new accessible pathway from Hill Street to the main building entrance, new and existing concrete drive and sidewalk pavements, new and existing stairways, new and existing retaining walls, an existing gate at the existing sidewalk between the existing assisted living facility and new memory care facility, new biofiltration planters, and various plantings (see Figure 4 – Site Plan).

The project proposes the removal of one of the six on-site trees. The tree to be removed is located in the Hill Street ROW and is proposed for removal to facilitate the reconfiguration of the existing curb between the lower and upper drive aisles. ROW trees are considered protected trees in the Belmont Tree Ordinance (Belmont Municipal Code Chapter 25); therefore, the proposed removal of this tree would require a tree removal permit from the City. The remaining five on-site trees would be protected during project construction through implementation of a tree protection plan (see Table 2). The project would install 3,235 square feet of new landscaping, a portion of which would extend off-property into the Hill Street ROW. New plantings would consist of a mix of low and medium water use trees, shrubs, herbaceous plants, grasses, and vines. Two bioretention planters would be installed immediately adjacent to the southwestern façade of the new building.

All existing on-site retaining walls would be retained, though portions of several of the retaining walls would be sawcut and removed to accommodate the new building footprint and site improvements. The project proposal includes at least one new retaining wall to support the new building.

Utilities

The project site contains existing water supply, sanitary sewer, electricity, gas, storm drain, and communications utilities infrastructure. New utility laterals would be needed to serve the new memory care facility. Per the project Utility Plan (Sheet C4.0) dated March 21, 2024, new utilities infrastructure would include but not be limited to:

- New storm drain system, including piping, outfalls, catch basins, and bio-infiltration planters
- Relocated catch basin
- New sanitary sewer lateral to connect to replacement sanitary sewer cleanout in driveway
- New water lateral to connect to existing water meter in driveway
- New Fire Department Connection (FDC) for fire suppression system
- Relocated fire hydrant
- New transformer

Other utilities, including gas, telephone, and electric, are not currently depicted on the project Utility Plan, but new infrastructure locations will be determined by utility purveyors prior to project approval. The project would continue to be served by the utility providers that currently serve the site (i.e., PG&E, MPWD, City of Belmont, Recology, AT&T, and Comcast).

Construction

The anticipated construction start date and schedule are not currently known. Project construction would not occur until after the project has received Planning and Building Department approval. Project construction activities, which would include excavation, grading, application of coatings, paints, and solvents, and building construction, would follow the erosion and sedimentation control best management practices (BMPs) contained within the project entitlement plan set, specifically on Sheets C6.0, C6.1, C7.0, C8.0, and C9.0. According to the project Civil Site Improvements Cover Sheet (C1.0) prepared by Coffman Engineers and dated March 21, 2024, project grading would amount to 1,570 cubic yards (CY) of cut and 280 CY of fill, for a net export of 1,290 CY.

All construction would be carried out in accordance with the final version of the project site plans approved by the City, including all construction notes, and notes regarding construction site management and environmental controls.

Environmental Protection Measures

The Environmental Protection Measures (EPMs) listed in Table 2 below are incorporated into the planning, design, construction, operation, and maintenance of the project to minimize the potential adverse effects of the project on the surrounding community and the environment. EPMs include impact Avoidance and Minimization Measures (AMMs), including best management practices (BMPs), identified by the applicant on the proposed project plans and the City's standard Conditions of Approval (COAs) that apply to the project. For the purposes of this Categorical Exception, these EPMs were considered part of the project and not mitigation measures. The City's conclusion that the project would not have any significant adverse effects on the environment assumes the implementation of these measures.

In addition to the EMPs presented in Table 2 below that are the City's standard COAs, Attachment A contains the Public Works Department's draft conditions of approval which

contain measures for the protection of environment, including grading and drainage, stormwater runoff, utility infrastructure improvements, dust control, and a construction traffic control plan.

Table 2: Environmental Protection Measures Incorporated into the Project

Environmental Topic Area	EPM Type	EPM
Aesthetics	COA	**EPM-1:** 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 memory care 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.
	COA	**EPM-2:** Installation of roof mounted mechanical equipment shall be consistent with Elevation Drawings (Sheet A1014) and Mechanical Screen Diagrams (Sheet G112) as shown on the project plans dated May 21, 2024. Roof mounted equipment shall be placed behind the parapet of the building's roofline so as not to be visible from surrounding vantage points at or below the highest point of the equipment.
	COA	**EPM-3:** 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 May 21, 2024 and inclusive of the architectural drawings (Sheets G001 through G006, Sheets AD100 through AD200, Sheets AS100 through AS102, Sheets A100 through A342 & Sheets P101 through P202); Civil Engineering Plans (Sheets C1.0 through C9.0); Landscape Plans (Sheets L-0.0 through L-6.0); and Electric Photometric Lighting Plan (Sheet EP100).
	COA	**EPM-4:** The applicant shall demonstrate that the memory care building 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.

	COA	**EPM-5: 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.
Air Quality	COA	**EPM-6: Construction and Operational Emissions** The General Plan EIR (GP EIR) indicates that individual development projects have the potential for construction and operational emissions in excess of BAAQMD's project level thresholds; however, Mitigation Measures AQ-1 through AQ-4 would reduce construction related emissions, and Mitigation Measure AQ-5 would address operational-related emissions. Thus, all large projects are required to implement the following mitigation measures as standard conditions of project approval: 1. 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. 2. 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. 3. 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. 4. Pursuant to GP EIR Mitigation Measure AQ-4, the applicant 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 [2017] CEQA guidelines. a) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and un- paved access roads) will be watered two times per day. b) All haul trucks transporting soil, sand, or other loose material offsite will be covered. c) All visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. d) All vehicle speeds on unpaved roads, driveways, or driving surfaces shall be limited to 15 mph. e) All roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used. f) 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. 5. 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. 6. 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 the manufacturer's specifications. All equipment must be checked by a certified mechanic and determined to be running in proper condition prior to operation.

		7. 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.
	COA	**EPM-7: Dust Control** 1. The owner/applicant must 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 must 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 must be controlled. The measures must 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.
	COA	**EPM-8: Greenhouse Gases** 1. A minimum of 10% of the construction materials must be acquired (sourced) within 100 miles of the planning area. Documentation must be provided before the final building permit inspection. 2. A minimum of 50% of the construction waste generated by this project must be recycled or salvaged for use. Documentation must be provided before the final building permit inspection. Sample forms located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance. Prior to issuance of a building permit, the applicant must 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).
Biological Resources	COA	Nesting migratory birds are protected under the Migratory Bird Treaty Act, and Section 3503 of the California Fish and Game Code. Several species of bats that inhabit the Bay Area are listed as a California Species of Special Concern (CSSC). Tree removal has the potential to disturb nesting migratory birds and bats. Thus, all applications that include tree removal are required to implement the following measures as standard conditions of project approval: **EPM-9: Nesting Birds** 1. To minimize potential impacts on nesting birds, the applicant shall 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). If it is not possible to schedule construction activities between September 1 and January 31, then pre-construction surveys for nesting birds should be conducted by a qualified biologist to ensure that no nests will be disturbed

		during project implementation. These surveys shall be conducted no more than 7 days prior to the initiation of construction activities. During this survey, a qualified biologist will inspect all trees and other potential nesting habitats (e.g., trees, shrubs, and structures) in and immediately adjacent to the impact areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the biologist will determine the extent of a construction-free buffer zone to be established around the nest (typically 300 ft for raptors and 100 ft for other species, typically recommended by the California Department of Fish and Wildlife), to ensure that no nests of species protected by the Migratory Bird Treaty Act and California Fish and Game Code will be disturbed during project implementation. 2. If construction activities will not be initiated until after the start of the nesting season, all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) that are scheduled to be removed by the Project should be removed prior to the start of the nesting season (e.g., prior to February 1). This will reduce the initiation of nests in the vegetation and reduce potential delays of the Project due to the presence of active nests within these substrates. **EPM-10: Bats** 1. 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. 2. 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.
	COA	**EPM-11: Tree Protection** The applicant shall implement the Tree Protection Guidelines identified on the project Landscape Plans (Demolition Notes Sheet L-0.1). Clearing & Grubbing: Clear and grub two the limits of work per specifications taking care to not disturb the root system of existing trees to remain.

		Existing Trees to Remain: Existing trees to remain shall be pruned under the direction of a certified arborist in accordance with International Society of Arboricultural (ISA) guidelines prior to beginning of construction. During construction, fencing shall be installed at the drip line of all existing trees to remain per arborist and tree protection plan. All excavation within the drip lines of existing trees to remain shall be done by hand with care taken not to damage the root system of these trees. The contractor shall be responsible for watering and ensuring the health of the trees to remain. Do not water California native oak trees to remain during the dry season (April – October) Prior to issuance of a grading or building permit, the applicant must submit written confirmation that all tree protection measures, and pre-construction treatments have been installed and inspected, and that they meet the specifications shown tree protection plan (Sheet L-0.1). Tree protection devices are to remain until all site work has been completed within the work area. If unplanned or unapproved tree injuries or tree removals occur during project construction, the applicant shall contact City Planning Staff. Additional permits may be required. After completion of exterior construction work and before final building permit inspection, the applicant shall submit a final written report/letter from the Project Landscape Architect or Arborist. Said report/letter must provide an evaluation of the construction impacts to the subject tree's health or structural stability and must identify any additional provisions that may be required to these address impacts. The applicant is responsible to implement these recommendations. A final report may be required on the effectiveness of the measures.
Cultural Resources	COA	**EPM-12: Archaeological Resources** 1. Prior to issuance of building permits, 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. 2. 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.
	COA	**EPM-13: Human Remains** 1. 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: o The San Mateo County Coroner/Sheriff has been informed and has determined that no investigation of the cause of death is required; and o If the remains are of Native American origin: a) 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 b) 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 and Soils	COA	**EPM-14: Geotechnical** The project applicant shall be required to implement the recommendations, including those pertaining to site preparation and grading, spread footings, drilled piers, retaining wall design, floor slab design, 2019 California Building Code Site Class and Seismic Design Criteria, excavation and shoring, asphalt pavements, concrete pavements and exterior slabs, utilities, site drainage, and construction monitoring, of the current, approved version of the project-specific geotechnical report, and any subsequent detailed geotechnical plans, available upon issuance of building permit(s).
	COA	**EPM-15: Grading and Erosion Control** 1. 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.
Hydrology and Water Quality	COA	**EPM-16: Construction BMPs** 1. 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. 2. 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, 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. 3. 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.
	COA	**EPM-17: Operational BMPs** 1. 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 the applicant incorporating the conditions of this section. 2. 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. 3. 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.

		4. Efficient irrigation systems shall be used throughout all landscaped areas in accordance with the Model Water Efficient Landscape Ordinance. 5. 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. 6. 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. 7. 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. 8. 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. 9. 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. 10. 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. 11. 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. 12. 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. 13. 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. 14. Outdoor storage areas for oils, fuels, solvents, coolants, 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. 15. 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. 16. 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.
Noise	COA	**EPM-18: Construction Noise** 1. 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, and the City standard construction noise COAs required for all projects. 2. 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. 3. 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. 4. 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. f. Utilize "quiet" air compressors and other stationary equipment where feasible and available. 5. 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. 6. 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. 7. 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.
	COA	**EPM-19: Operational BMPs** 1. 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.
	COA	**EPM-20: Construction Vibration** 1. 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. 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. 2. 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. 3. 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. 4. The applicant must ensure that the preventative and monitoring measures identified in the Vibration Assessment are enforced during grading and building operations. These preventative and monitoring measures are presented in the report titled *Belmont Memory Care Noise and Vibration Assessment,* prepared by Illingworth & Rodkin, October 27, 2023. 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 that are specified in the Vibration Assessment must occur prior to grading operations. 5. Vibration monitors shall be placed at the sensitive receptors 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. 6. Building structures near the project 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. 7. 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. 8. 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. 9. 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. 10. After construction activities are complete, the applicant must conduct a post-construction photo survey of previously surveyed buildings 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.
Transportation	COA	**EPM-21: Construction Traffic** 1. Prior to issuance of a 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: • 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, 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 as required by current City pavement restoration standards, or as otherwise directed by the City Engineer. f) Response to CMP Conditions A response shall be provided to CMP conditions from other City departments, and outside agencies.
	COA	**EPM-22: Emergency Access** 1. Street widening, improvements, and dedications shall be in accordance with City Standards and specifications as required by the Department of Public Works. 2. 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.
	COA	**EPM-23: Transportation, Park Impact & Housing Fees** Park Impact Fee - Prior to issuance of Building Permit, the applicant shall pay all required Park Improvement Fees. TIF Fees - Prior to issuance of Building Permit, the applicant shall pay all required Transportation Impact Fees (TIF)
Utilities and Service Systems	COA	**EPM-24: Landscape Plan Approval** 1. The applicant shall demonstrate that the final landscape plan has been reviewed and approved by the Mid-Peninsula Water District (MPWD), 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 building permit inspection. Contact the MPWD Water Resource Coordinator at (650) 591-8941 or drewb@midpeninsulawater.org for more information.
Wildfire	COA	**EPM-25: Standard Fire Hazards**

		1. 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. 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 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 when 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. 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. 8. 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. 9. 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.

		10. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Said numbers shall be either internally or externally illuminated in all new construction and in all alterations greater than 50% of the original structure. Numbers shall be as follows: Minimum of one-half inch (1/2") stroke by six inches (6") high. When the structure is thirty-six (36) to fifty (50) feet from the street or fire department access a minimum of one-half inch (1/2") stroke by nine inches (9") high is required. When the structure is more than fifty (50) feet from the street or fire apparatus access, a minimum of one-inch (1") stroke by twelve inches (12") high is required.
	COA	**EPM-26:** The following additional conditions shall apply to the project or site development permit: a. Egress. The project shall maintain required egress for all building properties. b. Standpipes. For projects that require standpipes by California Fire Code Section 905.3.1, the applicant must provide not less than one standpipe for use during construction or demolition. c. Barricades Across Emergency Access Roads. Prior to the installation or use of barricades, fences, or gates across emergency vehicle access roads during construction, the applicant must submit plans to the Fire Plan Checker subject to the review and approval of the Fire Marshal or his/her designee. d. Address Numbers. The applicant shall post temporary address numbers on each building at the project site that must be easily visible from the street or fire access road. e. Demolition. The applicant shall comply with the California Fire Code Chapter 33 during all phases of the construction of the project. f. Fire Flow. The applicant shall provide fire flow information to the Fire Plan Checker, which is subject to the review and approval of the Fire Marshal or his/her designee. g. Code Conformance. The applicant shall indicate on all building permit plans that all construction shall meet current code standards at the time of building permit submittal. The building permit plans are subject to review and approval by the Fire Marshal or his/her designee. h. Remote Power Disconnect. The plans shall show a key switch/shunt trip to disconnect the building electrical power and/or solar photovoltaic system by Fire

		Department personnel. The key switch/shunt trip location(s) shall be subject to the review and approval of the Fire Marshal or his/her designee. i. Fire Control Room. he plans shall show a fire control room with direct access from the exterior of the building subject to the requirements listed in the Fire Department's local Ordinance and subject to the review and approval of the Fire Marshal or his/her designee. j. Fire Apparatus Access Road. The plans shall show a Fire Apparatus Access Road serving each structure on the property. Each access road shall have a minimum (Fire Plan Checker to Enter: 20 to 26 feet)-foot unobstructed linear width and provide an unobstructed height of no less than 13 feet, 6 inches subject to the review and approval Fire Marshal or his/her designee. k. Fire Department Submittals. The applicant shall submit all plans involving fire systems (including but not limited to fire sprinklers, fire hydrants, and fire alarms) in conjunction with the superstructure building permit plans to the Fire Department. The plans are subject to review and approval by the Fire Marshal or his/her designee. l. Roadway Load Capacity & Design. The applicant shall submit a letter from a certified soils or geotechnical engineer stating the final roadway is able to support a load of 68,000 pounds. A "Click to Enter" system shall be installed on all Fire Emergency Access Roads. The letter shall be submitted to the Fire Marshal or his/her designee for review and approval prior to the Fire Final Inspection. m. Fire Hydrants. The applicant shall install the approved number of public/private fire hydrant(s) spaced as per the Fire Department's local Ordinance. All fire hydrants used for fire flow for the project site shall be upgraded to a Clow model 980 or equivalent consisting of (2) 2-½ inch and (1) 4-½ inch outlets. Each hydrant shall be capable of providing a minimum fire flow of 1500 gpm at 20 psi residual pressure. Water supply for fire protection is required to be installed in accordance with water purveyor's specifications. The water supply shall be tested, flushed and approved operable prior to any combustible construction materials being placed on the site. Staged construction shall insure that the necessary water supply is maintained from stage to stage in the construction planning. The letter shall be submitted to the Fire Marshal or his/her designee for review and approval prior to the Fire Final Inspection. n. Emergency Responder Radio Coverage. An Emergency Responder Radio Coverage system may be required for this project. Testing shall occur during construction due to circuit protection requirements that will affect building design. The applicant shall provide a third-party testing grid report to the Fire Department

		subject to the review and approval by the Fire Marshal or his/her designee prior to the Fire Final Inspection.

Findings for a CEQA Exemption

Based on the site plans, information provided by the project applicant, and documentation of potential environmental impacts resulting from the proposed project, the project is eligible for a categorical exemption under CEQA Guidelines Section 15332, In-Fill Development Projects.

Class 32 Exemption – In-Fill Development Projects

Projects falling under the Section 15332 exemption are considered Class 32 projects. Class 32 projects are characterized as in-fill development meeting the conditions listed below:

(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.

(e) The site can be adequately served by all required utilities and public services.

The project would not qualify for a Class 32 exemption if it does not meet all the conditions listed above. The project's consistency with the Class 32 exemption requirements listed above have been assessed as described below and the project has been found eligible for a Class 32 exemption.

General Plan and Zoning Designation Policies and Regulations

(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.

General Plan Designation and Policies

The project site has a General Plan Designation of Office/Medical Office/Nursing Home. The project site is located in a downtown urban setting and is not located in or near a CAL FIRE-designated Fire Hazard Severity Zone (CAL FIRE 2023).

The project site is surrounded by parcels with the following General Plan land use designations: Single Family Residential to the northwest, west, and south; Multi-family Residential to the northeast; and General/Retail Commercial/Mixed Use to the east.

The purpose of the memory care facility is to provide care for elderly individuals living with dementia. The PD zoning land use designation allows for the construction of this type of facility.

The project's consistency with applicable General Plan policies is demonstrated in Table 3 below.

Table 3 - Project Consistency with Applicable General Plan Policies

Applicable General Plan Policy	Project Consistency
Land Use Element	
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 would construct a memory care facility that will house dementia patients directly adjacent to an already-developed neighborhood. The project is consistent with this policy.
Goal 2.8: Promote infill development that makes efficient use of limited land supply, while ensuring compatibility and integration with existing uses.	The project would redevelop an already developed parcel The proposed memory care facility is essentially the same use as the previous use and would be compatible with existing surrounding land uses.
Policy 2.4-2: Maintain adequate and reasonable tree protection and removal standards and best management practices, implemented by the City's Tree Ordinance	The project proposes tree removal activities. The project would comply with the City's Tree Ordinance and implement the recommended tree protection best management practices included in Table 2. The project is consistent with this policy.
Policy 2.8-1: Enable infill properties to develop with uses and development intensities supporting a cohesive development pattern.	The project consists of in-fill development of a memory care facility adjacent to an assisted living facility. The project is consistent with this policy.
Policy 2.9-2: Require that new development "pays its way" so as to limit fiscal impacts on the City.	The project would be required to pay applicable development impact fees as required by the City's development review process. The project is consistent with this policy.
Policy 2.13-4: Minimize light and glare from new development. See also Policy 5.3-6 in the Conservation Element.	Project lighting is required to comply with the City's lighting standards. The City's development review process would ensure light and glare from the new memory care facility are minimized. The project is consistent with this policy.
Circulation Element	
Policy 3.8-5: Ensure that parking is consistent with guidelines established by the Americans with Disabilities Act (ADA).	The project would comply with ADA parking requirements.
Policy 3.8-6: Ensure parking supply associated with the demand from future development is adequate, balanced, and does not adversely impact adjacent residential areas.	Parking would continue to be shared between the two buildings (i.e., the existing assisted living facility and the new memory care facility). The number of parking stalls provided for the memory care facility is proposed to be reduced by several stalls from 41 stalls to 34 stalls to accommodate the new building configuration. Off-street parking, including nine parking spaces and one loading space in the 6th Avenue ROW, would also be available to project employees, visitors, and occupants. Although the project provides seven (7) fewer parking spaces, the loss of parking

Applicable General Plan Policy	Project Consistency
	would not result in any impacts to the community as the future memory care facility residents will not be driving due to their medical needs. This in turn expands visitor and staff parking on-site. (*Traffic Patterns, Traffic and Parking Analysis, February 15, 2024*). The project is consistent with this policy.
Parks, Recreation, and Open Space Element	
Policy 4.7-1: Ensure that residential and nonresidential development projects contribute to the City's park, recreation, and open space resources commensurate with their impacts, through the Quimby Act and establishment and collection of park impact fees.	The project is not required to dedicate land or otherwise provide for mini parks, planned trails, and other recreational space per the City's parkland dedication requirements. The project is required to pay a park in-lieu fee. The project is consistent with this policy.
Conservation Element	
Policy 5.3-3: To the greatest extent feasible, ensure that development does not disturb sensitive habitat and special status species by requiring appropriate and feasible mitigation measures.	The project would not disturb sensitive habitats as the project site does not contain any sensitive habitat The project would implement EPMs during project construction (see Table 2) to ensure potential impacts to special-status wildlife species are less than significant. The project is consistent with this policy.
Policy 5.3-5: In design and construction, require use of best practices that preserve natural resources, such as soil, trees, native plants, and permeable surfaces.	The project has been designed according to the project geotechnical investigation, which considered site soils. The project would implement best management practices during construction to protect trees. The project is consistent with this policy.
Policy 5.3-6: Avoid light pollution and unnecessary glare by requiring development projects to use design features and shielding methods that cast outdoor light downward and minimize glare and to install the minimum amount of outdoor lighting necessary for safety and security.	Project lighting is required to comply with the City's lighting standards. The City's development review process would ensure light and glare from the new Memory Care Facility are minimized. The project is consistent with this policy.
Policy 5.3-7: Encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native vegetation, and ensure the maximum number and variety of well-adapted plants are maintained.	The project would remove one tree and install 3,235 square feet of new landscaping. New plantings would consist of a mix of low and medium water use trees, shrubs, herbaceous plants, grasses, and vines. Two bioretention planters would be installed. The project is consistent with this policy.
Policy 5.3-8: Use native or drought-resistant vegetation in landscaping on City-owned property, and encourage private property owners to use native or drought-resistant vegetation in landscaping on private property.	The project would remove one tree and install 3,235 square feet of new landscaping, New plantings would consist of a mix of low and medium water use trees, shrubs, herbaceous plants, grasses, and vines. Two bioretention

Applicable General Plan Policy	Project Consistency
	planters would be installed. The project is consistent with this policy.
Policy 5.5-3 Require development projects to incorporate structural and non-structural best management practices (BMPs) to mitigate or reduce the projected increases in pollutant loads, in accordance with the NPDES permit guidelines.	The project includes BMPs to reduce project increases in pollutant loads in accordance with City requirements and NPDES permit guidelines (see Table 2). The project proposal includes a stormwater capture system that would help control stormwater runoff onsite. The project is consistent with this policy.
Policy 5.6-4 Set appropriate conditions of approval for each new development proposal to ensure that the necessary water supply facilities and water resources are in place prior to occupancy.	The project is required to comply with the conditions of approval included in Table 2. These conditions of approval include water supply and water resources conditions. The project is consistent with this policy.
Policy 5.9-2 Encourage development projects of all sizes to incorporate site design measures that facilitate groundwater recharge and natural hydrological processes, allowing stormwater to infiltrate the ground on-site and/or be collected for reuse in landscaping and designated to on-site stormwater detention facilities. Such measures may include: • Canopy trees or shrubs to absorb rainwater; • Grading that lengthens flow paths over permeable surfaces and increases runoff travel time to reduce the peak hour flow rate; • Partially removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas; • Installation of green roofs on buildings; • Use of permeable paving in parking lots and other areas characterized by significant impervious surfaces; • On-site stormwater detention, use of bioswales and bioretention basins to facilitate infiltration; and • Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses.	The project incorporates site design measures including the preservation of some existing onsite permeable space, which would facilitate groundwater recharge, and an on-site stormwater capture and detention system. Specific proposed design measures include landscaped areas with canopy trees, shrubs, and groundcover and flow-through planters to treat and convey onsite stormwater to the City's stormwater drainage system. The project would create 1,677 square feet of new pervious area on site, which would facilitate groundwater recharge. The project is consistent with this policy.
Policy 5.10-3 Ensure that construction and grading activities minimize short-term impacts to air quality by employing appropriate mitigation measures and best practices.	The project would implement the construction phase air quality protection measures included in Table 2. The project is consistent with this policy.
Policy 5.12-1 Ensure that development avoids potential impacts to sites suspected of being archeologically, paleontologically, or culturally	The project would implement the cultural resources conditions of approval included in Table 2, which are intended to protect archaeological

Applicable General Plan Policy	Project Consistency
significant, tribal or otherwise, or of concern by requiring appropriate and feasible mitigation.	resources and human remains in the event of accidental discovery. Project compliance with cultural resources conditions of approval would result in less than significant cultural resources impacts. The project is consistent with this policy.
Policy 5.12-2 If cultural, archaeological, paleontological, or cultural resources, tribal or otherwise, are discovered during construction, grading activity in the immediate area shall cease and materials and their surroundings shall not be altered or collected until evaluation by a qualified professional is completed.	The project would implement the cultural resources conditions of approval included in Table 2, which are intended to protect archaeological resources and human remains in the event of accidental discovery and include construction phase resource impact avoidance and minimization measures. Project compliance with cultural resources conditions of approval would result in less than significant cultural resources impacts. The project is consistent with this policy.
Safety Element	
Policy 6.1-1 Continue to maintain and enforce appropriate standards to ensure new development is designed to meet current safety codes and requirements associated with seismic activity. Require public and private development to be located, designed, and constructed to minimize the risk of loss of life and injury in the event of a major earthquake or other natural disaster.	The proposed memory care facility would meet current safety codes, including the California Building Code (2022), and requirements associated with seismic activity per the City's development review process. The proposed project was sited and designed according to the geotechnical investigation that was prepared for the project. The project's implementation of the recommendations contained within the geotechnical investigation, including those related to foundation design, floor slab design, seismic design, site preparation, and fill placement, would minimize the risk of loss of life and injury in the event of a major earthquake or other natural disaster. The project is consistent with this policy.
Policy 6.1-4 Continue to require geotechnical site analysis for proposed development on sites as specified in the Municipal Code, prior to allowing site development.	A geotechnical investigation was prepared for the proposed development. The project is consistent with this policy.
Policy 6.1-5 Geotechnical studies shall identify any geologic hazards affecting the proposed project site, any necessary mitigation measures, and a statement of the site's suitability for the proposed development and whether or not it will be safe from geologic hazard for its expected life. The study shall identify net developable areas, if any, based on landslide or ground shaking potential or erosion risk. Impacts from the development, such as those resulting from increased water runoff, shall also be determined. Such studies must be signed by a licensed Certified Engineering Geologist or Geotechnical	The project geotechnical investigation identifies the geologic hazards that affect the project site, recommendations to be incorporated into the project design, and a statement of the site's suitability for the proposed development. The project geotechnical investigation determined the proposed development is feasible from a geotechnical standpoint and the site can be developed as planned provided the recommendations for foundation design, floor slab design, seismic design, site preparation, and fill placement contained within the geotechnical investigation are incorporated into the project plans and implemented during construction. The

Applicable General Plan Policy	Project Consistency
Engineer and are subject to review and approval by City staff and/or contracted employees.	geotechnical investigation was prepared by a licensed Registered Geologist and Registered Professional Geotechnical Engineer. The project is consistent with this policy.
Policy 6.1-6 Require any geotechnical studies to include the study of expansive and creeping soils, as well as analysis of erosion, seismic, and other geotechnical hazards, and make recommendations, as warranted.	The project geotechnical investigation studied the site's soils for expansive properties and erosion, seismic, and other geotechnical hazards. The geotechnical investigation provided recommendations to be followed during project design and construction. The project must implement the geotechnical investigation's recommendations per the City's standard COAs. The project is consistent with this policy.
Policy 6.1-7 Prohibit mitigation measures for potential geotechnical hazards if those measures could adversely affect surrounding property, including the use of public rights-of-way, or adversely affect public health, safety, and welfare.	The geotechnical investigation's recommendations for project design and construction would not adversely affect surrounding property, or public health, safety, and welfare. The project is consistent with this policy.
Policy 6.1-8 Ensure consideration of seismic and geologic hazards at the earliest possible point in the development process, preferably before comprehensive engineering work has commenced.	The project's geotechnical investigation was prepared prior to the preparation of the project civil and design plans. The project is consistent with this policy.
Policy 6.2-10 Continue to comply with the Municipal Regional Stormwater Permit requirements for municipal authorities to address water quality and flow-related impacts of stormwater runoff; continue to enforce NPDES permits in Belmont; and continue to participate in the San Mateo Countywide Water Pollution Prevention Program.	The project is required to comply with the requirements of the City's NPDES permit and the San Mateo Countywide Water Pollution Prevention Program per the City's standard COAs for water quality protection. These standard COAs are included as project EPMs in Table 2. The project is consistent with this policy.
Policy 6.5-5 Require all new development to be connected to the City's sewer system.	The project would connect to the City's sewer system. The project is consistent with this policy.
Policy 6.6-3 Continue to review development proposals to ensure that they incorporate appropriate fire-mitigation measures, including adequate provisions for evacuation and access by emergency responders.	The project applicant has submitted and received approval from San Mateo Consolidated Fire for an Alternative Means and Methods Request (AMMR) Application for aerial apparatus access. Existing site constraints would make it infeasible to provide aerial apparatus access and perimeter building access that would meet California Fire Code (CFC) requirements. San Mateo Consolidated Fire has granted the applicant's AMMR, which includes mitigation in the form of two sets of staircases with roof access, a firefighter footpath around the building perimeter with exterior standpipes, and increased sprinkler hydraulic requirements. The project is consistent with this policy.

Applicable General Plan Policy	Project Consistency
Policy 6.6-4 Continue the Belmont Fire Protection District's participation in plan review of new buildings in potentially fire-prone areas.	The project design and application materials were reviewed by the San Mateo Consolidated Fire Department. The project is consistent with this policy.
Noise Element	
Policy 7.1-10 Require developers of new development anticipated to generate a substantial amount of vibration during construction to implement mitigation practices to reduce vibration, which can include: operating heavy equipment as far as practical from residential uses; using smaller bulldozers (operating weight less than 20,000 pounds) when grading must occur within approximately 50 feet of residential uses or other vibration sensitive uses; and using quiet pile driving technology when feasible.	According to the project noise and vibration assessment, the project is not expected to include impact or vibratory pile driving activities, which can cause excessive vibration. Project construction may still generate substantial vibration in the immediate vicinity that may potentially result in cosmetic damage to adjacent buildings. The noise and vibration assessment recommends construction vibration reduction and monitoring to reduce potential impacts. The noise and vibration assessment recommendations are incorporated into the project as conditions of approval intended to reduce potential groundborne vibrations that may be generated by project construction activities. These conditions of approval are included in Table 2. The project is consistent with this policy.

The project is consistent with all applicable General Plan policies as demonstrated in Table 3.

Zoning District and Regulations

The project site is zoned Planned Unit Development (PD). The project site is located in a downtown urban setting and its proposed use is permitted in the PD zone. The project site is surrounded by parcels with the following zoning district designations: Single Family Residential, 6,000 sq. ft./D.U. (R1B) to the southwest; Multi-Family Residential, 1,950 sq. ft./D.U. (R3) to the northwest and south; Village Core (VC) to the east; and Corridor Mixed Use (CMU) to the southeast.

The proposed project would amend the project site's existing PD zoning district standards. The proposed amendments would modify the PD zoning district's existing objective standards, including but not limited to setbacks, building height, FAR, and parking requirements) through the approval of a Conceptual Development Plan as established in Section 12 – Planned Unit Development or "PD" District of the Belmont Zoning Ordinance. Because the project would establish its own objective zoning standards, the project would be consistent with all applicable zoning regulations. For the reasons listed above, the project would comply with Section 15332, item (a).

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

The project site would be located within the city limits of the City of Belmont, in the central portion of the City. The project site is 1.3 acres total, which does not exceed five acres in size. The project site is immediately surrounded by urban uses (i.e., single- and multi-family homes, paved roadways, local businesses, public utility infrastructure) to the north, east, south and west

(See Figure 1). As such, the project site is substantially surrounded by urban uses. For these reasons, the project would comply with Section 15332, item (b).

(c) The project site has no value as habitat for endangered, rare, or threatened species. CEQA Guidelines Section 15380 defines - Endangered, Rare or Threatened Species:

(a) "Species" as used in this section means a species or subspecies of animal or plant or a variety of plant.

(b) A species of animal or plant is:

> **(1)** "Endangered" when its survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, disease, or other factors; or
>
> **(2)** "Rare" when either:
>
> **(A)** Although not presently threatened with extinction, the species is existing in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens; or
>
> **B)** The species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered “threatened” as that term is used in the Federal Endangered Species Act.

(c) A species of animal or plant shall be presumed to be endangered, rare or threatened, as it is listed in:

> **(1)** Sections 670.2 or 670.5, Title 14, California Code of Regulations; or
>
> **(2)** Title 50, Code of Federal Regulations Sections 17.11 or 17.12 pursuant to the Federal Endangered Species Act as rare, threatened, or endangered.

(d) A species not included in any listing identified in subdivision (c) shall nevertheless be considered to be endangered, rare or threatened, if the species can be shown to meet the criteria in subdivision (b).

(e) This definition shall not include any species of the Class Insects which is a pest whose protection under the provisions of CEQA would present an overwhelming and overriding risk to man as determined by:

> **(1)** The Director of Food and Agriculture with regard to economic pests; or
>
> **(2)** The Director of Health Services with regard to health risks.

The project site is developed with a skilled nursing facility and is surrounded by urban uses. Project implementation would not result in significant adverse effects on special-status natural communities or landscape features because the project site is fully built-out with a building, pavements, and landscaping, and no special-status communities or landscape features are located on the project site. Additionally, project implementation would not result in significant adverse effects to any state or federally listed plant species, and therefore, no mitigation is required.

The project proposes the removal of one of the six on-site trees. As discussed in the Project Description, the tree proposed for removal is considered a protected tree by the City’s Tree Ordinance because it is located in the Hill Street ROW. The tree proposed for removal is an ornamental, landscaped tree. The remaining five on-site trees would be protected during project construction through implementation of a tree protection plan (see Table 2). The project would

comply with the City's Tree Ordinance, which includes obtaining a tree removal permit, and implement the recommended tree protection best management practices included in Table 2.

The project site does not provide habitat value to any endangered, rare, or threatened species as defined in the CEQA Guidelines (15380), and the project complies with Section 15332, item (c).

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

In February 2021, the Belmont City Council adopted policies to comply with SB 743 and CEQA requirements to establish vehicle miles traveled (VMT) as the metric used to determine the CEQA-related transportation impacts of new development and transportation projects. Under the City's VMT policies, projects that generate less than 110 daily trips are exempt from CEQA VMT analysis. The project would generate trips during the construction phase (truck trips, construction vehicle trips) and once the project is operational

The project's construction phase trip generation would be temporary and cease following the end of construction. Construction VMT is not required for consideration under CEQA. The duration of the construction period is anticipated to be approximately 273 days.

Traffic Patterns Consulting conducted a traffic analysis to determine the number of daily trips the new memory care facility would generate. Trip generation is a measure of how many vehicle-trips a site generates over a typical weekday during the AM and PM commute periods of the day. The traffic analysis determined that operation of the project is expected to generate approximately 95 daily trips, which is less than 110 daily trips used for screening projects for VMT impacts. As such, the project is not required to prepare a CEQA VMT analysis and the project's potential VMT impacts are considered less than significant.

The project consists of the construction of a memory care facility adjacent to an assisted living facility at the terminus of Hill Street. Due to the nature and scale of the project, the project is not expected to conflict with any applicable plan, ordinance, or policy pertaining to the circulation system.

The project is not expected to create hazards due to a design feature or incompatible uses. The project's proposed use (i.e., memory care facility) is compatible with the existing adjacent assisted living facility residential land uses in the site's vicinity. The project does not propose new roads or intersections or changes to the land use of the project site or area.

Existing site constraints would make it infeasible to provide aerial apparatus access and perimeter building access that would meet California Fire Code (CFC) requirements. However, the project applicant has received approval from San Mateo Consolidated Fire for an Alternative Means and Methods Request (AMMR) Application for aerial apparatus access. The applicant's AMMR includes mitigation in the form of two sets of staircases with roof access, a firefighter footpath around the building perimeter with exterior standpipes, and increased sprinkler hydraulic requirements.

For the reasons described above, the project would not increase hazards due to a geometric design feature or incompatible uses.

Noise

The noise environment at the site and in the surrounding areas results primarily from traffic along nearby Ralston Avenue and El Camino Real and train activity along the Union Pacific

Railroad/Caltrain corridor. Aircraft associated with San Carlos Airport and San Francisco International Airport intermittently contributes to the noise environment. Illingworth & Rodkin, Inc. performed a noise monitoring survey at the site beginning Wednesday June 7, 2023, and concluding on Friday June 9, 2023. The survey included two long-term (LT-1 and LT-2) and two short-term (ST-1 and ST-2) noise measurements.

Long-term noise measurement LT-1 was installed on a telephone pole at the end of Hill Street. Hourly average noise levels at LT-1 typically ranged from 50 to 56 dBA Leq during daytime hours (between 7:00 a.m. and 10:00 p.m.) and from 39 to 54 dBA Leq during nighttime hours (between 10:00 p.m. and 7:00 a.m.). The day-night average noise level (Ldn) measured on Thursday, June 8, 2023, was 57 dBA Ldn.

LT-2 was made in the southwestern corner of the project site, along the boundary shared with the adjoining residences. Hourly average noise levels at LT-2 typically ranged from 45 to 54 dBA Leq during daytime hours and 35 to 51 dBA Leq during nighttime hours. The day-night average noise level was 53 dBA Ldn on Thursday, June 8, 2023.

Each short-term noise measurement was made on Wednesday, June 7, 2023, in 10-minute intervals between 12:20 p.m. and 12:50 p.m.

ST-1 was made in the southeastern corner of the project site, along the boundary shared with the existing senior living facility. During this 10-minute measurement, local traffic noise from Ralston Avenue generated noise levels ranging from 45 to 53 dBA. Additionally, noise sources contributing to the short-term measurement include a jet flyover (55 dBA), general aviation aircraft (50 to 64 dBA), a passing train (58 dBA), distant construction noise from a saw (50 to 51 dBA), and birds (48 to 52 dBA). The 10-minute average noise level at ST-1 was 51 dBA.

ST-2 was made in front of 860 Laurel Avenue, approximately 15 feet from the centerline of the roadway. Local traffic along Laurel Avenue (10 passenger vehicles), Hill Street (six passenger vehicles), and 6th Avenue (eight passenger cars) generated noise levels of 46 to 71 dBA at ST-2. Background traffic noise at ST-2 ranged from 46 to 52 dBA. Other contributing noise sources included a jet flyover (65 dBA), general aviation aircraft (52 dBA), a passing train (60 dBA), a train horn (64 dBA), and birds (46 to 55 dBA). The 10-minute average noise level at ST-2 was 56 dBA.

Based on the data collected from the LT-1, LT-2, ST-1, and ST-2 analysis, the project site is anticipated to experience noise levels between 55 dBA Ldn and 59 dBA Ldn. This falls within the City's "normally acceptable" (i.e. 55 dBA -65 dBA) range for multi-family residential land uses.

Noise Reducing Protocol 1a

Existing noise-sensitive land uses would be exposed to a temporary increase in ambient noise levels due to project construction activities. Construction activities would include demolition, site preparation, grading, trenching/foundation, building construction, architectural coating, and paving. Noise impacts resulting from construction depend upon the noise generated by various pieces of construction equipment, the timing and duration of noise-generating activities, and the distance between construction noise sources and noise-sensitive areas. Construction noise impacts primarily result when construction activities occur during noise-sensitive times of the day (e.g., early morning, evening, or nighttime hours), the construction occurs in areas immediately adjoining noise-sensitive land uses, or when construction lasts over extended periods of time.

To reduce noise impacts to sensitive receptors, the contractor shall prepare a construction noise logistics plan that specifies hours of construction, noise and vibration minimization measures,

and posting or notification of construction schedules. A designated noise disturbance coordinator, who would respond to neighborhood noise complaints, will be required to be in place, prior to the start of construction and during construction, to reduce noise impacts on neighboring residents and other uses. Project construction operations shall use best available noise suppression devices and techniques including, but not limited to the following:

- Pursuant to the Belmont Municipal Code, restrict noise-generating construction activities to 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 Holidays.
- Construct solid plywood fences around ground level construction sites adjacent to residences, or other noise-sensitive land uses. A temporary 10- to 12-foot noise barrier would provide 5 to 6 dBA attenuation for adjacent sensitive land uses when construction activities occur at the ground level.
- Erect a temporary noise control blanket barrier, where feasible, at the property line or on scaffolding just outside the proposed buildings facing the adjoining residences to the west during construction to control construction noise when activities do not occur at the ground level. The temporary noise control blanket barriers shall be installed at residences nearest to the active construction activities only.
- A temporary noise control blanket barrier could be erected, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Prohibit unnecessary idling of internal combustion engines.

The implementation of the above protocols, in addition to the COAs imposed on the project (see Table 2) would reduce the temporary construction impact to less-than-significant levels at the noise-sensitive receptors in the vicinity.

Air Quality

The project is located in San Mateo County, which is in the San Francisco Bay Area Air Basin. The Bay Area meets all ambient air quality standards with the exception of ground-level ozone, respirable particulate matter (PM_{10}) and fine particulate matter ($PM_{2.5}$).

Illingworth and Rodkin Inc. conducted a Health Risk Assessment (HRA) and greenhouse gas (GHG) emissions analysis for the emissions associated with the construction and operation of the proposed memory care facility. Emissions data was assessed against the thresholds of significance outlined in the updated 2023 BAAQMD *CEQA Air Quality Guidelines*. Thresholds of significance are:

- Projects must include, at a minimum, the following project design elements:
    - Buildings:
        - The project will not include natural gas appliances or natural gas plumbing (in both residential and non-residential development).
        - The project will not include natural gas appliances or natural gas plumbing (in both residential and non-residential development).

- Transportation:
  - Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in The Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA.

    For residential projects, CEQA requires a VMT rate of 15 percent below the existing VMT per capita.
  - Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.
- Be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.S(b).

New land use projects are required to meet either section A or B from the above list, not both, to be considered less than significant.

Construction Emissions

On- and off-site construction period emissions were estimated using the California Emissions Estimator Model (CalEEMod) Version 2022.1.1. Average daily construction emissions for the anticipated construction duration of 273 days are summarized in Table 3.

Table 3. Construction Period Emissions

Year	ROG	NOX	PM_{10} Exhaust	$PM_{2.5}$ Exhaust
2024-2025 (273 days)	1.95	10.77	0.23	0.21
BAAQMD Threshold (pounds per day)	54	54	82	54
Threshold Exceeded?	No	No	No	No

Source: Illingworth & Rodkin, Inc. 2024

As indicated in Table 3, predicted daily project construction emissions would not exceed the BAAQMD significance thresholds during the year of construction.

The CalEEMod provided total uncontrolled annual PM_{10} exhaust emissions (assumed to be DPM) for the off-road construction equipment and for exhaust emissions from on-road vehicles. Total DPM emissions were estimated to be 0.03 tons (62 pounds) and fugitive dust emissions ($PM_{2.5}$) to be 0.01 tons (10 pounds) from all construction stages. The on-road emissions as a result of haul truck travel during grading activities, worker travel, and vendor deliveries during construction. A trip length of half a mile was used to represent vehicle travel while at or near the construction site. It was assumed that the emissions from on-road vehicles traveling at or near the site would occur at the construction site.

Operation Emissions

Operation of the project would have long-term emissions from stationary sources (i.e., generators). While these emissions would not be as intensive as or near the site of construction activity, they would contribute to long-term effects to sensitive receptors.

Health Risk Assessment

The project is expected to generate air pollutants during project construction through the use of construction equipment and dust emissions. The primary health risk impact associated with construction projects are cancer risks associated with diesel exhaust (i.e., DPM), which is a known toxic air contaminant (TAC), and exposure to high ambient concentrations of dust (i.e., $PM_{2.5}$). A health risk assessment was prepared to address project construction and operational impacts on the surrounding off-site sensitive receptors. Health risk impacts were assessed by predicting increased cancer risk, the increase in annual $PM_{2.5}$ concentrations and computing the Hazard Index for non-cancer health risks. The risk impacts from the project are the combination of risks from construction and operation sources. These sources include on-site construction activity, construction truck hauling, and emergency generator powered by a diesel engine. To evaluate the increased cancer risks from the project, a 30-year exposure period was used, per BAAQMD guidance.

The maximum increased cancer risks were calculated using the modeled TAC concentrations combined with the BAAQMD CEQA guidance for age sensitivity factors and exposure parameters. Age-sensitivity factors reflect the greater sensitivity of infants and children to cancer causing TACs. Third-trimester, infant, child, and adult exposures were assumed to occur at all residences during the entire construction period, while adult exposures were assumed at the assisted livings facility.

The maximum modeled annual DPM and PM2.5 concentrations were identified at nearby sensitive receptors to find the maximally exposed individuals (MEI). Results of this assessment indicated that the cancer risk MEI and annual PM2.5 concentration MEI occurred at two different locations. The construction cancer risk MEI was located on the second floor (15 feet) of a residence located west of the construction site. The annual PM2.5 concentration was located on the third floor (25 feet) of an assisted living facility unit southeast of the construction site. Table 4 summarizes the health risks from construction activities at the locations of the construction MEIs.

Table 4. Construction Risk Impacts at Off-Site MEIs.

Source	Mitigation Status	Cancer Risk (Per Million)	Annual $PM_{2.5}$ ($\mu g/m^3$)	Hazard Index
Project Construction (years 0-1)	Unmitigated	15.30 (infant)	0.22	0.02
	Mitigated	5.13 (infant)	0.11	0.01
Project Generator Operation (years 0-30)		1.16 (infant)	<0.01	<0.01
Total/Maximum Project Impact (years 0-30)	Unmitigated	16.64	0.22	0.02
	Mitigated	6.29	0.11	0.01
BAAQMD Single-Source Threshold		10	0.3	1.0
Exceeds Threshold?	Unmitigated	*Yes*	*No*	*No*
	Mitigated	*No*	*No*	*No*

Source: Source: Illingworth & Rodkin, Inc. 2024

Project risk impacts shown in Table 4 indicate that the unmitigated maximum cancer risks from construction activities at the MEI locations would exceed the significance threshold. However, with the incorporation of Best Management Practices, the reduced risk would no longer exceed the significance threshold. The unmitigated annual $PM_{2.5}$ concentration and Hazard Index from

project construction and operation activities at the MEI locations would not exceed the single-source significance thresholds.

The BAAQMD recommends all projects include a set of best management practices (BMPs) to manage fugitive dust and consider impacts from dust (i.e., fugitive PM_{10} and $PM_{2.5}$) to be less than significant if BMPs are implemented. The project is required to implement the City of Belmont's standard dust control measures, which are listed in Table 2 and will be incorporated into the project as conditions of approval (COAs).

Greenhouse Gas Emissions

GHG emissions associated with development of the proposed project would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust and worker and vendor trips. There would also be long-term operational emissions associated with vehicular traffic within the project vicinity, energy and water usage, and solid waste disposal.

GHG emissions associated with construction were computed using CalEEMod for the total construction period. This includes emissions from on-site operation of construction equipment, vendor and hauling truck trips, and worker trips. The CalEEMod model was also used to estimate daily emissions associated with operation of the proposed project. These sources included full buildout of the project, operation of the project as an assisted living facility, daily trips, energy, solid waste generation, and stationary sources (e.g., woodburning devices, generator).

According to the project health risk & greenhouse gas assessment, the project would not result in significant impacts related to GHG emissions. The BAAQMD encourages the incorporation of BMPs to reduce GHG emissions during construction activities. The project is required to incorporate the construction-period GHG emissions-related EPMs included in Table 2 as project COAs. The project would be required to comply with the City's Building Codes and CAP, which would ensure the project does not conflict with local plans, policies or regulations applicable to GHG emissions. The project is required to incorporate the operational GHG emissions-related EPMs included in Table 2 as project COAs.

Water Quality

Project construction would include excavation, grading, application of coatings, paints, and solvents, and building construction activities that have the potential to result in the release of pollutants and sediments from onsite to offsite locations. The project would implement the erosion and sedimentation control best management practices (BMPs) contained within the project design review plan set, specifically on Sheets C6.0, C6.1, and C7.0, which would avoid and/or minimize the release of pollutants and sediments into the surrounding environment. In addition, project construction activities must comply with the City's standard water quality protection COAs for all projects, which include BMPs for and restrictions on grading activities, required implementation of the San Mateo County Stormwater Pollution Prevention Program Best Management Practices (BMPs) for construction activities, and the preparation and approval of a project 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 project would comply with the City's standard construction-period water quality protection COAs, which are included as EPMs in Table 2 and Attachment A.

The project may also result in the release of sediments post-construction. The City's standard water quality protection COAs include operational BMPs including but not limited to the preparation and implementation of project plans that conform to the requirements of the City

NPDES Stormwater Discharge Permit and the San Mateo Stormwater Pollution Prevention Plan (STOPPP) and the installation, operation, and maintenance of permanent onsite stormwater quality protection measures. The project proposal includes an onsite stormwater drainage system that would capture runoff and divert it to the City of Belmont's stormwater drainage system. The project would comply with the City's standard operational water quality protection COAs, which are included in Table 2 as EPMs, and presented in Attachment as draft COAs from the Public Works Department.

For these reasons, the project would comply with Section 15332, item (d).

(e) The site can be adequately served by all required utilities and public services.

The project site currently contains existing water supply, sanitary sewer, electricity, gas, storm drain, and communications utilities infrastructure. New utility laterals would be needed to serve the new memory care facility. Per the project Utility Plan (Sheet C4.0) dated March 21, 2024, new utilities infrastructure would include but not be limited to:

- New storm drain system, including piping, outfalls, catch basins, and bio-infiltration planters
- Relocated catch basin
- New sanitary sewer lateral to connect to replacement sanitary sewer cleanout in driveway
- New water lateral to connect to existing water meter in driveway
- New Fire Department Connection (FDC) for fire suppression system
- Relocated fire hydrant
- New transformer

Other utilities, including gas, telephone, and electric, are not currently depicted on the project Utility Plan, but new infrastructure locations will be determined by utility purveyors prior to project approval. The project would continue to be served by the utility providers that currently serve the site (i.e., PG&E, MPWD, City of Belmont, Recology, AT&T, and Comcast).

The project would provide 42 beds in a total of 36 units. As such, the project would have the capacity to serve a maximum of 42 memory care patients at any time. Considering the project is a memory care facility rather than a typical new housing project, it is likely the project would serve existing residents from Belmont rather than generate new residents in the city, though the project may also attract residents from surrounding jurisdictions. Any increase in Belmont's population that may result from the project would be minor and would not interfere with the ability of public service providers to continue to serve the population within their respective service areas. Public service providers are anticipated to be able to adequately serve the project.

For these reasons, the project would comply with Section 15332, item (e).

Exceptions to CEQA Exemptions

There is no substantial evidence that any exceptions to a CEQA Exemption apply, pursuant to Section 15300.02 of the CEQA Guidelines and discussed in more detail below.

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 all instances, except where the project may impact 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 project is a Class 32 project. The Location exception does not apply to the proposed project.

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 project would demolish an existing skilled nursing facility and construct a new memory care facility in the same location on a developed parcel in a built-out area in the City of Belmont. Although there may be additional private development projects underway in the project vicinity and other in-fill redevelopment may be proposed in the project vicinity in the future remaining undeveloped land in the project vicinity and City of Belmont is limited and development of remaining undeveloped lands may be infeasible due to zoning or general plan land use designation and other constraints. Further, similar redevelopment projects that may be proposed in the future would be subject to City conditions of approval and mitigation measures, if needed, to reduce potentially significant impacts.

According to the project health risk & greenhouse gas assessment, the project's potential cancer risk, annual $PM_{2.5}$ concentration, and hazard index, unmitigated or mitigated, would not exceed BAAQMD cumulative-source thresholds. The project would not result in a cumulatively considerable air quality impact.

According to the project noise and vibration assessment, potential project cumulative noise and vibration construction impacts would be less than significant.

Therefore, the project would not have a significant cumulative impact.

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

In published CEQA cases, Banker's Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego (2006) (139 Cal. App. 4th 249) (Banker's Hill case) and Azusa Land Reclamation Company, Inc. v. Main San Gabriel Basin Watermaster et al. (1997) (52 Cal. App. 4th 1165), an unusual circumstances test is satisfied "where the circumstances of a particular project (i) differ from the general circumstances of the projects covered by a particular categorical exemption, and (ii) those circumstances create an environmental risk that does not exist for the general class of exempt projects."

The proposed project is considered an In-Fill Development project and is typical of Class 32 CEQA Exemptions.

As described above, project implementation may have potentially significant impacts related to air quality, hydrology and water quality, noise, and transportation; however, with the incorporation of the EPMs included in Table 2 into the project, potentially significant environmental impacts would be reduced to a less-than-significant level of impact.

The project entails the demolition of an existing skilled nursing facility and the construction of a new memory care building in its place on a developed parcel. Project

implementation, including construction activities, would be typical of those involved in the demolition of an existing multi-story building and construction of a multi-story building of substantially the same land use in its place. There is no reasonable possibility the project will have a significant effect on the environment due to unusual circumstances. As such, the proposed project would not have significant effects on the environment.

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.

According to the California Department of Transportation (Caltrans) scenic highway mapping system, the project site is not located on or near a state scenic highway (Caltrans 2019). The nearest scenic highway is Highway 280, located approximately 2.2 miles southwest of the project site. The project would not remove any historic buildings, trees, or other scenic resources within a state scenic highway. All work, except improvements proposed in the Hill Street ROW (not a state scenic highway), would occur within the parcel boundary.

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 provisions in this code are commonly referred to as the "Cortese List". The list itself is a planning document used by the State of California and its various local agencies and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites. The Code requires the California Environmental Protection Agency to develop at least an annually updated Cortese List. The California Department of Toxic Substances Control (DTSC) is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List.

According to the Department of Toxic Substance Control's (DTSC) Envirostor database and the State Water Resources Control Board's (State Water Board) Geotracker database, there are eight hazardous materials sites located within 1,000 feet of the project site (DTSC 2024, State Water Board 2024). The eight hazardous materials sites within 1,000 feet of the project site include a combination of seven leaking underground storage tank (LUST) sites and one Cleanup Program site. The seven LUST sites have a status of "Completed – Case Closed," meaning these sites have received a closure letter or other formal closure decision document. The former LUST sites do not pose a risk to future project occupants due to the physical distance from the project site and the intervening terrain. The Cleanup Program site is the Richard's Dry Cleaners site (#T10000011472), which has a status of "Open – Site Assessment" as of 3/22/2018. The status of "Open – Site Assessment" means site characterization, investigation, risk evaluation, and/or site conceptual development are occurring at the site. The Richard's Dry Cleaners site is currently under assessment for potential tetrachloroethylene (PCE) vapor contamination. According to the GeoTracker case summary for the Richard's Dry Cleaners site, potential PCE-affected soil gas contamination, if any, is localized and does not appear to have spread beyond the boundaries of the site. The Richard's Dry Cleaners site does not currently pose a risk to future project occupants due to the physical distance from the project site and the intervening terrain.

No sensitive receptors such as schools or churches are located within 1,000 ft of the project site. The nearest off-site sensitive receptor is Central Elementary School, located approximately 1,775 feet northwest of the project site. Project construction activities would not impact Central Elementary School due to its physical distance from the school and intervening terrain and structures.

f) Historical Resources (Historic Architecture, Archaeological Resources, and Tribal Cultural 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 site is developed with a multi-story skilled nursing facility, a building constructed in 1960 that may potentially be included in or eligible for listing in the California Historic Resource Information System (CHRIS) or the California Register of Historic Resources (CRHR). According to the Historic Resource Evaluation (HRE) report prepared for the project, the skilled nursing building at 1041 Hill Street is not a locally, state or nationally registered historic place. The property at 1041 Hill Street is not noted as “National Register Eligible” or located in a historic district, as documented in the City’s General Plan. In conclusion, the building does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the CRHR, nor is it a historic resource for the purposes of CEQA. The project would not affect historic resources, including buildings, structures, or districts.

The project site has not been evaluated for the potential occurrence of archaeological or tribal cultural resources. Project construction activities may potentially uncover previously unknown archaeological or tribal cultural resources. However, the project is required to adhere to the City’s standard Conditions of Approval (COAs) for the accidental discovery or archaeological resources. Implementation of the City’s COAs pertaining to the accidental discovery of previously unknown archaeological resources and human remains as included in Table 2 would ensure the project does not result in a substantial adverse change in the significance of an archaeological resource.

For these reasons, the proposed project would not affect built environment historic resources, nor would it affect buried archaeological or tribal resources. In the event of an unanticipated discovery, the aforementioned EPMs would safeguard unknown buried resources.

Findings

Based on the information provided above, the proposed Vista Terrace of Belmont Memory Care Facility Project qualifies for a Categorical Exemption under CEQA Section 15332.

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Will Serve Letters from PG&E (2/3/2023), Mid-Peninsula Water District (MPWD)(8/10/2023), Recology (11/28/2023), AT&T (6/1/2023), and Comcast (5/31/2023).

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Attachment A: Public Works Department Draft Conditions of Approval

Vista Terrace of Belmont Memory Care Facility Project

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DRAFT
Conditions of Approval
for
1041 Hill Street
Rev: July 2, 2024
Prepared by RJA under the direction of Sean Rose, PE (SREI)

Public Works Project Specific Conditions of Approval:

1. It appears temporary shoring may be required for excavation and construction of the proposed building, foundation and site improvements. The Applicant shall prepare and submit structural shoring design, plans, and calculations to the Building Department for review and approval prior to issuance of a Grading or Building Permit.

2. The Applicant shall provide the necessary offsite improvements by removing, replacing, constructing the existing curbs, gutter, sidewalk, driveways, asphalt pavement, retaining walls from the terminus point of the existing sidewalk, curb and gutter on the west side of Hill Street around the cul-de-sac to the upper driveway entrance as required by the Engineer prior to building occupancy. The Applicant shall install necessary signage on Hill Street to clearly direct pedestrians on Hill Street to the walkway onsite, the parking garage and building entrances. The Applicant shall be responsible for coordinating with the adjacent developer to match the proposed adjacent frontage improvements for the 800 Laurel Avenue project to ensure the proposed improvements constructed by this project is compatible with the required improvements for the 800 Laurel Avenue Project.

3. The Applicant shall prepare and submit design, details, structural plans and calculations to the Building Department and the Public Works Department for review and approval for the proposed retaining walls within the Hill Street public street right of way prior to issuance of a Building Permit. The Applicant shall also obtain an Encroachment Permit from the Public Works Department prior to starting any work within the public street right of way or easements. In addition, the Applicant shall be responsible for coordinating with the Public Works Department to execute a Permanent Encroachment Agreement for the proposed retaining walls within the Hill Street public street right of way prior to final acceptance of the required improvements on Hill Street.

5. The Applicant shall prepare and submit a Grading and Drainage Plan for review and approval prior to issuance of a Grading or Building Permit. the Grading and Drainage Plan shall show detailed finished on-site grading and drainage design, including pad and finished floor elevations, top of curb, pavement elevations, finished grades on hardscape and/or landscape areas, storm water inlets, area drains, sizes of storm drains and connection points. All on-site storm drainage shall be captured onsite. No on-site private drainage shall be allowed to sheet flow directly onto Hill Street right of way.

Public Works Standard Conditions of Approval:

A. 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.

Public Improvements:

1. 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.
2. New sidewalk, curb and gutter shall be installed in accordance with the Department of Public Works approved standards.

Grading and Drainage:

1. Roof leaders and site drainage shall be directed to a vegetated area onsite or the City stormwater drainage system. A dissipator box or other energy reduction method shall be used.

2. The owner/applicant shall submit C3 & C6 stormwater pollution prevention checklist, impervious calculation checklist and BMP measures checklist prior to design review approval.

MRP Regulated Project:

1. 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. [*Optional:* http://www.flowstobay.org/bs_new_development.php]

2. Treatment controls shall be designed and sized to treat run-off from new and/or replaced impervious areas.

Source Control Conditions:

1. 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 so that spills and washwater flow to area drains connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.

2. 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.

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

4. 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.

5. 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.

6. Projects with architectural copper should, if possible, purchase copper materials that have been pre-patinated at the factory. Whether patination is done offsite or onsite, applicant should consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. If patination is done on-site, implement one or more of the following:

    a. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.

    b. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.

c. Collect the rinse water in a tank and haul off-site for proper disposal.

Biotreatment Measures:

1. Biotreatment measures (including bioretention areas, flow-through planters shall be sized to treat run-off from 100% 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).

Operation & Maintenance (O&M) Conditions:

1. 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.

Dust Control:

1. The owner/applicant must 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 must 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 must be controlled. The measures must 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.

Construction Management Plan:

1. 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.

B. <u>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</u>.

<u>Public Works Permits:</u>

1. 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.

2. 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.

3. 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 including cut and fill.

<u>Other Agency Permits:</u>

1. Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger development shall obtain the <u>Construction Activities Storm Water General</u> Permit (General Permit) from the State Water Quality Control Board (http://www.scrcb.ca.gov/stormwtr/construction.html or (916) 341-5537). The State requires a completed Notice of Intent to comply (NOI) package and a Storm Water Pollution Prevention Plan (SWPPP) prepared in accordance with Section A of the General Permit prior to the commencement of soil disturbing activities. The State will issue a Waste Discharge Identification (WDID) number within 10 business days after it

receives a complete NOI package (original signed NOI, vicinity map, and check). Applicant shall also submit copies of the NOI and SWPPP to the City for review and approval. Throughout the project life, the SWPPP shall be revised as necessary to accommodate site changes during to construction.

Grading and Drainage:

2. 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 prior to any grading or clearing being performed on-site.

   a. 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. Caution: If the total grading quantity changes after Planning Commission approval, a new grading approval may be required.

   The applicant 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 City Code for review process).

   a. The plan shall incorporate the following restrictions:

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

      ii. During construction, erosion and sedimentation control plans shall be implemented in order to retain sediments on-site.

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

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

Utilities:

1. Applicant must possess a valid sewer lateral certificate issued under City Ordinance Section 21-213 before receiving a final building permit for:

   a. Improvements valued by the building official at $200,000 or more, or

   b. Work associated with a change in water service (e.g. change in meter size or adding a second meter).

   c. Applicant shall install the sanitary sewer connection in accordance with Department of Public Works approved standards and pay the applicable sewer connection fee.
   d. Sanitary sewer to include a back flow prevention device.

e. If PG&E is requiring the developer to put in the gas and/or electrical connection, then the developer must submit plans for the encroachment to the Department of Public Works.

NPDES Stormwater Controls:

1. 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 stock piles 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. Loading docks shall be covered, surrounded by berms or curbs or otherwise constructed to prevent drainage onto or from the area. Water used for washing and accumulated waste shall be diverted to the sanitary sewer.

9. For stream erosion control, the stormwater discharge must pass through an erosion control structure such as an energy dissipater or other form of outlet protection prior to entering the stream. Bioengineered controls shall be used for stream bank protection as feasible.

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

MRP Regulated Project:

1. 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.

2. LID treatment measures to be shown on final improvement or grading plans shall not differ materially from the LID treatment measures presented on the project's approved entitlement drawings without written approval from the Planning Department.

Site Design Conditions:

1. Self-treating areas must be designed to store and infiltrate the rainfall that lands on the self-treating area. Refer to Section 4.2 of the C.3 Technical Guidance.

2. Self-retaining areas must be designed to store and infiltrate the rainfall run-off volume described in the MRP Provision C.3.d (80% capture volume), for rainfall that lands on the self-retaining area and the impervious surface that drains to the self-retaining area. Refer to Section 4.3 of the C.3 Technical Guidance.

Treatment Control Conditions

1. No treatment measures (other than properly sealed and screened cisterns or rain barrels) shall have standing water more than 5 days, for vector control.

Infiltration Measures

1. All infiltration devices shall be located and designed to ensure no damage will occur to surrounding improvements from underground water.

2. Soil media within the bioinfiltration measure shall consist of 18 inches of biotreatment soil consistent with the Attachment L of the MRP.

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

Biotreatment Measures:

1. Plant species used within the biotreatment measure area shall be consistent with Appendix A of the C.3 Technical Guidance.

2. Biotreatment soil mix for biotreatment measures shall have a minimum percolation rate of 5 inches per hour and a maximum percolation rate of 10 inches per hour and shall be in conformance with Attachment L of the MRP, which is included in Appendix K of the C.3 Technical Guidance.

3. Design of biotreatment measures shall be consistent with technical guidance for the applicable type of biotreatment measure provided in Chapter 6 of the C.3 Technical Guidance.

Operation & Maintenance (O&M) Conditions:

1. A Maintenance Plan for every stormwater treatment control *[and/or HM]* 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 [and the Conditions, Covenants and Restrictions (CC&Rs)] recorded for the property. A copy of the final, approved Maintenance Plan(s) shall also be on file at the municipality's Public Services Department.

C. The following conditions shall be met prior to occupancy except as otherwise specified in the conditions.

Public Works Permits:

1. The property owner/applicant shall apply for and obtain an administrative permanent encroachment agreement from the Department of Public Works, for placement of non-standard materials within the public right-of-way.

2. 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.

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

4. 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.

Other Agency Permits:

1. 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.

Public Improvements:

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

Grading and Drainage:

1. 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.
2. 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.

NPDES Stormwater Controls:

1. 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.

1. 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.

Source Control Conditions:

1. 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.

2. 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.

Operation & Maintenance (O&M) Conditions:

1. Property Owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) Maintenance Plan(s). Maintenance of all site design and treatment control measures shall be the owner's responsibility.

2. Approved Maintenance Plans shall be kept on-site and made readily available to maintenance crews. Maintenance plans shall be strictly adhered to.

3. By April 1 each year, Maintenance Inspection and Servicing Reports for the stormwater treatment systems shall be submitted to the municipality for the previous calendar year (January 1 through December 31).

4. 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.

5. 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.

Installation Conditions:

1. 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.

End.

MEETING OF AUGUST 20, 2024

AGENDA ITEM NO. 7C

APPLICATION I.D.:	PA2023-0006
APPLICATION TYPE:	Planned Development, Conceptual Development Plan, Detailed Development Plan, Design Review, Grading Permit, Tree Removal Permit, Conditional Use Permit, and Encroachment Permit for a Memory Care Facility.
LOCATION:	1041 Hill Street
APPLICANT:	ERDMAN
OWNER:	GAHC4 BELMONT CA ALF LLC
APN:	APN 045-152-540 & 045-152-570
ZONING:	Planned Development (PD)
GENERAL PLAN DESIGNATION:	Institution (IN)
CEQA DETERMINATION:	Categorically Exempt, CEQA Guidelines 15332, (In-Fill Development Projects)

PROJECT SUMMARY

The applicant is requesting a Planned Development Zone Amendment, Conceptual Development Plan, Conditional Use Permit and associated Detailed Development Plan, Grading Plan, Design Review, Tree Removal Permit, and an Encroachment Permit to demolish the existing approximately 8,528 square-foot (SF), two-story, skilled nursing home building and replace it with a 24,806 SF, three-story, 36-unit, memory care building.

RECOMMENDATION

Staff recommends that the Planning Commission **adopt** the attached resolutions recommending the City Council approve the Planned Development Zone Amendment, Conceptual Development Plan, Detailed Development Plan, Conditional Use Permit, Design Review, Grading Permit, Tree Removal Permit, and Encroachment Permit for the site.[1]

[1] Please note: This recommendation is made in advance of public testimony or Commission discussion of the project. At the public hearing, these two factors, in conjunction with the staff analysis, will be considered by the Commission in rendering a decision on the project.

PROJECT LOCATION

The project site is located west of the Ralston Avenue & 6th Avenue intersection (See Figure 1). The site is bounded by 6th Avenue to the north and Hill Street to the west. The site is surrounded by single-family residences to the west and commercial/retail to the east. The project site has a steep upslope from Sixth Avenue to the rear of the site.

Figure 1 – Vicinity Map



Image provided by Traffic Patterns, 1041 Hill Street Traffic & Parking Analysis., February 2024.

GENERAL PLAN DESIGNATION

The site has a General Plan Land Use designation of *Institution*. The *Institution* land use designation applies to educational, cultural, faith-based and health-related services, and it may include a residential component. No set density/intensity standards are defined for this designation; rather, the Planned Development process defines these development standards on a project-by project basis.

ZONING

The project site is currently zoned as *Planned Development (PD)* permitted for assisted living and convalescent hospital land uses. Districts within the City of Belmont are established to provide space in suitable locations for the various types of uses to accommodate the needs in the City, and to provide a means of regulating the density and distribution of the population in conformance with the purposes of the comprehensive General Plan.

BACKGROUND

The project site (1041 Hill Street and 900 6th Avenue) is part of a Planned Development. The overall site area was developed in phases over the past four decades, as noted via the approved entitlements below:

- 1960 – Conditional Use Permit for the use and construction of a Sanitarium.
- 1973 – Minor Subdivision (1021 & 1041 Hill Street).
- 1973 – A Rezone from Multi Family Residential (R-4) to Planned Development Residential.
- 1998 – A Planned Development rezone, Conceptual Development Plan, General Plan and Specific Plan Amendments, and Addendum to the Downtown Specific Plan EIR for an Assisted Living facility and a Convalescent Hospital Facility (formally the Sanitarium building).
- 1999 – Lot Line Adjustment to consolidate two parcel (APN 045-152-540 & 045-152-570).

SITE DESCRIPTION

The project site is currently occupied by the Vista Terrace of Belmont senior living community and an unoccupied skilled nursing facility building. The existing Assisted Living facility building was constructed in 1998 and consists of a 3-story building constructed into the hillside with access to 6th Avenue from the lowest level. There are no plans to change the existing Assisted Living facility. The existing skilled nursing facility was constructed in approximately 1960 and is located adjacent to the occupied Assisted Living facility. Parking spaces are shared between the two buildings.

PROJECT DESCRIPTION

As previously mentioned, the applicant is proposing to demolish the existing skilled nursing facility and construct a new 24,806 SF, three-story, 36-unit Memory Care facility. The proposed building would include two levels of residences over two stories of parking and resident amenity space. The Memory Care facility would be connected to the Assisted Living facility by a covered corridor. Parking would continue to be shared between the two buildings.

Building Design

The proposed design of the Memory Care facility building will be contemporary in design and would be similar in architecture and style as the onsite Assisted Living facility building. The proposed design of the building includes a complimentary palette of materials, colors, and recessed building walls that break up the various building planes. The proposed building would include two levels of residences over two stories of parking and resident amenity space and includes design elements that would mitigate for project bulk and create visual interest at the pedestrian level (See Figure 3).

Figure 3 – Building Design, Colors & Materials



Floor Plan Summary

The interior floor plan will include 42 Memory Care beds distributed through a mix of 30 single and six companion units. The 36-unit community will be divided into two households, with 21 residents on each level. Resident levels will have individual bathrooms in each unit with large roll-in showers, shared living and dining rooms, and hospitality style serving kitchens. The first floor of the building will provide lobby space for visitors, salon space for residents, and a therapy suite for a 3rd party health service provider. Kitchen service will be provided from the existing Assisted Living facility kitchen with access through the elevator and covered walkway.

Landscaping

The project site is currently occupied by the existing senior living community and an unoccupied skilled nursing facility building. The site is currently landscaped throughout the site and along roadway frontages. New landscaping will be planted along the perimeter of the proposed memory care development. Landscape plantings have been selected for compliance with water efficiency and landscape requirements identified by the Mid-Peninsula Water District. The project landscape plans include a complete irrigation system layout with additional details for irrigation components and installation. (See Sheets L.0.0 – L.6.0 for Landscaping & Irrigation Plan details).

Lighting

Exterior site lighting would be installed at the parking areas and along the perimeter of the proposed building site. A condition of approval has been included requiring a final lighting plan and a photometric study at the time of Building Permit submittal; a final lighting review shall occur after installation of project lighting and before final Building Permit inspection.

Parking Analysis

The parking standards in the Belmont Zoning Code for the Memory Care use is regulated under *Miscellaneous Uses* that provides a parking ratio for the care of the aged or the convalescent[2]. Although the proposed Memory Care use is not an exact fit in this category it is similar in nature. Parking Ordinance Section 8.4.8 (c) includes a parking ratio that requires one (1) parking space for each four beds/residents, one (1) parking for every two (2) staff employees, and one (1) space per doctor. Based on the parking analysis provided on the project plans, a total of 50 spaces would be required between the existing assisted living community and proposed memory care land uses. The project will provide a total of 34 on-site parking spaces between the two land uses, a deficiency of 16 spaces. Planned Development *Finding 5* in part states, "*…that where an applicant's proposed off-street parking is less than that set forth by the standards of Section 8 of this Ordinance, circumstances are such that it would be a practical difficulty or create a physical hardship on the applicant for him to conform to the standards of Section 8.* This finding is evaluated in the attached Resolution (Attachment II).

PD Parking Standards

The existing PD zoning for the site established a parking standard that requires 41 parking spaces between the two existing land uses. The site improvements from the proposed memory care facility will result in the loss of seven parking spaces (from 41 to 34 parking spaces). The loss of parking spaces is due to the reconfiguration of the site to construct the proposed fire control room, generator room, roof access stairs, solid waste and recycling alcoves, and to provide van accessible parking, and dedicated shuttle bus parking.

Although the project provides fewer parking spaces than the existing PD parking standard and the Parking Ordinance, the loss of parking is not expected to result in any impacts to the community as future Memory Care residents will not be driving due to their medical needs; the project does expand visitor and staff parking on-site. While some tenants of the assisted living community can drive, currently only three of the 68 tenants have vehicles that are parked on-site, and the remainder of the assisted living tenants rely on an on-site shuttle bus for transportation to appointments, errands, and outings organized by the facility. The existing shuttle bus will also support the proposed memory care facility tenants. (*Traffic Patterns, Traffic and Parking Analysis, February 15, 2024).* In addition, nine parking spaces and one loading space in the 6th Avenue right-of-way would also be available to employees and visitors.

[2] BZO Sec. 8.4.8 (c) uses: Rest Homes, Nursing Homes, Sanitariums, Convalescent Homes or Institutions for the Aged or for Children.

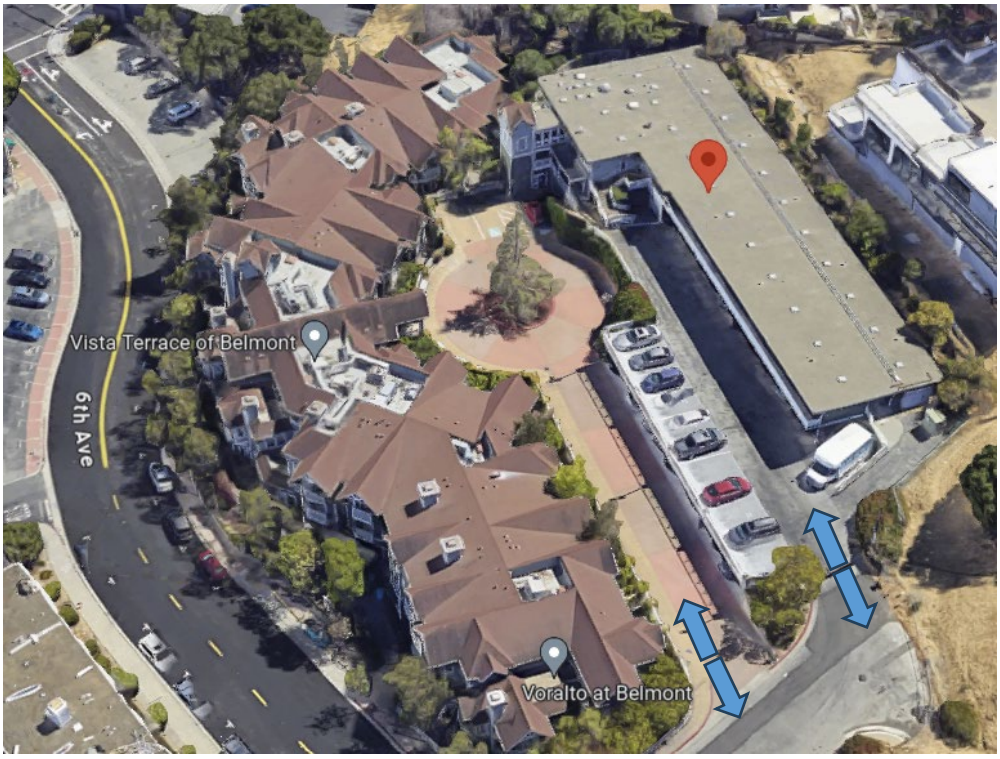
Bicycle Parking

No bicycle parking is currently provided on-site. The proposed site improvements include the addition of nine new bicycle parking spaces on the upper level that will serve staff and local visitors.

Site Access & Circulation

Primary access to the site is provided via two site driveways on Hill Street (See Figure 2). One driveway serves the lower-level parking and the main entrance to both buildings on site with a roundabout and drop-off area. The other driveway serves the upper-level parking and would be a secondary entrance to the Memory Care facility.

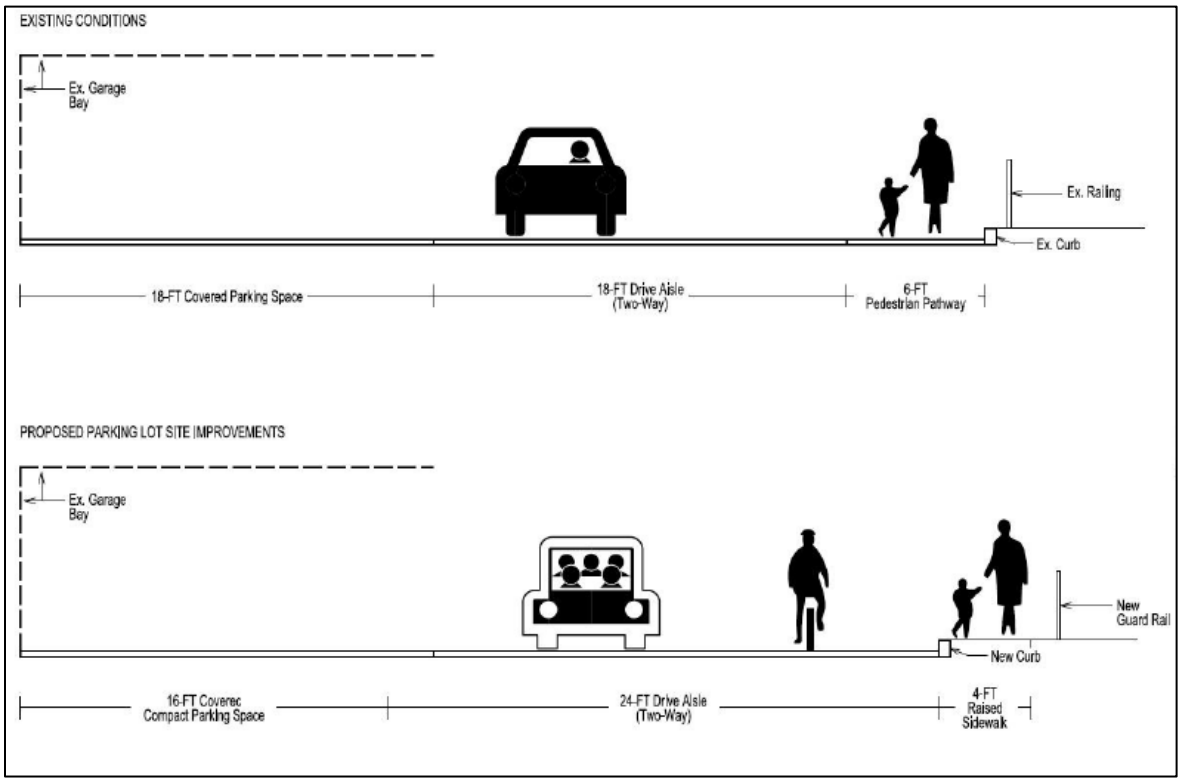
Figure 2 – Driveway Access



Source: Google 2D Image, 2024

The primary site entrance on the lower level currently operates as a shared-used vehicle and pedestrian driveway. The existing onsite drive aisle currently does not meet the minimum aisle width for two-way traffic. To accommodate a standard size 24-ft aisle width, the project is converting the lower-level standard parking spaces to compact parking spaces and reducing the width of the existing pedestrian pathway along the driveway aisle. The compact parking spaces and modification to the pedestrian pathway will accommodate a wider drive aisle that is consistent with City standards and allow additional space for vehicles to safely back out onto the drive aisle (See Figure 3 on next page).

Figure 3 – Proposed Lower Level Drive Aisle Site Improvements



Graphic provided by Traffic Patterns, 1041 Hill Street Traffic & Parking Analysis., February 2024.

The proposed site improvements will also provide a raised pedestrian sidewalk to separate vehicle traffic from pedestrians.

Emergency Access & Offsite Improvements

The project applicant has submitted and received approval from San Mateo Consolidated Fire for an Alternative Means and Methods Request (AMMR) Application for aerial apparatus access. Existing site constraints would make it infeasible to provide aerial apparatus access and perimeter building access that would meet California Fire Code requirements. San Mateo Consolidated Fire has granted the applicant's AMMR, which includes mitigation in the form of two sets of staircases with roof access, a firefighter footpath around the building perimeter with exterior standpipes, and increased sprinkler hydraulic requirements.

The project would require extending the paving, constructing retaining walls, and demolishing and reconfiguring the entry drive aisle curbs at the end of Hill Street. These improvements are necessary to allow adequate firetruck turnaround space as specified by the San Mateo Consolidated Fire Department and the guidelines provided in the 2022 California Fire Code.

Traffic

A Traffic and Parking Analysis was prepared by Traffic Patterns, and peer reviewed by the City's traffic consultant Advanced Mobility Group for the project. A copy of the traffic and parking analysis and peer reviews is included as Attachment VI. The analysis includes an evaluation of the potential traffic impacts. It was determined that the proposed project with its low trip generation[3] land uses will result in six (6) less vehicle trips per day. The traffic analysis concluded that the proposed Memory Care facility will not have any significant impacts to the surrounding community (*Traffic Patterns, Traffic and Parking Analysis, February 15, 2024*).

Solid Waste and Recycling

Solid waste and recycling are separate from the existing Assisted Living facility and the new Memory Care facility. The Assisted Living facility has a trash collection on 6th Avenue, while the Memory Care facility will have a new dumpster area at the Hill Street access point to serve the building independently.

The project will conform to the City's and Recology San Mateo County requirements for solid waste and recycling. The project applicant has received a will-serve letter from Recology San Mateo County, which has capacity to provide recycling, composting, and garbage services to the project.

Grading Plan

Grading estimates have been provided on Sheet C1.0 of the project plans (*Title Sheet*). Estimated earthwork quantities for the project include 1,570 cubic yards (CY) of cut and 280 CY of fill (1,290 CY of off haul).

As part of the project, retaining walls are proposed within the Hill Street right-of-way. The exact wall location is delineated on Sheet C3.0 of the Grading and Drainage Plan. The project entitlements include an Encroachment Permit for the retaining wall within the public right-of-way. The Encroachment Permit is discussed further in this report.

Geotechnical

The applicant has submitted a Geotechnical Investigation prepared by Langan Engineering and Environmental Services dated January 5, 2023. A copy of the geotechnical investigation is included as Attachment V. The report and letter were peer-reviewed by the City's Consulting Geologist in a letter dated March 15, 2023. A copy of the letter is also included in Attachment V. The City Geologist's recommendations for plan review and construction inspections are included in the conditions of project approval.

[3] Trip Generation is a measure of how many vehicle-trips a site generates over a typical weekday during the AM and PM commute periods of the day.

PROJECT ANALYSIS

As discussed previously, the project would amend the existing PD District. The PD zoning district allows flexibility of design in accordance with the goals, policies, and objectives of the General Plan. In accordance with the City's submittal requirements, the applicant's Conceptual Development Plan (CDP) and Detailed Development Plan (DDP) submittal illustrates the location of existing and proposed buildings, including their maximum height, floor area ratio (FAR), preliminary landscaping, circulation, parking areas, and relationships to the surrounding uses.

Planned Unit Development (PD District)

The project proposes to amend the existing PD zoning district of the site. The PD zoning district is designed to accommodate various types of development, such as single-family residential developments, multi-family developments, neighborhood and community shopping centers, mixed-use developments, professional and administrative areas, commercial service centers, industrial parks, and other uses or a combination of uses which can be made appropriately a part of a PD. The district is established to allow flexibility of design that may differ from the strict application of the development standards contained within the Belmont Zoning Ordinance, in accordance with the objectives and spirit of the General Plan.

Zoning Conformance – Conceptual and Detailed Development Plans

As noted above, the project includes amending the existing PD zoning district; approval is subject to the review of Section 12 of the Belmont Zoning Ordinance. Unlike properties in other zoning districts, properties seeking an amendment to a PD designation are typically governed by a two-step review process: First, general issues of land use, site plans and circulation plans are reviewed by way of a Conceptual Development Plan (CDP). More detailed issues, such as building architecture, landscaping, parking layout, grading/drainage, tree removal, and lighting are evaluated by way of a Detailed Development Plan (DDP). However, this application request includes both a CDP and DDP for concurrent consideration. As part of the DDP, a Conditional Use Permit (CUP), Design Review, Grading Permit, and Tree Removal Permit are also required to be evaluated and approved.

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Table 1:
Project Data (CDP/DDP Standards)

Criteria	Existing PD Standards	Proposed PD Standards
Use(s)	Assisted Living & Convalescent Hospital	Assisted Living & Memory Care
Lot Size	58,142 SF.	No Change
Square Footage	57,191 SF. (for all buildings)	73, 469 SF. (for all buildings)
FAR	0.984 FAR. (for all buildings)	1.26 FAR. (for all buildings)
Height	40’	55’
Landscaping %	Approx.18.8%	Approx. 19.6%
Walls & Fences	As per approved 1998 DDP plans	As per approved DDP plans
Parking Spaces:	41	34 (12 Compact 22 Standard)
Loading Space	1 space located on 6th Ave.	No Change
Bicycle Parking	None	9
Setbacks		
Front (6th Avenue)	0’ to 3’	0’ to 3’
Rear (South)	11’ 6’	15’
Side (East)	5’ 11’	7’
Corner Street Side (Hill Street)	19’ 6	24’ 4”

Design Review

As noted earlier, the project proposes to amend the PD zoning district development standards of the site. The amended PD designation seeks to modify the objective standards (setbacks, building height, FAR and parking ratio) in the zoning code to allow flexibility of the building design. The Planning Commission is required to assess Design Review pursuant to the findings in BZO Section 13.5.2 in Attachment II.

Grading Permit

In accordance with the Belmont City Code (Chapter 9 Grading, Section 9-22), a Grading Permit is required for a project in the following cases:

- The combined volume of material excavated and filled will exceed fifty (50) cubic yards.
- The depth of any cut or fill will exceed two (2) feet at its deepest point measured from the natural ground.
- Grading and/or vegetation removal will disturb an area of more than two thousand (2,000) square feet. Trenching, boring, or other excavation as part of a geologic or geotechnical investigation required by the city.

Section 9-23 establishes the threshold when review is required by the Planning Commission, if one or more of the following exists with the proposed project:

- The combined volume of material excavated and filled will exceed five hundred (500) cubic yards.
- Grading and/or vegetation removal will disturb an area greater than six thousand (6,000) square feet.
- Grading will endanger an existing protected tree, as defined herein, which could otherwise be saved by redesigning the project.

Based upon the thresholds identified above the project is subject to Planning Commission review for a Grading Permit. The findings for the Grading Permit are included in Attachment II. Based on reviews by City departments and the City's consulting geologist to assess site stability, no immediate safety concerns or hazards have been identified for the subject site or adjacent properties. The project is required to implement the geotechnical investigation's design and construction recommendations per the project Conditions of Approval. Therefore, as proposed, and conditioned, the project will not endanger the stability of the site or adjacent properties.

Tree Removal

According to the project plans, the project includes removal of a right-of-way tree[4] due to direct conflicts with the site plan. A right-of-way tree is considered a protected tree in the Tree Ordinance. The Tree Ordinance indicates that for each protected tree removed, the applicant shall plant a *Preferred Species* tree, minimum 15-gallon size, or pay an in-lieu planting fee. The landscape plan for this project includes a (24" box size Eastern Redbud tree) *Preferred Species* trees meeting the *Replacement tree* requirement. Thus, staff is recommending that the Tree Removal Permit be granted for the project.

PERMANENT ENCROACHMENT PERMIT

As part of the project, retaining walls and other offsite improvements are proposed within the Hill Street right-of-way and require a Permanent Encroachment Permit. The improvements are necessary to allow adequate firetruck turnaround space as specified by the San Mateo Consolidated Fire Department and the guidelines provided in the 2022 California Fire Code. Section 22-6 of the City Code requires a determination by the Director of Public Works and a recommendation by the Planning Commission, prior to review of Permanent Encroachment Permits by the City Council. The requisite findings for the Permanent Encroachment Permit are provided in the attached Resolution (Attachment II).

[4] Belmont City Code Sec. 25-2. – Definitions:

- *Right-of-Way Tree* means a tree located in a public street right-of-way.
- *Protected Tree* means a Principal Native Tree, a City Tree, a Replacement Tree, a Right-of-Way Tree, or a Large Diameter Tree.

ENVIRONMENTAL CLEARANCE (CEQA)

Applicability of CEQA Categorical Exemption

Per Section 21084 of the Public Resources Code, the CEQA Guidelines includes a list of classes of projects which have been determined not to have a significant effect on the environment and are exempt from the provisions of CEQA. CEQA Guidelines Section 15332 In-Fill Development Projects, or Class 32, consists of projects characterized as in-fill development meeting the conditions described below:

(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.
(e) The site can be adequately served by all required utilities and public services.

The project qualifies as Categorically Exempt under the California Environmental Quality Act (CEQA), Section 15332 ("In-Fill Development Projects") because it is characterized as an in-fill development which is consistent with the applicable General Plan and zoning designation; is on a project site that is less than five acres; contains no value as habitat for endangered, rare, or threatened species; would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can adequately be served by all required utilities and public services.

Based on the information and analysis provided in the Categorical Exemption CEQA documentation in Attachment IV, the proposed project qualifies for an exemption under CEQA Section 15332, In-Fill Development Projects.

NEIGHBORHOOD OUTREACH

The applicant performed neighborhood outreach as detailed in the Neighborhood Outreach submittal provided for this report (Attachment IX). The applicant reported mailing notices to property owners (within 300 feet of the site) informing them of the project and inviting the neighbors to an on-site meeting. Several residents of the existing Vista Terrace Assisted Living facility, family members, and staff attended the meeting, where the applicant and their team addressed questions. It appears the applicant has achieved the neighborhood outreach strategy tasks required by the City.

FINDINGS FOR APPROVAL

The various requests require the Planning Commission to make certain findings in order to recommend approval or denial of the project. Attachment II includes the required findings for the Planned Development Zone Amendment, Conceptual Development Plan, Detailed Development Plan, Conditional Use, Design Review, Grading Permit, Tree Removal Permit, and Encroachment Permit.

CONCLUSION

Based on the foregoing analysis, staff recommends the Planning Commission take the following actions:

1. Adopt a Resolution recommending City Council approval of the Planned Development Zone Amendment and associated Conceptual Development Plan, Detailed Development Plan, Conditional Use Permit, Design Review, Grading Permit, Tree Removal Permit, and Encroachment Permit.

ACTION ALTERNATIVES

1. Continue the matter to another date in order to address any issues that have not been resolved.

2. Recommend denial of the requested entitlements.

ATTACHMENTS

I. 300/500 Foot Radius Map
II. Resolution recommending City Council approval of the Conceptual Development Plan (CDP), Planned Development (PD), Detailed Development Plan (DDP), Conditional Use Permit (CUP) Design Review, Grading Permit, Tree Removal Permit and Encroachment Permit
III. Conditions of Project Approval - Exhibit A
IV. CEQA Categorical Exemption (Section 15332 In-Fill Development Projects) - Exhibit B
V. Geotechnical Investigation and Peer Review
VI. Technical Reports and Will Serve Letters
VII. Project Plans
VIII. Public Works Encroachment Permit Memo
IX. Neighborhood Outreach

Respectively submitted,

Rob D. Gill
Senior Planner

Carlos de Melo
Community Development Director

CC: Applicant/Property Owner

RESOLUTION NO. 2024-19

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT RECOMMENDING CITY COUNCIL APPROVAL OF A PLANNED DEVELOPMENT ZONE AMENDMENT FOR A CONCEPTUAL DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, DETAILED DEVELOPMENT PLAN, DESIGN REVIEW, GRADING PERMIT, TREE REMOVAL PERMIT AND ENCROACHMENT PERMIT AT 1041 HILL STREET (APPL. NO. 2023-0006)

WHEREAS, ERDMAN, applicant, on behalf of GAHC4 BELMONT CA ALF LLC, property owner, requests approval of entitlements for the construction of a 24,806 square foot Memory Care facility building, landscaping, and ancillary improvements at 1041 Hill Street, Assessor's Parcel Numbers: 045-152-540 & 045-152-570; and,

WHEREAS, on August 20, 2024, the Planning Commission, following notification in the prescribed manner, conducted a public hearing, at which hearing the Commission considered public testimony and a staff report on the aforementioned requested entitlements; and,

WHEREAS, a complete General Plan consistency analysis of all relevant objective goals and policies are included in CEQA Categorical Exemption document Exhibit "B"; and,

WHEREAS, the Planning Commission hereby adopts the staff report dated August 20, 2024, and the facts contained therein as its own findings of facts; and,

WHEREAS, the Planning Commission did hear and use their independent judgment and considered all said reports, recommendations and testimony herein above set forth.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends City Council approval of the Planned Development Zone Amendment and associated Conceptual Development Plan, Conditional Use Permit for a Detailed Development Plan, Design Review, Grading Permit, Tree Removal Permit, and an Encroachment Permit for retaining walls within the public right-of-way for the project subject to the attached conditions in Exhibit "A", and based upon the following findings:

Environmental Review

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines, In-Fill Development Projects, as the project is consistent with the General Plan and zoning as modified by the PD amendment, is less than five acres in size, has no value as habitat for endangered, rare or threatened species, can be served by existing utilities and public services, and will have no significant traffic, noise, air or water quality effects.

Conceptual Development Plan, Zoning and General Plan Consistency

The objectives of the City's zoning regulations are stated in Section 1.1 of the Zoning Code:

Section 1.1 Purpose—The following regulations for the zoning of the land within the City are hereby adopted to promote and protect the public health, safety, peace, comfort, convenience, and general welfare, and to provide a precise guide for the physical development of the City.

In determining the appropriateness of the requested zoning amendment (and whether it is required), the central issue is consistency with the General Plan. To determine that consistency, applicable goals, and policies of the Belmont General Plan must be considered in light of this proposal. The Planning Commission must determine that such goals and objectives are achieved by the proposed Conceptual Development Plan (CDP) and the proposed Planned Development Zone Amendment.

The General Plan designates the project site as *Institution*, and the requested development does not change that current designation. The General Plan policies analysis in the CEQA Categorical Exemption document "Exhibit "B" provides the consistency analysis with the proposed PD Zone Amendment.

The PD zoning district allows flexibility of design in accordance with the goals, policies, and objectives of the General Plan. This zoning also allows for flexibility in meeting the strict interpretation of the Zoning Ordinance, provided the project is well designed, includes a favorable balance of open space to developed area, is sensitive to existing terrain, and is compatible with surrounding uses. The proposed project is considered an infill development and will be located within an area that is already fully developed. The memory care facility building would be constructed within the footprint of the former skilled nursing facility that is proposed to be demolished and partially constructed into the hillside. The project would generally match the scale and character of the existing on-site assisted living facility building. The project is well designed, and all proposed support features are integrated well into the overall project design.

Therefore, the Planning Commission finds that the proposed zoning designation amendment for the subject property is consistent with the objectives of the City's Zoning Plan and General Plan.

Planned Development

The Planning Commission shall make the following findings prior to amending the existing Planned Development (PD) Zoning of the property to PD:

1. *That the total development in each individual unit therein can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; that the uses proposed will not be detrimental to the present and potential surrounding uses but will have a beneficial effect which could not be achieved under other zoning districts.*

The proposed project is considered an infill development and located within an area that is already developed. The proposed Memory Care facility will be replacing the former skilled nursing facility and would be an adapted use to better serve the adjacent assisted living community. The project conditions of approval as recommended by the various City departments demonstrate that the development can remain an independent project and is capable of sustainability. This finding is affirmed.

2. *That the streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic and the density will not generate traffic in such amounts as to overload the street network outside the PD District.*

The project location is in close proximity to El Camino Real and Ralston Avenue, and less than one mile from U.S. 101. The proposed use is served by two public streets, 6th Avenue and Hill Street that are of capacity to carry the traffic generated by the proposed and existing land uses (assisted living and memory care uses). The proposed use will not place an undue burden on existing transportation, utilities, or services in the vicinity. A complete traffic analysis was prepared for the project, and peer reviewed by the City's traffic consultant. The traffic analysis concluded that the development of the proposed Memory Care facility will not result in any significant traffic impacts or contribute to significant traffic impacts in the area. This finding is affirmed.

3. *That any proposed commercial development can be justified economically at the locations proposed, to provide for adequate commercial facilities of the types proposed.*

No commercial development is proposed as part of this PD. This finding is affirmed.

4. *That the economic impact created by the PD District can be absorbed by the City (police and fire service, water supply, sewage disposal, etc.)*

The project site is currently zoned Planned Development (PD). The proposed zoning amendment would amend the existing PD District to incorporate the proposed memory care use with the existing assisted living facility use. The project has been reviewed by all appropriate departments to ensure that all service levels can be maintained to protect the public health, safety, and welfare. In addition, all appropriate City departments and consultants have reviewed the proposal and have provided conditions of approval that should ensure that the proposed project will not adversely affect public health, safety, or welfare. Therefore, the proposed development will not increase the City's costs in providing services to the project site, and the City will be able to absorb the economic impact created by the project. This finding is affirmed.

5. *That the proposed off-street parking is in substantial conformance with the provisions of Section 8 of this Ordinance, that where an applicant's proposed off-street parking is less than that set forth by the standards of Section 8 of this Ordinance, circumstances are such that it would be a practical difficulty or create a physical hardship on the applicant for him to conform to the standards of Section 8.*

Per Section 8 of the Parking Ordinance, a total of 50 spaces is required between the existing assisted living community and proposed memory care land uses. The proposed project will provide a total of 34 on-site parking spaces between the two land uses, resulting in a deficiency of 16 spaces.

The existing PD currently operates with 41 spaces, where two spaces are used for dedicated shuttle bus parking. The site improvements for the proposed memory care facility will result in the loss of seven parking spaces (from 41 to 34 parking spaces). The loss of parking spaces is due to reconfiguration of the site to construct the required fire control room, generator room, roof access stairs, solid waste, and recycling alcoves, and provide a van assessable parking space, and dedicated shuttle bus parking.

The project site is a hillside property with moderately steep slopes. The property is developed with an assisted living community, unoccupied skilled nursing building, parking structure and associated site and landscaping improvements. The project would demolish the existing skilled nursing building occupying the site and, in its place, construct a new memory care facility. Due to the hillside constraints (moderately steep slopes), and layout of the existing structures and site improvements, additional parking spaces could not reasonably be located on site.

Although the project provides fewer parking spaces than the existing PD parking standard and Section 8 of the Parking Ordinance, the loss of parking would not result in significant impacts as future Memory Care residents will not be driving due to their medical needs; the project, however, does expand visitor and staff parking on-site. In addition, nine parking spaces and one loading space in the 6th Avenue right-of-way would also be available to employees and visitors. The operator of the assisted living community and Memory Care facility will provide shuttle bus transportation for residents for appointments, errands, and outings organized by the facility which would place less of a demand for parking on site. This finding is affirmed.

Conditional Use Permit

The following two additional findings as per Section 12.4.C (1 & 2) of the Zoning Code are required to adopt a DDP as part of the Conditional Use Permit.

1. *Such use or uses substantially conform to the adopted General Plan of the City of Belmont.*

The General Plan designates the project site as Institutional, and the requested development does not change that current designation. Based on the General Plan consistency analysis in "Exhibit "B", a specific finding can be made that the proposed use of the subject property for the amended Planned Development achieves the goals and objectives of the General Plan for the City. This finding is affirmed.

2. *Such use or uses are as shown on the approved Conceptual Development Plan for the particular PD District.*

The proposed use (memory care) will be shown on the approved (2024) Conceptual Development Plan for the site. This finding is affirmed.

Design Review

The project is consistent with Design Review Section 13.5.2 (a-d) of the Belmont Zoning Ordinance as follows:

(a) *City staff and consultants have provided technical review and conditions of approval are included, as applicable, regarding project-related traffic, parking, grading, drainage, storm-water runoff, sanitary sewer impacts, vehicular and pedestrian access, site circulation, site stability, structural encroachments, and construction impacts.*

All appropriate City departments and consultants have reviewed the proposal and have provided conditions of approval that should ensure that the proposed project will not adversely affect public health, safety, or welfare. This finding is affirmed.

(b) *The project is consistent with the landscape standards under Sections 13.3.1 as applicable.*

The site is currently landscaped throughout the site and along the roadway frontages. New landscaping will be planted along the perimeter of the proposed memory care development. Landscape plantings have been selected for compliance with water efficiency and landscape requirements identified by the Mid-Peninsula Water District. The project will contain a fully automated underground irrigation system. The project has been reviewed and found consistent with the water efficiency in landscaping ordinance (WELO) by the Mid-Peninsula Water District. The project is consistent with the landscape standards as applicable. This finding is affirmed.

(c) *The project is consistent with the development standards in the underlying zoning district.*

The proposed project will be consistent with the development standards for the amended PD district. This finding is affirmed.

(d) *The project is consistent with the objective design standards in Section 13.6 as applicable.*

The project is consistent with the applicable objective design standards (*General Design Standards Section* 13.6.1). Belmont Zoning Ordinance Section 13.6.1 includes design standards for buildings that are two and three stories or greater that are located on primary street frontages and corner street side frontages, and for buildings adjacent to a public park or public open space. The proposed memory care facility building will be constructed at the rear of the site and will not be located along a primary frontage or corner street side frontage, or adjacent to a park or public open space. However, the memory care facility building will incorporate articulating features, and colors and materials that moderate the building bulk and are appropriate for this structure.

The proposed memory care facility will include two levels of residences over two stories of parking and resident amenity space. The proposed building would incorporate offsets and recessed building walls. The building will provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first and upper floors along the building façade. The building would utilize neutral colors (off-white, and green, tan, and brown tones), and materials (fiber cement lap and panel siding) that would blend with the site and surrounding area. This finding is affirmed.

Grading Permit

The required Grading Permit findings, as required by Section 9-27 (a)-(h) of the City of Belmont Municipal Code, are made in the affirmative as follows:

(a) The project will not endanger the stability of the site or adjacent properties, or pose a significant ground movement hazard to adjacent properties.

The City's Building Division and Public Works Department have reviewed the grading plans for the project and have determined that the plan is in conformity with the Building Code and the City of Belmont Grading Ordinance (Chapter 9 of the City Code). In addition, the City's standard requirements require the preparation of a site-specific geotechnical investigation, independent peer review of the investigation and incorporation of the findings of the independent peer review into the project design.

The City's consulting geologist prepared an independent peer review of the geotechnical investigations proposed as part of the project and concurs with the characterization of the project site, findings, and design specifications. The City's consulting geologist adds that the project geotechnical consultant shall review all plans, field work and conditions to assure that the project is built to specifications. The project geotechnical reports and the City's independent peer review requirements will, as a matter of grading and building permit procedures, be required of the project as conditions of project approval.

Based on reviews by City departments and the City's consulting geologist to assess site stability, no immediate safety concerns or hazards have been identified for the subject site or adjacent properties. Therefore, as proposed, and conditioned, the project will not endanger the stability of the site or adjacent properties or pose a significant ground movement hazard to adjacent properties. This finding is affirmed.

(b) The proposed drainage improvements, landscaping, and erosion control measures would be adequateto control erosion or flooding and would not degrade riparian habitats, stream channel capacity or water quality.

There are no streams or rivers on the site. The applicant has submitted a C-3 Checklist, and landscaping, grading, and drainage plans. The submitted materials identify appropriate methods to treat drainage from the site. The project has been reviewed and found acceptable by the City's Department of Public Works at this stage of the Development Review process. Detailed working drawings with storm water measures will be required to be submitted for review and approval as part of the building permit application process.

The Department of Public Works has also reviewed the proposed drainage plans and facilities and has provided conditions of approval. In addition, the City requires the implementation of Best Management Practices (BMP's) for new development and construction as part of its storm water management program, as levied through standard City conditions of project approval. For new development and construction projects, the City requires the implementation BMP's to ensure the

protection of water quality in storm runoff from the project site. In brief, the measures address pollution control and management mechanisms for contractor activities, e.g., structure construction, material delivery and storage, solid waste management, employee, and subcontractor training, etc. They also provide direction for the control of erosion and sedimentation as well as the establishment of monitoring programs to ensure the effectiveness of the BMP's. The City also requires an agreement with the applicant that ensures the permanent and on-going maintenance of water quality control improvements by the applicant and/or project site owner(s).

Therefore, the proposed drainage improvements, landscaping, and erosion control measures would be adequate to control erosion or flooding and would not degrade riparian habitats, stream channel capacity or water quality. This finding is affirmed.

(c) The amount of grading proposed is necessary to allow reasonable use of the site.

A grading and drainage plan has been prepared by the project civil engineer, and grading estimates have been provided by the applicant for the project. Approximately 1,570 cubic yards (CY) of cut and 280 CY of fill (1,290 CY of off haul) would be necessary for the construction of the project. The amount of grading proposed would allow for demolition of structures, installation of required landscaping, storm water treatment measures, and construction of the proposed site improvements.

Lastly, the project grading and drainage plans have been reviewed by the Department of Public Works to ensure site stability, and a standard condition of project approval would require submittal of a construction management plan for review and approval by the Community Development Department in consultation with the Fire Department, Police Department, and Department of Public Works. Said plan would, at a minimum, establish a dust control and noise control coordinator, identification of a staging area on site, and approval of a haul route. Therefore, the amount of grading proposed is necessary to allow reasonable use of the site. This finding is affirmed.

(d) The proposed grading would result in a building site that is visually compatible with the surrounding land and accommodates any required off-street parking and wall landscaping.

The building site would be visually compatible with the existing on-site assisted living facility building and site improvements. There would not be large quantities of fill and clearcutting of trees on the project site. The proposed grading would accommodate construction of the building, drainage, utilities, and the landscaping of the subject property.

(e) The proposed grading will meet the standards and specifications of Article IV of Chapter 9 in the CityCode (Grading Ordinance).

Conditions of Approval have been attached to the project to ensure that the final grading plan for the project will meet all the standards contained in Article IV of Chapter 9 of the City Code (Grading Ordinance). This finding is affirmed.

(f) The Director of Public Services and the applicant's Geotechnical engineer shall find that the form of vehicular access and methods of excavation are the simplest and least intrusive possible to obtain the geologic information required by the city.

The Public Works Department has reviewed the grading plan, vehicular access, and methods of excavation and, as proposed and conditioned, found them to be adequate and complete. Conditions of approval require the final grading and drainage plans be consistent with Public Works Department requirements for the design and construction of the site improvements. This finding is affirmed.

(g) The grading permit is conditioned on issuance of a hauling permit, if required.

A Hauling Permit is required as a condition of approval for this project. This finding is affirmed.

(h) The design of the project preserves existing protected trees on the site and trees on adjoining property to the extent possible.

The project includes the removal of one right-of-way tree. The submitted project site plans indicate that the tree proposed for removal will be directly impacted by the construction for the project. Conditions of the project approval will require the applicant to implement all tree protection measures for existing trees to remain. This finding is affirmed.

The Planning Commission has considered the applicant's request for a Grading Permit and finds that the project meets the findings as specified in Section 9-27(a)-(h) of the City of Belmont Municipal Code.

Tree Removal Permit

The Planning Commission evaluated a Tree Removal Permit proposal for the project, and recommends conditionally approving the Permit based on the balancing of the Criteria for Permit Determination set forth in Section 25-7 (b)-(c)

(b) "The reviewing authority shall issue a permit to remove the following trees without consideration of the criteria in subsection (c):
(1) Blue Gum Eucalyptus (Eucalyptus globulus);
(2) Dwarf Blue Gum Eucalyptus (Eucalyptus globulus 'Compacta');
(3) Monterey Pine;
(4) Palm (all species);
(5) Acacia (all species);
(6) a dead tree (any species); and
(7) Any tree that a public utility is required to remove under California Public Utility Commission regulations."

(1) Criteria Supporting Removal	*(2) Criteria Supporting Retention*
(A) The tree is: (i) in poor condition; (ii) at the relative end of its life span of the particular species; (iii) diseased or infested beyond reasonable remediation; (iv) has poor structural integrity; (v) is in danger of falling; or, (vi) poses a safety hazard. *(B) The particular tree species is undesirable due to characteristics such as invasiveness, tendency toward limb failure, and fire hazard.* *(C) The tree is damaging or interfering with existing structures, site improvements, or utility services.* *(D) Removal of the tree is needed in order to construct improvements or otherwise allow conforming use of the property.* *(E) Proximity of the tree to existing or proposed structures.*	*(A) The tree is located outside the developable area of the property.* *(B) The tree and its location contribute substantially to the aesthetic appeal of the property or the neighborhood.* *(C) The effect of the requested tree removal on the remaining number, species, size and location of existing trees on the site and in the area, including trees mutually dependent on each other for survival, structural integrity or aesthetics.*

Criteria Supporting Removals & Retention

The project includes the removal of one right-of-way tree. The submitted project site plans indicate that the tree proposed for removal will be directly impacted by the construction for the project. As such, the tree proposed for removal is in line with criteria *D* supporting removal. Based upon review of the site and grading plans, the Planning Commission finds that the proposed tree removal is necessary for the construction of the project. In addition, the Commission finds that adequate arrangements would be made for the protection of trees to be retained as conditioned.

Preferred Tree Species & Conditions of Permit

The Tree Ordinance indicates that for each protected tree removed, the applicant shall plant a *Preferred Species* tree, minimum 15-gallon size, or pay an in-lieu planting fee. The applicant has proposed to replant a *Preferred Species* tree on site in accordance with City Code *Chapter 25 -Trees*. Conditions of the project approval require the applicant to implement all tree protection measures and payment of tree removal fees.

Encroachment Permit Findings

Sec. 22-6 (e) *The city council may approve the application with conditions deemed necessary for health, safety and welfare of the public and protection of the city if it finds:*

(1) Some public benefit to the encroachment. Examples of public benefit include but are not limited to a retaining wall that allows an added off-street parking space, sidewalk or safer sight distance. Other examples include retaining walls that reduce grading onsite (without themselves becoming unsightly), or new retaining walls to replace existing deteriorating retaining walls, or

fences that provide a safety handrail for pedestrians, or encroachments that replace or improve an existing undesirable physical condition or provide other neighborhood betterment.

Response. The project would include constructing retaining walls and demolishing and reconfiguring the entry drive aisle curbs within the Hill Street right-of-way. The improvements are necessary to allow adequate firetruck turnaround space as specified by the San Mateo Consolidated Fire Department and the guidelines provided in the 2022 California Fire Code. The improvements associated with the proposed encroachment (retaining walls and drive aisle curbs) are generally considered to have some public benefit.

2) *That the encroachment will not unduly restrict the public right-of-way or public watercourse for other typical uses.*

Response. The proposed retaining walls will be constructed in accordance with Department of Public Works approved standards. The proposed retaining walls will not unduly restrict the public right-of-way or a public watercourse.

(3) *That the city will be duly protected from liability for injury to persons and property.*

Response. Conditions of Approval would require that the applicant obtain an Encroachment Permit which will require the property owner to maintain the improvements within the right-of-way and indemnify the city for any liability associated with injury to persons and property.

(4) *That faithful performance of all conditions and requirements specified in the permit will be guaranteed by the required bonds.*

Response. Conditions of approval would require that the applicant obtain an Encroachment Permit which will require the deposit of a bond with the City to ensure that all proposed improvements are constructed in accordance with the approved plans.

(5) *That the encroachment is not solely for increasing the usable area of a private residence or business without a public benefit.*

Response. The proposed encroachment (retaining walls and drive aisle curbs) will not increase the usable area of the site. As discussed under item 22-6(e).1, above, the public benefit is to allow adequate fire truck turnaround space in accordance with the San Mateo Consolidated Fire Department guidelines and the 2022 California Fire Code.

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

Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on August 20, 2024, by the following vote:

AYES,
COMMISSIONERS: Meier, Gurevich, Kramer, Twigg, Adamkewicz, Kulich
NOES,
COMMISSIONERS: None
ABSENT,
COMMISSIONERS: None
ABSTAIN,
COMMISSIONERS: Majeski
RECUSED,
COMMISSIONERS: None

Carlos de Melo, Planning Commission Secretary

September 18, 2024

Mr. Rob Gill, Senior Planner
City of Belmont Community Development Department
1 Twin Pines Lane, Suite 110
Belmont, California 94002

Subject: **Geotechnical Engineering Peer Review**
Proposed Vista Terrace of Belmont Memory Care Facility
1041 Hill Street, Belmont, California 94002
Atlas Project No. **91-57787-B13A**

Dear Mr. Gill:

In accordance with your request, **Atlas Technical Consultants (Atlas)** has reviewed for the City of Belmont (City) the geotechnical engineering aspects for the proposed new memory care facility to be located at 1041 Hill Street in the city of Belmont, California. Our review included the following scope of work:

- Review of a geotechnical report prepared by Langan Engineering and Environmental Services, Inc. (Langan), titled, *Geotechnical Investigation, 1041 Hill Street, Belmont, California,* dated January 5, 2023.
- Review of submitted project architectural plans prepared by Erdman Company, Sheets G001, G010, G110, AD100, AS100, A100 through A104, A200 through A202, A300, A301, A340 and A341, Zoning Application Set, dated February 8, 2023.
- Review of the submitted Topographic and Boundary Survey prepared by Luk and Associates, two sheets, dated December 2022.
- Review of submitted project civil site improvements plans prepared by Coffman Engineers, Sheets C1.0 through C9.0, and C6.1 (Design Development Set), dated February 02, 2023.
- Review of available published and unpublished geologic information relevant to the proposed project.
- Review of site photos taken during site reconnaissance by a State of California registered Geotechnical Engineer on February 23, 2023.
- Review of the geotechnical engineering peer review letter for the proposed Vista Terrace of Belmont Memory Care Facility, prepare by Atlas, dated February 23, 2023.
- Preparation of this geotechnical engineering peer review letter.

PROJECT SUMMARY

The purpose of our geotechnical engineering services is to re-evaluate the project conformance with the minimum public safety standard for projects that meet the Seismic Hazard Mapping Act of 1990 definition of a project following the receipt of public comment on item 7.C on the August 20, 2024, Planning Commission Agenda. The public comment claimed that the landslide hazard evaluation statements made by Langan as the project geotechnical consultant (Consultant) in the geotechnical report and by Atlas as the City's reviewer (Reviewer) in the peer review letter were erroneous based on the public review of the available CGS online hazard maps, and requested to fully incorporate the state mandated SHMA maps and procedures into the City's planning and review process for protection of the public health and safety from the effects of the geologic and seismic hazards caused by earthquakes.

In this review, it is our understanding that the project submittals to your office have not changed, and the existing 2-story building for the Former Skilled Nursing Facility (FSNF) will be demolished and replaced with a 3-story building for the new Memory Care Facility (MCF) consisting of a lower-level for parking spaces and two upper levels for living spaces. The new MCF and the existing senior living community along the eastern boundary of the MCF would be separated by the existing paved entrance driveway with a roundabout drop off area. Site demolishing will include the existing curb and gutter, and the existing utilities. All the existing retaining walls and the existing covered parking structure north of the FSNF and across from the existing senior living community will remain in-place. Other associated improvements include new retaining walls within the MCF footprint and at the end of Hill Street, storm drain system, bio-infiltration planter, infrastructures, and utilities. The civil site improvement plans indicate site grading incorporates cuts and fills during construction and most of the excavated cut quantities are planned for hauling off-site. The Consultant provided geotechnical recommendations for foundation design of the new MCF consisting of shallow isolated or continuous spread footings constructed directly on the underlying bedrock. The Consultant also presented an option for using drilled pier foundations to support the new MCF in the area adjacent to retaining walls where a new spread footing may induce a surcharge load onto an adjacent wall. The structural plans for the project were not available at the time of this review.

SITE RECONNAISSANCE AND SITE CONDITIONS

The project site is located south of the intersection of Hill Street and 6th Avenue adjacent to the existing senior living community and is currently occupied by the existing two-story FSNF and an upper-level driveway. The opposite side of the upper-level driveway is open parking spaces which is the covered parking structure planned to remain in-place at the lower-level driveway across from the senior living community. The outside edge of the southern end of the upper-level driveway is supported by a retaining wall adjoining the western side of the roundabout area at the lower-level driveway. The existing FSNF is bordered along the northern, western and southern boundaries with retaining walls of variable heights at the grade difference between the adjoining properties. These retaining walls are planned to remain in-place.

Topographically, the terrain surrounding the site generally descends toward the northeast at a gradient of about 4H:1V. The paved surfaces for the upper- and lower- driveways are nearly flat with elevation difference of about 10 feet.

An Atlas California-registered Geotechnical Engineer performed a site reconnaissance on February 23, 2023, to confirm that the site conditions were generally as described in the reviewed documents. No additional site reconnaissance was made since that time, however, the photographs taken for the prominent site features during the 2023 site reconnaissance were assessed for this review.

GEOLOGY AND SUBSURFACE CONDITIONS

According to the published geologic mapping of the site vicinity (Pampeyan, 1994), the site is underlain by the Franciscan Sandstone unit, and the inactive Belmont Fault southwest of the site separates the Franciscan Sandstone and Franciscan Chert units on the northeast and southwest sides of the fault. The subsurface conditions described in the Consultant geotechnical report consists of stiff sandy clay of low to moderate expansion potential overlying Franciscan Assemblage bedrock comprising of weathered graywacke, sandstone, shale, and present at the ground surface to a depth of 10 feet below the ground surface (bgs). According to the Seismic Hazard Zone Report for the San Mateo 7.5-minute quadrangle (CGS, 2018), no landslides have been mapped or otherwise indicated as being near the project site including the active and unstable landslide deposits approximately 1,000 feet southwest of the site shown on Pampeyan 1994 geologic map. The Franciscan sandstone unit (KJs) mapped at the project site is

known to have landslides occurred in the form of rockslides and was generally considered one of the bedrock units susceptible to landsliding in the San Mateo quadrangle (CGS, 2018). The strength compiled for the (KJs) unit in San Mateo quadrangle (CGS, 2018) has a mean effective friction angle of 23 degrees and no cohesion but has higher strength based on site-specific effective friction angle of 27 degrees and apparent cohesion of 250 pounds per square feet (Langan, 2024, personal communication via email). Groundwater conditions in the prior explorations was first encountered in a 1998 boring at a depth of 20 feet bgs, however, the 2022 explorations did not encounter groundwater in any of the borings advanced to a maximum depth of 20 feet bgs.

DISCUSSION

We note that the most recently published hazard maps from California Geological Survey (CGS) currently delineate the site as an earthquake-induced landslide hazard zone of required investigation. As such, the geologic and soil conditions should be re-evaluated to assess this hazard at the project site. Generally, the acceptance criteria for sites within a seismic hazard zone require mitigation measures consistent with the established practice to reduce the risk of the hazard, i.e., landslide for this case, to acceptable level and should be incorporated into development plans if the geologic and the soil conditions identify the hazard at the site, otherwise, mitigation measures are not required if the hazard does not exist based on information justified with the appropriate data and documentation. It is important to recognize that earthquake-induced landslide hazard zones are defined as areas that meet one or both of the following conditions (CGS, 2018):

1. Areas that have been identified as having experienced landslide movement in the past, including all mappable landslide deposits and source areas as well as any landslide that is known to have been triggered by historic earthquake activity.
2. Areas where the geologic and geotechnical data and analyses indicate that the earth materials may be susceptible to earthquake-induced slope failure.

None of the above two conditions applies to the site since there are no known active landslides mapped at the site, and the site-specific strength reported by the Consultant is significantly higher than the average strength of the Franciscan sandstone in the Seismic Hazard Zone Report for the San Mateo quadrangle (CGS, 2018). Additionally, the ground contours from the recent survey at the site were favorable to the global stability compared to the original ground contours that existed prior to the construction of the existing MCF. Therefore, we also note that the site-investigation report by the Consultant revealed higher strength and favorable ground contours such that without these two factors it would have rendered the site unstable in a seismic hazard zone as delineated in the CGS seismic hazard maps. The planned retaining walls with surcharge pressure from adjacent retaining walls should be avoided unless the retaining walls are properly designed to accommodate large displacement during the seismic event from the maximum considered earthquake at the site.

CONCLUSIONS

In addition to the 2023 Reviewer's requests, the applicant must adequately submit to the City prior to the issuing of the building permit the supporting data, analysis, and documentation including fill material specifications for the sustenance of the conclusions and the recommendations stated in the geotechnical engineering report and for satisfying the criteria for approval of a project within a seismic hazard zone. As a guide, Special Publication 117 (SP 117) by the California Department of Conservation, Division of Mines and Geology in 1997, provides general considerations for the earthquake hazard evaluation and mitigation, including seismic slope stability (SCEC, 2002).

LIMITATIONS

Atlas's role as a third-party reviewer has been solely to provide technical advice to assist the City in its discretionary permit decisions, and we are afforded the same protection under law. Our services are limited to the review of the documents described; a visual review of the property; and formulating an opinion as to the project geotechnical engineer's conformance to local and current geotechnical engineering standard of practice. We cannot confirm the accuracy of the information provided by others, nor can we confirm their conclusions and design recommendations. In addition, we have no control over the design or construction on this property and make no representations regarding its future condition(s).

The opinions presented in this letter were prepared in accordance with generally accepted, local and current geotechnical engineering and engineering geologic principles and practice. There is no warranty, either expressed or implied. We greatly appreciate the opportunity to be of continuing service to the City of Belmont. Should you have any questions or require additional information concerning our review, please contact the undersigned at hisham.nofal@oneatlas.com.

Sincerely,

ATLAS TECHNICAL CONSULTANTS, LLC



Hisham Nofal

Hisham Nofal, PhD, PE, GE
Principal Geotechnical Engineer

Distribution: PDF to Addressee; rgill@belmont.gov

HN:pmf

REFERENCES

California Geological Survey (CGS). (2018). Seismic Hazard Zone Report for The San Mateo 7.5-Minute Quadrangle, San Mateo County, California. Seismic Hazard Zone Report 113.

California Geological Survey (CGS). (2008). Guidelines For Evaluating and Mitigating Seismic Hazards In California. Special Publication 117A.

Pampeyan, E. H. (1994). Geologic Map of the Montara Mountain and San Mateo 7-1/2' Quadrangles, San Mateo County, California. Map I-2390, U.S. Department of the Interior, U.S. Geological Survey.

Southern California Earthquake Center (SCEC). (2002). Recommended Procedures for Implementation of DMG Special Publication 117 Guidelines for Analyzing and Mitigating Landslide Hazards in California.

March 15, 2023

City of Belmont
Community Development Department
1 Twin Pines Lane, Suite 110
Belmont, California 94002

Attention: Mr. Rob Gill, Senior Planner

Subject: **Geotechnical Engineering Peer Review**
Proposed Vista Terrace of Belmont Memory Care Facility
1041 Hill Street, Belmont, California 94002
Atlas Project No. 91-57787-B13

Dear Mr. Gill:

In accordance with your request, **Atlas Technical Consultants (Atlas)** has reviewed for the City of Belmont (City) the geotechnical engineering aspects of the submitted documents for a proposed new memory care facility to be located at the southwest end of Hill Street southwest of the intersection of Hill Street and 6th Avenue in Belmont, California. Our review included the following scope of work:

- A review of a geotechnical report prepared by Langan Engineering and Environmental Services, Inc. (Langan), titled, *Geotechnical Investigation, 1041 Hill Street, Belmont, California,* dated January 5, 2023.
- A review of submitted project architectural plans prepared by Erdman Company, Sheets G001, G010, G110, AD100, AS100, A100 through A104, A200 through A202, A300, A301, A340 and A341, Zoning Application Set, dated February 8, 2023.
- A review of the submitted Topographic and Boundary Survey prepared by Luk and Associates, two sheets, dated December 2022.
- A review of submitted project civil plans prepared by Coffman Engineers, Sheets C1.0 through C9.0, and C6.1 (Design Development Set), dated October 19, 2021.
- A review of available published and unpublished geologic information relevant to the proposed project.
- Site reconnaissance by a State of California registered Geotechnical Engineer on February 23, 2023.
- Preparation of this geotechnical peer review letter.

PROJECT SUMMARY

Based on our review of the project plans and geotechnical study report provided by your office, it is our understanding that the applicant proposes to construct a new memory care facility as an expansion of an existing Senior/Assisted Living community facility known as Vista Terrace of Belmont. The development would be developed on the site of an adjacent, unused former Skilled Nursing facility upslope and to the west of the Vista Terrace facility. This facility would be demolished and replaced by a 36-unit, 3-level structure constructed into the existing hillside, with the lower level consisting primarily of paved, covered

parking and the two upper floors consisting of living space. The existing senior living community and the new memory care facility would be separated by an existing paved entrance driveway and a roundabout drop off area accessing the upper level of the existing senior facility. Access to the new, lower-level parking and a main lobby entrance area for the memory care facility would be provided by a driveway extending from the dead end of Hill Street to the north at the approximate elevation of the existing upper driveway. The project would also include new site retaining walls as well as an exterior biofiltration planter and other new site infrastructure and utilities. The civil plans indicate rough cut excavation and fill quantities of 1,570 and 280 cubic yards, respectively, with 1,280 cubic yards of calculated soil off haul.

The project Geotechnical Engineer-of-Record (GEOR), Langan, provided recommendations for design of foundations for the new building consisting of shallow, isolated or continuous spread footings gaining support by embedment into directly underlying competent bedrock. Langan also presented an option for use of drilled pier foundations adjacent to retaining walls where a new spread footing may induce a surcharge load onto the adjacent wall. We note that at the time of our review, no structural plans were available for the project.

SITE RECONNAISSANCE AND SITE CONDITIONS

An Atlas California-registered Geotechnical Engineer performed a reconnaissance of the site on February 23, 2023, to confirm that the site conditions were generally as described in the submitted geotechnical report and other submitted documents. The project site is located southwest of the intersection of Hill Street and 6th Avenue and consists of a one-story, former skilled nursing facility no longer in use, and a paved driveway entry in front of the lower level of the old facility, which consisted of a covered parking area. The opposite side of the existing driveway is adjacent to uncovered parking spaces on the northeast side constructed on top of covered parking spaces by the lower-level driveway to the senior living facility. The outside edge of the southern end of the driveway is supported by a retaining wall adjoining the western side of the lower, roundabout area. Topographically, the site descends toward the northeast, with about 20 feet of elevation difference between the southeastern property line and the existing upper driveway, and with an additional 10 feet elevation difference between the upper and lower driveways.

GEOLOGY AND SUBSURFACE CONDITIONS

According to published geologic mapping of the site vicinity (Pampeyan, 1994), the site is underlain at shallow depth by Franciscan Sandstone. The inactive Belmont Fault, which separates Franciscan Sandstone and Franciscan Chert on the northeast and southwest sides of the fault, respectively, is about 150 to 200 feet southwest of the site. Based on the documents we reviewed, no landslides have been mapped or otherwise indicated as being in close proximity to the project site.

The property is not located within a mapped hazard area in the Seismic and Geologic Hazards Map included as part of the *City of Belmont Safety Element* (2016). The site is also not located within a mapped zone of either required liquefaction or earthquake induced landslide investigation as shown on the map *Earthquake Zones of Required Investigation, San Mateo Quadrangle* (California Geological Survey [CGS], 2018).

As part of their study, Langan evaluated subsurface soil and groundwater conditions based on three exploratory test borings advanced to maximum depths of between approximately 10 and 20 feet below ground surface (bgs). The borings were performed on September 19, 2022, and advanced using a truck-mounted Mobile B-40 exploratory drill rig equipped with 8-inch diameter hollow stem augers. In addition, Langan reported also drilling a total of five borings in March 1998 for design of the Vista Terrace of Belmont facility, of which one (TR-4) was located in the new proposed development area.

Based on the subsurface exploration results, Langan reported a site subsurface profile consisting of stiff sandy clay of low to moderate expansion potential, overlying Franciscan Assemblage bedrock consisting of weathered graywacke, sandstone and shale present at depths from the ground surface (i.e., immediately below the pavement section) to 10 feet bgs in the borings. Groundwater was not encountered in any of the 2022 borings but was encountered at Boring TR-4 in 1998 at a depth of about 20 feet, or significantly below the proposed basement level of the new structure so as to not directly affect the structure.

Onsite site geologic hazards identified by Langan included strong ground shaking, to be addressed in structural design. Other geologic hazards such as fault rupture, liquefaction, lateral spreading, slope instability, and seismic compaction settlement were judged to not impact the project.

DISCUSSION/CONCLUSIONS

Potential geotechnical considerations identified by the project GEOR in their geotechnical study report for the project and as concurred by the reviewer include the following:

- Potential very strong ground shaking.
- Presence of potential perched groundwater at soil-bedrock interfaces and impact on below-grade construction.
- Proximity of future below-grade excavation to existing structures that may require temporary shoring.
- Potentially moderately expansive surficial soils that may affect design of concrete slabs-on-grade, including flatwork.
- Potential effects of bedrock at shallow depths, including excavation issues.

Based on our review of the geotechnical information and available geologic maps, and observations made during our site reconnaissance, it is our opinion that the geotechnical information and design and grading recommendations for the project presented in the Geotechnical Study report provided by the applicant for review are acceptable and consistent with local geotechnical practice, and as such satisfactorily addresses the aforementioned geotechnical engineering considerations applicable to site grading and design and construction of the foundations for the proposed construction. The most pertinent geotechnical issues affecting project development include excavation into underlying bedrock, temporary shoring, and seismic design considerations, all of which have been adequately addressed by the GEOR.

We recommend geotechnical approval of the permit application for the City's project approval for construction after the following comment has been addressed:

- Geotechnical Plan Review - The 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 construction for conformance to his geotechnical recommendations, provide supplemental recommendations as necessary, and also provide a professional certification letter to the City to that effect.

In addition to responding to the above items, following geotechnical approval for development, the GEOR should perform the following during and at the completion of construction:

Geotechnical Construction Observation and Testing - The 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 to be competent supporting material. 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 temporary shoring and dewatering, subgrade preparation, earthwork construction, and site drainage and subdrainage 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 supporting materials with respect to the geotechnical engineer's recommendations.
- Site and subsurface drainage, including finish grading around the building, and discharge of collected surface and subsurface water to appropriate discharge facilities.

LIMITATIONS

Atlas's role as a third-party reviewer has been solely to provide technical advice to assist the City in its discretionary permit decisions, and we are afforded the same protection under law. Our services are limited to the review of the documents described; a visual review of the property; and formulating an opinion as to the project geotechnical engineer's conformance to local and current geotechnical engineering standard of practice. We cannot confirm the accuracy of the information provided by others, nor can we confirm their conclusions and design recommendations. In addition, we have no control over the design or construction on this property and make no representations regarding its future condition(s).

The opinions presented in this letter were prepared in accordance with generally accepted, local and current geotechnical engineering and engineering geologic principles and practice. There is no warranty, either expressed or implied. We greatly appreciate the opportunity to be of continuing service to the City of Belmont. Should you have any questions or require additional information concerning our review, please contact me via email at corey.dare@oneatlas.com.

Sincerely,
ATLAS TECHNICAL CONSULTANTS LLC



Corey T. Dare, PE, GE
Principal Geotechnical Engineer

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CTD:pmf

GEOTECHNICAL INVESTIGATION
1041 Hill Street
Belmont, California

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Principal/Vice President

5 January 2023
730231603

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730231603.02 Geotechnical Investigation Report_1041 Hill Street_Belmont

ATTACHMENTS

FIGURES

Figure 1 Site Location Map

Figure 2 Site Plan (Existing)

Figure 3 Site Plan with Proposed Development

Figure 4 Map of Major Faults and Earthquake Epicenters in the San Francisco Bay Area

Figure 5 Modified Mercalli Intensity Scale

Figure 6 Footing Surcharge Pressure on Existing Vista Terrace Retaining Wall

APPENDICES

Appendix A Logs of Borings and Laboratory Data from Previous Investigation

Appendix B Logs of Borings

Appendix C Laboratory Data

Appendix D Corrosivity Analyses with Brief Evaluation

GEOTECHNICAL INVESTIGATION
1041 Hill Street
Belmont, California

1.0 INTRODUCTION

This report presents the results of a geotechnical investigation performed by Langan Engineering and Environmental Services, Inc. (Langan) for the proposed new building at 1041 Hill Street in Belmont, California. The site is located at the end of a cul-de-sac at the southwestern end of Hill Street, as shown on Figure 1. It is bound by Hill Street and landscaping to the north, a two-story residential structure with a partial basement area to the west, a three-story, wood-framed assisted living facility (currently named Vista Terrace of Belmont) to the east, and a two-story residential structure to the south, as shown on Figure 2. The project occupies San Mateo County Assessor's Parcel Number (APN) 045-152-540 and is approximately 0.4 acres.

The site is located on a hillside, with the site grades generally sloping down from the western property line at approximate Elevation 114 feet[1] to the eastern portion of the project at approximate Elevation 86.3 feet (Luk and Associates, 2022). It is currently occupied by a one-story hospital above a first floor parking area that opens to the eastern portion of the property. The existing building's first floor parking level is at approximately Elevation 96 feet to Elevation 97 feet and the hospital level is at approximately Elevation 106.6 feet. Between the west property line and the west side of the existing building, the site grades are terraced from approximately Elevation 114 feet to Elevation 106.5 feet with two retaining walls.

According to our review of the preliminary schematic design presentation and foundation plan (Erdman, 2022), we understand the existing building will be demolished and replaced with a new two-story building over one level of parking. The finished floor elevations of the parking level varies, as shown on Figure 3. The majority of the proposed footprint of the parking level will be at Elevation 97 feet, while a small portion of the parking level footprint between gridlines C.5 and E.5 and gridlines 6 and 7[2] will be at Elevation 87.1 feet, as shown on Figure 3. The western edge of the parking level will be a retaining wall located at gridline A.5, as shown on Figure 3; the retaining wall will be approximately 12 feet high. At the area west of the retaining wall at gridline A.5, the finished floor elevation of the building will be at approximately Elevation 109 feet to match the second floor elevation. In addition, the east/northeast portion of the new building

[1] All elevations reference City of Belmont Datum.
[2] Gridlines taken from foundation plan provided by Erdman (Erdman, 2022).

will abut the existing retaining wall located at the border with the Vista Terrace of Belmont property, as shown on Figure 3.

According to by Erdman Company (Erdman), the project structure engineer, the anticipated dead plus live column loads for the proposed building range from 65 to 265 kips (Erdman, 2022).

2.0 SCOPE OF SERVICES

Our scope of services was outlined in our proposal dated 24 June 2022. The purpose of our geotechnical investigation consisted of reviewing the available subsurface information, conducting a geotechnical investigation, and performing engineering analyses to develop design-level geotechnical conclusions and recommendations regarding:

- subsurface conditions including groundwater levels;
- site seismicity and seismic hazards, if any;
- appropriate foundation type(s) for the proposed structures including deep foundations, if necessary;
- estimates of foundation settlement;
- design parameters for the recommended foundation type(s), including allowable bearing capacity, passive pressure, and coefficient of base friction for shallow foundations and vertical and lateral resistance of deep foundations, as appropriate;
- subgrade preparation for at grade floors and exterior slabs and flatwork, including sidewalks;
- site preparation, grading, and excavation, including criteria for fill quality and compaction;
- 2022 California Building Code (CBC) seismic design criteria, including site classification, mapped values S_S and S_1, modification factors F_a and F_v and S_{MS} and S_{M1} assuming the site class is B or C or the structure meets the exceptions in Section 11.4.8 of ASCE 7-16;
- flexible pavements;
- temporary shoring and lateral earth pressures
- earth pressures on basement/retaining walls;
- soil corrosivity with brief evaluation; and
- construction considerations.

3.0 FIELD EXPLORATION AND LABORATORY TESTING

We began our investigation by reviewing the results of previous geotechnical exploration performed in the project site vicinity (Treadwell & Rollo, Inc., 1998). To further evaluate subsurface conditions at the site, we drilled three borings.

Prior to performing our current field investigation, we:

- obtained drilling permit from the San Mateo County Environmental Health Services (SMCEHS),
- notified Underground Service Alert (USA) and followed up with USA utility companies
- checked the boring locations for underground utilities using a private utility locator.

Details of our current field exploration activities and laboratory testing program and previous geotechnical investigations at the site vicinity are described in the remainder of this section.

3.1 Previous Geotechnical Investigations

We reviewed the geotechnical investigation report titled "*Geotechnical Investigation, Belmont Vista, Belmont, California,*" by Treadwell & Rollo, Inc., dated 4 June 1998, that was previously prepared for the adjacent Vista Terrace of Belmont site. During the previous investigation, five borings, designated as TR-1 through TR-5, were drilled at the locations shown on Figure 2. Borings were drilled using a truck-mounted drill rig equipped with hollow-stem auger to approximate depths ranging from 11½ to 24 feet below existing ground surface (bgs). Logs of the borings and laboratory test results are included in Appendix A.

3.2 Current Field Exploration

Three borings, designated as B-1 through B-3, were drilled at the approximate locations presented on Figures 2 and 3. The borings were drilled on 19 September 2022 by Exploration Geoservices, Inc. of San Jose, California, using a truck-mounted drill rig equipped with hollow-stem auger. The borings were drilled to approximate depths ranging from 10½ to 20½ feet bgs. During drilling, our engineer logged the boring and obtained samples of the material encountered for visual classification and laboratory testing. The logs of the borings are presented in Appendix B as Figures B-1 through B-3. The soil and rock encountered in the borings was classified in accordance with the Classification Chart presented on Figure B-4 and Figure B-5, respectively.

Soil samples were obtained using one of two different types of driven split-barrel samplers. The sampler types are as follows:

- Sprague & Henwood (S&H) sampler with a 3.0-inch outside diameter and 2.5-inch inside diameter, lined with steel or brass tubes with an inside diameter of 2.43 inches
- Standard Penetration Test (SPT) sampler with a 2.0-inch outside diameter and 1.5-inch inside diameter, without liners

The sampler types were chosen on the basis of soil type being sampled and desired sample quality for laboratory testing. In general, the S&H sampler was used to obtain samples in medium stiff to very stiff cohesive soil and the SPT sampler was used to obtain the penetration resistance of granular soil.

The S&H and SPT samplers were driven with a 140-pound, downhole wireline hammer falling 30 inches. The samplers were driven up to 18 inches and the hammer blows required to drive the samples every six inches of penetration were recorded and are presented on the borings logs. A "blow count" is defined as the number of hammer blows per six inches of penetration. The blow counts required to drive the S&H and SPT samplers were converted to approximate SPT N-values to account for sampler type and hammer energy using factors of 0.5 and 0.8, respectively. The blow counts used for the conversions were: 1) the last two blow counts if the sampler was driven more than 12 inches, of 2) the last one blow count if the sampler was driven more than six inches, but less than 12 inches.

Upon completion, the boreholes were backfilled with cement grout in accordance with the requirements of the SMCEHS.

The soil cuttings from the borings were collected in 55-gallon drums, which were moved to an on-site temporary storage location at the request of the tenant, tested, and transported off-site for proper disposal.

3.3 Laboratory Testing

The soil samples collected from the field exploration program were re-examined in the office for soil classifications and representative samples were selected for laboratory testing. The laboratory testing program was designed to evaluate engineering properties of the soil at the site. Samples were tested to measure moisture content, dry density, plasticity (Atterberg limits), shear strength, and resistance value (R-Value) as appropriate. Results of the laboratory testing are included on the boring logs and in Appendix C.

3.4 Soil Corrosivity Testing

To evaluate the corrosivity of the soil near the foundation subgrade, corrosivity tests were performed on a soil sample obtained from the upper 5 feet. The corrosivity of the soil sample was evaluated by CERCO Analytical using the following ASTM Test Methods:

- Redox – ASTM D1498
- pH – ASTM D4972
- Resistivity (100% Saturation) – ASTM G57
- Sulfide – ASTM D4658M
- Chloride – ASTM D4327
- Sulfate – ASTM D4327

The laboratory corrosion test results and a brief corrosivity evaluation are presented in Appendix D.

4.0 SITE AND SUBSURFACE CONDITIONS

The existing site and subsurface conditions observed and encountered at the site are discussed in this section.

4.1 Site Conditions

The site is located on a hillside, with the site grades generally sloping down from the western property line at approximate Elevation 114 feet to the eastern portion of the project at approximate Elevation 86.3 feet. The project site is currently occupied by a one-story hospital above a first floor parking area that opens to the eastern portion of the property. The existing building's first floor parking level is at approximately Elevation 96 feet to Elevation 97 feet and the hospital level is at approximately Elevation 106.6 feet. Between the west property line and the west side of the existing building, the site grades are terraced from approximately Elevation 114 feet to Elevation 106.5 feet with two retaining walls.

The asphalt-paved area located at the eastern/northeastern portion of the project site is at approximately Elevation 97 feet and is currently used as parking. An existing retaining wall is located between the eastern portion of the site and the neighboring Vista Terrace property to support the grade change between the project site and the Vista Terrace property. According to

our review of the available design drawings of the existing retaining wall (Pirooz Barar & Associate Structural Engineers, 1999), we understand the retaining wall was designed to be a permanent shoring wall consisting of soldier piles, wood lagging, permanent tiebacks and a shotcrete face. The portion of the retaining wall adjacent to the project site has a bottom of wall elevation at approximately Elevation 87 feet and a top of wall elevation between Elevation 96.5 feet to Elevation 97 feet.

According to historic aerial maps (NETR Online, 2022), the existing building appears to have been constructed between 1956 and 1968. As-built drawings for the existing building are currently not available. However, based on our conversation with Erdman, we judge that the existing structure is supported on a shallow foundation.

4.2 Subsurface Conditions

The results of the field investigation indicate the site is typically underlain by stiff sandy clay, clay with sand and sandy clay with gravel overlying weathered bedrock. Where tested, the near surface soil is low to moderately expansive[3] with plasticity indices (PIs) of 7 to 19 and with the shear strengths of 1,110 pounds per square foot (psf) to 1,460 psf.

Beneath the clay, bedrock consisting of weathered sandstone, graywacke and shale was encountered from the ground surface at boring B-1 at Elevation 98 feet to Elevation 85 feet at boring B-2; the top of bedrock elevations at borings B-1 through B-3 and TR-4 are shown on Figure 3.

During our investigation, groundwater was not encountered. However, groundwater was encountered during the previous geotechnical investigation for the adjacent Vista Terrace at depths of approximately 16 feet bgs in boring TR-1 and 20 feet bgs in boring TR-4, corresponding to approximately Elevation 62 feet and Elevation 76 feet, respectively. The groundwater depths were measured during drilling and may not represent stabilized groundwater levels. Seasonal fluctuations in rainfall influence groundwater levels and may cause several feet of variation.

5.0 REGIONAL SEISMICITY AND FAULTING

The project site is in a seismically active region. Numerous earthquakes have been recorded in the region in the past, and moderate to large earthquakes should be anticipated during the service life of the proposed development. The San Andreas, Hayward, and San Gregorio faults are the

[3] Moderately expansive soil undergoes moderate volume changes with changes in moisture content.

major faults closest to the site. These and other faults of the region are shown on Figure 4. For each of these faults, as well as other active faults within about 50 kilometers (km) of the site, the distance from the site and estimated mean Moment magnitude[4] [2014 Working Group on California Earthquake Probabilities (WGCEP) (2015) and Uniform California Earthquake Rupture Forecast Version 3 (UCERF3) as detailed in the United States Geological Survey Open File Report 2013-1165] are summarized in Table 1. The mean Moment magnitude presented on Table 1 was computed assuming full rupture of the segment using Hanks and Bakun (2008) relationship.

TABLE 1
Regional Faults and Seismicity

Fault Segment	Approximate Distance from Site (km)	Direction from Site	Mean Moment Magnitude
San Andreas 1906 event	5.7	Southwest	8.1
Monte Vista - Shannon	5.7	Southwest	7.0
Pilarcitos	8.6	West	6.7
Total San Gregorio	18	West	7.6
Total Hayward – Rodgers Creek Healdsburg	24	Northeast	7.6
Mission (connected)	24	East	6.1
Butano	26	Southwest	6.7
Total Calavares	34	East	7.5
Contra Costa (Lafayette)	40	Northeast	6.1
Franklin	42	Northeast	6.7
Contra Costa (Larkey)	43	Northeast	6.0
Mount Diablo Thrust	44	Northeast	6.6
Contra Costa Shear Zone (connector)	46	Northeast	6.6
Concord	49	Northeast	6.4

Figure 4 also shows the earthquake epicenters for events with magnitude greater than 5.0 from January 1800 through August 2014. Since 1800, four major earthquakes have been recorded on the San Andreas fault. In 1836 an earthquake with an estimated maximum intensity of VII on the Modified Mercalli (MM) scale (Figure 5) occurred east of Monterey Bay on the San Andreas fault (Toppozada and Borchardt 1998). The estimated Moment magnitude, M_w, for this earthquake is about 6.25. In 1838, an earthquake occurred with an estimated intensity of about VIII-IX (MM), corresponding to an M_w of about 7.5. The San Francisco Earthquake of 1906 caused the most significant damage in the history of the Bay Area in terms of loss of lives and property damage.

[4] Moment magnitude is an energy-based scale and provides a physically meaningful measure of the size of a faulting event. Moment magnitude is directly related to average slip and fault rupture area.

This earthquake created a surface rupture along the San Andreas fault from Shelter Cove to San Juan Bautista approximately 470 kilometers in length. It had a maximum intensity of XI (MM), an M_w of about 7.9, and was felt 560 kilometers away in Oregon, Nevada, and Los Angeles. The Loma Prieta Earthquake occurred on 17 October 1989 in the Santa Cruz Mountains with an M_w of 6.9, the epicenter of which is approximately 64 km from the site.

In 1868 an earthquake with an estimated maximum intensity of X on the MM scale occurred on the southern segment (between San Leandro and Fremont) of the Hayward fault. The estimated M_w for the earthquake is 7.0. In 1861, an earthquake of unknown magnitude (probably an M_w of about 6.5) was reported on the Calaveras fault. The most recent significant earthquake on this fault was the 1984 Morgan Hill earthquake (M_w = 6.2).

The 2016 U.S. Geologic Survey (USGS) predicted a 72 percent chance of a magnitude 6.7 or greater earthquake occurring in the San Francisco Bay Area in 30 years (Aagaard et al. 2016). More specific estimates of the probabilities for different faults in the Bay Area are presented in Table 2.

TABLE 2
Estimates of 30-Year Probability (2014 to 2043) of a Magnitude 6.7 or Greater Earthquake

Fault	Probability (percent)
Hayward-Rodgers Creek	33
Calaveras	26
N. San Andreas	22
San Gregorio	16
Mount Diablo Thrust	16

6.0 SEISMIC HAZARDS

During a major earthquake, strong to violent ground shaking is expected to occur at the project site. Strong ground shaking during an earthquake can result in ground failure such as that

associated with soil liquefaction,[5] lateral spreading,[6] cyclic densification,[7] and landsliding. Each of these conditions has been evaluated based on our literature review, field investigation and analysis, and is discussed in this section.

6.1 Liquefaction

When saturated soil with little to no cohesion liquefies during a major earthquake, it experiences a temporary loss of shear strength as a result of a transient rise in excess pore water pressure generated by strong ground motion. Flow failure, lateral spreading, differential settlement, loss of bearing, ground fissures, and sand boils are evidence of excess pore pressure generation and liquefaction.

We estimate the material below the groundwater is predominately bedrock. Therefore, we judge that the potential for liquefaction is low.

6.2 Lateral Spreading

Lateral spreading is a phenomenon in which a surficial soil layer displaces along a shear zone that forms within a continuous underlying liquefied layer. The surficial blocks are transported downslope or in the direction of a free face, such as a channel, by earthquake and gravitational forces. Lateral spreading is generally the most pervasive and damaging type of liquefaction-induced ground failure generated by earthquakes.

Since the potential for liquefaction at the site is low, we likewise judge that potential for lateral spreading is low.

6.3 Cyclic Densification

Cyclic densification (also referred to as seismic densification and differential compaction) can occur during strong ground shaking in loose, clean granular deposits above the water table,

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[5] Liquefaction is a transformation of soil from a solid to a liquefied state during which saturated soil temporarily loses strength resulting from the buildup of excess pore water pressure, especially during earthquake-induced cyclic loading. Soil susceptible to liquefaction includes loose to medium dense sand and gravel, low-plasticity silt, and some low-plasticity clay deposits.

[6] Lateral spreading is a phenomenon in which surficial soil displaces along a shear zone that has formed within an underlying liquefied layer. Upon reaching mobilization, the surficial blocks are transported downslope or in the direction of a free face by earthquake and gravitational forces.

[7] Cyclic densification is a phenomenon in which non-saturated, cohesionless soil is densified by earthquake vibrations, causing ground-surface settlement.

resulting in ground surface settlement. The degree of susceptibility to cyclic densification is directly related to the relative density of the existing granular soil.

We judge that the materials encountered above the groundwater table are sufficiently cohesive and/or dense and as such the potential for cyclic densification at the site is low.

6.4 Landsliding

Existing site gradients are characterized as moderately to steeply sloping topography. Our review of published seismic hazard maps indicates the site is not within a zone subject to seismically-induced slope instability (CGS, 2018). We also did not observe indications of slope instability during our field investigation.

On the basis of our field observations, field investigation, and review of site history and published maps, we conclude that the potential for landsliding or seismically-induced slope instability at the site is low.

6.5 Surface Faulting

Historically, ground surface ruptures closely follow the trace of geologically young faults. The site is not within an Earthquake Fault Zone, as defined by the Alquist-Priolo Earthquake Fault Zoning Act and no known active or potentially active faults exist on the site. In a seismically active area, the remote possibility exists for future faulting in areas where no faults previously existed; however, we conclude that the risk of surficial ground deformation from faulting at the site is low.

7.0 DISCUSSION AND CONCLUSIONS

We conclude the proposed development is feasible from a geotechnical standpoint, provided the recommendations presented in this report are incorporated into the project plans and implemented during construction. Our conclusions regarding the project's geotechnical issues are discussed in the remainder of this section.

7.1 Foundations and Settlement

For the majority of the project site, we judge the most economical foundation system for the proposed structures is a shallow foundation system consisting of individual or continuous footings gaining support in the native soil or bedrock. Localized soft soil, if encountered under footing locations, should be excavated and recompacted.

As previously discussed, an existing retaining wall is located between the eastern portion of the site and the neighboring Vista Terrace property to support the grade change between the project site and the Vista Terrace property. Due to the planned proximity of the new building and the existing retaining wall, we conclude any shallow foundations bearing above an imaginary 1.5:1 (horizontal:vertical) plane projected from the bottom of the retaining wall will place a surcharge on the wall. According to our review of current foundation drawing from Erdman, shallow footings at gridlines D/1 to D/5 are planned in the zone where the footings will place a surcharge on the existing retaining wall. Assuming the footings are 7 feet by 7 feet with an allowable bearing pressure of 4,000 psf and located directly behind the retaining wall, the estimated lateral surcharge on the existing retaining wall is presented on Figure 6[8]. If the structural engineer concludes that the existing retaining wall cannot support the surcharge loads, an alternative foundation system should be considered at these locations.

The alternative foundation system should distribute the foundation loads to the underlying bedrock or to the soil below the bottom elevation of the retaining wall at approximately Elevation 87 feet to reduce the surcharge load on the existing retaining wall. Therefore, we conclude the following alternative foundation systems should be considered:

- deepened footings to bear in the native soil below Elevation 87 feet or at the top of bedrock (as shown on Figure 1), whichever is shallower or
- support columns loads with drilled piers gaining support in the native soil below Elevation 87 feet or at the top of bedrock (as shown on Figure 1), whichever is shallower.

Design recommendations for building footings are presented in Section 8.2 and drilled piers in Section 8.3. Footings and drilled piers design in accordance with these recommendations should not settlement more than ½ inch, most of which will occur during construction; differential settlement between adjacent columns, typically 20 to 25 feet apart, may be on the order of ¼-inch.

7.2 Expansive Soil

The existing near-surface soil has moderate expansion potential. Moisture fluctuations in near-surface expansive soil could cause the soil to expand or contract, resulting in movement and potential damage to improvements that overlie them. Potential causes of moisture

[8] Surcharge pressures presented in Figure 6 is an estimate. The surcharge loads from the footings on the existing retaining wall can be revised once the updated location, dimensions and loads of the footings are available.

fluctuations include drying during construction, subsequent wetting from rain, capillary rise, landscape irrigation, and type of plant selection.

The volume changes from expansive soil can cause cracking of foundations, floor slabs and exterior flatwork. Therefore, exterior slabs and concrete flatwork should be designed and constructed to resist the effects of the expansive soil. These effects can be mitigated by moisture conditioning the expansive soil, providing select, non-expansive fill below flatwork and other at-grade improvements and providing additional reinforcing steel.

The surface soil may become wet and difficult to compact during the winter. If required, the soil can be mixed with lime to aid in compaction. The degree to which lime will react with soil depends on such variables as type of soil, minerals present, quantity of lime, and the length of time the lime-soil mixture is cured. The quantity of lime added generally ranges from 5 to 7 percent by weight and should be determined by laboratory testing. If lime is intended to reduce swelling potential and/or increase the strength of the soil, the contractor should collect a bulk sample of the soil and perform laboratory tests to determine what type of lime will react with the soil and how much lime will be required to reduce the plasticity index to meet the criteria for select fill.

7.3 Groundwater

Groundwater was encountered at the site and in the site vicinity at approximately 16 to 20 feet bgs, corresponding to approximately Elevation 62 feet to Elevation 76 feet, respectively. On the basis of our knowledge of groundwater in the area, we conclude a design groundwater elevation of Elevation 78 feet should be used for most purposes. However, groundwater may be perched on top of the rock surface and may be higher than the design groundwater elevation. Retaining walls should be backdrained to prevent the buildup of hydrostatic pressures.

7.4 Shoring Considerations

Where space does not permit a sloped excavation and where excavations extend below five feet, excavations should be shored. The primary considerations related to the selection of the shoring system include protection of surrounding improvements, including roadways, utilities and adjacent structures and ability of the shoring system to penetrate the bedrock below the bottom of the excavation. Currently, a grading plan is not available; however, assuming cuts less than 10 to 12 feet in height at the site, we conclude excavations can be retained using a cantilevered soldier-pile-and-lagging shoring system. A soldier-pile-and-lagging system consists of concrete

encased steel H-beams placed in predrilled holes extending below the bottom of the excavation. Wood lagging is placed between the piles as the excavation proceeds.

During excavation, the shoring system is expected to yield and deform, which could cause surrounding improvements to settle. The magnitude of shoring movements and resulting settlements are difficult to estimate because they depend on many factors, including the method of installation and the contractor's skill in the shoring installation. However, on the basis of our experience, the settlement and lateral movement of the ground surface adjacent to a well-constructed shoring system should be less than the generally acceptable magnitude of one inch.

7.5 Corrosion Potential

CERCO Analytical performed tests on one soil sample from the site to evaluate corrosion potential to buried metals and concrete as part of our investigation. The results of the tests are presented in Appendix D and summarized in Table 3.

TABLE 3
Summary of Corrosivity Test Results

Boring	Sample Depth (feet)	pH	Sulfates (mg/kg)	Resistivity (ohms-cm)	Redox (mV)	Chlorides (mg/kg)
B-2	3 to 5	7.23	90	4,200	330	N.D.

N.D. = None Detected

On the basis of the results of the corrosivity analyses performed on samples obtained during our field exploration, the soil at the site is considered "moderately corrosive." All buried iron, steel, cast iron, ductile iron, galvanized steel and dielectric coated steel or iron should be properly protected against corrosion. All buried metallic pressure piping such as ductile iron firewater pipelines should be protected against corrosion.

For more detailed recommendations regarding the corrosion protection of buried metals and concrete, a licensed corrosion consultant should be retained.

7.6 Construction Considerations

As previously discussed, the near surface soil encountered at the site generally consists of very stiff to hard clay with varying amounts of sand and gravel. This material can be excavated with conventional earth-moving equipment such as loaders and backhoes. The surficial soil is clayey

and moderately plastic. If earthwork is performed in wet weather conditions, it may be difficult to compact the soil; it may need to be aerated during dry weather. Light grading equipment may be needed to avoid damaging the subgrade. Heavy equipment is typically required to install deep foundations. This type of equipment can disturb the subgrade and may require that the subgrade be winterized or repaired after installation of the foundations/soil improvement elements.

Where encountered, the bedrock was generally crushed to closely fractured with low to moderate hardness, and could be drilled using standard auger drilling equipment (specialty rock bits or cores were not required). However, the possibility exists that harder, more intact inclusions of rock will be encountered at the site than what was encountered in the borings. Where there will be shallow excavations, such as elevator pits, footings, and utility trenches, we judge it is likely that most of the bedrock should be excavatable or rippable using conventional or heavy duty equipment, such as a Caterpillar D9R with a single or multi shank No. 9 ripper. However, we anticipate additional equipment, such as a hydraulic hoe ram or jackhammer, may be required in some areas, especially narrow trenches and deeper excavations or where hard rock is encountered, to facilitate excavation and rippability.

During excavation, debris, concrete rubble, and foundation elements from previous structures that occupied the site may be encountered. Hoe-rams, jack-hammers, and other similar equipment could be needed to remove some of the larger obstacles and/or foundation elements.

As previously discussed, the existing retaining wall located between the eastern portion of the site and the neighboring Vista Terrace property was constructed as a permanent retaining wall consisting of soldier piles, wood lagging, permanent tiebacks and a shotcrete face. Any excavation or drilled piers installed behind the existing retaining wall should avoid exposing and/or damaging the existing tiebacks.

If the contractor plans to use construction equipment near the top of any of the existing retaining walls, the contractor should confirm that the retaining wall can accommodate the surcharge from the construction equipment. The increase in pressure should be computed after the surcharge loads are known.

8.0 RECOMMENDATIONS

From a geotechnical standpoint, we conclude the site can be developed as planned, provided recommendations presented in this section of the report are incorporated into the design and contract documents and are implemented during construction. Criteria for foundation design,

together with recommendations for floor slabs, seismic design, site preparation, and fill placement are presented in this section of the report.

8.1 Site Preparation and Grading

Demolition in planned development areas should include removal of existing improvements, such as pavement, utility lines, wells (if present), and underground improvements. Any vegetation and organic topsoil should be stripped in areas to receive new site improvements. Stripped organic soil can be stockpiled for later use in landscaped areas, if approved by the owner and architect; organic topsoil should not be used as compacted fill.

Demolished asphalt and concrete at the site may be crushed to provide recycled construction materials, including sand and Class 2 aggregate base (AB) provided it is acceptable from an environmental standpoint. Where recycled Class 2 AB will be used beneath pavements, it should meet requirements of the current Caltrans Standard Specifications.

It may be necessary to remove below-grade obstructions that will interfere with the installation of the drilled piers and construction of the footings, pier caps and grade beams. It may be possible to leave some obstructions in place; however, this should be determined on a case-by-case basis. Excavations resulting from demolition activities should be backfilled according to the recommendations provided below.

Where utilities to be removed extend off site, they should be capped or plugged with grout at the property line. It may be feasible to abandon utilities in-place, provided they will not impact future utilities or building foundations. If utilities are abandoned in-place, they should be completely filled with flowable cement grout over their length. Existing utility lines encountered during construction should be addressed on a case-by-case basis.

After an area is exposed by stripping and/or excavation, it should be evaluated for stability. Stable soils, when properly prepared, should be smooth and non-yielding under the weight of typical grading equipment such as a full water truck. If the subgrade is yielding and pumping, it will need to be overexcavated and replaced with engineer fill or lean concrete.

We recommend at least six inches of imported (select) material be placed in proposed building areas; the select fill should extend at least five feet beyond building footprints. Prior to placement of select fill in building areas, the onsite soil exposed by stripping should be scarified to a depth of at least 12 inches, moisture-conditioned to at least three percent above optimum moisture

content, and compacted to between 88 and 93 percent relative compaction[9]. The soil subgrade should be kept moist until it is covered by select fill. If site grading occurs in late summer or in fall, the surface soil may be dry to depths exceeding 12 inches. Therefore, prior to grading, we should perform moisture content tests on the upper three feet of soil in building areas. Surface soil that has a moisture content of less than 20 percent (the approximate plastic limit of the soil) should be excavated, moisture-conditioned to at least three percent above optimum moisture content, and recompacted to between 88 and 93 percent relative compaction to reduce its expansion potential. Based on our experience in the project area, we judge the maximum depth of required excavation for moisture conditioning will be two feet. Heavy construction equipment should not be allowed directly on the final subgrade. The clay exposed at the foundation level may be susceptible to disturbance under construction equipment loads. If the subgrade is disturbed during the rainy season, it may be necessary to repair the subgrade and/or place a minimum 12-inch working pad consisting of crushed rock on top of the subgrade or lime treating the upper 18 inches of the subgrade to winterize it.

All select fill placed beneath improvements should meet the following criteria:

- be free of organic matter
- non-hazardous
- contain no rocks or lumps larger than three inches in greatest dimension
- have a low expansion potential (defined by a liquid limit of less than 40 and plasticity index lower than 12)
- have at least 20 percent fines (by weight)
- have a low corrosion potential[10]
- be approved by the geotechnical engineer.

The intent of the recommendation for select fill to contain at least 20 percent fines (particles passing the No. 200 sieve) is to reduce the potential for surface water to infiltrate beneath slabs.

[9] Relative compaction refers to the in-place dry density of soil expressed as a percentage of the maximum dry density of the same material, as determined by the ASTM D1557 laboratory compaction.

[10] Low corrosion potential is defined as a minimum resistivity of 2,000 ohms-cm and maximum sulfate and chloride concentrations of 250 parts per million.

We conclude the on-site clay soil do not meet the requirements of select fill but may be used as general fill.

Fill should be placed in lifts not exceeding eight inches in loose thickness, moisture-conditioned to near optimum moisture content, and compacted to at least 90 percent relative compaction. The subgrade should be rolled to a firm, non-yielding surface. If the compacted subgrade is disturbed during utility trench or foundation excavations, the subgrade should be re-rolled to provide a smooth, firm surface for concrete slab support.

Where used, sand containing less than 10 percent fines (particles passing the No. 200 sieve) should also be compacted to at least 95 percent relative compaction. Samples of on-site and proposed import fill materials should be submitted to Langan for approval at least three business days prior to use at the site.

8.2 Spread Footings

As discussed in Section 7.1, where shallow foundations bear below an imaginary 1.5:1 (H:V) plane projected up from the bottom of retaining walls, the building's column loads may be supported on shallow, spread footings bearing on firm, native soil or bedrock. Due to the presence of moderately expansive near-surface soils, the bottom of the footings should be embedded at least 18 inches below the lowest adjacent soil subgrade and should be at least 18 inches wide for continuous footings and 24 inches for isolated spread footings. Footings adjacent to utility trenches (or other footings) should bear below an imaginary 1.5:1 (H:V) plane projected upward from the bottom edge of the utility trench (or adjacent footings).

For the recommended minimum embedment, the footings bearing on firm native soil or bedrock may be designed for an allowable bearing pressure of 4,000 psf for dead plus live loads, and 6,000 psf for total loads, including wind and seismic forces.

Lateral loads on footings can be resisted by a combination of passive resistance acting against the vertical faces of the footings and friction along the bases of the footings. Passive resistance may be calculated using lateral pressures corresponding to a uniform pressure of 1,000 psf; the upper foot of soil should be ignored unless confined by a concrete slab or pavement. Frictional resistance should be computed using a base friction coefficient of 0.35. The passive resistance and base friction values include a factor of safety of about 1.5 and may be used in combination without reduction. To utilize the full passive resistance values given above, the bottom edge of

footings should be at least seven feet from the face of any slope. If this distance cannot be obtained with shallow footings, deepened footings or drilled piers can be used.

Uplift loads may be resisted by the weight of the footing and any overlying soil. If footings are inadequate to provide the necessary uplift resistance, drilled piers or tiedowns may be used.

Weak soil or non-engineered fill encountered in the bottom of footing excavations should be excavated and replaced with engineered fill or lean concrete. The bottoms and sides of the footing excavations should be wetted following excavation and maintained in a moist condition until concrete is placed.

We should check footing excavations prior to placement of reinforcing steel. Footing excavations should be free of standing water, debris, and disturbed materials prior to placing concrete.

8.3 Drilled Piers

Where shallow foundations may place a surcharge on a retaining wall, we recommend drilled piers be used to support the column loads at those locations. Drilled piers adjacent to the existing retaining wall will need to be constructed with a permanent void so that there is no load transfer from the new building to the existing retaining wall. Typically, the permanent void is created in an annular space between an inner and outer casing. Axial and lateral pile capacity will need to be neglected within the double-cased zone. For this project, we estimate the double-cased zone should extend to approximately Elevation 87 feet.

8.3.1 Axial Capacity

Drilled piers should be designed to derive their axial capacity from the skin friction in the native soil and bedrock layers below the bottom of the retaining wall elevation (approximately Elevation 87 feet). In local practice, the contribution of end bearing in supporting the load is ignored for drilled piers, unless the bottom can be adequately cleaned out and can be observed. Piers installed in a group should be spaced at least three diameters on center.

To compute the axial capacity of drilled piers, we recommend using an allowable skin friction of 900 psf for dead and live loads in the native soil and bedrock layers below the bottom of the retaining wall elevation (approximately Elevation 87 feet). For temporary, compressive, total loads, including wind and/or seismic load, the skin friction value can be increased by one third. For temporary uplift loads, we recommend an allowable skin friction of 1,200 psf.

8.3.2 Construction Consideration

Drilled piers should be installed by a qualified contractor with demonstrated experience in this type of foundation. Caving of the holes may occur; therefore, casing or slurry may be necessary to keep the holes open until concrete is placed in the driller piers. Concrete placement should start upon completion of the drilling and clean out. Concrete should be placed from the bottom up in a single operation using a tremie and/or a pumper pipe. The tremie pipe should be maintained at least five feet below the upper surface of the concrete during casting of the piers. The concrete should have a slump between seven and nine inches.

8.4 Retaining Wall Design

We recommend all retaining walls be designed to resist lateral pressures imposed by the adjacent soil and vehicles. Walls that are free to rotate (active condition) or restrained (at-rest condition) may be designed using the pressure presented in Table 4. The lateral earth pressures presented in Table 6 assumes leveled backfill behind the retaining wall. Because the site is in a seismically active area, the design should also be checked for seismic conditions for structures assigned to Seismic Design Category D, E or F and retaining more than six feet of backfill height[11]. Under seismic loading conditions, there will be a seismic pressure increment that should be added to active earth pressures. We used the procedures outlined by Sitar (2012) and the peak ground acceleration based on the Design Earthquake ground motion level to compute the seismic pressure increment. For seismic conditions, retaining walls should be designed for the more critical loading condition of restrained (at-rest) pressure or total pressures (active plus seismic increment) using the equivalent fluid weights and pressures presented in Table 4.

[11] California Building Code (2019) Section 1803.5.12.

TABLE 4
Retaining Wall Design Earth Pressures

Condition	Static Conditions		Seismic Conditions[2]
	Unrestrained Walls (Active)	Restrained Walls (At-rest)	Total Pressure – Active Plus Seismic Pressure Increment
Drained[1]	40 pcf[3]	60 pcf	75 pcf
Undrained	80 pcf	90 pcf	100 pcf

Notes:
1. The lateral earth pressures given assume the walls are properly backdrained to prevent the buildup of hydrostatic pressure.
2. The more critical condition of either at-rest pressure for static conditions or active pressure plus a seismic pressure increment for seismic conditions should be checked.
3. pcf = pounds per cubic foot

Where traffic will pass within 10 feet of retaining walls, temporary traffic loads should be considered in the design of the walls. Traffic loads may be modeled by a uniform pressure of 100 psf applied in the upper 10 feet of the walls.

The "drained" lateral earth pressures presented in Table 6 assume the walls are properly backdrained to prevent the buildup of hydrostatic pressure from perched groundwater. One acceptable method for backdraining the walls is to place a prefabricated drainage panel against the back side of the walls. The drainage panel should extend down to a four-inch-diameter perforated PVC collector pipe at the base of the walls. The pipe should be surrounded on all sides by at least four inches of Caltrans Class 2 permeable material (see Caltrans Standard Specifications Section 68-1.025) or wrapped in filter fabric (Mirafi 140N or equivalent). We should check the manufacturer's specifications regarding the proposed prefabricated drainage panel material to verify it is appropriate for its intended use. The pipe should be connected to a suitable discharge point. As an alternative to using prefabricated drainage panel, the wall may be drained using Caltrans Class 2 permeable material (Caltrans Standard Specifications Section 68-1.025) or clean drain rock wrapped in a geotextile filter fabric (Mirafi 140NC or equivalent). The gravel drain should be at least 12 inches wide and should extend up the back of the wall to about 2 feet below the ground surface; the upper 2 feet should be covered with a clay cap to reduce infiltration of surface water. A four-inch-diameter perforated PVC collector pipe should be placed within the gravel blanket near the base of the wall to drain the water to a suitable discharge. The pipe should be surrounded on all sides by at least four inches of Caltrans Class 2 permeable material or drain rock.

The footings of the retaining walls should be designed using the same design values presented in Section 8.2.

8.5 Floor Slab

The ground floor of the lower parking level may be asphalt pavement or slab-on-grade (non-structural). Design for asphalt pavements is presented in Section 8.8. A moisture barrier is generally not required beneath parking garage slabs, except for areas beneath mechanical, electrical, and storage rooms or where movement of water vapor through the slabs would be detrimental to its intended use.

Moisture is likely to condense on the underside of the ground floor slabs, even though they will be above the design groundwater level. A typical moisture barrier consists of a capillary moisture break and a water vapor retarder.

The capillary moisture break should consist of at least four inches of clean, virgin, free-draining gravel or crushed rock. The vapor retarder should meet or exceed the requirements for Class C vapor retarders stated in ASTM E1745. The vapor retarder should be placed in accordance with the requirements of ASTM E1643. These requirements include overlapping seams by six inches, taping seams, and sealing penetrations in the vapor retarder. The particle size of the gravel/crushed rock should meet the gradation requirements presented in Table 5.

TABLE 5
Gradation Requirements for Capillary Moisture Break

Sieve Size	Percentage Passing Sieve
Gravel or Crushed Rock	
1 inch	90 – 100
3/4 inch	30 – 100
1/2 inch	5 – 25
3/8 inch	0 – 6

Concrete mixes with high water/cement (w/c) ratios result in excess water in the concrete, which increases the cure time and results in excessive vapor transmission through the slab. Therefore, concrete for the floor slab should have a low w/c ratio - less than 0.45. The slab should be properly cured. Before the floor covering is placed, the contractor should check that the concrete surface

and the moisture emission levels (if emission testing is required) meet the manufacturer's requirements.

8.6 2022 California Building Code Site Class and Seismic Design Criteria

For seismic design in accordance with the provisions of 2022 CBC/ASCE 7-16, we recommend the following:

- Risk-Targeted Maximum Considered Earthquake (MCE_R) S_s and S_1 of 1.860g and 0.762g, respectively.
- Site Class C
- Site Coefficient F_a and F_v of 1.2 and 1.4, respectively.
- MCE_R spectral response acceleration parameters at short periods, S_{MS}, and at one-second period, S_{M1}, of 2.232g and 1.067g, respectively
- Design Earthquake (DE) spectral response acceleration parameters at short period, S_{DS}, and at one-second period, S_{D1}, of 1.488g and 0.711g, respectively.
- PGA_M of 0.960g

8.7 Excavation and Shoring

Excavations deeper than five feet entered by workers should be shored or sloped for safety in accordance with the CAL-OSHA standards (29 CFR Part 1926). Inclinations of temporary slopes should not exceed those specified in local, state, or federal safety regulations. As a minimum, the requirements of the current OSHA Health and Safety Standards for Excavations (29 CFR Part 1926) should be followed. The contractor should be responsible for the design, construction, and safety of temporary shoring. We recommend temporary slopes be no steeper than 1.5:1 (H:V) in soil and 1:1 (H:V) in rock. Temporary slopes should not be open for an extended period of time. If temporary slopes are open for extended periods of time, exposure to weathering and rain could result in sloughing and erosion.

Where space does not permit a sloped excavation and where excavations extend below five feet, excavations should be shored.

Cantilevered sheet pile or soldier beam and wood lagging shoring may be designed using active earth pressures corresponding to 40 pcf; the active pressure assumes level backfill behind the wall. Passive resistance can be computed using a uniform pressure of 1,000 psf. The values for passive pressure include a factor of safety of 1.5.

Where traffic will pass within 10 feet of the shoring wall, temporary traffic loads should be considered in the design of the shoring wall. Traffic loads may be modeled by a uniform pressure of 100 psf applied in the upper 10 feet of the walls. An increase in lateral design pressure for the shoring may be required where heavy construction equipment or stockpiled materials are within a distance equal to the shoring depth. Construction equipment should not be allowed within five feet from the edge of the excavation unless the shoring is specifically designed for the appropriate surcharge. The increase in pressure should be computed after the surcharge loads are known.

If soldier piles and wood lagging will be used, the shoring designer should evaluate the required penetration depth of the soldier piles. The soldier piles should have sufficient axial capacity to support the vertical load component of the tiebacks and the vertical load acting on the piles, if any. To compute the axial capacity of the piles, we recommend using an allowable friction of 900 psf on the perimeter of the piles encased in concrete.

Because rock is may be shallow soldier piles should be installed by drilling, they should be vibrated into place. Soldier beams should be located to avoid existing below-grade utilities. The civil engineer should provide criteria for minimum clearances for piles and beams near existing utilities.

The shoring system should be installed by an experienced shoring contractor. The contractor should be solely responsible for the design of temporary shoring. We should review the final shoring plans to check that they are consistent with the recommendations presented in this report. In addition, we recommend that a representative from our office observe installation of the temporary shoring system.

8.8 Asphalt Pavements

The State of California flexible pavement design method was used to develop the recommended asphalt concrete pavement sections. We expect the final soil subgrade in asphalt-paved areas will generally consist of clay and silt soil. On the basis of laboratory test result, we selected an R-value of 6 for design. For our calculations, we assumed a Traffic Index (TI) of 4 for automobile parking areas with occasional trucks, and 5 and 6 for driveways and truck-use areas; these TIs should be confirmed by the project civil engineer. Table 6 presents our recommendations for asphalt pavement sections.

TABLE 6
Pavement Section Design

TI	Asphalt Concrete (inches)	Class 2 Aggregate Base R = 78 (inches)
4	2.5	8
5	3	9.5
6	3.5	13

Pavement components should conform to the current Caltrans Standard Specifications. The upper six inches of the soil subgrade in pavement areas should be moisture-conditioned to above optimum and compacted to at least 95 percent relative compaction and rolled to provide a smooth non-yielding surface. Aggregate base should be compacted to at least 95 percent relative compaction.

8.9 Concrete Pavement and Exterior Slabs

Differential ground movement due to the moderately expansive soil will tend to distort and crack the exterior slabs. Periodic repairs and replacement of exterior improvements should be expected during the life of the project. Mastic joints or other positive separations should be provided to permit any differential movements between exterior slabs and the buildings.

For all concrete flatwork (non-vehicular), we recommend at least six inches of imported (select) material be placed beneath proposed exterior concrete flatwork, including patio slabs and sidewalks; the select fill should extend at least two feet beyond the slab edges. The upper 12 inches of native soil in exterior slab areas should be moisture-conditioned to at least three percent above optimum moisture content and compacted to between 88 and 93 percent relative compaction.

We recommend new sidewalks and concrete flatwork (in non-vehicular traffic area) be underlain by at least four inches of Class 2 aggregate base material (or the minimum thickness per City of Belmont Standards) that has been compacted to at least 90 percent relative compaction.

Where rigid pavement is required for loading and service areas, we recommend a minimum of six inches of concrete for medium traffic and a minimum of eight inches of concrete for heavy

traffic. The concrete should be underlain by at least six inches of Class 2 aggregate base and should be compacted to at least 95 percent relative compaction.

Aggregate base should conform to the current State of California Department of Transportation (Caltrans) Standard Specifications.

8.10 Utilities

Utility trenches should be excavated a minimum of four inches below the bottom of pipes or conduits and have clearances of at least four inches on both sides. Where necessary, trench excavations should be shored and braced to prevent cave-ins and/or in accordance with all safety regulations. It may be difficult to install sheet piles, because shallow bedrock may be present at shallow depths. Where rock is sufficiently deep, sheet piling may be used as shoring; it should be placed a minimum of two feet away from the pipes or conduits to prevent disturbance to them as the sheet piles are extracted. Where trenches encounter groundwater, it may be necessary to temporarily dewater them to allow for placement of the pipe and/or conduits, and backfill.

Backfill for utility trenches should be compacted according to the recommendations presented for the general site fill. Jetting of trench backfill is not permitted. To provide uniform support, pipes or conduits should be bedded on a minimum of four inches of sand or fine gravel. After pipes and conduits are tested, inspected (if required), and approved, they should be covered to a depth of six inches with sand or fine gravel, which should then be mechanically tamped. If fine gravel is used as bedding or shading at- or below- the design groundwater table, it should be wrapped in filter fabric such as Mirafi 140N. Trench backfill should be placed in lifts of eight inches or less, moisture-conditioned, and compacted to at least 90 percent relative compaction. If sand or gravel with less than 10 percent fines (particles passing the No. 200 sieve) is used, it should be compacted to 95 percent relative compaction. Special care should be taken when backfilling utility trenches in pavement areas. Poor compaction may cause excessive settlements resulting in damage to the pavement section.

Where utility trenches backfilled with sand or gravel enter the building pads, an impermeable plug consisting of native clay or lean concrete, at least five feet in length, should be installed at the building line. Further, where sand- or gravel-backfilled trenches cross planter areas and pass below asphalt or concrete pavements, a similar plug should be placed at the edge of the pavement. The purpose of these plugs is to reduce the potential for water to become trapped in

trenches beneath the building or pavements. This trapped water can cause heaving of soils beneath slabs and softening of subgrade soil beneath pavements.

The corrosivity reports provided in Appendix D of this report should be reviewed and corrosion protection measures used as appropriate. A corrosion engineer should be retained if additional recommendations are needed.

8.11 Site Drainage

Positive surface drainage should be provided around the equipment pads to direct surface water away from the equipment. To reduce the potential for water ponding adjacent to the equipment, we recommend the ground surface within a horizontal distance of ten feet from the pad slope down away from the pad with a surface gradient of at least five percent in unpaved areas and two percent in paved areas. Because the subgrade soil consists predominantly of clay, it will have a relatively low permeability. If infiltration basins, bioswales, or permeable pavement are planned, they should be lined with an impermeable membrane and drains should be provided that direct the water to an appropriate outlet. Infiltration basins or bioswales should not be placed within five feet of the foundations or rigid concrete slabs.

To reduce the potential for irrigation water entering the pavement section, vertical curbs adjacent to landscaped areas should extend through any aggregate base and at least six inches into the underlying soil. In heavily watered areas, such as lawns, it may also be necessary to install a subdrain behind the curb to intercept excess irrigation water.

8.12 Construction Monitoring

We recommend the conditions of existing buildings within 100 feet of the site should be photographed and surveyed prior to the start of construction and monitored periodically during construction. Survey points should be installed on the adjacent buildings and streets that are within 100 feet of the site. We recommend the survey points be read regularly and the results should be submitted to us in a timely manner for review.

The original survey should be taken prior to the start of construction and can be read monthly during shoring installation; however, we recommend checking if the City of Belmont have stricter requirements.

9.0 LIMITATIONS

The conclusions and recommendations provided in this report result from our interpretation of the geotechnical conditions existing at the site inferred from a limited number of borings and other exploration, as well as topographic information provided by Luk and Associates and structural information provided by Erdman. Actual subsurface conditions could vary. Recommendations provided are dependent upon one another and no recommendation should be followed independent of the others.

Any proposed changes in structures, depths of excavation, or their locations should be brought to Langan's attention as soon as possible so that we can determine whether such changes affect our recommendations. Information on subsurface strata and groundwater levels shown on the logs represent conditions encountered only at the locations indicated and at the time of investigation. If different conditions are encountered during construction, they should immediately be brought to Langan's attention for evaluation, as they may affect our recommendations.

This report has been prepared to assist the Owner, architect, and structural engineer in the design process and is only applicable to the design of the specific project identified. The information in this report cannot be utilized or depended on by engineers or contractors who are involved in evaluations or designs of facilities on adjacent properties which are beyond the limits of that which is the specific subject of this report.

Environmental issues (such as permitting or potentially contaminated soil and groundwater) are outside the scope of this study and should be addressed in a separate evaluation.

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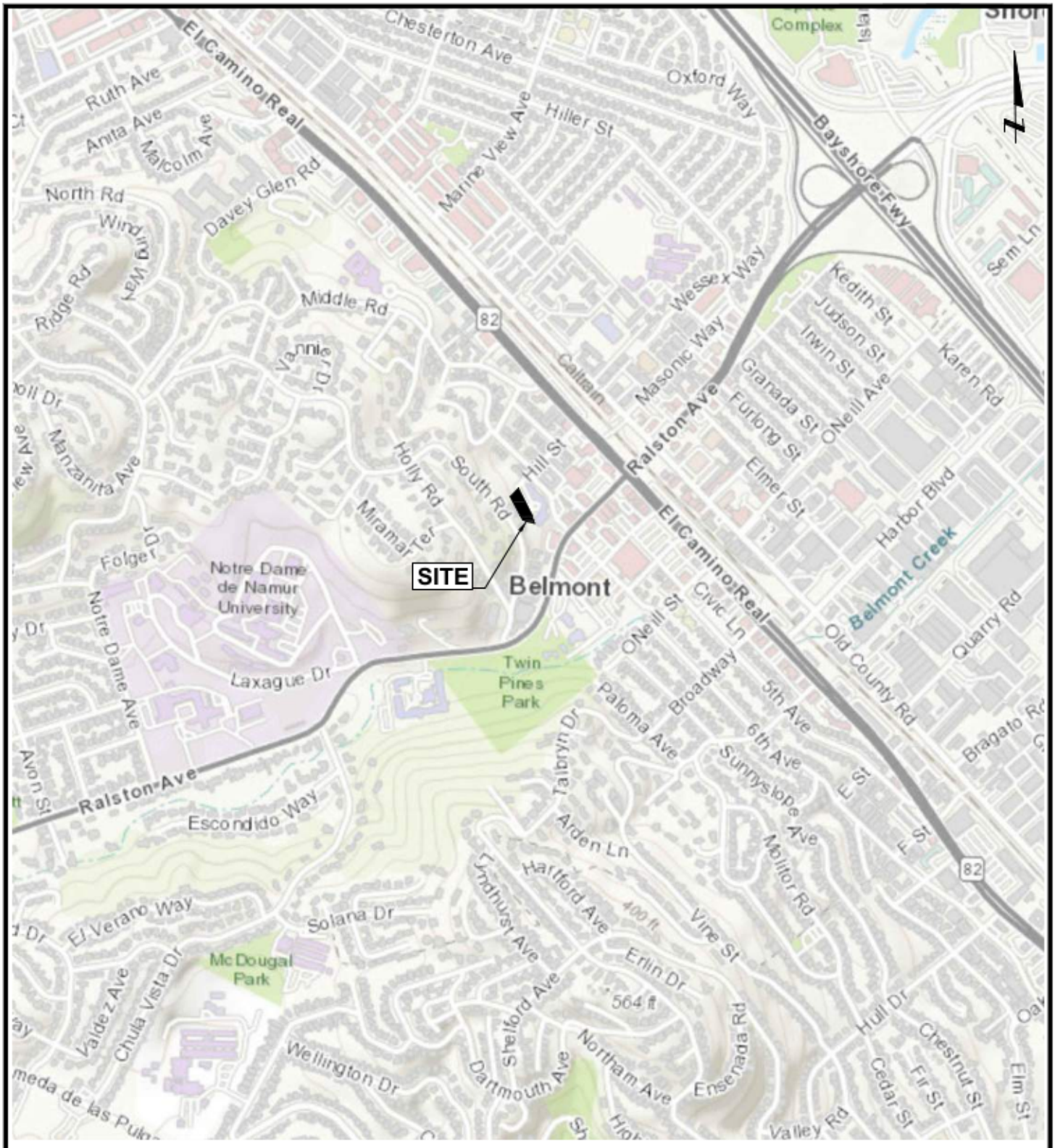
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FIGURES



Note:
Topographic base map is provided through Langan's Esri Arc GIS software licensing and Arc GIS online, National Geographic Society, i-cubed.

0 1,000 Feet

Approximate scale

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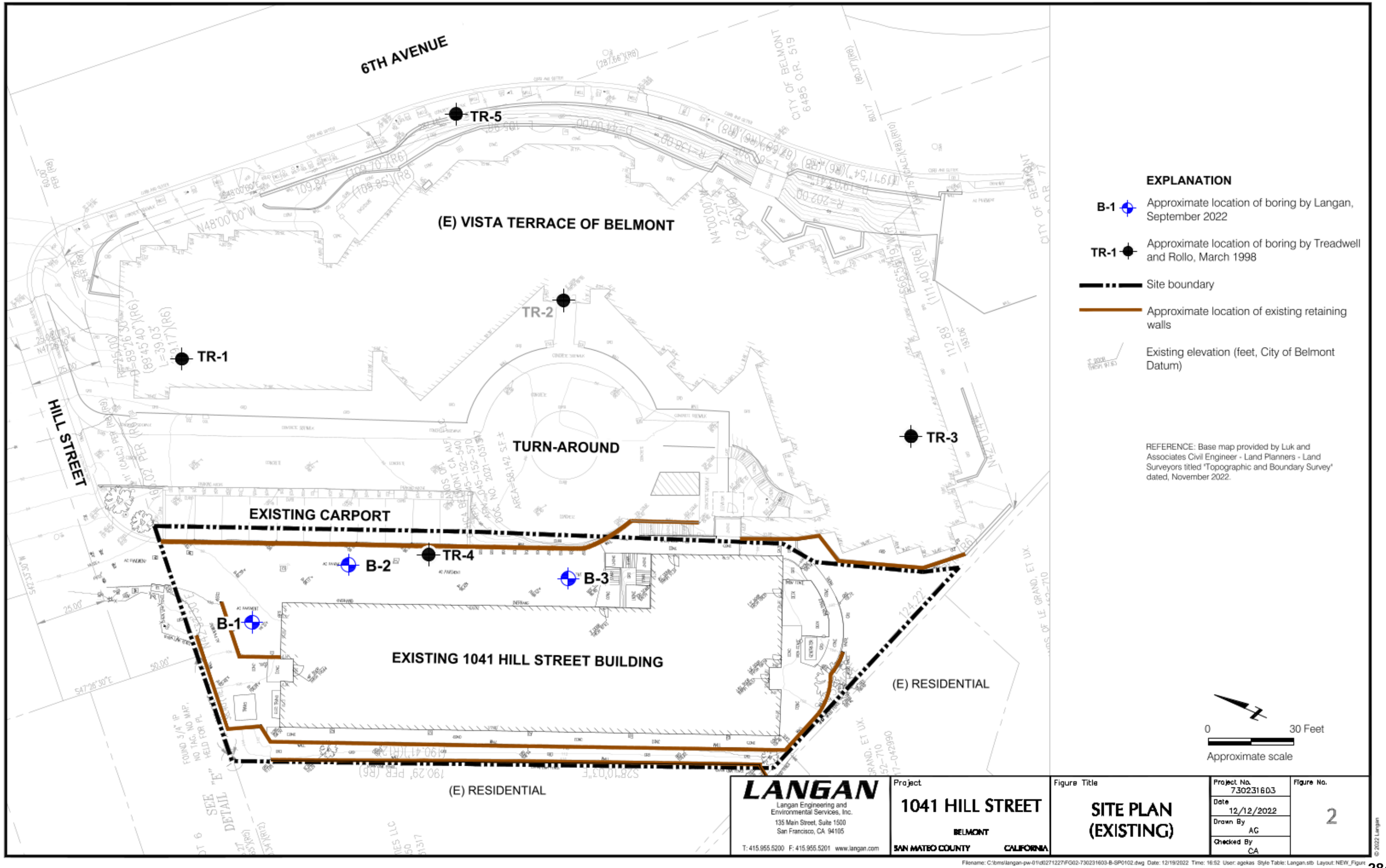
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Project	1041 HILL STREET BELMONT SAN MATEO COUNTY CALIFORNIA
Figure Title	SITE LOCATION MAP
Project No.	730231603
Date	12/12/2022
Drawn By	AG
Checked By	CA
Figure	1

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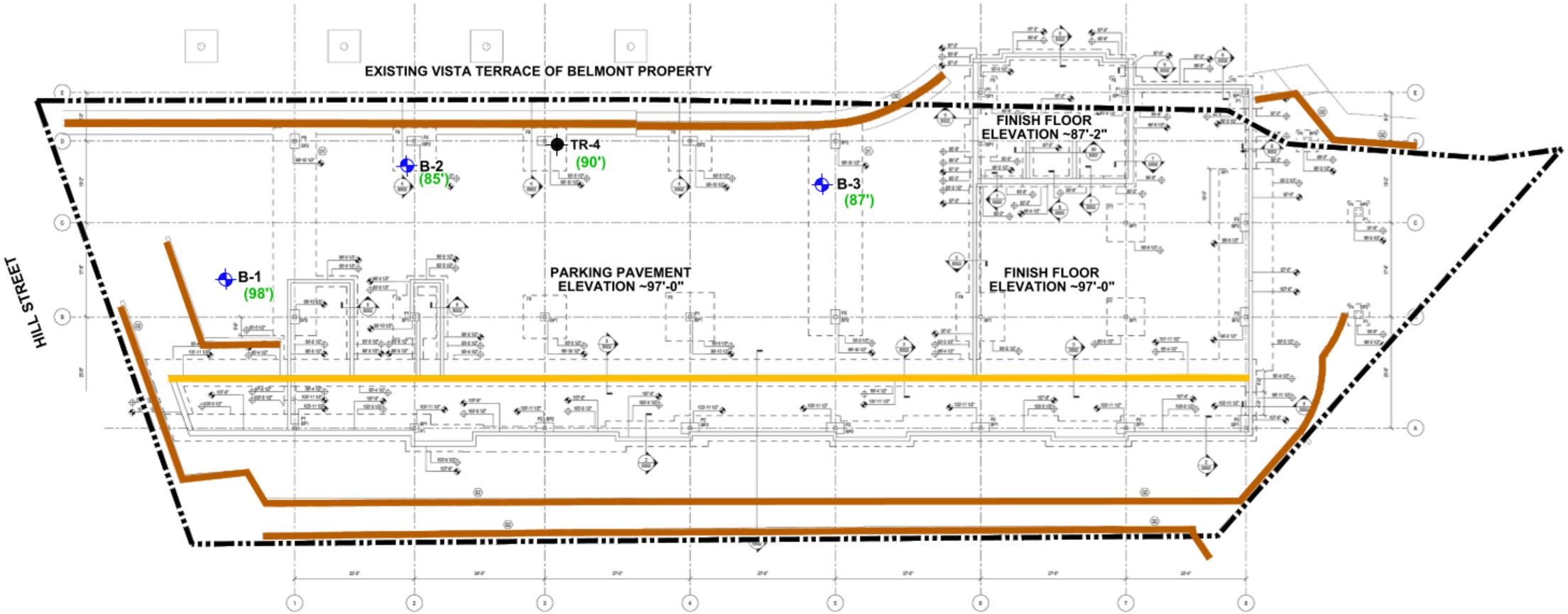


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Project	1041 HILL STREET BELMONT SAN MATEO COUNTY CALIFORNIA
Figure Title	SITE PLAN (EXISTING)
Project No.	730231603
Date	12/12/2022
Drawn By	AG
Checked By	CA
Figure No.	2

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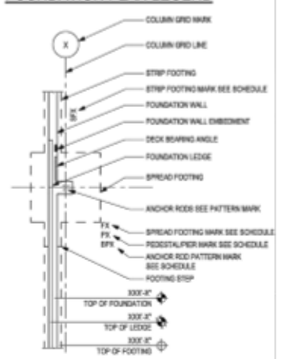
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EXPLANATION

B-1	Approximate location of boring by Langan, September 2022
TR-1	Approximate location of boring by Treadwell and Rollo, March 1998
	Site boundary
	Approximate location of existing retaining walls
	New retaining wall at gridline A.5
(98')	Estimated top of bedrock elevation (feet, City of Belmont datum)

FOUNDATION PLAN LEGEND



REFERENCE: Basemap from plan titled "Foundation Plan", by Erdman, Sheet 101, emailed 14 December 2022.

0 20 Feet

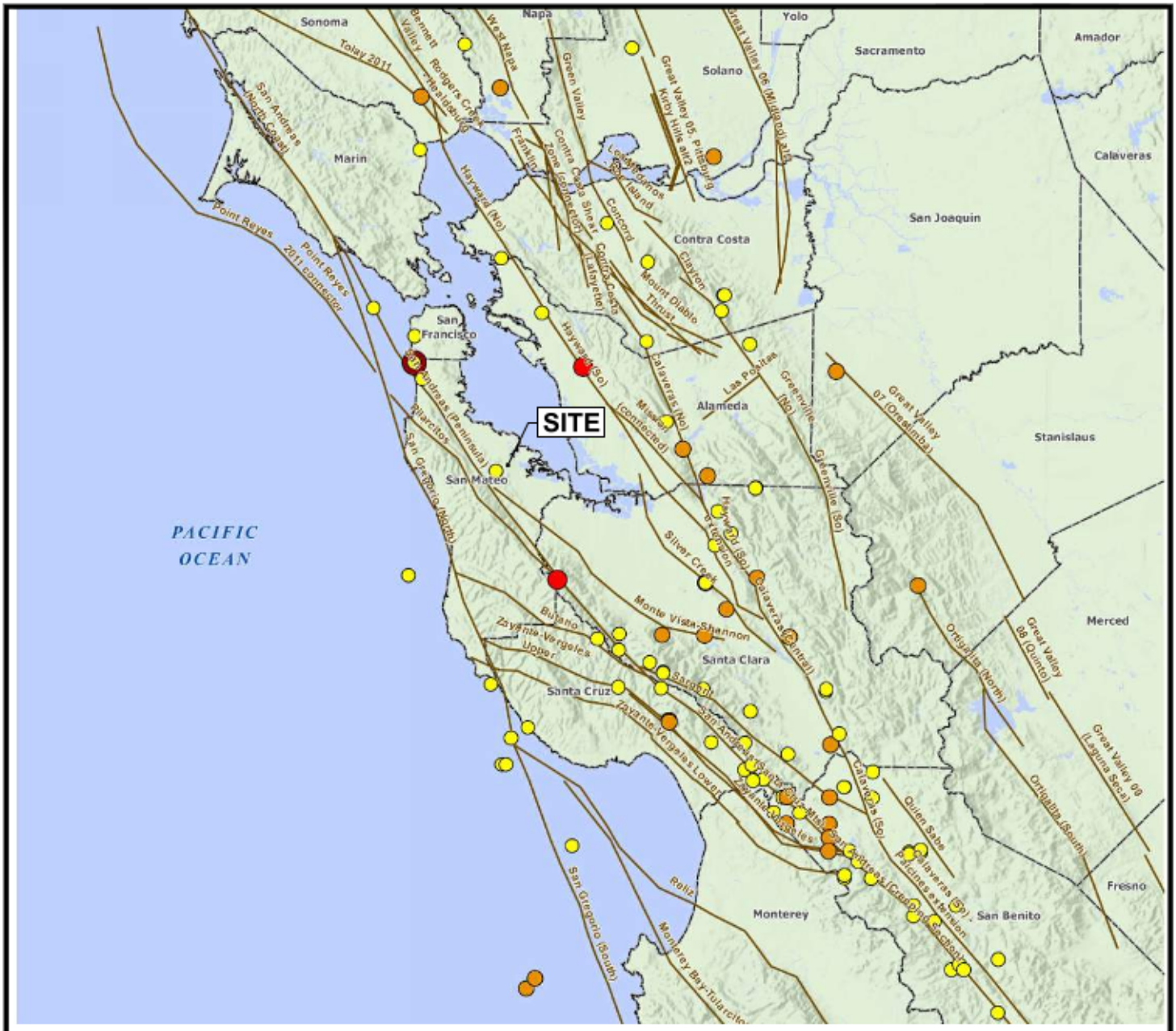
Approximate scale

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Project	1041 HILL STREET BELMONT SAN MATEO COUNTY CALIFORNIA
Figure Title	SITE PLAN WITH PROPOSED DEVELOPMENT
Project No.	730231603
Date	12/12/2022
Drawn By	AG
Checked By	CA
Figure No.	3

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LEGEND

County Boundary

Fault

Earthquake Epicenter Magnitude

- Magnitude 5 to 5.9
- Magnitude 6 to 6.9
- Magnitude 7 to 7.4
- Magnitude 7.5 to 8

0 20 Miles

Approximate scale

Notes:

1. Quaternary fault data displayed are provided by the CGS Map Sheet 48: Fault based seismic sources used in the Uniform California Earthquake Rupture Forecast, Version (UCERF3).
2. The Earthquake Epicenter (Magnitude) data is provided by the U.S Geological Survey (USGS) and is current through 2015.
3. Basemap hillshade and County boundaries provided by USGS and California Department of Transportation.
4. Map displayed in California State Coordinate System, California (Teale) Albers, North American Datum of 1983 (NAD83), Meters.

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Project	1041 HILL STREET BELMONT SAN MATEO COUNTY CALIFORNIA
Figure Title	MAP OF MAJOR FAULTS AND EARTHQUAKE EPICENTERS IN THE SAN FRANCISCO BAY AREA
Project No.	730231603
Date	12/12/2022
Drawn By	AG
Checked By	CA
Figure	4

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I Not felt by people, except under especially favorable circumstances. However, dizziness or nausea may be experienced.
Sometimes birds and animals are uneasy or disturbed. Trees, structures, liquids, bodies of water may sway gently, and doors may swing very slowly.

II Felt indoors by a few people, especially on upper floors of multi-story buildings, and by sensitive or nervous persons.
As in Grade I, birds and animals are disturbed, and trees, structures, liquids and bodies of water may sway. Hanging objects swing, especially if they are delicately suspended.

III Felt indoors by several people, usually as a rapid vibration that may not be recognized as an earthquake at first. Vibration is similar to that of a light, or lightly loaded trucks, or heavy trucks some distance away. Duration may be estimated in some cases.
Movements may be appreciable on upper levels of tall structures. Standing motor cars may rock slightly.

IV Felt indoors by many, outdoors by a few. Awakens a few individuals, particularly light sleepers, but frightens no one except those apprehensive from previous experience. Vibration like that due to passing of heavy, or heavily loaded trucks. Sensation like a heavy body striking building, or the falling of heavy objects inside.
Dishes, windows and doors rattle; glassware and crockery clink and clash. Walls and house frames creak, especially if intensity is in the upper range of this grade. Hanging objects often swing. Liquids in open vessels are disturbed slightly. Stationary automobiles rock noticeably.

V Felt indoors by practically everyone, outdoors by most people. Direction can often be estimated by those outdoors. Awakens many, or most sleepers. Frightens a few people, with slight excitement; some persons run outdoors.
Buildings tremble throughout. Dishes and glassware break to some extent. Windows crack in some cases, but not generally. Vases and small or unstable objects overturn in many instances, and a few fall. Hanging objects and doors swing generally or considerably. Pictures knock against walls, or swing out of place. Doors and shutters open or close abruptly. Pendulum clocks stop, or run fast or slow. Small objects move, and furnishings may shift to a slight extent. Small amounts of liquids spill from well-filled open containers. Trees and bushes shake slightly.

VI Felt by everyone, indoors and outdoors. Awakens all sleepers. Frightens many people; general excitement, and some persons run outdoors.
Persons move unsteadily. Trees and bushes shake slightly to moderately. Liquids are set in strong motion. Small bells in churches and schools ring. Poorly built buildings may be damaged. Plaster falls in small amounts. Other plaster cracks somewhat. Many dishes and glasses, and a few windows break. Knickknacks, books and pictures fall. Furniture overturns in many instances. Heavy furnishings move.

VII Frightens everyone. General alarm, and everyone runs outdoors.
People find it difficult to stand. Persons driving cars notice shaking. Trees and bushes shake moderately to strongly. Waves form on ponds, lakes and streams. Water is muddied. Gravel or sand stream banks cave in. Large church bells ring. Suspended objects quiver. Damage is negligible in buildings of good design and construction; slight to moderate in well-built ordinary buildings; considerable in poorly built or badly designed buildings, adobe houses, old walls (especially where laid up without mortar), spires, etc. Plaster and some stucco fall. Many windows and some furniture break. Loosened brickwork and tiles shake down. Weak chimneys break at the roofline. Cornices fall from towers and high buildings. Bricks and stones are dislodged. Heavy furniture overturns. Concrete irrigation ditches are considerably damaged.

VIII General fright, and alarm approaches panic.
Persons driving cars are disturbed. Trees shake strongly, and branches and trunks break off (especially palm trees). Sand and mud erupts in small amounts. Flow of springs and wells is temporarily and sometimes permanently changed. Dry wells renew flow. Temperatures of spring and well waters varies. Damage slight in brick structures built especially to withstand earthquakes; considerable in ordinary substantial buildings, with some partial collapse; heavy in some wooden houses, with some tumbling down. Panel walls break away in frame structures. Decayed pilings break off. Walls fall. Solid stone walls crack and break seriously. Wet grounds and steep slopes crack to some extent. Chimneys, columns, monuments and factory stacks and towers twist and fall. Very heavy furniture moves conspicuously or overturns.

IX Panic is general.
Ground cracks conspicuously. Damage is considerable in masonry structures built especially to withstand earthquakes; great in other masonry buildings - some collapse in large part. Some wood frame houses built especially to withstand earthquakes are thrown out of plumb, others are shifted wholly off foundations. Reservoirs are seriously damaged and underground pipes sometimes break.

X Panic is general.
Ground, especially when loose and wet, cracks up to widths of several inches; fissures up to a yard in width run parallel to canal and stream banks. Landsliding is considerable from river banks and steep coasts. Sand and mud shifts horizontally on beaches and flat land. Water level changes in wells. Water is thrown on banks of canals, lakes, rivers, etc. Dams, dikes, embankments are seriously damaged. Well-built wooden structures and bridges are severely damaged, and some collapse. Dangerous cracks develop in excellent brick walls. Most masonry and frame structures, and their foundations are destroyed. Railroad rails bend slightly. Pipe lines buried in earth tear apart or are crushed endwise. Open cracks and broad wavy folds open in cement pavements and asphalt road surfaces.

XI Panic is general.
Disturbances in ground are many and widespread, varying with the ground material. Broad fissures, earth slumps, and land slips develop in soft, wet ground. Water charged with sand and mud is ejected in large amounts. Sea waves of significant magnitude may develop. Damage is severe to wood frame structures, especially near shock centers, great to dams, dikes and embankments, even at long distances. Few if any masonry structures remain standing. Supporting piers or pillars of large, well-built bridges are wrecked. Wooden bridges that "give" are less affected. Railroad rails bend greatly and some thrust endwise. Pipe lines buried in earth are put completely out of service.

XII Panic is general.
Damage is total, and practically all works of construction are damaged greatly or destroyed. Disturbances in the ground are great and varied, and numerous shearing cracks develop. Landslides, rock falls, and slumps in river banks are numerous and extensive. Large rock masses are wrenched loose and torn off. Fault slips develop in firm rock, and horizontal and vertical offset displacements are notable. Water channels, both surface and underground, are disturbed and modified greatly. Lakes are dammed, new waterfalls are produced, rivers are deflected, etc. Surface waves are seen on ground surfaces. Lines of sight and level are distorted. Objects are thrown upward into the air.

LANGAN
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Project: 1041 HILL STREET
BELMONT
SAN MATEO COUNTY CALIFORNIA

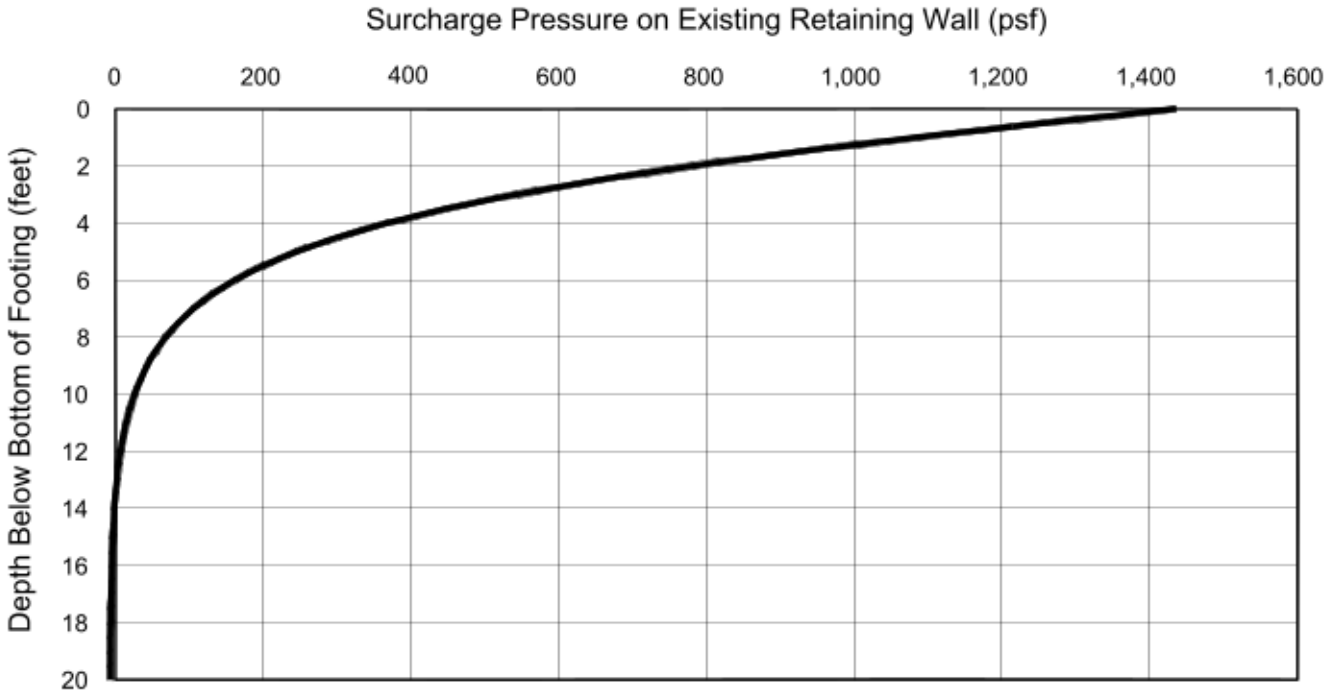
Figure Title: MODIFIED MERCALLI INTENSITY SCALE

Project No. 730231603
Date 12/12/2022
Drawn By AG
Checked By CA

Figure 5

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Filename: C:\bms\langan-pw-01\d0271227\FG01-730231603-B-GI0101.dwg Date: 12/19/2022 Time: 11:36 User: agekas Style Table: Langan.stb Layout: Figure 4 MM Sca



Notes:

1. Horizontal surcharge pressures presented are from loads of new footings on the existing retaining wall located between the project site and the Vista Terrace of Belmont property.
2. The surcharge pressure is from new footings at gridlines D/1 through D/5 for the proposed 1041 Hill Street building (See Figure 3). Using the preliminary column loads provided by Erdman, we have assumed the new footings at gridlines D/1 through D/5 are 7 feet by 7 feet in plan with an allowable dead plus live load bearing pressures of 4,000 pounds per square foot (psf) on the footing.
3. Depth 0 is the bottom of the new footing, assumed to be near the top of the retaining wall at approximately Elevation 97 feet City of Belmont datum. We have also assumed the new footings are located directly behind the retaining wall.

LANGAN Langan Engineering and Environmental Services, Inc. 135 Main Street, Suite 1500 San Francisco, CA 94105 T: 415.955.5200 F: 415.955.5201 www.langan.com	Project 1041 HILL STREET BELMONT SAN MATEO COUNTY CALIFORNIA	Figure Title FOOTING SURCHARGE PRESSURE ON EXISTING VISTA TERRACE RETAINING WALL	Project No. 730231603 Date 12/24/2022 Drawn By AG Checked By CA	Figure 6

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APPENDIX A

LOGS OF BORINGS AND LABORATORY DATA FROM PREVIOUS INVESTIGATION

PROJECT: **BELMONT VISTA**
Belmont, California

Log of Boring TR-1

PAGE 1 OF 1

Boring location: See Site Plan, Figure 2
Logged by: M. Smith
Date started: 3/12/98 | Date finished: 3/12/98
Drilling method: Hollow-stem auger
Hammer weight/drop: 140 lbs./30 inches | Hammer type: Safety
Sampler: Bulk, Sprague & Henwood (S&H)

DEPTH (feet)	SAMPLES: Sampler Type	SAMPLES: Sample	SAMPLES: Blows/foot[1]	LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content %	Dry Density Lbs/Cu Ft
					Approximate Ground Surface Elevation: 78 feet[2]						
1	Bulk				2-inch asphaltic concrete						
2					SHEARED SHALE brown, crushed, soft, friable, deeply weathered						
3	S&H		32								
4											
5											
6	S&H		38			TxUU	300	1,640		10.4	121
7											
8											
9											
10					SANDSTONE yellow-brown, intensely fractured, low hardness, friable to weak, deeply weathered, with clay lenses						
11	S&H		35/5"							8.5	109
12											
13											
14											
15											
16					(at time of drilling)						
17											
18											
19											
20					densely to closely fractured, low hardness, weak, moderately to deeply weathered						
21	S&H		35/3"								
22					Boring terminated at a depth of 21 feet. Boring backfilled with cement grout. Groundwater encountered at a depth of 16 feet at time of drilling.						
23											
24					[1] Blow counts converted to SPT N-values by an 0.6 conversion factor.						
25											
26					[2] Elevation based on assumed datum.						
27											
28											
29											
30											

Treadwell&Rollo | Project No. 2316.01 | Figure A-1

PROJECT: **BELMONT VISTA**
Belmont, California

Log of Boring TR-2

Boring location: See Site Plan, Figure 2
Logged by: M. Smith
Date started: 3/12/98 | Date finished: 3/12/98
Drilling method: Hollow-stem auger
Hammer weight/drop: 140 lbs./30 inches | Hammer type: Safety
Sampler: Sprague & Henwood (S&H)

DEPTH (feet)	SAMPLES: Sampler Type	SAMPLES: Sample	SAMPLES: Blows/foot[1]	LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content %	Dry Density Lbs/Cu Ft
					Approximate Ground Surface Elevation: 70 feet[2]						
1–5	S&H		30	CL	CLAY (CL) dark brown, very stiff, moist LL = 41, PI = 24, see Figure B-1						
6–9	S&H		30	CL		TxUU	300	10,900		14.8	115
10–14	S&H		46		SANDSTONE yellow-brown, intensely to closely fractured, low hardness, friable to weak, deeply weathered	TxUU	1,000	2,000		8.9	117
15–19	S&H		28							8.8	117
20–21	S&H		35 4"		closely fractured						
22–30					Boring terminated at a depth of 21 feet. Boring backfilled with cement grout. Groundwater not encountered. [1] Blow counts converted to SPT N-values by an 0.6 conversion factor. [2] Elevation based on assumed datum.						

PROJECT: **BELMONT VISTA**
Belmont, California

Log of Boring TR-3

PAGE 1 OF 1

Boring location: See Site Plan, Figure 2
Logged by: M. Smith
Date started: 3/12/98 | Date finished: 3/12/98
Drilling method: Hollow-stem auger
Hammer weight/drop: 140 lbs./30 inches | Hammer type: Safety
Sampler: Sprague & Henwood (S&H)

DEPTH (feet)	SAMPLES: Sampler Type	SAMPLES: Sample	SAMPLES: Blows/foot [1]	LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content	Dry Density Lbs/Cu Ft
					Approximate Ground Surface Elevation: 74 feet [2]						
1				CL	2-inch asphaltic concrete						
2					SANDY CLAY (CL) red-brown, stiff, moist						
3	S&H		21		SANDSTONE yellow-brown, intensely fractured, low hardness, friable, deeply weathered, gypsiferous						
4											
5			35								
6	S&H		5"		closely to intensely fractured						
7											
8											
9											
10			35								
11	S&H		3"		densely to closely fractured, low hardness, weak, moderately to deeply weathered, gypsiferous						
12											
13											
14											
15											
16											
17											
18											
19											
20											
21	S&H		37			TxUU	1,600	600 [3]		14.2	111
22					Boring terminated at a depth of 21 feet. Boring backfilled with cement grout. Groundwater not encountered.						
23											
24					[1] Blow counts converted to SPT N-values by an 0.6 conversion factor.						
25											
26					[2] Elevation based on assumed datum.						
27											
28					[3] Sample sheared along fracture.						
29											
30											

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PROJECT: **BELMONT VISTA**
Belmont, California

Log of Boring TR-4

Boring location: See Site Plan, Figure 2
Logged by: M. Smith
Date started: 3/12/98 | Date finished: 3/12/98
Drilling method: Hollow-stem auger
Hammer weight/drop: 140 lbs./30 inches | Hammer type: Safety
Sampler: Sprague & Henwood (S&H), Standard Penetration Test (SPT)

DEPTH (feet)	SAMPLES: Sampler Type	SAMPLES: Sample	SAMPLES: Blows/foot [1]	LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content %	Dry Density Lbs/Cu Ft
					Approximate Ground Surface Elevation: 96 feet [2]						
1–5	S&H		10	CL	SANDY CLAY (CL) red-brown, stiff, moist LL = 22, PI = 7, see Figure B-1						
6–10	S&H		19		SANDSTONE yellow-brown, intensely fractured, low hardness, friable to weak, deeply weathered, with clay lenses	TxUU	300	1,850		13.1	112
11–15	S&H		52			TxUU	1,000	1,260		6.5	126
16–19	S&H		35/6"								
20–22	S&H		35/2"		▼ (at time of drilling)						
23–24	SPT		60								
25–30					Boring terminated at a depth of 24 feet. Boring backfilled with cement grout. Groundwater encountered at a depth of 20 feet at time of drilling. [1] Blow counts converted to SPT N-values by an 0.6 conversion factor. [2] Elevation based on assumed datum.						

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PROJECT: **BELMONT VISTA**
Belmont, California

Log of Boring TR-5

PAGE 1 OF 1

Boring location: See Site Plan, Figure 2
Logged by: M. Smith
Date started: 3/12/98 | Date finished: 3/12/98
Drilling method: Hollow-stem auger
Hammer weight/drop: 140 lbs./30 inches | Hammer type: Safety
Sampler: Sprague & Henwood (S&H)

DEPTH (feet)	SAMPLES: Sampler Type	SAMPLES: Sample	SAMPLES: Blows/foot [1]	LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content %	Dry Density Lbs/Cu Ft
					Approximate Ground Surface Elevation: 58 feet [2]						
1–3				CL	CLAY (CL) red-brown, medium stiff, moist, with trace coarse sand						
4–7	S&H		20	SC	CLAYEY SAND (SC) red-brown to brown, medium dense, moist LL = 29, PI = 13, see Figure B-1					15.4	111
8–11	S&H		35 5"		SANDSTONE yellow-brown, intensely to closely fractured, friable to weak, deeply weathered, with clay lenses	TxUU	1,000	2,650		10.7	120
12–30					Boring terminated at a depth of 11.5 feet. Boring backfilled with cement grout. Groundwater not encountered. [1] Blow counts converted to SPT N-values by an 0.6 conversion factor. [2] Elevation based on assumed datum.						

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UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		Symbols	Typical Names
Coarse-Grained Soils (more than half of soil > no. 200 sieve size)	Gravels (More than half of coarse fraction > no. 4 sieve size)	GW	Well-graded gravels or gravel-sand mixtures, little or no fines
		GP	Poorly-graded gravels or gravel-sand mixtures, little or no fines
		GM	Silty gravels, gravel-sand-silt mixtures
		GC	Clayey gravels, gravel-sand-clay mixtures
	Sands (More than half of coarse fraction < no. 4 sieve size)	SW	Well-graded sands or gravelly sands, little or no fines
		SP	Poorly-graded sands or gravelly sands, little or no fines
		SM	Silty sands, sand-silt mixtures
		SC	Clayey sands, sand-clay mixtures
Fine -Grained Soils (more than half of soil < no. 200 sieve size)	Silts and Clays LL = < 50	ML	Inorganic silts and clayey silts of low plasticity, sandy silts, gravelly silts
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, lean clays
		OL	Organic silts and organic silt-clays of low plasticity
	Silts and Clays LL = > 50	MH	Inorganic silts of high plasticity
		CH	Inorganic clays of high plasticity, fat clays
		OH	Organic silts and clays of high plasticity
Highly Organic Soils		PT	Peat and other highly organic soils

GRAIN SIZE CHART

Classification	Range of Grain Sizes	
	U.S. Standard Sieve Size	Grain Size in Millimeters
Boulders	Above 12"	Above 305
Cobbles	12" to 3"	305 to 76.2
Gravel	3" to No. 4	76.2 to 4.76
coarse	3" to 3/4"	76.2 to 19.1
fine	3/4" to No. 4	19.1 to 4.76
Sand	No. 4 to No. 200	4.76 to 0.074
coarse	No. 4 to No. 10	4.76 to 2.00
medium	No. 10 to No. 40	2.00 to 0.420
fine	No. 40 to No. 200	0.420 to 0.074
Silt and Clay	Below No. 200	Below 0.074

SAMPLE DESIGNATIONS/SYMBOLS

- Sample taken with split-barrel sampler other than Standard Penetration Test sampler. Darkened area indicates sample obtained
- Classification sample taken with Standard Penetration Test sampler
- Undisturbed sample taken with thin-walled tube
- Disturbed sample
- Sampling attempted with no recovery
- Core sample
- Groundwater level at the time and date indicated

SAMPLER TYPE

C Core barrel

CA California split-barrel sampler with 2.5-inch outside diameter and a 1.93-inch inside diameter

D&M Dames & Moore piston sampler using 2.5-inch outside diameter, thin-walled tube

O Osterberg piston sampler using 3.0-inch outside diameter, thin-walled Shelby tube

PT Pitcher tube sampler using 3.0-inch outside diameter, thin-walled Shelby tube

S&H Sprague & Henwood split-barrel sampler with a 3.0-inch outside diameter and a 2.43-inch inside diameter

SPT Standard Penetration Test (SPT) split-barrel sampler with a 2.0-inch outside diameter and a 1.5-inch inside diameter

ST Shelby tube (3.0-inch outside diameter, thin-walled tube) advanced with hydraulic pressure

BELMONT VISTA
Belmont, California

CLASSIFICATION CHART

Treadwell&Rollo

Project No. 2316.01 | Figure A-6

I CONSOLIDATION OF SEDIMENTARY ROCKS: usually determined from unweathered samples. Largely dependent on cementation.

U = unconsolidated
P = poorly consolidated
M = moderately consolidated
W = well consolidated

II BEDDING OF SEDIMENTARY ROCKS

Splitting Property	Thickness	Stratification
Massive	Greater than 4.0 ft.	very thick-bedded
Blocky	2.0 to 4.0 ft.	thick bedded
Slabby	0.2 to 2.0 ft.	thin bedded
Flaggy	0.05 to 0.2 ft.	very thin-bedded
Shaly or platy	0.01 to 0.05 ft.	laminated
Papery	less than 0.01	thinly laminated

III FRACTURING

Intensity	Size of Places in Feet
Very little fractured	Greater than 4.0
Occasionally fractured	1.0 to 4.0
Moderately fractured	0.5 to 1.0
Closely fractured	0.1 to 0.5
Intensely fractured	0.05 to 0.1
Crushed	Less than 0.05

IV HARDNESS

1. **Soft** - reserved for plastic material alone.
2. **Low hardness** - can be gouged deeply or carved easily with a knife blade.
3. **Moderately hard** - can be readily scratched by a knife blade; scratch leaves a heavy trace of dust and is readily visibly after the powder has been blown away.
4. **Hard** - can be scratched with difficulty; scratch produced a little powder and is often faintly visible.
5. **Very hard** - cannot be scratched with knife blade; leaves a metallic streak.

V STRENGTH

1. **Plastic** or very low strength.
2. **Friable** - crumbles easily by rubbing with fingers.
3. **Weak** - an unfractured specimen of such material will crumble under light hammer blows.
4. **Moderately strong** - specimen will withstand a few heavy hammer blows before breaking.
5. **Strong** - specimen will withstand a few heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments.
6. **Very strong** - specimen will resist heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments.

VI WEATHERING - The physical and chemical disintegration and decomposition of rocks and minerals by natural processes such as oxidation, reduction, hydration, solution, carbonation, and freezing and thawing .

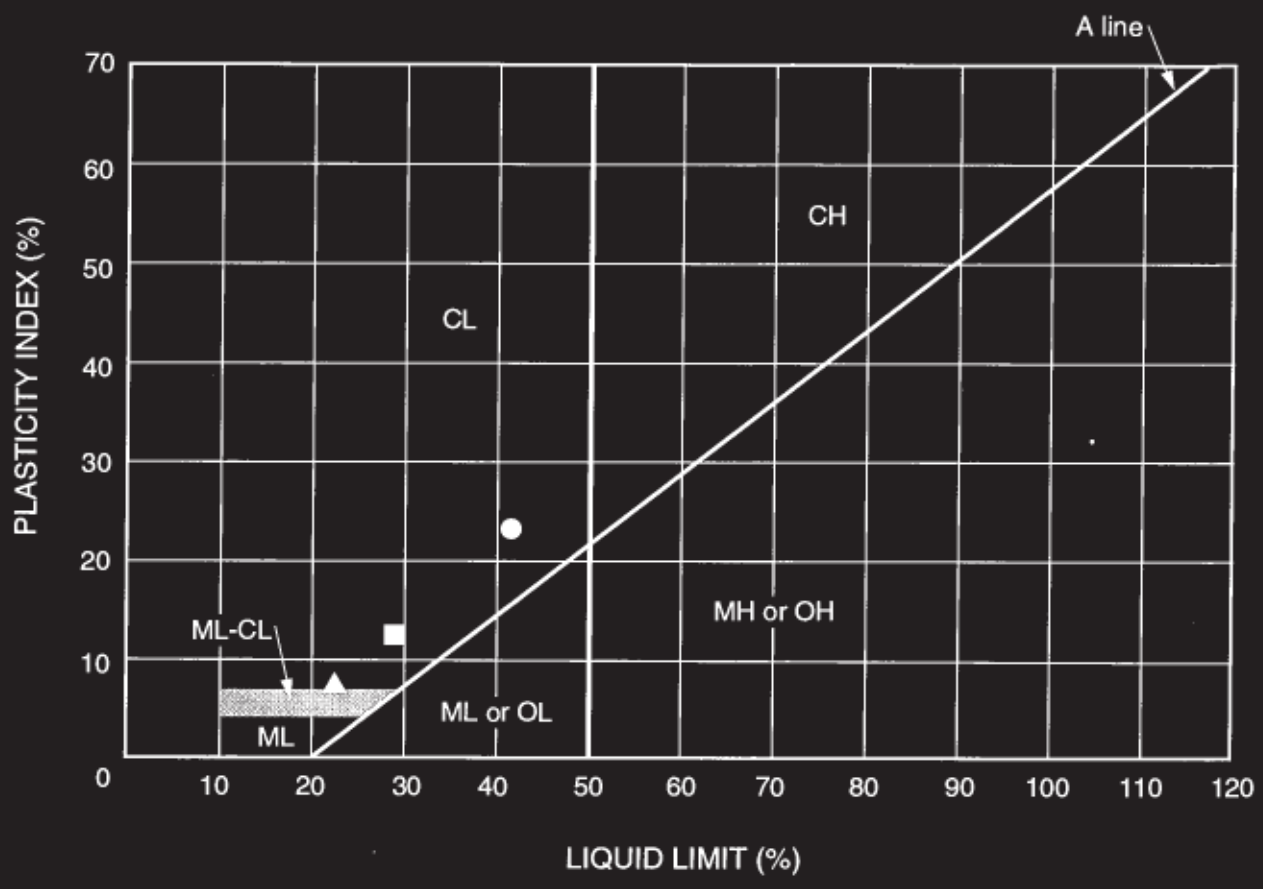
D. Deep - moderate to complete mineral decomposition; extensive disintegration; deep and thorough discoloration; many fractures, all extensively coated or filled with oxides, carbonates and/or clay or silt.
M. Moderate - slight change or partial decomposition of minerals; little disintegration; cementation little to unaffected. Moderate to occasionally intense discoloration. Moderately coated fractures.
L. Little - no megascopic decomposition of minerals; little of no effect on normal cementation. Slight and intermittent, or localized discoloration. Few stains on fracture surfaces.
F. Fresh - unaffected by weathering agents. No disintegration of discoloration. Fractures usually less numerous than joints.

BELMONT VISTA
Belmont, California

PHYSICAL PROPERTIES CRITERIA FOR ROCK DESCRIPTIONS

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Project No. 2316.01 | Figure A-7



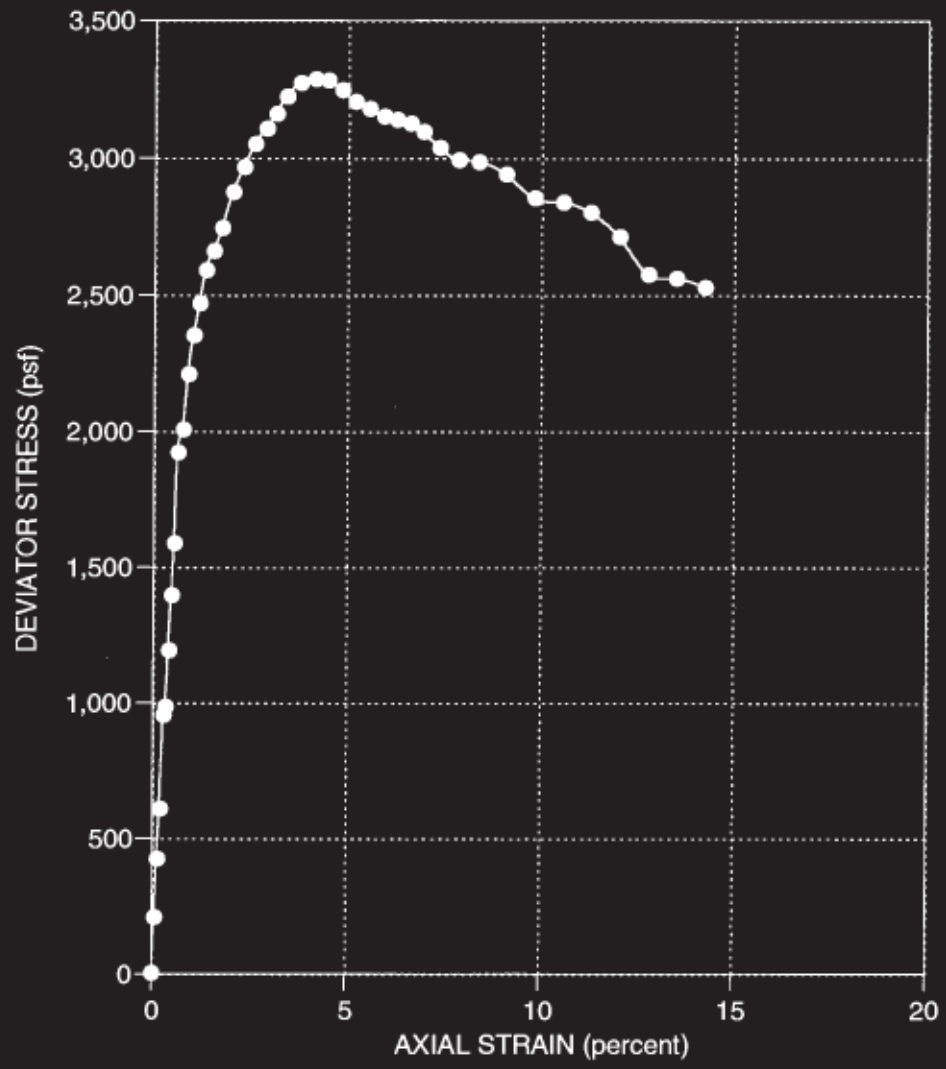
Symbol	Source	Description and Classification	Natural M.C. (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing #200 Sieve
●	TR-2 at 3 feet	CLAY (CL), dark brown	---	41	24	---
▲	TR-4 at 3 feet	SANDY CLAY (CL), red-brown	---	22	7	---
■	TR-5 at 6 feet	CLAYEY SAND (SC), brown	---	29	13	---

BELMONT VISTA
Belmont, California

PLASTICITY CHART

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Project No. 2316.01 | Figure A-8



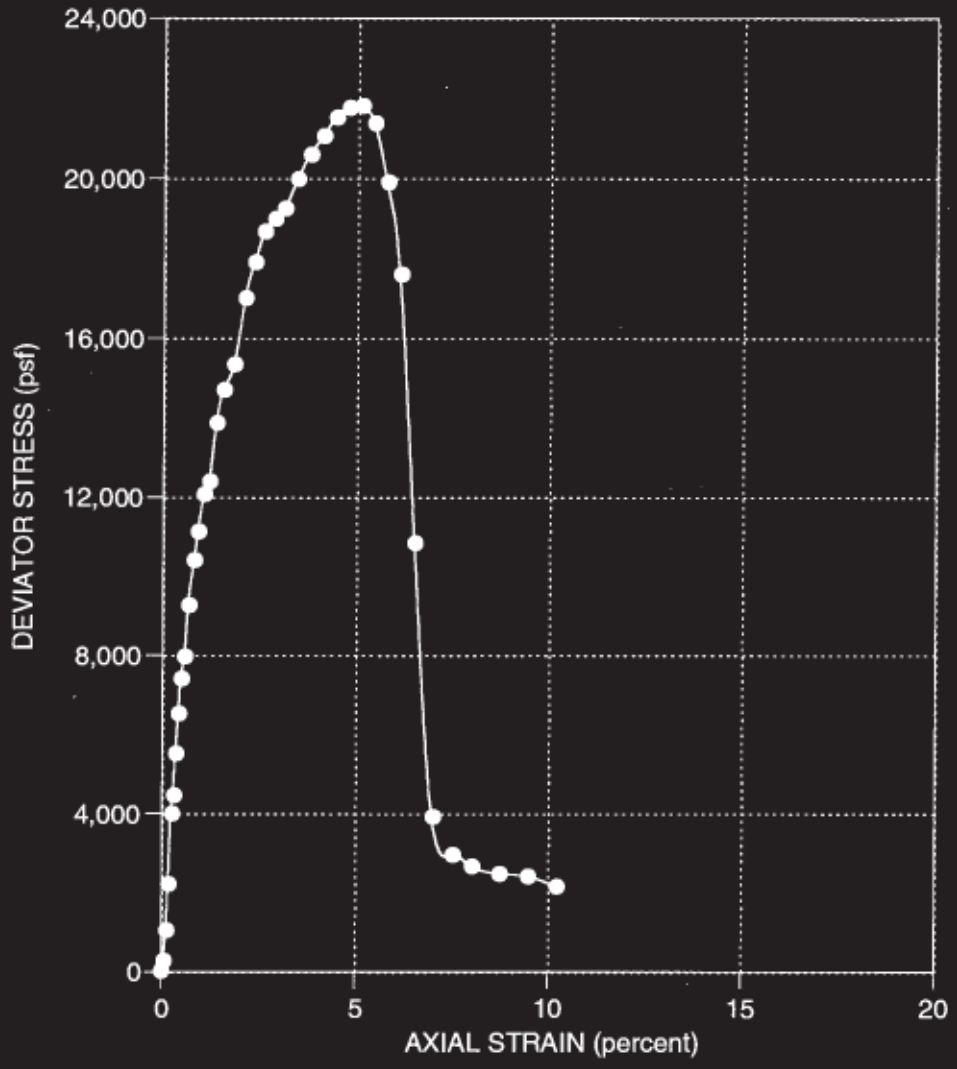
SPECIMEN TYPE Undisturbed		SHEAR STRENGTH	1,640 psf
DIAMETER (in) 2.4	HEIGHT (in) 5.0	STRAIN AT FAILURE	4.1 %
MOISTURE CONTENT	10.4 %	CONFINING PRESSURE	300 psf
DRY DENSITY	121 pcf	STRAIN RATE	0.75 % /min
DESCRIPTION SHEARED SHALE, brown		SOURCE TR-1 at 6 fee	

BELMONT VISTA
Belmont, California

UNCONSOLIDATED-UNDRAINED TRIAXIAL COMPRESSION TEST

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Project No. 2316.01 | Figure A-9



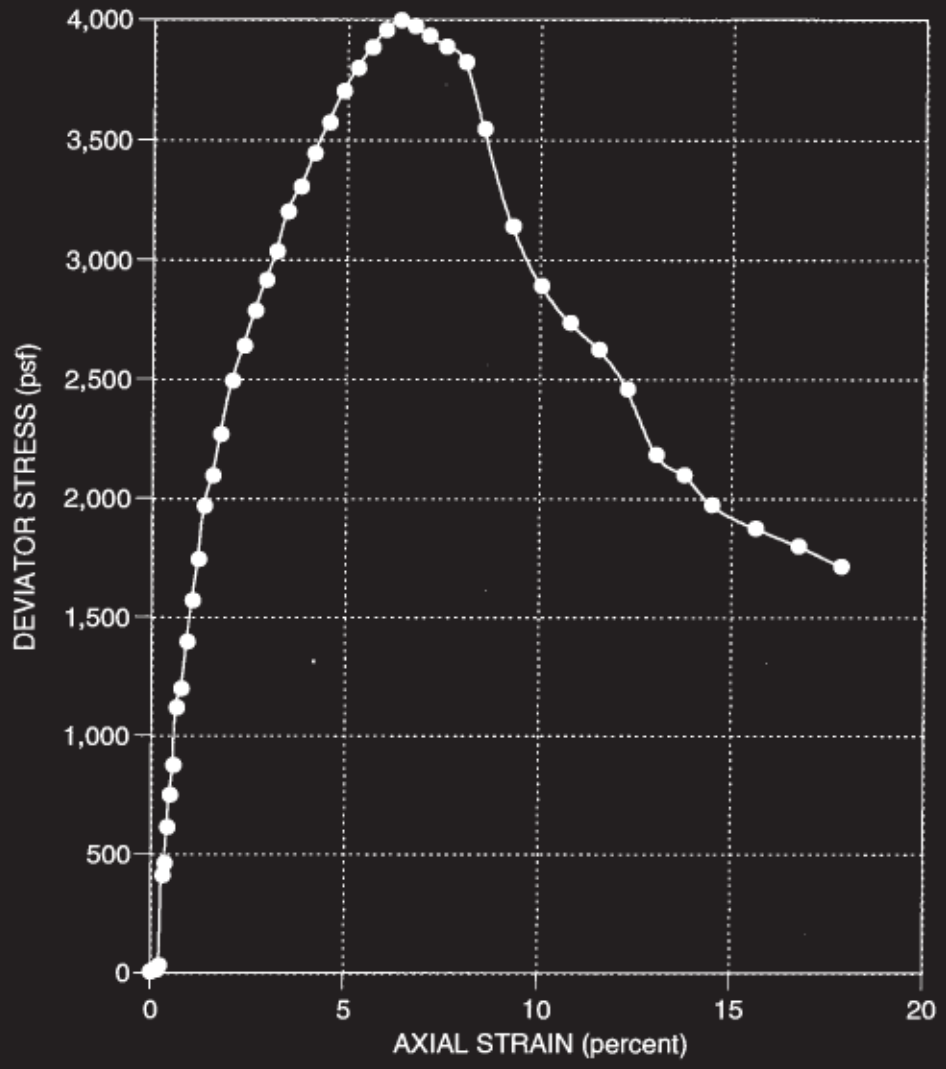
SPECIMEN TYPE Undisturbed		SHEAR STRENGTH	10,900 psf
DIAMETER (in) 2.4	HEIGHT (in) 5.0	STRAIN AT FAILURE	5.1 %
MOISTURE CONTENT	14.8 %	CONFINING PRESSURE	300 psf
DRY DENSITY	115 pcf	STRAIN RATE	0.75 % /min
DESCRIPTION CLAY (CL), dark brown		SOURCE TR-2 at 6 fee	

BELMONT VISTA
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UNCONSOLIDATED-UNDRAINED TRIAXIAL COMPRESSION TEST

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Project No. 2316.01 | Figure A-1



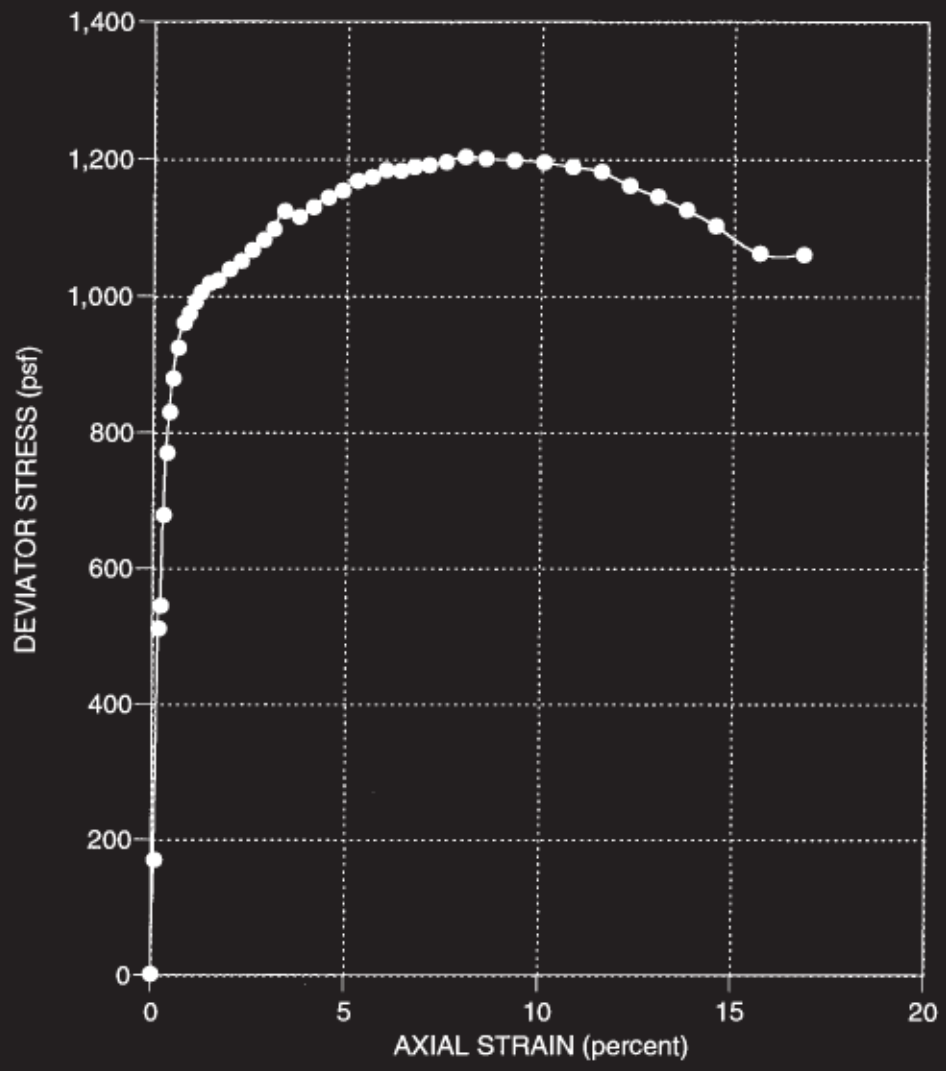
SPECIMEN TYPE Undisturbed		SHEAR STRENGTH	2,000 psf
DIAMETER (in) 2.4	HEIGHT (in) 4.8	STRAIN AT FAILURE	6.4 %
MOISTURE CONTENT	8.9 %	CONFINING PRESSURE	1,000 psf
DRY DENSITY	117 pcf	STRAIN RATE	0.75 % /min
DESCRIPTION SANDSTONE, yellow-brown		SOURCE TR-2 at 11 feet	

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Belmont, California

UNCONSOLIDATED-UNDRAINED TRIAXIAL COMPRESSION TEST

Treadwell&Rollo

Project No. 2316.01 | Figure A-1



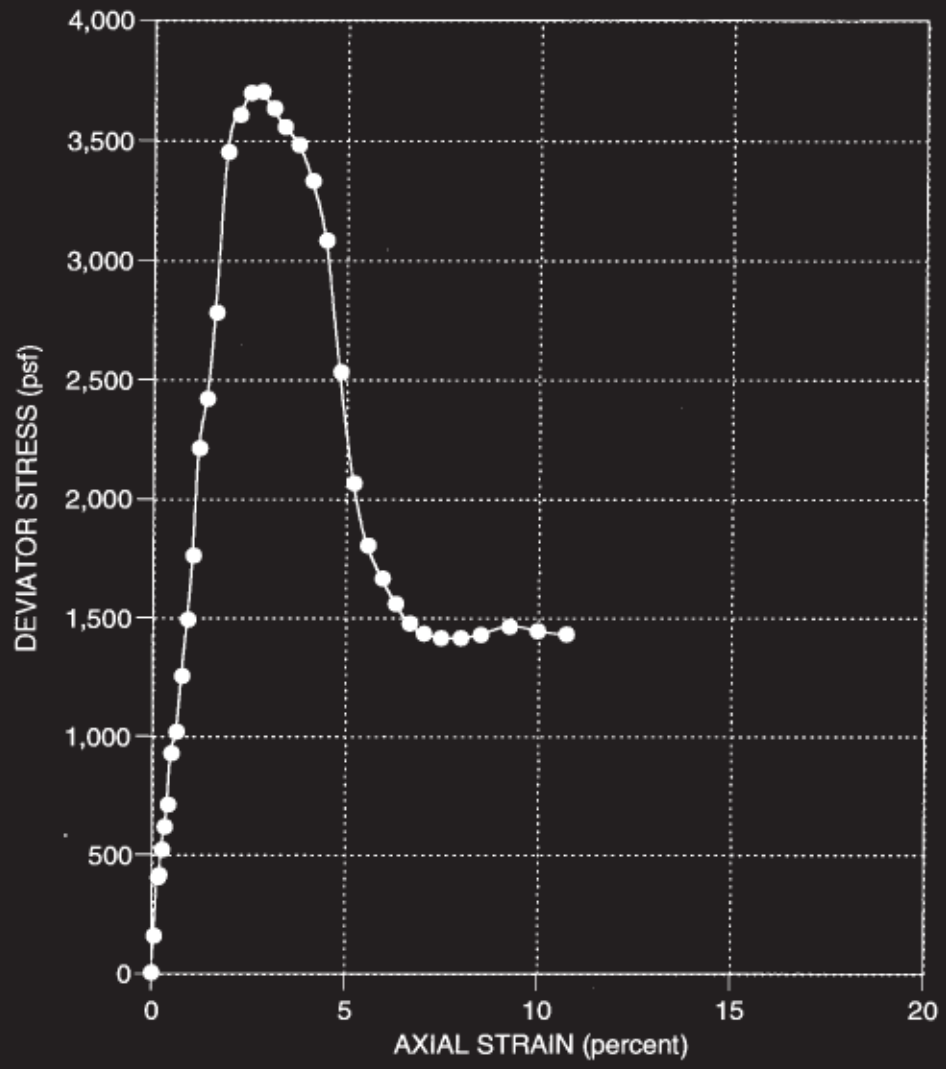
SPECIMEN TYPE Undisturbed		SHEAR STRENGTH	600 psf
DIAMETER (in) 2.4	HEIGHT (in) 5.0	STRAIN AT FAILURE	7.5 %
MOISTURE CONTENT	14.2 %	CONFINING PRESSURE	1,600 psf
DRY DENSITY	111 pcf	STRAIN RATE	0.75 % /min
DESCRIPTION SANDSTONE, yellow-brown		SOURCE TR-3 at 20.5 fee	

BELMONT VISTA
Belmont, California

UNCONSOLIDATED-UNDRAINED TRIAXIAL COMPRESSION TEST

Treadwell&Rollo

Project No. 2316.01 | Figure A-12



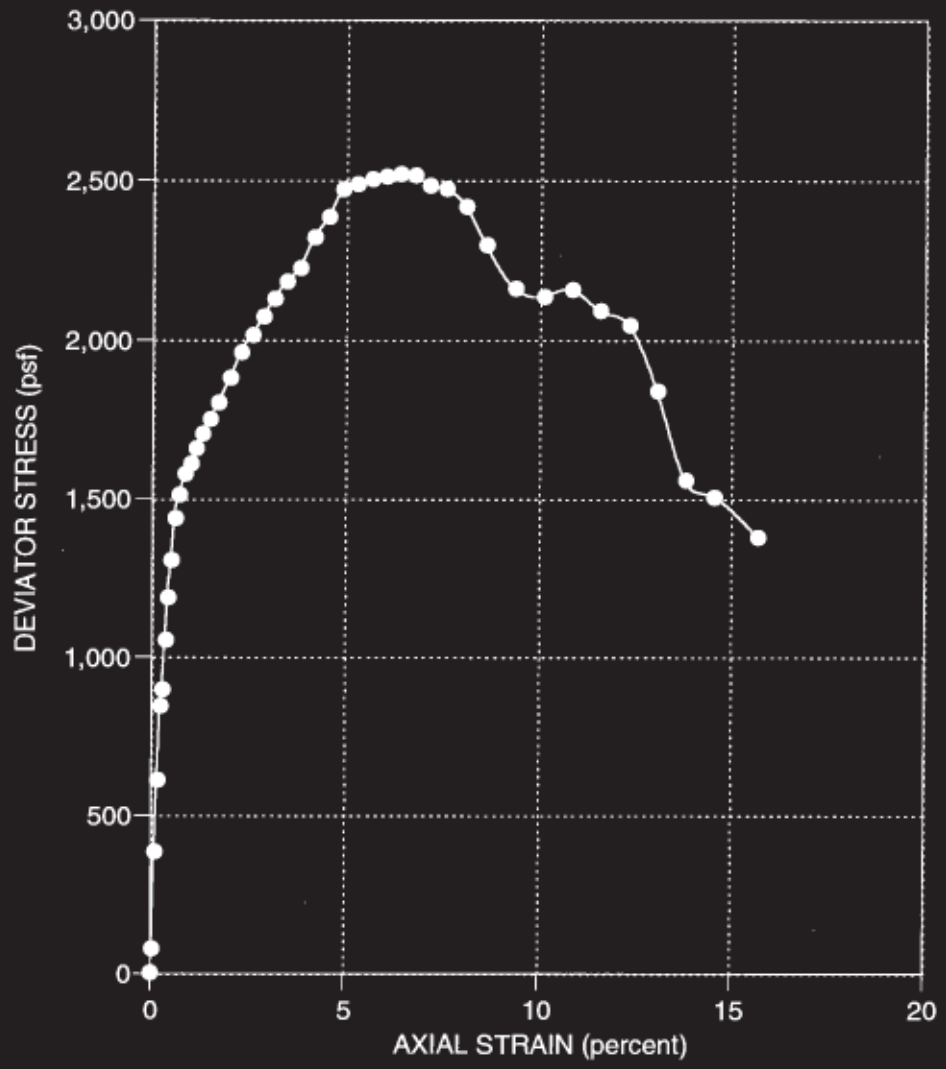
SPECIMEN TYPE Undisturbed		SHEAR STRENGTH	1,850 psf
DIAMETER (in) 2.4	HEIGHT (in) 4.9	STRAIN AT FAILURE	2.8 %
MOISTURE CONTENT	13.1 %	CONFINING PRESSURE	300 psf
DRY DENSITY	112 pcf	STRAIN RATE	0.75 % /min
DESCRIPTION SANDSTONE, yellow-brown		SOURCE TR-4 at 6 feet	

BELMONT VISTA
Belmont, California

UNCONSOLIDATED-UNDRAINED TRIAXIAL COMPRESSION TEST

Treadwell&Rollo

Project No. 2316.01 | Figure A-1



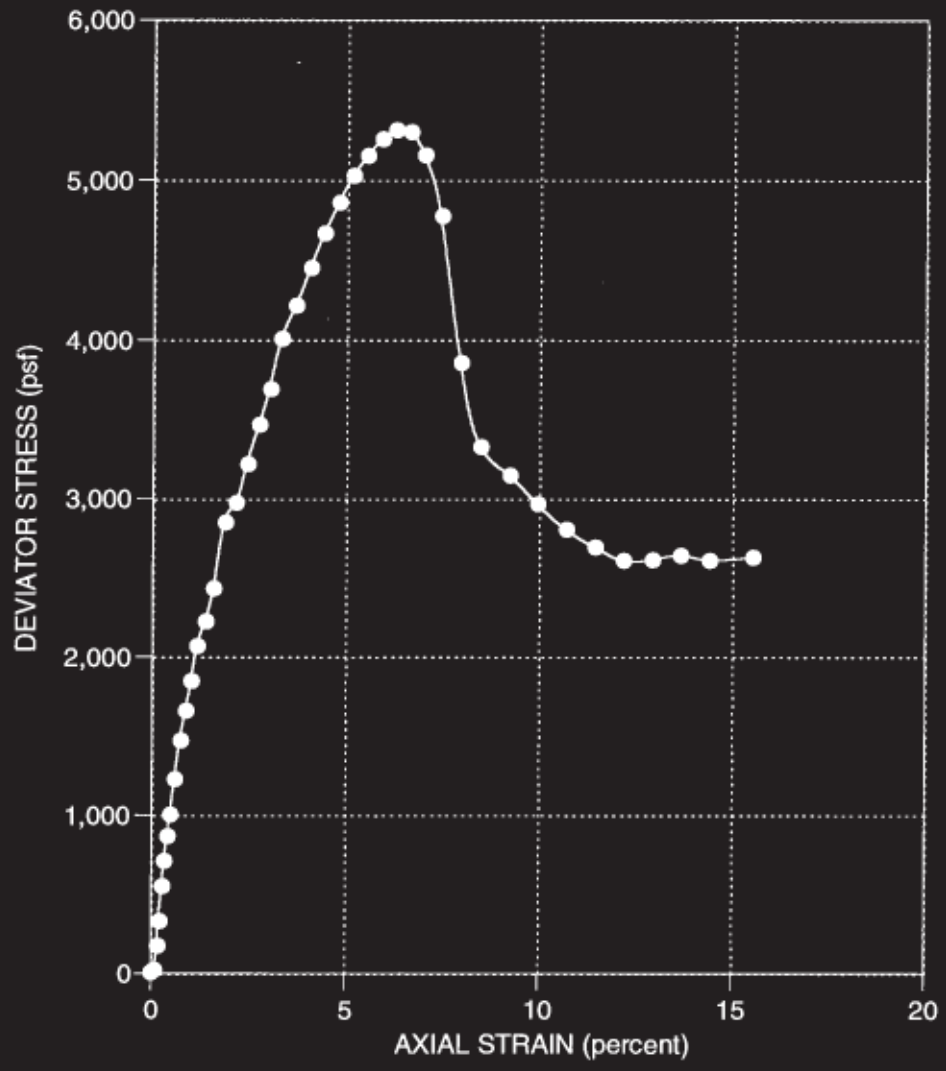
SPECIMEN TYPE Undisturbed		SHEAR STRENGTH	1,260 psf
DIAMETER (in) 2.4	HEIGHT (in) 5.0	STRAIN AT FAILURE	6.4 %
MOISTURE CONTENT	6.5 %	CONFINING PRESSURE	1,000 psf
DRY DENSITY	126 pcf	STRAIN RATE	0.75 % /min
DESCRIPTION SANDSTONE, yellow-brown		SOURCE TR-4 at 11 feet	

BELMONT VISTA
Belmont, California

UNCONSOLIDATED-UNDRAINED TRIAXIAL COMPRESSION TEST

Treadwell&Rollo

Project No. 2316.01 | Figure A-14



SPECIMEN TYPE Undisturbed		SHEAR STRENGTH	2,650 psf
DIAMETER (in) 2.4	HEIGHT (in) 5.0	STRAIN AT FAILURE	6.3 %
MOISTURE CONTENT	10.7 %	CONFINING PRESSURE	1,000 psf
DRY DENSITY	120 pcf	STRAIN RATE	0.75 % /min
DESCRIPTION SANDSTONE, yellow-brown		SOURCE TR-5 at 10.5 feet	

BELMONT VISTA
Belmont, California

UNCONSOLIDATED-UNDRAINED TRIAXIAL COMPRESSION TEST

Treadwell&Rollo

Project No. 2316.01 | Figure A-15

APPENDIX B

LOGS OF BORINGS

PROJECT: **1041 HILL STREET**
Belmont, California

Log of Boring B-1

Boring location: See Site Plan, Figure 3
Date started: 9/19/22 Date finished: 9/19/22
Drilling method: Hollow Stem Auger (Mobile B40)
Hammer weight/drop: 140 lbs./30 inches Hammer type: Downhole Wireline
Samplers: Sprague & Henwood (S&H), Standard Penetration Test (SPT)

Logged by: K. Pettey
Drilled By: Exploration Geoservices Inc.

LABORATORY TEST DATA

DEPTH (feet)	SAMPLES: Sampler Type	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION	Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
						Ground Surface Elevation: 98 feet[2]						
0						1 inch asphalt concrete (AC)						
1						GRAYWACKE hard, little weathered; gray-brown to red-brown [BEDROCK]						
2												
3												
4	BULK											
5	S&H		50/ 2"	25/ 2"								
6												
7												
8												
9												
10	SPT		50/ 2"	40/ 2"								
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
21												
22												
23												
24												
25												
26												
27												
28												
29												
30												

Boring terminated at a depth of 10.5 feet below ground surface.
Boring backfilled with cement grout.
Groundwater not encountered during drilling.

[1] S&H and SPT blow counts for the last two increments were converted to SPT N-Values using factors of 0.5 and 0.8, respectively to account for sampler type and hammer energy.
[2] Elevations based on City of Belmont Ground surface elevations based on presented on "Topographic and Boundary Survey" by Luk and Associates Civil Engineer - Land Planners - Land Surveyors, dated November 2022; datum based on City of Belmont Datum.

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Project No.: 730231603
Figure: B-1

TEST GEOTECH LOG 730231603 1041 HILL ST -WITH ROCK.GPJ TEMPLATE CA-MODIFIED - COPY.GDT 12/19/22

PROJECT: **1041 HILL STREET**
Belmont, California

Log of Boring B-2

Boring location: See Site Plan, Figure 3
Logged by: K. Pettey
Drilled By: Exploration Geoservices Inc.

Date started: 9/19/22 Date finished: 9/19/22

Drilling method: Hollow Stem Auger (Mobile B40)

Hammer weight/drop: 140 lbs./30 inches Hammer type: Downhole Wireline

Samplers: Sprague & Henwood (S&H), Standard Penetration Test (SPT)

LABORATORY TEST DATA

DEPTH (feet)	SAMPLES: Sampler Type	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION	Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
						Ground Surface Elevation: 96 feet[2]						
0						2 inches asphalt concrete (AC)						
1						CLAY with SAND (CL)						
2						brown, moist, fine sand						
3	HA				CL	LL=34, PI=19, See Figure C-3						
4						R-value, See Figure C-4						
5												
6	S&H		11 14 26	20		SANDY CLAY with GRAVEL (CL) brown to yellow-brown, stiff, moist, fine- to coarse-grained sand, fine to medium subangular gravel Triaxial test, See Figure C-1	TxUU PP	600	1,110 >4,500		17.0	108
7												
8					CL							
9												
10												
11	S&H		14 30 48	39		SHALE and SANDSTONE closely fractured, moderately hard, locally completely weathered, trace fines and sand; dark gray-brown to light brown [BEDROCK]						
12												
13												
14												
15	S&H		32 50/ 2"	25/ 2"		recovered fragments are SHALE little weathered, hard, silicified; dark gray to black						
16												
17												
18												
19												
20	S&H		50/ 5"	25/ 5"		GRAYWACKE SANDSTONE hard, little weathered; gray-brown						
21												
22												
23												
24												
25												
26												
27												
28												
29												
30												

Boring terminated at a depth of 20.5 feet below ground surface.
Boring backfilled with cement grout.
Groundwater not encountered during drilling.
PP = Pocket Penetrometer.

[1] S&H and SPT blow counts for the last two increments were converted to SPT N-Values using factors of 0.5 and 0.8, respectively to account for sampler type and hammer energy.
[2] Elevations based on City of Belmont Ground surface elevations based on presented on "Topographic and Boundary Survey" by Luk and Associates Civil Engineer - Land Planners - Land Surveyors, dated November 2022; datum based on City of Belmont Datum.

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Project No.: 730231603
Figure: B-2

TEST GEOTECH LOG 730231603 1041 HILL ST -WITH ROCK.GPJ TEMPLATE CA-MODIFIED - COPY.GDT 12/19/22

PROJECT:	1041 HILL STREET Belmont, California	**Log of Boring B-3**

Boring location: See Site Plan, Figure 3

Date started: 9/19/22 Date finished: 9/19/22

Drilling method: Hollow Stem Auger (Mobile B40)

Hammer weight/drop: 140 lbs./30 inches Hammer type: Downhole Wireline

Samplers: Sprague & Henwood (S&H)

Logged by: K. Pettey
Drilled By: Exploration Geoservices Inc.

DEPTH (feet)	SAMPLES: Sampler Type	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
						Ground Surface Elevation: 96 feet[2]						
0						3 inches asphalt concrete (AC)						
1						CLAY with SAND (CL) brown, moist, fine sand, trace fine to medium subangular gravel LL=31, PI=18, See Figure C-3 R-value, See Figure C-4						
2					CL							
3												
4	BULK											
5												
6	S&H		11 15 19	17		SANDY CLAY (CL) brown to light brown, stiff, moist, fine- to coarse sand Triaxial test,See Figure B-2	TxUU	600	1,460		9.3	102
7					CL							
8												
9												
10	S&H		33 50/ 5"	25/ 5"		Interbedded SHALE and SANDSTONE moderately hard, moderately strong deeply weathered; yellow-brown [BEDROCK]						
11												
12												
13												
14												
15												
16	S&H		22 26 27	27		strong						
17												
18						GRAYWACKE SANDSTONE little weathered; gray-brown						
19												
20	S&H		50/ 1"	25/ 1"								
21												
22												
23												
24												
25												
26												
27												
28												
29												
30												

Boring terminated at a depth of 20.1 feet below ground surface.
Boring backfilled with cement grout.
Groundwater not encountered during drilling.

[1] S&H blow counts for the last two increments were converted to SPT N-Values using factor of 0.5, to account for sampler type and hammer energy.

[2] Elevations based on City of Belmont Ground surface elevations based on presented on "Topographic and Boundary Survey" by Luk and Associates Civil Engineer - Land Planners - Land Surveyors, dated November 2022; datum based on City of Belmont Datum.

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Project No.: 730231603 Figure: B-3

TEST GEOTECH LOG 730231603 1041 HILL ST -WITH ROCK.GPJ TEMPLATE CA-MODIFIED - COPY.GDT 12/19/22

UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		Symbols	Typical Names
Coarse-Grained Soils (more than half of soil > no. 200 sieve size	Gravels (More than half of coarse fraction > no. 4 sieve size)	GW	Well-graded gravels or gravel-sand mixtures, little or no fines
		GP	Poorly-graded gravels or gravel-sand mixtures, little or no fines
		GM	Silty gravels, gravel-sand-silt mixtures
		GC	Clayey gravels, gravel-sand-clay mixtures
	Sands (More than half of coarse fraction < no. 4 sieve size)	SW	Well-graded sands or gravelly sands, little or no fines
		SP	Poorly-graded sands or gravelly sands, little or no fines
		SM	Silty sands, sand-silt mixtures
		SC	Clayey sands, sand-clay mixtures
Fine -Grained Soils (more than half of soil < no. 200 sieve size)	Silts and Clays LL = < 50	ML	Inorganic silts and clayey silts of low plasticity, sandy silts, gravelly silts
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, lean clays
		OL	Organic silts and organic silt-clays of low plasticity
	Silts and Clays LL = > 50	MH	Inorganic silts of high plasticity
		CH	Inorganic clays of high plasticity, fat clays
		OH	Organic silts and clays of high plasticity
Highly Organic Soils		PT	Peat and other highly organic soils

GRAIN SIZE CHART

Classification	Range of Grain Sizes	
	U.S. Standard Sieve Size	Grain Size in Millimeters
Boulders	Above 12"	Above 305
Cobbles	12" to 3"	305 to 76.2
Gravel	3" to No. 4	76.2 to 4.76
coarse	3" to 3/4"	76.2 to 19.1
fine	3/4" to No. 4	19.1 to 4.76
Sand	No. 4 to No. 200	4.76 to 0.075
coarse	No. 4 to No. 10	4.76 to 2.00
medium	No. 10 to No. 40	2.00 to 0.420
fine	No. 40 to No. 200	0.420 to 0.075
Silt and Clay	Below No. 200	Below 0.075

Unstabilized groundwater level

Stabilized groundwater level

PP = Pocket Penetrometer

TV = Torvane

SAMPLE DESIGNATIONS/SYMBOLS

Sample taken with Sprague & Henwood split-barrel sampler with a 3.0-inch outside diameter and a 2.43-inch inside diameter. Darkened area indicates soil recovered

Classification sample taken with Standard Penetration Test sampler

Undisturbed sample taken with thin-walled tube

Disturbed sample

Sampling attempted with no recovery

Core sample

Analytical laboratory sample

Sample taken with Direct Push or Drive sampler

Sonic

SAMPLER TYPE

C Core barrel

CA California split-barrel sampler with 2.5-inch outside diameter and a 1.93-inch inside diameter

D&M Dames & Moore piston sampler using 2.5-inch outside diameter, thin-walled tube

O Osterberg piston sampler using 3.0-inch outside diameter, thin-walled Shelby tube

PT Pitcher tube sampler using 3.0-inch outside diameter, thin-walled Shelby tube

S&H Sprague & Henwood split-barrel sampler with a 3.0-inch outside diameter and a 2.43-inch inside diameter

SPT Standard Penetration Test (SPT) split-barrel sampler with a 2.0-inch outside diameter and a 1.5-inch inside diameter

ST Shelby Tube (3.0-inch outside diameter, thin-walled tube) advanced with hydraulic pressure

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Project: 1041 HILL STREET
BELMONT
SAN MATEO COUNTY CALIFORNIA

Figure Title: SOIL CLASSIFICATION CHART

Project No. 730231603
Date 11/29/2022
Drawn By AG
Checked By CA

Figure B-4

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I FRACTURING

Intensity	Size of Pieces in Feet
Very little fractured	Greater than 4.0
Occasionally fractured	1.0 to 4.0
Moderately fractured	0.5 to 1.0
Closely fractured	0.1 to 0.5
Intensely fractured	0.05 to 0.1
Crushed	Less than 0.05

II HARDNESS

1. **Soft** - reserved for plastic material alone.
2. **Low hardness** - can be gouged deeply or carved easily with a knife blade.
3. **Moderately hard** - can be readily scratched by a knife blade; scratch leaves a heavy trace of dust and is readily visible after the powder has been blown away.
4. **Hard** - can be scratched with difficulty; scratch produced a little powder and is often faintly visible.
5. **Very hard** - cannot be scratched with knife blade; leaves a metallic streak.

III STRENGTH

1. **Plastic** or very low strength.
2. **Friable** - crumbles easily by rubbing with fingers.
3. **Weak** - an unfractured specimen of such material will crumble under light hammer blows.
4. **Moderately strong** - specimen will withstand a few heavy hammer blows before breaking.
5. **Strong** - specimen will withstand a few heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments.
6. **Very strong** - specimen will resist heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments.

IV WEATHERING - The physical and chemical disintegration and decomposition of rocks and minerals by natural processes such as oxidation, reduction, hydration, solution, carbonation, and freezing and thawing.

D. Deep - moderate to complete mineral decomposition; extensive disintegration; deep and thorough discoloration; many fractures, all extensively coated or filled with oxides, carbonates and/or clay or silt.

M. Moderate - slight change or partial decomposition of minerals; little disintegration; cementation little to unaffected. Moderate to occasionally intense discoloration. Moderately coated fractures.

L. Little - no megascopic decomposition of minerals; little of no effect on normal cementation. Slight and intermittent, or localized discoloration. Few stains on fracture surfaces.

F. Fresh - unaffected by weathering agents. No disintegration of discoloration. Fractures usually less numerous than joints.

ADDITIONAL COMMENTS:

V CONSOLIDATION OF SEDIMENTARY ROCKS: usually determined from unweathered samples. Largely dependent on cementation.

U = unconsolidated
P = poorly consolidated
M = moderately consolidated
W = well consolidated

VI BEDDING OF SEDIMENTARY ROCKS

Splitting Property	Thickness	Stratification
Massive	Greater than 4.0 ft.	very thick-bedded
Blocky	2.0 to 4.0 ft.	thick bedded
Slabby	0.2 to 2.0 ft.	thin bedded
Flaggy	0.05 to 0.2 ft.	very thin-bedded
Shaly or platy	0.01 to 0.05 ft.	laminated
Papery	less than 0.01	thinly laminated

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Project: 1041 HILL STREET
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SAN MATEO COUNTY CALIFORNIA

Figure Title: PHYSICAL PROPERTIES CRITERIA FOR ROCK DESCRIPTIONS

Project No. 730231603
Date 11/29/2022
Drawn By AG
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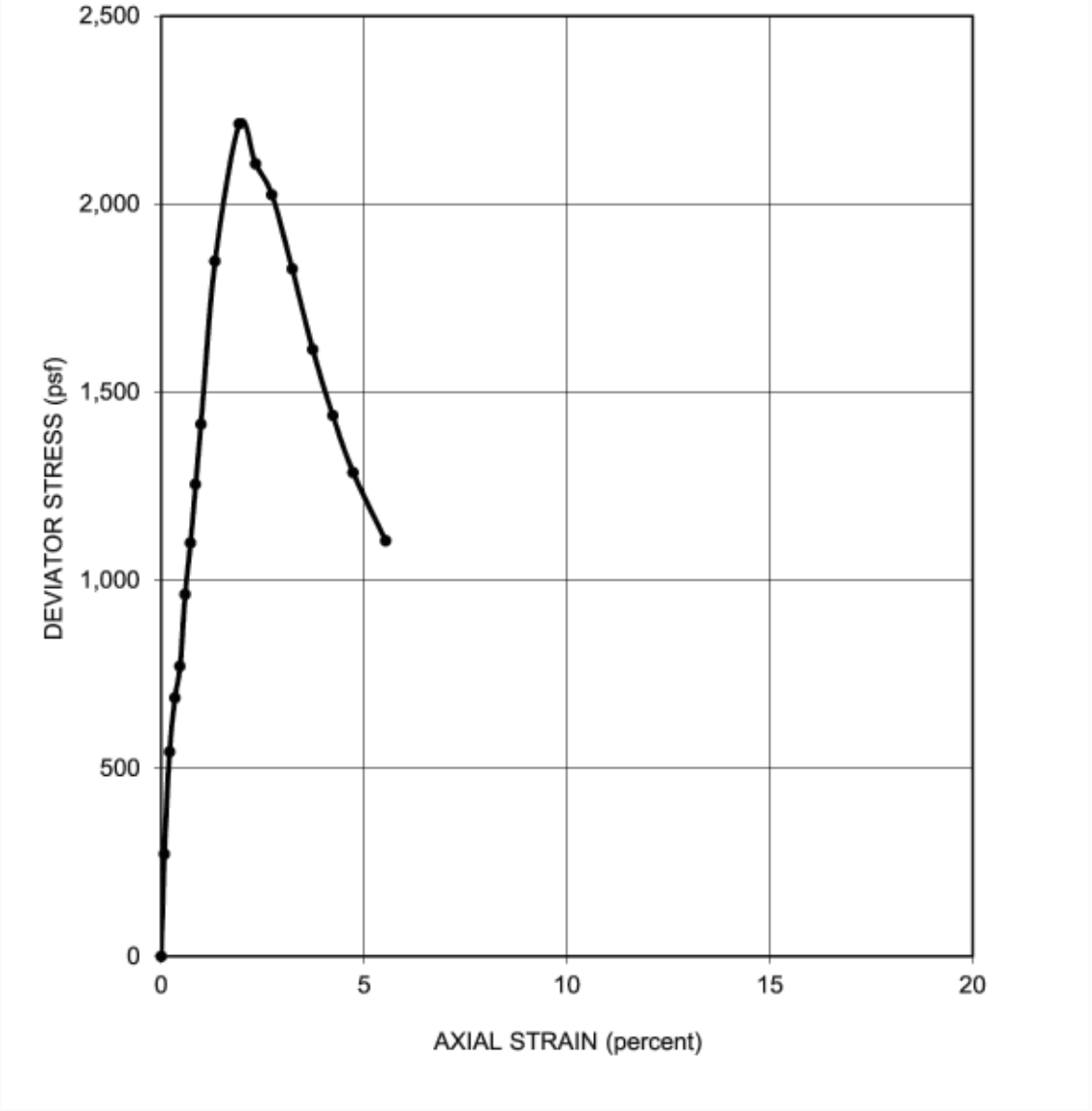
Figure B-5

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APPENDIX C

LABORATORY DATA



SAMPLER TYPE: Sprague & Henwood			SHEAR STRENGTH:	1,110	psf
DIAMETER (in.): 2.38	HEIGHT (in.): 5.51		STRAIN AT FAILURE:	1.9	%
MOISTURE CONTENT:	17.0	%	CONFINING PRESSURE:	600	psf
DRY DENSITY:	108	pcf	STRAIN RATE:	0.50	% / min
DESCRIPTION: SANDY CLAY with GRAVEL (CL), brown to yellow-brown			SOURCE:	B-2 at 5.5 feet	

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Project
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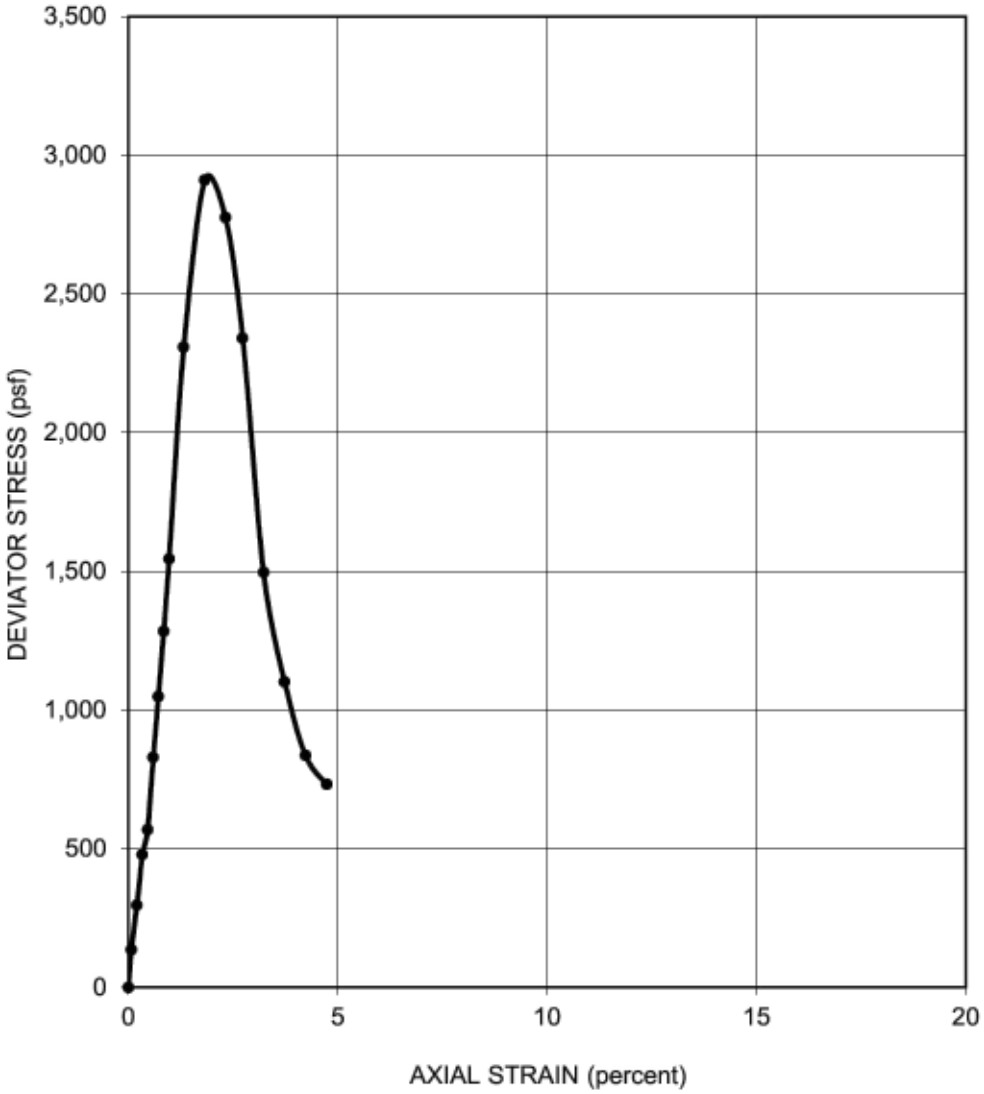
Figure Title
UNCONSOLIDATED-UNDRAINED TRIAXIAL COMPRESSION TEST

Project No. 730231603
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Figure C-1

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SAMPLER TYPE: Sprague & Henwood			SHEAR STRENGTH:	1,460	psf
DIAMETER (in.): 2.38	HEIGHT (in.): 5.51		STRAIN AT FAILURE:	1.8	%
MOISTURE CONTENT:	9.3	%	CONFINING PRESSURE:	600	psf
DRY DENSITY:	102	pcf	STRAIN RATE:	0.50	% / min
DESCRIPTION: SANDY CLAY (CL), brown to light brown			SOURCE:	B-3 at 5.5 feet	

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Project: 1041 HILL STREET
BELMONT
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Figure Title: UNCONSOLIDATED-UNDRAINED TRIAXIAL COMPRESSION TEST

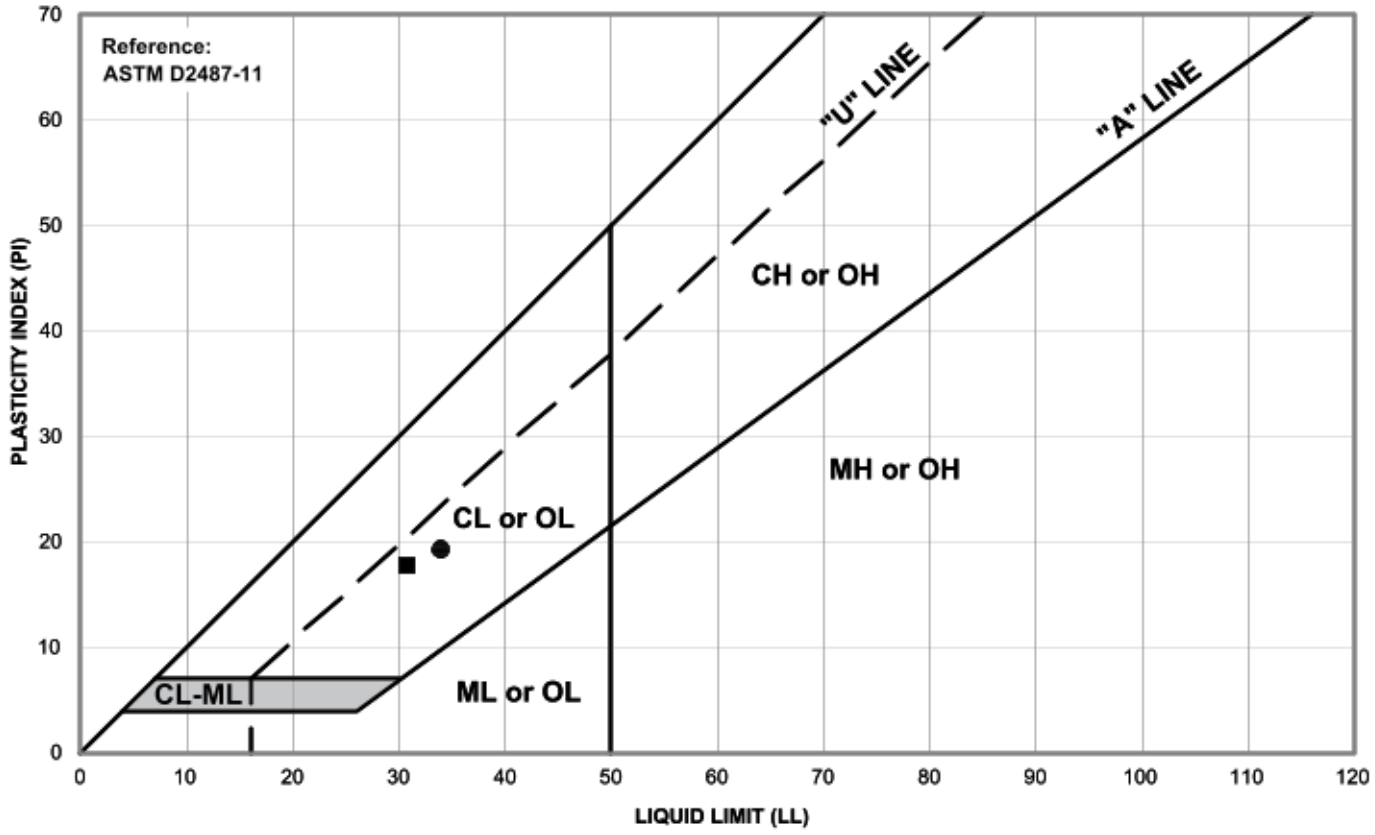
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Figure C-2

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PLASTICITY CHART



Symbol	Source	Description and Classification	Natural M.C. (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing #200 Sieve
●	B-2 at 0 to 5 feet	CLAY with SAND (CL), brown	--	34	19	--
■	B-3 at 3 to 5 feet	CLAY with SAND (CL), brown	--	31	18	--

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Project: 1041 HILL STREET
BELMONT
SAN MATEO COUNTY CALIFORNIA

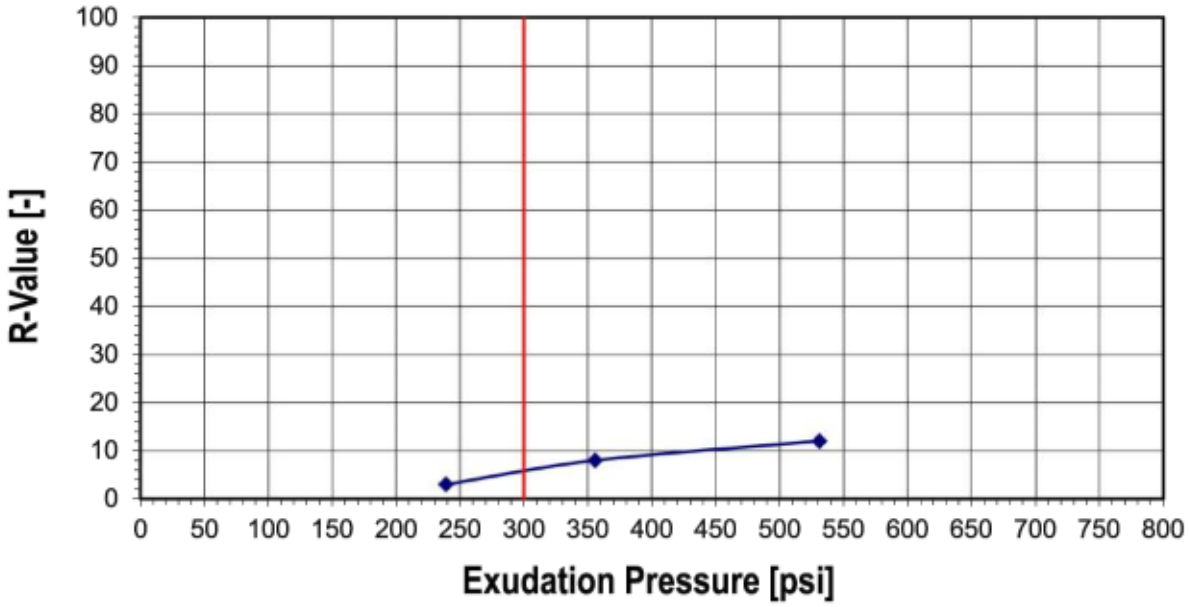
Figure Title: PLASTICITY CHART

Project No. 730231603
Date 12/12/2022
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Figure C-3

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Sample ID	A	B	C	D
Water Content (%)	18.3	16.4	14.5	--
Dry Density (pcf)	105.0	111.7	113.5	--
Exudation Pressure (psi)	239	356	531	--
Expansion Pressure (psf)	0.0	0.0	0.0	--
Resistance Value (R)	3.0	8.0	12	--

Sample Source	Sample Description	Sand Equivalent	Expansion Pressure	R-Value
B-2 at 0 to 5 feet	CLAY with SAND (CL), brown	--	--	6

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Figure Title
RESISTANCE VALUE TEST REPORT

Project No. 730231603
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Figure
C-4

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APPENDIX D

CORRISIVITY ANALYSES WITH BRIEF EVALUATION

CERCO analytical
1100 Willow Pass Court, Suite A
Concord, CA 94520-1006
925 462 2771 Fax. 925 462 2775
www.cercoanalytical.com

25 October, 2022

Job No. 2210017
Cust. No. 12242

Mr. Charlie Aytekin
Langan
1 Almaden Blvd., Suite 590
San Jose, CA 95113

Subject: Subject: Project No.: 730231603.700.216.0
Project Name: 1041 Hill Street, Belmont
Corrosivity Analysis – ASTM Test Methods

Dear Mr. Aytekin:

Pursuant to your request, CERCO Analytical has analyzed the soil sample submitted on October 10, 2022. Based on the analytical results, this brief corrosivity evaluation is enclosed for your consideration.

Based upon the resistivity measurement, this sample is classified as "moderately corrosive". All buried iron, steel, cast iron, ductile iron, galvanized steel and dielectric coated steel or iron should be properly protected against corrosion depending upon the critical nature of the structure. All buried metallic pressure piping such as ductile iron firewater pipelines should be protected against corrosion.

The chloride ion concentration reflects none detected with a reporting limit of 15 mg/kg.

The sulfate ion concentration is 90 mg/kg and is determined to be insufficient to damage reinforced concrete structures and cement mortar-coated steel at this location.

The pH of the soil is 7.23, which does not present corrosion problems for buried iron, steel, mortar-coated steel and reinforced concrete structures.

The redox potential is 330-mV and is indicative of potentially "slightly corrosive" soils resulting from anaerobic soil conditions.

This corrosivity evaluation is based on general corrosion engineering standards and is non-specific in nature. For specific long-term corrosion control design recommendations or consultation, please call *JDH Corrosion Consultants, Inc. at (925) 927-6630.*

We appreciate the opportunity of working with you on this project. If you have any questions, or if you require further information, please do not hesitate to contact us.

Very truly yours,
CERCO ANALYTICAL, INC.

J. Darby Howard, Jr., P.E.
President

JDH/jdl
Enclosure

CERCO analytical
1100 Willow Pass Court, Suite A
Concord, CA 94520-1006
925 462 2771 Fax. 925 462 2775
www.cercoanalytical.com

Client: Langan
Client's Project No.: 730231603.700.216.0
Client's Project Name: 1041 Hill Street, Belmont
Date Sampled: 09/169/22
Date Received: 10-Oct-22
Matrix: Soil
Authorization: Signed Chain of Custody

Date of Report: 25-Oct-2022

Job/Sample No.	Sample I.D.	Redox (mV)	pH	Conductivity (umhos/cm)*	Resistivity (100% Saturation) (ohms-cm)	Sulfide (mg/kg)*	Chloride (mg/kg)*	Sulfate (mg/kg)*
2210017-001	B-2, 3-5'	330	7.23	-	4,200	-	N.D.	90

Method:	ASTM D1498	ASTM D4972	ASTM D1125M	ASTM G57	ASTM D4658M	ASTM D4327	ASTM D4327
Reporting Limit:	-	-	10	-	50	15	15
Date Analyzed:	24-Oct-2022	24-Oct-2022	-	24-Oct-2022	-	22-Oct-2022	22-Oct-2022

Sherri Moore
Chemist

* Results Reported on "As Received" Basis
N.D. - None Detected

Quality Control Summary - All laboratory quality control parameters were found to be within established limits

Chain of Custody

2210017

Page 1 of 1

Concord, CA 94520-1006
925 462 2771
Fax: 925 462 2775
CERCO analytical

Job No.	CU#	Client Project I.D.
730231603/700/216.0	1224 V	1041 Hill Street, Belmont

Schedule
Analyte

Date Sampled: 9/19/22

Date Due: STANDARD

Full Name: Charlie Aytekin, caytekin@langan.com

Phone: 415-987-5305 X

Fax:

Company and/or Mailing Address: Langan, 1 South Almaden Blvd, #590, San Jose, CA 95113

Cell: ☒

Sample Source: Hollow stem auger boring

ANALYSIS — ASTM

Lab No.	Sample I.D.	Date	Time	Matrix	Contain.	Size	Preserv.	Qtv.	Redox Potential	pH	Sulfate	Chloride	Resistivity-100% Saturated			Brief Evaluation					
	B-2, 3-5'	9/19/22	9:50a	Soil	Bag			1	X	X	X	X	X			X					

MATRIX: DW - Drinking Water; GW - Ground Water; SW - Surface Water; WW - Waste Water; Water; SL - Sludge; S - Soil; Product

ABBREVIATIONS: HB - Hosebib; PV - Petcock Valve; PT - Pressure Tank; PH - Pump House; RR - Restroom; GL - Glass; PL - Plastic; ST - Sterile

SAMPLE RECEIPT: Total No. of Containers; Rec'd Good Cond/Cold; Conforms to Record; Temp. a t Lab -°C; Sampler

Relinquished By: Charlie Aytekin Date 10/7/22 Time 2:00PM

Received By: Alexis Moore Date 10/10/22 Time 1540

Relinquished By: Date Time

Received By: Date Time

Relinquished By: Date Time

Received By: Date Time

Comments:

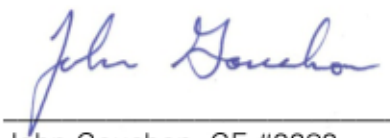
THERE IS AN ADDITIONAL CHARGE FOR EXTRUDING SOIL FROM METAL TUBES

E-mail Address: caytekin@langan.com

DISTRIBUTION

Electronic copy: Mr. Ray Oborn
American Healthcare REIT
18191 Von Karman Avenue, Suite 300
Irvine, California 92612

QUALITY CONTROL REVIEWER



John Gouchon, GE #2282
Principal/Vice President

Anaheim Office
June 11, 2023
Report 23-156-0018

Keith Willig Landscape Architecture
885 Santa Cruz Ave.
Suite D
Menlo Park, CA 94025

RE: America Healthcare REIT Vista Terrace of Belmont Memory Care

Background

One composite sample was processed on 06/05/2023 identified as site soil taken from an 18-inch depth from areas where new landscaping is being installed. This sample was analyzed for horticultural suitability, fertility and physical characteristics. The results of the analyses are attached.

Analytical Results and Comments

The reaction of the sample is slightly alkaline at a pH of 7.4, which is within the preferred range for most plants. A high level of free lime is present indicating that the pH is strongly buffered in the alkaline range. The high lime content also indicates the availability of iron may be reduced.

Salinity (ECe), sodium and boron are safely low. The sodium adsorption ratio (SAR) indicates that the sodium present is adequately balanced by soluble calcium and magnesium: this balance is important for soil structure quality, which relates to the rate at which water infiltrates the soil.

According to the USDA Soil Classification system, the texture of the less than 2mm fraction of the soil is classified as a sandy loam. The over 35% gravel present classifies this material as 'very gravelly'. This, in combination with a wide distribution of particle sizes in the sand category, indicates that the soil at this site will have strong potential for issues with consolidation and compaction. This can impede drainage, aeration and root development. Also keep in mind that the gravel will decrease rooting space. Based on this information the estimated infiltration rate is a moderate 0.21 inch per hour. Organic matter content is sufficient at 5.27% dry weight.

Fertility is favorable will all of the primary and secondary nutrient elements in adequate supply at this time. In the minor element group, copper is excessive and application of fertilizers and amendments in the routine maintenance program that contain copper should be avoided. Zinc is well supplied. Manganese and iron are very low.

Recommendations

Incorporation of iron sulfate into the tree and shrub backfill is suggested. Due to the already favorable nutrient status, no additional fertilizer is required at planting.

The primary symptom of manganese and iron deficiencies is a general yellowing of leaves with veins remaining green. In severe cases, leaves may become pale yellow or whitish, but veins remain green. Manganese deficiency symptoms appear first on younger leaves. Iron deficiency shows first and more severely on the newer growth at branch tips. If these symptoms are present after plant installation they may be treated with an application of a chelated micronutrient product at the manufacturer's recommended rate.

Boron is safely low for general ornamental plants and may be below optimum for plant nutritional purposes. Irrigation water often supplies sufficient boron to meet plant nutritional requirements. However, if boron is low in the irrigation water and/or plants show symptoms of boron deficiency after they are well established, you may consider an application of a product containing boron at the manufacturer's label rate. Boron deficiency symptoms often include stunted or deformed younger growth and tight internodes. Tissue testing can be performed to identify a boron deficiency if it is suspected. Incorporation of a composted greenwaste amendment may be sufficient to negate this deficiency, product depending.

To Prepare for Mass Planting:
Drainage of the root zone should be improved by first loosening the top 10 inches of any undisturbed or compacted soil.

To Prepare Backfill For Trees and Shrubs:

- Excavate planting pits at least twice as wide as the diameter of the rootball.
- Soil immediately below the rootball should be left undisturbed to provide support but the sides and the bottom around the side should be cultivated to improve porosity.
- The top of the rootball should be at or slightly above final grade.
- The backfill around the sides of the rootball of trees and shrubs may be prepared as follows:

Site soil uniformly blended with:

Amount per Cubic Yard of Backfill	
1 pound	Iron Sulfate

- Ideally a weed and turf free zone should be maintained just beyond the diameter of the planting hole. A 2-4 inch deep layer of coarse mulch can be placed around the tree or shrub. Mulch should be kept a minimum 4 inches from the trunk.
- Irrigation of new plantings should take into consideration the differing texture of the rootball substrate and surrounding soil matrix to maintain adequate moisture during this critical period of establishment.

Maintenance

Maintenance fertilization should rely primarily on a nitrogen only program supplemented with a complete fertilizer in the fall and spring. Beginning 45 days after planting, ammonium sulfate (21-0-0) should be applied at a rate of 5 pounds per 1000 square feet with reapplication every 45-60 days. Alternatively, slow release Sulfur Coated Urea (43-0-0) may be applied at 6 pounds per 1000 square feet every 90 days. Once plants are performing satisfactorily, the frequency of fertilization may be decreased depending on color and rate of growth desired. In the winter for a quick greening effect, calcium nitrate (15.5-0-0) may be applied at a 6 pound rate if applicable. Early fall and spring, substitute a complete fertilizer such as 15-15-15 to help insure continuing adequate phosphorus and potassium.

Alternatively, Blood Meal (12-0-0) provides available nitrogen fairly rapidly while materials such as Feather Meal (12-0-0), Soybean or Cotton Seed Meal (7-1-1) are slower to provide available nitrogen, but they extend the length of time they make this contribution. In order to provide a good supply of nitrogen for a 3-4 month time frame a good combination would be 6 pounds Blood Meal and 14 pounds Feather Meal per

1000 square feet. In the fall and spring, substitute a complete organic fertilizer such as 5-5-5 applied at the manufacturer's label rate.

If we can be of any further assistance, please feel free to contact us.



Joe Kiefer, CCA

jkiefer@waypointanalytical.com

Keith Willig Landscape Architecture
885 Santa Cruz Ave.
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Menlo Park CA 94025

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Project : America Healthcare REIT
Vista Terrace of Belmont Memory Care

COMPREHENSIVE SOIL ANALYSIS

Report No : **23-156-0018**
Purchase Order :
Date Recd : 06/05/2023
Date Printed : 06/08/2023
Page : 1 of 1

Sample Description - Sample ID	Half Sat %	pH	ECe dS/m	NO_3-N ppm	NH_4-N ppm	PO_4-P ppm	K ppm	Ca ppm	Mg ppm	Cu ppm	Zn ppm	Mn ppm	Fe ppm	Organic % dry wt.	Lab No.
	TEC	Qual Lime		Sufficiency Factors											
Site Soil	25	7.4	0.4	72	6	23	170	2660	282	20.3	18.6	2	18	5.27	44219
	157	High		1.6		0.8	0.8	1.0	0.8	10.0	2.4	0.1	0.2		

Saturation Extract Values						SAR	Gravel %		Percent of Sample Passing 2 mm Screen					USDA Soil Classification	Lab No.
									Sand			Silt	Clay		
Ca meq/L	Mg meq/L	Na meq/L	K meq/L	B ppm	SO_4 meq/L		Coarse 5 - 12	Fine 2 - 5	Very Coarse 1 - 2	Coarse 0.5 - 1	Med. to Very Fine 0.05 - 0.5	.002-.05	0-.002		
3.9	2.0	0.4	0.3	0.09	1.2	0.2	17.0	22.8	21.8	15.0	38.9	10.7	13.4	Very Gravelly Sandy Loam	44219

Sufficiency factor (1.0=sufficient for average crop) below each nutrient value. N factor based on 200 ppm constant feed. SAR = Sodium adsorption ratio. Half Saturation %=approx field moisture capacity. Nitrogen(N), Potassium(K), Calcium(Ca) and Magnesium(Mg) by sodium chloride extraction. Phosphorus(P) by sodium bicarbonate extraction. Copper(Cu), Zinc(Zn), Manganese(Mn) & Iron(Fe) by DTPA extraction. Sat. ext. method for salinity (ECe as dS/m),Boron (B), Sulfate(SO_4), Sodium(Na). Gravel fraction expressed as percent by weight of oven-dried sample passing a 12mm(1/2 inch) sieve. Particle sizes in millimeters. Organic percentage determined by Walkley-Black or Loss on Ignition.

* LOW , SUFFICIENT , HIGH

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Project : America Healthcare REIT
Vista Terrace of Belmont Memory Care

COMPREHENSIVE SOIL ANALYSIS

Report No : **23-156-0018**
Purchase Order :
Date Recd : 06/05/2023
Date Printed : 06/08/2023

Sample Description - Sample ID	Half Sat %	pH	ECe dS/m	NO_3-N ppm	NH_4-N ppm	PO_4-P ppm	K ppm	Ca ppm	Mg ppm	Cu ppm	Zn ppm	Mn ppm	Fe ppm	Organic % dry wt.	Lab No.
	TEC	Qual Lime		Sufficiency Factors											
Site Soil	25	7.4	0.4	72	6	23	170	2660	282	20.3	18.6	2	18	5.27	44219
	157	High		1.6		0.8	0.8	1.0	0.8	10.0	2.4	0.1	0.2		

Saturation Extract Values						SAR	Gravel %		Percent of Sample Passing 2 mm Screen					USDA Soil Classification	Lab No.
									Sand			Silt	Clay		
Ca meq/L	Mg meq/L	Na meq/L	K meq/L	B ppm	SO_4 meq/L		Coarse 5 - 12	Fine 2 - 5	Very Coarse 1 - 2	Coarse 0.5 - 1	Med. to Very Fine 0.05 - 0.5	.002-.05	0-.002		
3.9	2.0	0.4	0.3	0.09	1.2	0.2	17.0	22.8	21.8	15.0	38.9	10.7	13.4	Very Gravelly Sandy Loam	44219

Sufficiency factor (1.0=sufficient for average crop) below each nutrient value. N factor based on 200 ppm constant feed. SAR = Sodium adsorption ratio. Half Saturation %=approx field moisture capacity. Nitrogen(N), Potassium(K), Calci a) and Magnesium(Mg) by sodium chloride extraction. Phosphorus(P) by sodium bicarbonate extraction. Copper(Cu), Zinc(Zn), Manganese(Mn) & Iron(Fe) by DTPA extraction. Sat. ext. method for salinity (ECe as dS/m),Boron (B), S e(SO_4), Sodium(Na). Gravel fraction expressed as percent by weight of oven-dried sample passing a 12mm(1/2 inch) sieve. Particle sizes in millimeters. Organic percentage determined by Walkley-Black or Loss on Ignition.

* LOW , SUFFICIENT , HIGH

February 15, 2024

Rob Gill
City of Belmont
1 Twin Pines Lane, Suite 110
Belmont, CA 94002

Subject: Traffic & Parking Analysis: Proposed Nursing Home Expansion Project at 1041 Hill Street, Belmont, CA, Rev 2

Traffic Patterns was contacted by the Coffman Engineers, Inc. to help prepare this Traffic & Parking Analysis upon the request of the City of Belmont.

Background:

The two existing land uses at 1041 Hill Street consist of Assisted Living (68 Bed) and Skilled Nursing Home (33 Bed) facilities. The Skilled Nursing Home portion of the site ceased operations in 2021 and is currently vacant. The proposed project will replace the Skilled Nursing facility with a 42 bed "Memory Care" facility; the City of Belmont is designating the new facility as R2-1 Residential Housing but the purposes of this traffic analysis the proposed Memory Care facility addition is being analyzed as low vehicle-use "Nursing Home" land use to be consistent with the planned site operations. The existing Assisted Living portion of the site will receive site improvements in the form parking lot improvements to provide a raised sidewalk facility and passenger loading zone.

Assisted Living tenants are typically mobile and able to exit and enter the building freely but rely on on-site staff and support services for meals preparation, social support services, and transportation. While some Assisted Living tenants can drive, only 3 of the 68 tenants own vehicles that are parked on-site, the remainder of the Assisted Living tenants rely on an on-site shuttle bus for transportation to appointments, errands, and outings organized by the facility for healthy living. The existing shuttle bus will also support the proposed Memory Care facility tenants.

In the proposed Memory Care Facility, tenants do not drive due to their memory or dementia condition. Memory Care Facility patients do not drive so on-site vehicle storage is not required, nor is vehicle storage permitted as a condition of tenant occupancy. In addition, Memory Care Facility tenants receive even less frequent visitors than Assisted Living tenants because of the tenant's long-term special care needs requirements.

This study analyzes changes in Trip Generation and Parking Generation from the proposed land use change to determine if there are any impacts and appropriate mitigations to offset the impact as part of the planning approval process. This study also analyzes conformance of the proposed site against the City of Belmont development standards to determine if any exemptions are appropriate for the site.

Task 1 Trip Generation

Trip Generation is a measure of how many vehicle-trips a site generates over a typical weekday during the AM and PM commute periods of the day.

Trip Generation is estimated using industry-standard Best Practices developed by the Institute of Transportation Engineers (ITE). ITE publishes the ITE Trip Generation Manual (currently in its 11th Edition) which estimates trip generation by Land Use Type. Traffic Patterns used the ITE Trip Generation Manual – 11th Edition to estimate the existing and new trip generation changes shown in Table 1. – Proposed Trip Generation.

Table 1
Proposed Trip Generation

ITE Land Use Code/Type	Project Size		Daily Trips		AM Peak Trips				PM Peak Trips			
	No.	Units	Rate	Trips	Rate	In	Out	Total	Rate	In	Out	Total
Existing Land Use: Assisted Living, Skilled Nursing Home												
Assisted Living (254)	68	Beds	2.60	177	0.22	10	5	15	0.33	10	12	22
Nursing Home (620)	33	Beds	3.06	101	0.20	4	3	7	0.33	4	7	11
TOTAL:				278		14	8	22		14	19	33
Proposed Project Addition – Assisted Living, Memory Care												
Assisted Living (254)	68	Beds	2.60	177	0.22	10	5	15	0.33	10	12	22
Memory Care (620)*	42	Beds	2.25**	95	0.13**	4	2	6	0.17**	3	4	7
TOTAL:				272		14	7	16		13	16	29
NET CHANGE:				**-6**		**0**	**-1**	**-6**		**-1**	**-3**	**-4**

* The City of Belmont designated the Memory Care facility as R2-1 Residential Housing. This traffic analysis evaluates the Memory Care facility using the ITE Trip Generation Rate 620 - Nursing Home use to be consistent with planned site operations.

** ITE Trip Generation Rates provides a Range of Use estimate for various land use types. For the ITE Trip Generation Rates 620 – Nursing Home use the lowest ITE provided rates are used due to inability of future tenants to drive.

For the Existing Land Use – Trip Generation in Table 1, Traffic Patterns used the ITE Trip Generators for Residential - Assisted Living (ITE Trip Generation Code 254) and Nursing Home (ITE Trip Generation Code 620). For both land uses in the Existing Land Use condition, Traffic Patterns used the ITE "Average" trip generation rate estimates. ITE does not have a specific trip generator for "Skilled" Nursing facilities, so the standard Nursing Home trip generator was applied as the most comparable trip generation measure.

For the Proposed "Memory Care" facility project which replaces the Skilled Nursing element, Traffic Patterns continued to utilize the ITE Trip Generation Code 620 but rather than use the "Average" ITE Trip Generation rate estimate applied in the existing conditions analysis, the lower of the available ITE Trip Generation Rate for the 620-Nursing Home use was applied knowing the tenants are not mobile. In this case, the lowest available ITE trip generation rate was used: 2.25 vs 3.06 for Proposed versus Existing Daily Trip Rate.

The use of lower trip generator estimates noted above is consistent with Memory Care land uses where patients do not drive, and patients receive less visitors as the facility is intended to serve long-term special care patients. The use of the lower Trip Generation Rates results in a reduction in total daily trips generated by the site from 278 (existing use) to 272 (proposed use), a Net Reduction of 6 daily trips. During the AM Peak Period 6 less trips are anticipated and in the PM Peak Period 4 less trips are anticipated.

The reduction in vehicle trips results in no significant traffic impacts from the proposed site use compared to the existing site conditions. As a result, no Trip Distribution estimates were conducted as part of this analysis as there are no anticipated Net New Trips to distribute within the roadway network. Similarly, no intersections were analyzed as part of this traffic analysis for Level of Service (LOS) estimates.

Task 2 Vehicle Miles Traveled (VMT) Analysis

California - Senate Bill (SB 943) establishes the use of a VMT analysis to determine any "Traffic Impacts" from a proposed project. The County of San Mateo C/CAG VMT Model was analyzed to determine feasibility for this project but found that the VMT model does not provide VMT estimates for use with the proposed project type. This analysis notes the estimated decrease in the overall total daily trip count (by 6 less trips). Trip generation from the site related to the new Memory Care facility will be predominantly in the form of staff and service vehicles that will already be serving the overall site.

Future residents of the site are anticipated not to drive due to their medical need status and consistent with the anticipated reduction in daily and commute traffic periods. As a result, no VMT analysis is required, nor provided as part of this study.

Task 3 Parking Analysis

The existing site includes two distinct land uses organized within two separate structures. The Assisted Living Care with 68 tenants resides in the structure fronting 6th Avenue. The vacant Skilled Nursing Home land use resides along the west side of the property. The two structures are separated by a drive aisle and a parking structure.

The lower level of the parking structure provides twelve (12) covered parking spaces; an additional three (3) uncovered parking spaces are provided near the site entry bringing the total available parking space count for the lower level to 15 parking spaces. 2 of the 3 uncovered spaces on the lower level parking

spaces are Accessible parking spaces. Only 3 of the 68 tenants store vehicles on-site resulting in ample parking for doctors, staff, and visitors.

The upper level where long-term the Memory Care facility is proposed currently contains 26 parking spaces, where two of the spaces are being used for dedicated shuttle bus parking which was not provided in the original plans. The shuttle bus is used to transport patients from both land uses.

Figure 1
Existing Site Aerial – 1041 Hill Street, Belmont, CA



Site improvements from the proposed Memory Care facility will result in the loss of seven (7) parking spaces. One (1) of the lost parking spaces resides on the Lower Level of the site, this is due to reconfiguration of the two ADA parking spaces to a single ADA parking space that is Van Accessible. On the upper level where the long-term Memory Care facility is proposed, two (2) spaces are lost as a result of the dedicated shuttle bus parking, and four (4) spaces are lost as part of the reconfiguration of the site.

The upper level parking reduction is not anticipated to impact the overall site operations as Memory Care facility tenants will not be driving nor will they be permitted to store vehicles on-site. To better manage parking with the reduced parking supply modifications to the parking supply are proposed in the form of removing parking designations. Specifically, Visitor dedicated parking on the upper level (proposed Memory Care site) will be removed and all covered and uncovered spaces will be made available for all uses (visitors, residents and staff) at both levels. Parking for the Shuttle Bus that is used for the existing site will be provided on the Upper Level.

Traffic Patterns find that the loss of the seven (7) parking spaces will not impact the surrounding residential neighborhood and should be considered a Less than Significant Impact from the project.

See Table 2 – 1041 Hill Street, Existing vs Proposed Project Parking Supply for a comparison of parking uses.

Table 2

1041 Hill Street, Existing vs Proposed Project Parking Supply

Existing Land Use Parking Supply	
Parking Type	**No. of Spaces**
Lower Level (Assisted Living)	
ADA	2
Visitor (Uncovered)	1
Resident (Covered)	6
Visitor (Covered)	6
Total Parking (Lower Level):	**15**
Upper Level (Prior Nursing Care)	
ADA	0
Visitor (Uncovered)	11
Visitor (Covered)	10
Doctor (Covered)	1
Bus (Uncovered)	1
Tandem (Uncovered)	3
Total Parking (Upper Level):	**26**
Total Parking:	**41**
Bicycle Parking:	**0**
Shuttle Bus Parking:	**0**

Proposed Land Use Parking Supply	
Parking Type	**No. of Spaces**
Lower Level (Assisted Living)	
ADA (Van Accessible)	1
Visitor (Uncovered)	1
Resident (Covered)	6
Visitor (Covered)	6
Total Parking:	**14**
Upper Level (Proposed Memory Care)	
ADA	1
Visitor (Uncovered)	0
Standard (Covered)	9
Standard (Uncovered)	10
Doctor	0
Total Parking:	**20**
Total Parking:	**34**
Bicycle Parking (Upper Level):	**9**
Shuttle Bus Parking:	**1**

Figure 1
Lower-Level Existing Parking Photo



Figure 2
Upper-Level Existing Parking Photo



Off-Street Parking Operations

Traffic Patterns notes that Sixth Avenue, with its unmanaged on-street parking, does serve as an extension in parking supply for site care providers and visitors. A total of 15 on-street parking spaces are provided on Sixth Avenue including nine immediately in front of the project (west side of street) and six on Sixth Avenue but across the street from the site (east side of street). Sixth Avenue also provides an existing Loading Zone that is used by the site. The on-site kitchen that supports both land uses of the site resides immediately adjacent to the Sixth Avenue loading zone. Shuttle bus boarding of tenants from takes place on the lower level roundabout adjacent to the site's main entry.

Bicycle Parking Operations

No existing bicycle parking is currently provided on-site. The proposed site improvements include the addition of nine (9) new bicycle parking spaces on the upper level that will serve staff and local visitors.

Task 4 Site Access & Circulation

The project site of 1041 Hill St is located west of the Ralston Avenue & 6th Avenue intersection. The site is bound by 6th Avenue to the north and Hill St to the west. The site is surrounded by single-family home residential to the west and commercial/retail to the east.

Primary access to the site is provided via two site driveways on Hill St. One driveway serves the lower level parking and the main entrance to both buildings. The other driveway serves the upper level parking and the secondary entrance to the Memory Care facility. The Memory Care facility will not have any driving residents as the future tenants will require on-going care from the site care providers. Vehicle storage for Memory Care facility tenants is also not permitted.

The lower level driveway serves as the primary parking and site access for visitors. The upper level serves as additional visitor parking and as a secondary entrance to the Memory Care facility. Main entry to the Memory Care facility is at the same location as the Assisted Living facility on the lower level.

Figure 3
Site Map, 1041 Hill Street



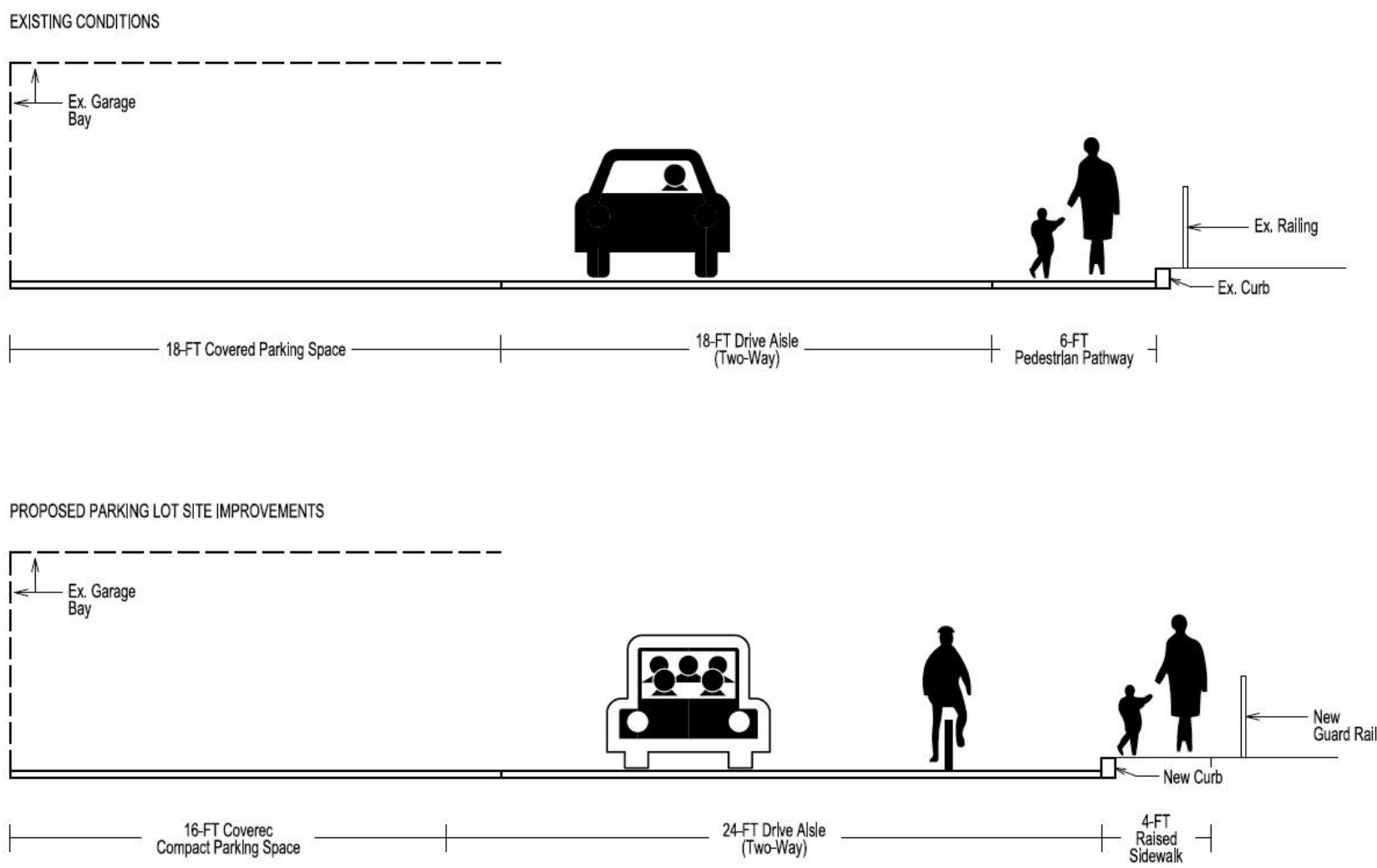
Lower Level Site Driveway Width

The primary site entrance on the lower level currently operates as a shared-used vehicle and pedestrian driveway. The overall driveway width is 24-FT, 18-FT as a vehicle drive aisle with an adjacent to an at-grade and connected 6-FT pedestrian pathway located on the east side of the drive aisle.

The project proposes site improvements on the lower level to provide a raised pedestrian sidewalk to separate vehicle traffic from pedestrians. To accommodate the sidewalk addition the project is requesting an exemption to the City of Belmont parking standards to modify the existing 18-FT deep covered parking stalls on the lower level to Compact parking spaces that are 16-FT deep parking spaces.

The requested use of Compact parking spaces will accommodate a wider, standard size 24-FT Drive Aisle that is consistent with drive aisle standards in the City. Neighboring cities to Belmont including Burlingame, San Carlos, and San Mateo each also require 24-FT drive aisle widths. The Compact parking space use also allows for the proposed 4-FT raised sidewalk to better buffer pedestrian traffic from vehicle traffic. A new guardrail behind the back-of-sidewalk will also be provided.

Figure 4
Proposed Lower Level Drive Aisle Site Improvements



Upper Level Driveway Operations

The upper level parking aisle is accessed from Hill St and serves as additional visitor and staff parking for both land uses. No new tenant parking is required for the long-term Bed Memory Care tenants as those tenants will not be driving. The upper level will include 20 unallocated parking spaces. There will also be one (1) dedicated shuttle bus parking space.

The drive aisle is approximately 150-FT in length from the driveway at Hill Street and is 24-FT wide with 90-degree parking on both sides. The end of the drive aisle will include a flared terminus that in combination with an accessible parking space at the driveway terminus will support a 3-point turn turnaround movement for motorists. In low volume land uses such as the proposed Memory Care facility, the addition of a "cul de sac" style terminus is not required as motorists can safely back out of the drive aisle or back into an empty parking space to perform a 3-point turn. In the case of the proposed Memory Care facility, ample parking supply is anticipated as residents will not be permitted to store vehicles on site so there should be plenty of opportunities to perform a 3-point turn if needed. In addition, the large shuttle bus parking space provides additional space to implement a 3-point turn.

Traffic Patterns does recommend signing the upper level drive aisle terminus with No Parking Any Time to discourage illegal parking at the drive aisle terminus.

Parking Space Requirements

The City of Belmont Parking Ordinance Section 8.4.8 (c) requires one parking space for each four assisted living residents, 1 parking space for every 2 staff, and 1 space per doctor. The total required parking per the Belmont Zoning Code is 50 spaces for the site. The existing land uses operated with only 41 spaces, where two (2) spaced were used for dedicated shuttle bus parking. The proposed project will provide a total of 34 on-site parking spaces between the two land uses, a deficiency of 16 spaces, plus one (1) dedicated shuttle bus parking space will be provided.

Traffic Patterns finds that the existing and proposed land uses will operate well for the site because of the low parking demand generated by existing residents, this is due to the robust transportation demand management (TDM) strategies offered by the facility operators, specifically the shuttle bus service that transports tenants. This unique TDM program ensures that the parking deficiency compared to the City's parking ordinance does not impact the surrounding residential community. During site visits by Traffic Patterns, our team observed substantial parking vacancy on both the upper and lower levels of the site.

Traffic Patterns notes that the proposed Memory Care facility will not result in any increase in resident parking spaces demand as tenants will not require, nor be permitted, to store vehicles on-site due to their medical conditions. In addition, the proposed use of unallocated parking spaces on the upper level will provide more flexibility for staff and visitor parking for the entire site.

Traffic Patterns recommends an exemption to the City's parking standards to accommodate the lower parking supply with a Condition of Approval contingency that tenants in the new long-term Memory Care facility are not allowed to store vehicles on-site.

Signage & Striping Operations

As part of Traffic Patterns site assessment, we did find that the existing STOP sign of the lower level driveway to be in poor condition and requires replacement. The upper level currently has no existing STOP sign. Traffic Patterns does recommend the replacement of the lower level STOP sign and installation of a new STOP sign on the upper level as part of site improvements of the project.



Figure 5

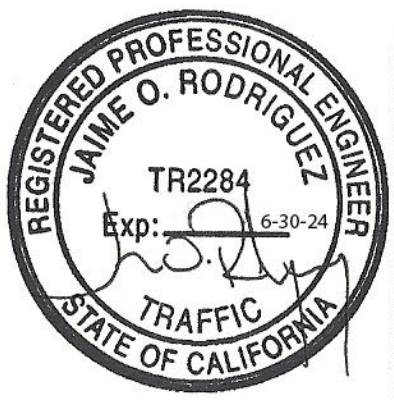
Photo of Lower Level STOP Sign in Need of Replacement.

Task 5 Study Findings

Traffic Patterns finds that the proposed Memory Care facility improvements at 1041 Hill Street will not have any significant impacts to the surrounding Belmont community. The proposed project with its low-trip generation land uses will result in six (6) less vehicle trips per day.

Even though the project provides seven (7) fewer parking spaces, the loss of parking should not result in any impacts to the community as future Memory Care residents will not be driving due to their medical needs, this in turn expands visitor and staff parking on-site.

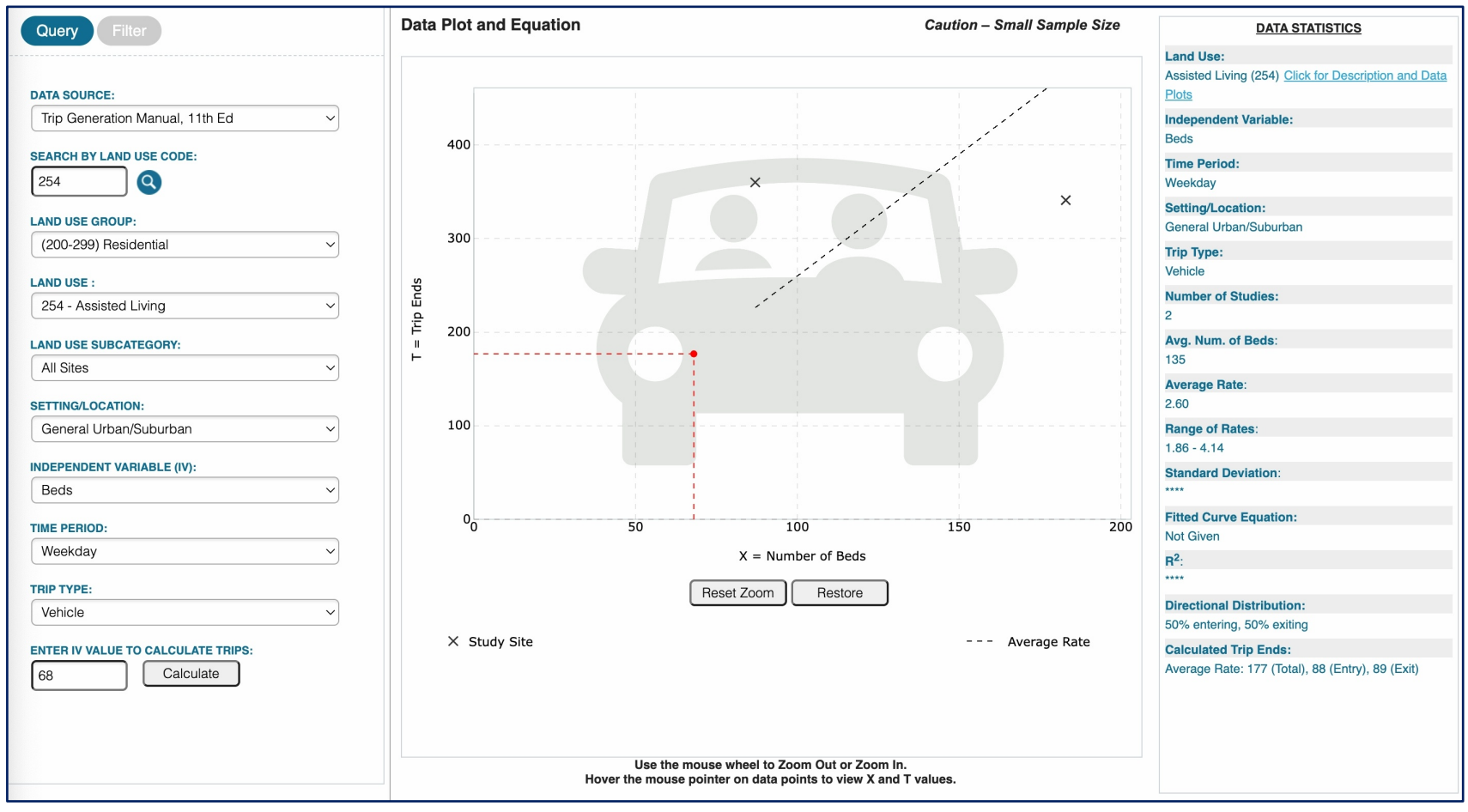
If you have any questions, please do not hesitate to contact me at (408) 916-8141.
Sincerely,



Jaime O. Rodriguez, TE
Principal

Exhibit A
Daily ITE Trip Generation Rates
(Existing Conditions)

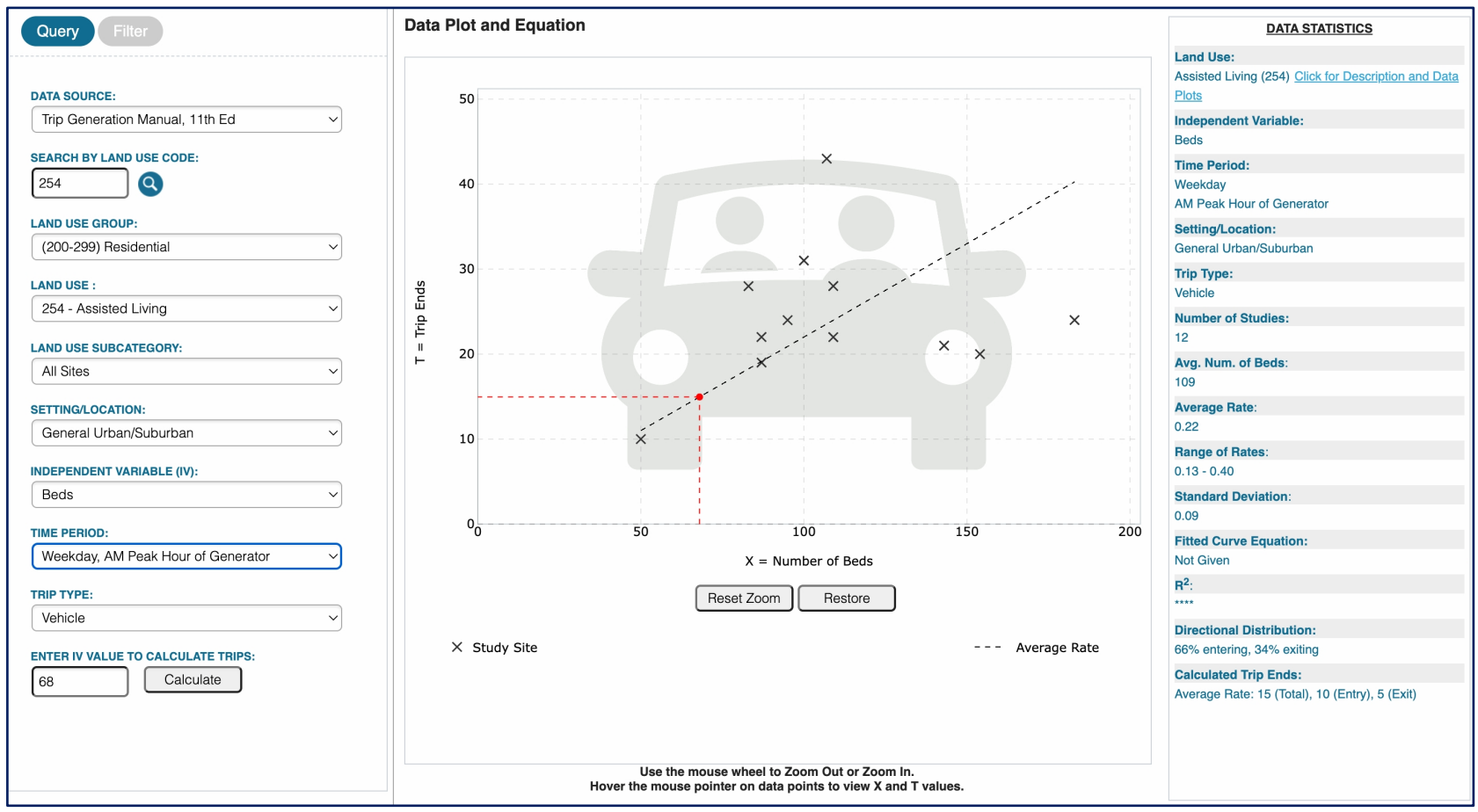
Assisted Living



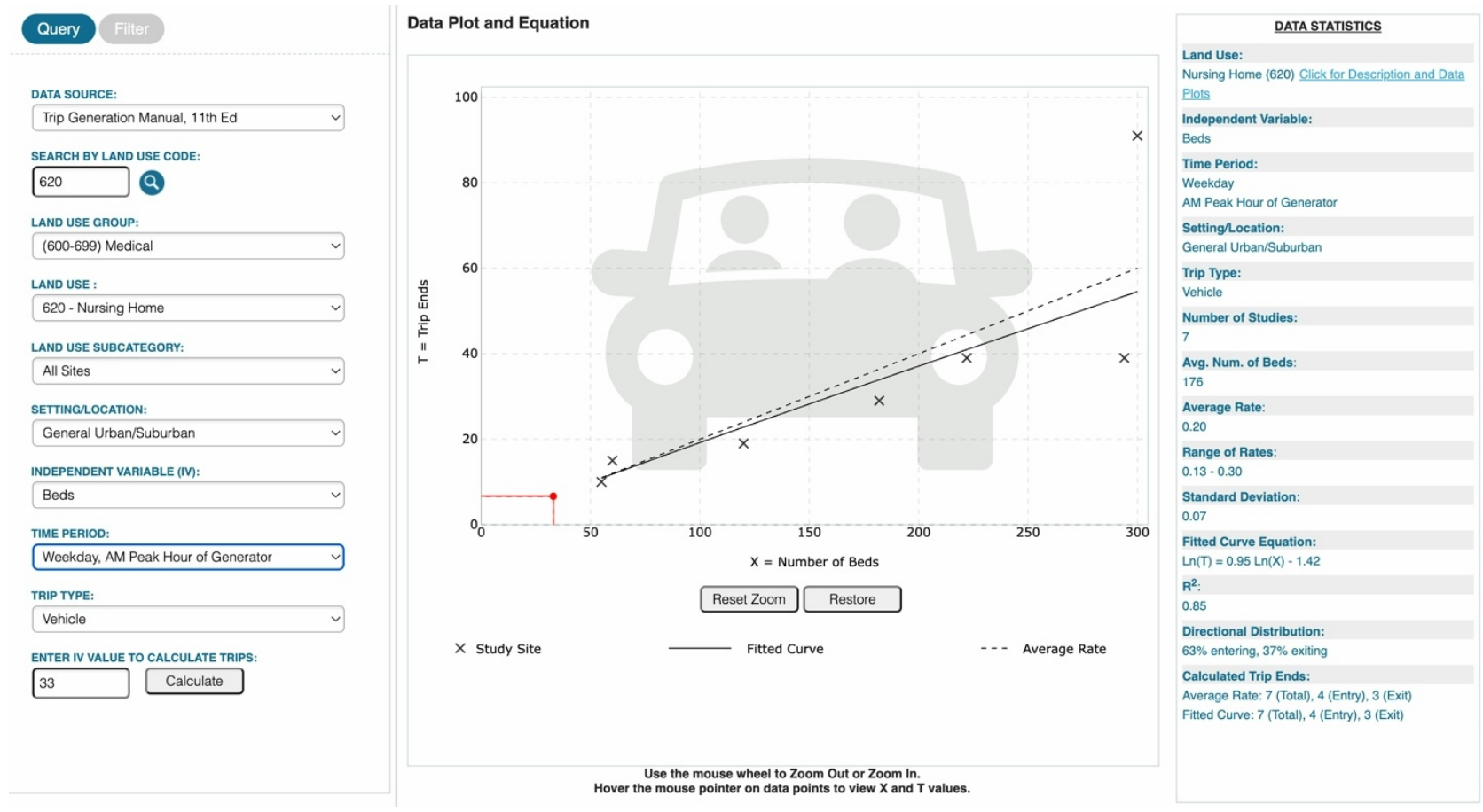
Skilled Nursing

Exhibit B
Weekday AM Peak Hour Trip Generation
(Existing Land Use)

Assisted Living



Skilled Nursing

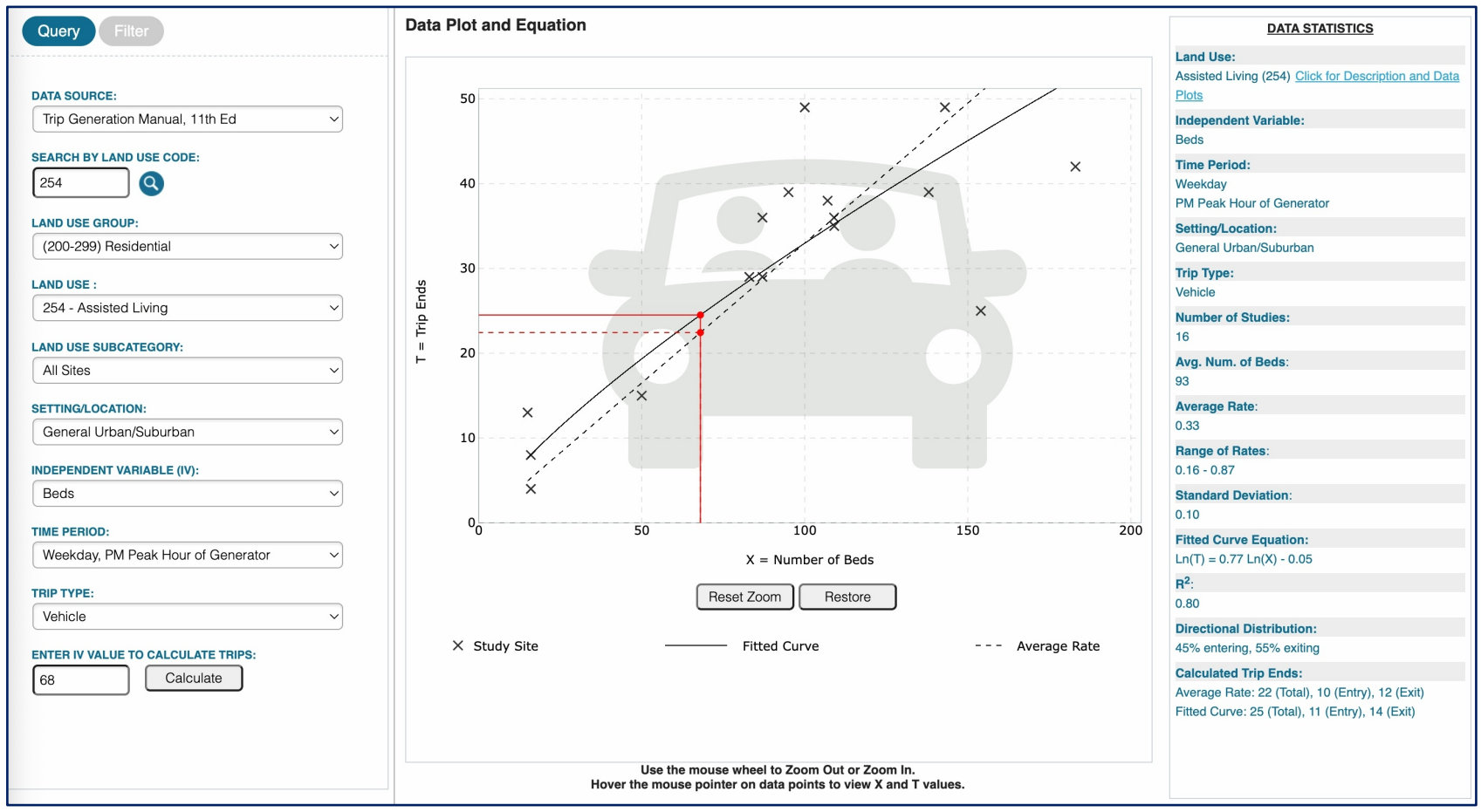


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Exhibit C
Weekday PM Peak Hour Trip Generation
(Existing Land Use)

Assisted Living



Skilled Nursing

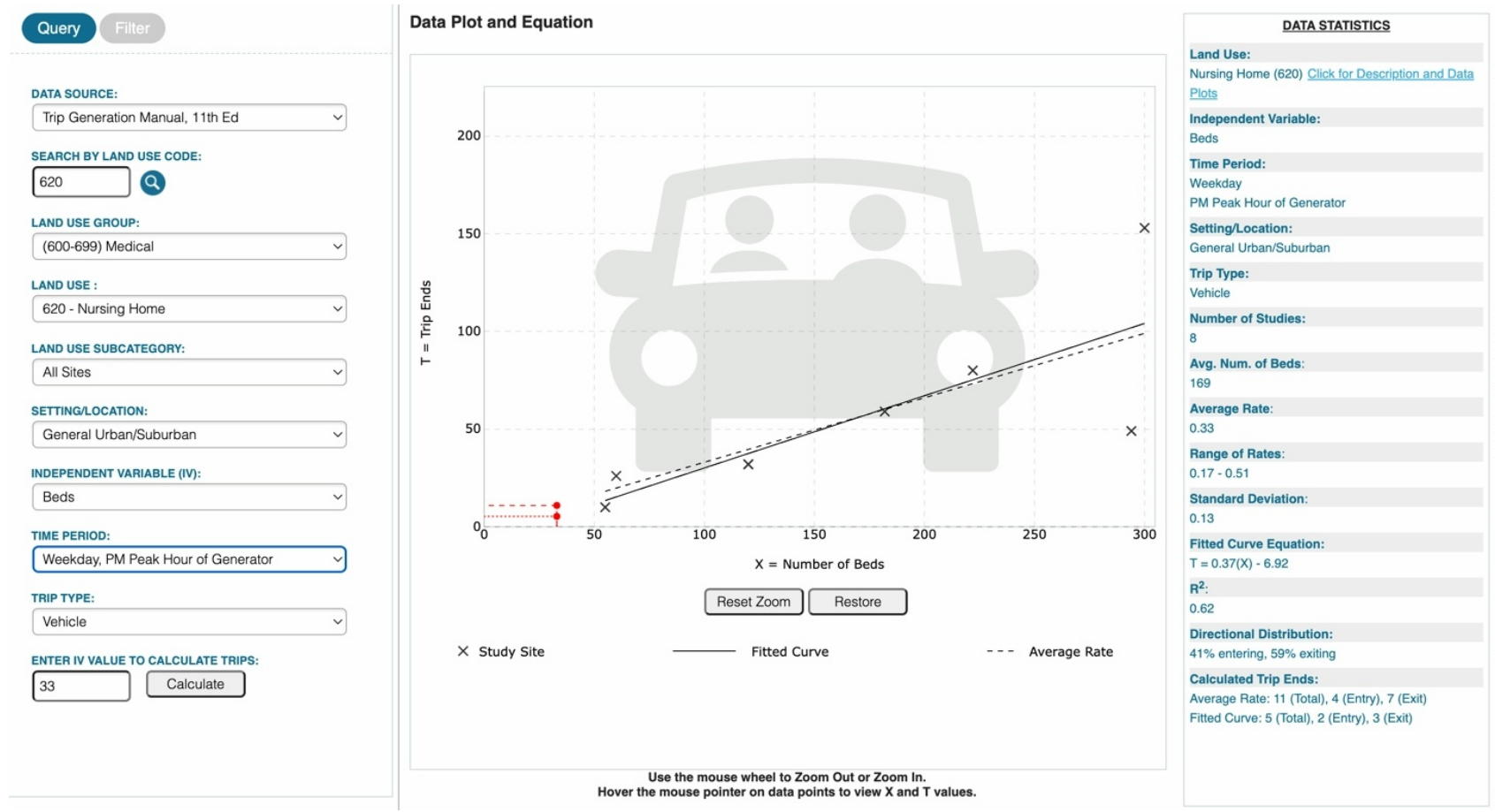
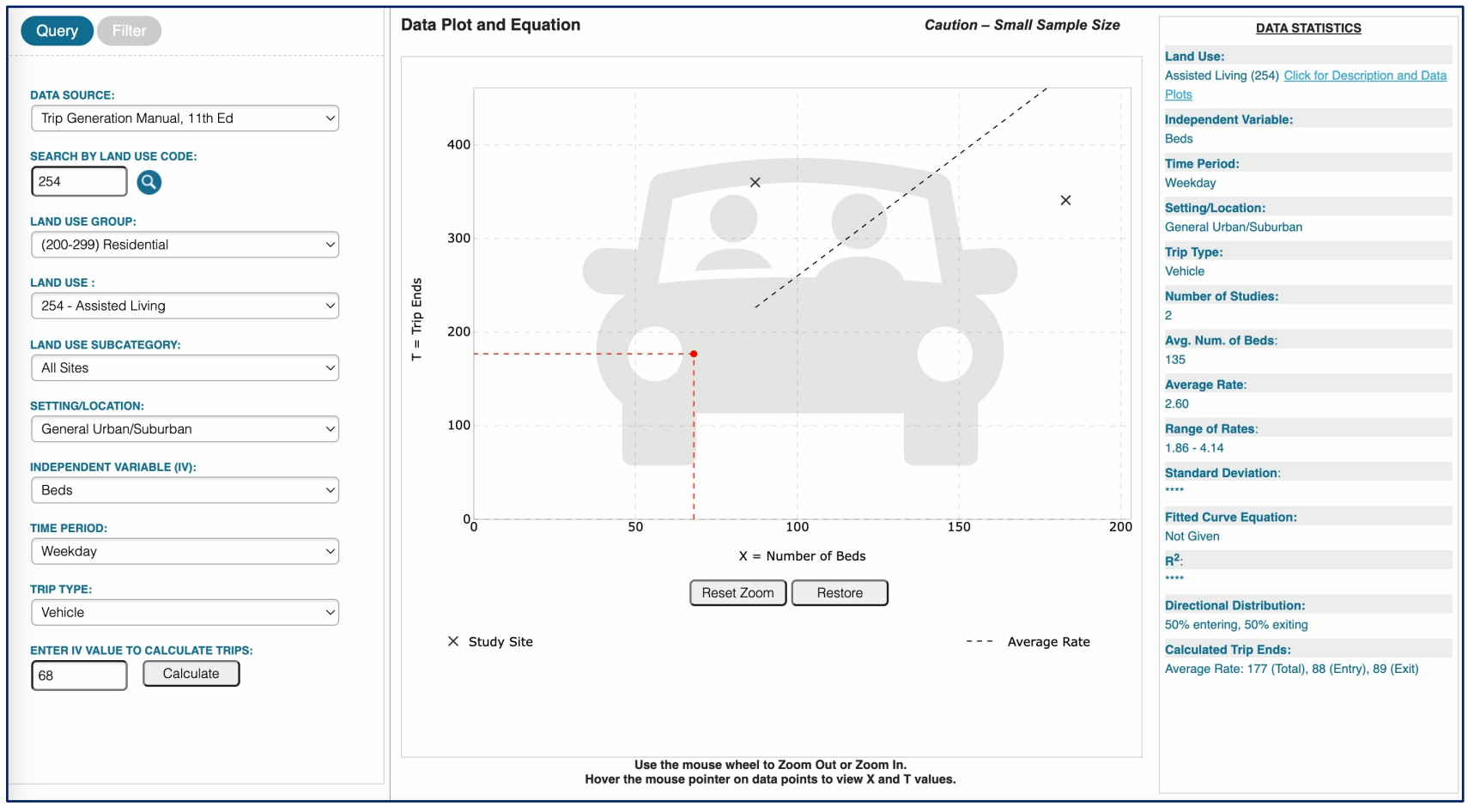


Exhibit D
Daily ITE Trip Generation Rates
(Proposed Conditions)

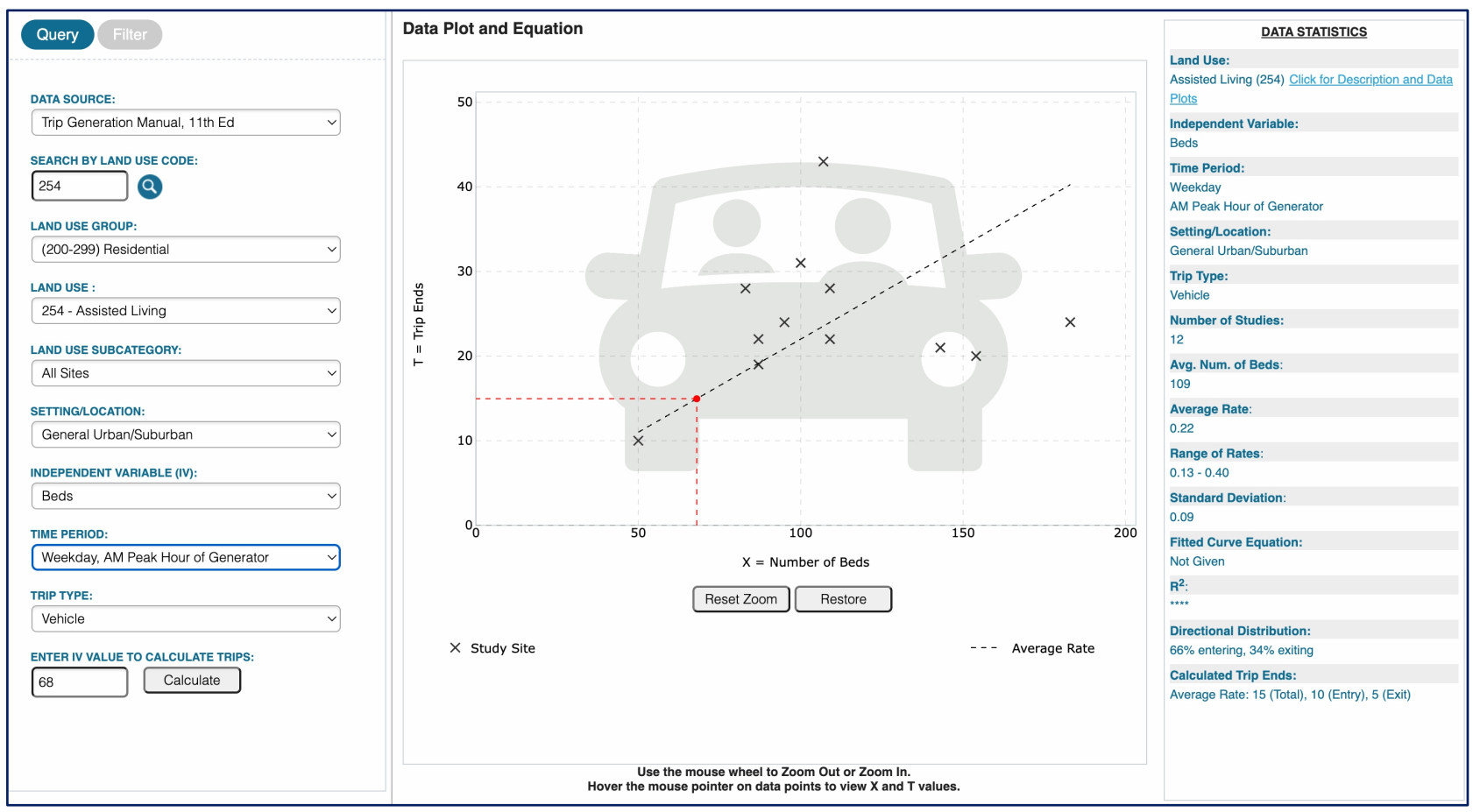
Assisted Living



Long-Term Memory Care

Exhibit E
Weekday AM Peak Hour Trip Generation
(Proposed Land Use)

Assisted Living



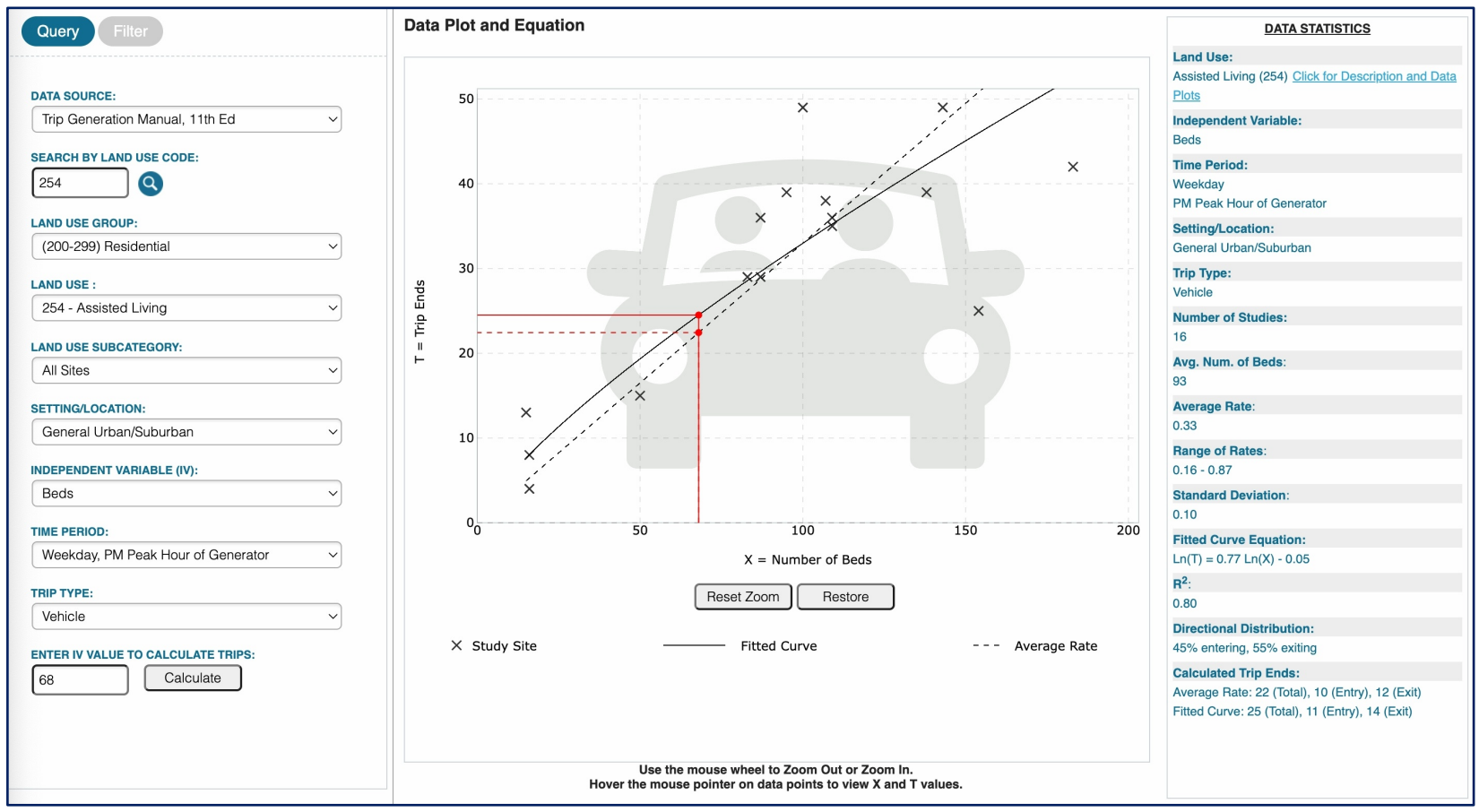
Long-Term Memory Care

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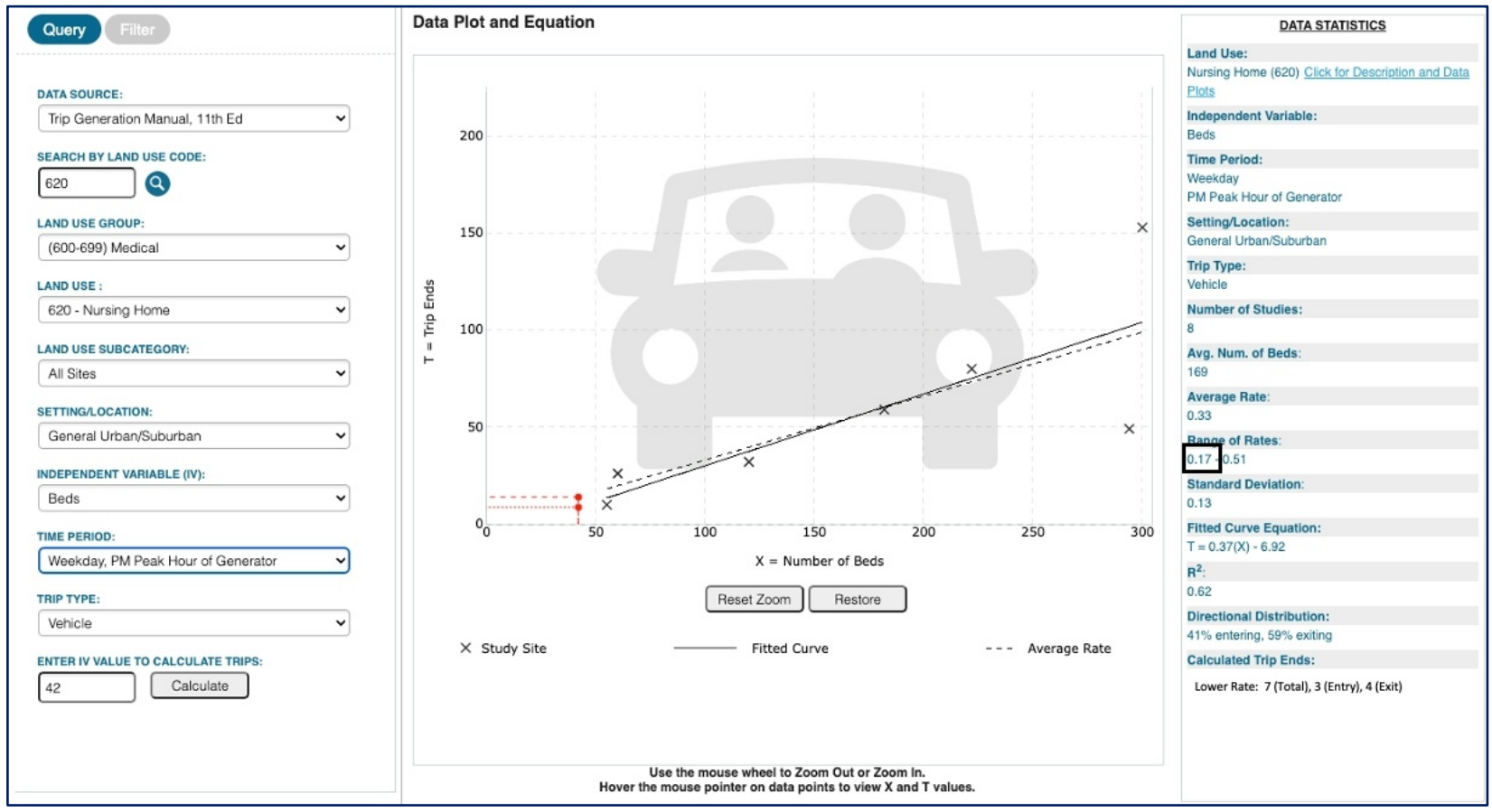
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Exhibit F
Weekday PM Peak Hour Trip Generation
(Proposed Land Use)

Assisted Living



Long-Term Memory Care



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VISTA TERRACE MEMORY CARE HEALTH RISK & GREENHOUSE GAS ASSESSMENT

Belmont, California

July 19, 2023
Revised February 14, 2024

Prepared for:

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Introduction

The purpose of this report is to address the potential health risk and greenhouse gas (GHG) impacts associated with the construction and operation of a proposed senior assisted living and memory care facilities located at 1041 Hill Road in Belmont, California. Air quality and GHG impacts would be associated with construction and operation of the senior residential buildings. Air pollutant emissions associated with the construction and operation of the project were predicted using appropriate computer models. In addition, the potential health risk impacts from existing toxic air contaminant (TAC) sources affecting the nearby and proposed sensitive receptors were evaluated. The analysis was conducted following guidance provided by the Bay Area Air Quality Management District (BAAQMD).[1]

Project Description

The existing project site consists of a skilled nursing home and an assisted living facility. The skilled nursing home ceased operations in 2021. The project plans to demolish the facility, replacing it with a 42 bed, 36-unit memory care facility. The project also proposes to include 24 parking spaces[2] in addition to the 12 existing spaces that will remain. There are no planned changes to the 68 beds, 65-unit assisted living facility. The memory care facility would also include a 50-kilowatt diesel powered generator.

Setting

The project is located in San Mateo County, which is in the San Francisco Bay Area Air Basin. Ambient air quality standards have been established at both the State and federal level. The Bay Area meets all ambient air quality standards with the exception of ground-level ozone, respirable particulate matter (PM_{10}), and fine particulate matter ($PM_{2.5}$).

Air Pollutants of Concern

High ozone concentrations in the air basin are caused by the cumulative emissions of reactive organic gases (ROG) and nitrogen oxides (NO_X). These precursor pollutants react under certain meteorological conditions to form ozone. Controlling the emissions of these precursor pollutants is the focus of the Bay Area's attempts to reduce ambient ozone concentrations. The highest ozone levels in the Bay Area occur in the eastern and southern inland valleys that are downwind of air pollutant sources. High ozone concentrations aggravate respiratory and cardiovascular diseases, reduced lung function, and increase coughing and chest discomfort.

Particulate matter is another problematic air pollutant in the air basin. Particulate matter is assessed and measured in terms of respirable particulate matter or particles that have a diameter of 10 micrometers or less (PM_{10}) and fine particulate matter where particles have a diameter of 2.5 micrometers or less ($PM_{2.5}$). Elevated concentrations of PM_{10} and $PM_{2.5}$ are the result of both

[1] Bay Area Air Quality Management District, 2022 *CEQA Air Quality Guidelines*, April 2023.

[2] The number of project parking spaces has been updated since this analysis was conducted. Instead of 24 parking spaces there would be 22 parking spaces. These project modifications would result in a negligible decrease in emissions and would not change the impact findings, as discussed further in the report.

region-wide (or cumulative) emissions and localized emissions. High particulate matter concentrations aggravate respiratory and cardiovascular diseases, reduce lung function, increase mortality (e.g., lung cancer), and result in reduced lung function growth in children.

Toxic Air Contaminants

Toxic air contaminants (TAC) are a broad class of compounds known to cause morbidity or mortality, often because they cause cancer. TACs are found in ambient air, especially in urban areas, and are caused by industry, agriculture, fuel combustion, and commercial operations (e.g., dry cleaners). TACs are typically found in low concentrations, even near their source (e.g., diesel particulate matter [DPM] near a freeway). Because chronic exposure of TACs can result in adverse health effects, they are regulated at the regional, State, and federal level.

Diesel exhaust is the predominant TAC in urban air and is estimated to represent about three-quarters of the cancer risk from TACs (based on the Bay Area average). According to the California Air Resources Board (CARB), diesel exhaust is a complex mixture of gases, vapors, and fine particles. This makes the evaluation of health effects from diesel exhaust exposure a complicated scientific issue. Some of the chemicals in diesel exhaust, such as benzene and formaldehyde, have been previously identified as TACs by the CARB, and are listed as carcinogens either under the State's Proposition 65 or under the Federal Hazardous Air Pollutants programs. The most recent Office of Environmental Health Hazard Assessment (OEHHA) risk assessment guidelines were published in February of 2015 and incorporated into BAAQMD's current CEQA guidance.[3]

Sensitive Receptors

There are groups of people more affected by air pollution than others. CARB has identified the following persons who are most likely to be affected by air pollution: children under 16, the elderly over 65, athletes, and people with cardiovascular and chronic respiratory diseases. These groups are classified as sensitive receptors. Locations that may contain a high concentration of these sensitive population groups include residential areas, hospitals, daycare facilities, elder care facilities, and elementary schools. For cancer risk assessments, children are the most sensitive receptors, since they are more susceptible to cancer causing TACs. Residential locations are assumed to include infants and small children. The closest off-site sensitive receptors to the project site are the residents in the adjacent single-family homes to the southwest. There are additional receptors at further distances surrounding the project site. There are also the existing senior residents in the assisted living facility adjacent to the east of the memory care site. This project would introduce new sensitive receptors (i.e., senior residents) to the area.

Bay Area Air Quality Management District (BAAQMD)

BAAQMD has jurisdiction over an approximately 5,600-square mile area, commonly referred to as the San Francisco Bay Area (Bay Area). The District's boundary encompasses the nine San

[3] OEHHA, 2015. *Air Toxics Hot Spots Program Risk Assessment Guidelines, The Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments*. Office of Environmental Health Hazard Assessment. February.

Francisco Bay Area counties, including Alameda County, Contra Costa County, Marin County, San Francisco County, San Mateo County, Santa Clara County, Napa County, southwestern Solano County, and southern Sonoma County.

BAAQMD is the lead agency in developing plans to address attainment and maintenance of the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). The District also has permit authority over most types of stationary equipment utilized for the proposed project. The BAAQMD is responsible for permitting and inspection of stationary sources; enforcement of regulations, including setting fees, levying fines, and enforcement actions; and ensuring that public nuisances are minimized.

BAAQMD's Community Air Risk Evaluation (CARE) program was initiated in 2004 to evaluate and reduce health risks associated with exposures to outdoor TACs in the Bay Area.[4] The program examines TAC emissions from point sources, area sources, and on-road and off-road mobile sources with an emphasis on diesel exhaust, which is a major contributor to airborne health risk in California. The CARE program is an on-going program that encourages community involvement and input. The technical analysis portion of the CARE program has been implemented in three phases that includes an assessment of the sources of TAC emissions, modeling and measurement programs to estimate concentrations of TAC, and an assessment of exposures and health risks. Throughout the program, information derived from the technical analyses has been used to focus emission reduction activities in areas with high TAC exposures and high density of sensitive populations. Risk reduction activities associated with the CARE program are focused on the most at-risk communities in the Bay Area. Seven areas have been identified by BAAQMD as impacted communities. They include Eastern San Francisco, Richmond/San Pablo, Western Alameda County, San José, Vallejo, Concord, and Pittsburg/Antioch. The project site is not located within any of the BAAQMD CARE areas.

Overburdened communities are areas located (i) within a census tract identified by the California Communities Environmental Health Screening Tool (CalEnviroScreen), Version 4.0 implemented by OEHHA, as having an overall score at or above the 70th percentile, or (ii) within 1,000 feet of any such census tract.[5] The BAAQMD has identified several overburdened areas within the air district's boundaries. However, the project site is not within an overburdened area as identified by BAAQMD as the Project site is scored at the 4th percentile on CalEnviroScreen.[6]

<u>BAAQMD CEQA Air Quality Guidelines</u>

In June 2010, BAAQMD adopted thresholds of significance to assist in the review of projects under CEQA. In 2023, the BAAQMD revised the *California Environmental Quality Act (CEQA) Air Quality Guidelines* that included the original significance thresholds to assist in the

[4] See BAAQMD: https://www.baaqmd.gov/community-health/community-health-protection-program/community-air-risk-evaluation-care-program . accessed 2/18/2021.
[5] See BAAQMD: https://www.baaqmd.gov/~/media/dotgov/files/rules/reg-2-permits/2021-amendments/documents/20210722_01_appendixd_mapsofoverburdenedcommunities-pdf.pdf?la=en.
[6] OEHAA, CalEnviroScreen 4.0 Maps
https://experience.arcgis.com/experience/11d2f52282a54ceebcac7428e6184203/page/CalEnviroScreen-4_0/

evaluation of air quality impacts of projects and plans proposed within the Bay Area. The thresholds contained in this CEQA guidance are designed to establish the level at which BAAQMD believed air pollution emissions would cause significant environmental impacts under CEQA.

The updated guidelines provide recommended procedures for evaluating potential air impacts during the environmental review process consistent with CEQA requirements including thresholds of significance, mitigation measures, and background air quality information. They include assessment methodologies for air toxics, odors, and GHG emissions. The current BAAQMD guidelines and thresholds were used in this analysis and are summarized in Table 1.[7] Air quality impacts and community health risks are considered potentially significant if they exceed these thresholds.

[7] Bay Area Air Quality Management District, 2023. *2022 CEQA Guidelines*. April.

Table 1. BAAQMD CEQA Significance Thresholds

Criteria Air Pollutant	Construction Thresholds Average Daily Emissions (lbs./day)			
ROG	54			
NO_x	54			
PM_{10}	82 (Exhaust)			
$PM_{2.5}$	54 (Exhaust)			
CO	Not Applicable			
Fugitive Dust ($PM_{10}/PM_{2.5}$)	Best Management Practices (BMPs)*			
Health Risks and Hazards	**Single Sources / Individual Projects**		**Combined Sources (Cumulative from all sources within 1000-foot zone of influence)**	
Excess Cancer Risk	>10 in a million	OR Compliance with Qualified Community Risk Reduction Plan	>100 in a million	OR Compliance with Qualified Community Risk Reduction Plan
Hazard Index	>1.0		>10.0	
Incremental annual $PM_{2.5}$	>0.3 µg/m^3		>0.8 µg/m^3	
Greenhouse Gas Emissions				
Land Use Projects – (Must Include A or B)	A. Projects must include, at a minimum, the following project design elements: 1. Buildings a. The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development). b. The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines. 2. Transportation a. Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA: i. Residential projects: 15 percent below the existing VMT per capita ii. Office projects: 15 percent below the existing VMT per employee iii. Retail projects: no net increase in existing VMT b. Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2. Be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).			

Note: ROG = reactive organic gases, NOx = nitrogen oxides, PM_{10} = course particulate matter or particulates with an aerodynamic diameter of 10 micrometers (µm) or less, $PM_{2.5}$ = fine particulate matter or particulates with an aerodynamic diameter of 2.5µm or less. VMT = vehicle miles traveled. GHG = greenhouse gas.

* BAAQMD strongly recommends implementing all feasible fugitive dust management practices especially when construction projects are located near sensitive communities, including schools, residential areas, or other sensitive land uses.

Source: Bay Area Air Quality Management District, 2022

The BAAQMD recommends all projects include a "basic" set of best management practices (BMPs) to manage fugitive dust and consider impacts from dust (i.e., fugitive PM_{10} and $PM_{2.5}$) to be less than significant if BMPs are implemented.

Basic Best Management Practices: **Include measures to control dust and exhaust during construction.**

During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level. The contractor shall implement the following BMPs that are required of all projects:

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

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

3. 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.

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

5. 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.

6. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.

7. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.

8. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.

9. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

BAAQMD strongly encourages enhanced BMPs for construction sites near schools, residential areas, or other sensitive land uses. Enhanced measures include:

- Limit the simultaneous occurrence of excavation, grading, and ground-disturbing construction activities.
- Install wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.
- Plant vegetative ground cover (e.g., fast-germinating native grass seed) in disturbed areas as soon as possible and watered appropriately until vegetation is established.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.
- Minimize the amount of excavated material or waste materials stored at the site.
- Hydroseed or apply non-toxic soil stabilizers to construction areas, including previously graded areas, that are inactive for at least 10 calendar days.

BAAQMD Rules and Regulations

Combustion equipment associated with the proposed project includes new diesel engines to power generators and cooling towers that would establish new sources of particulate matter and gaseous emissions. Emissions would primarily result from the testing of the emergency backup generators and operation of the cooling towers. Certain emission sources would be subject to BAAQMD Regulations and Rules. The District's rules and regulations that may apply to the project include:

- Regulation 2 – Permits
  - Rule 2-1: General Requirements
  - Rule 2-2: New Source Review
  - Rule 2-5: New Source Review of Toxic Air Contaminants
- Regulation 6 – Particulate Matter and Visible Emissions
  - Rule 6-2: Commercial Cooking Equipment
  - Rule 6-3: Wood-Burning Devices
  - Rule 6-7: Odorous Substances
- Regulation 9 – Inorganic Gaseous Pollutants
  - Rule 9-1: Sulfur Dioxide
  - Rule 9-7: Nitrogen Oxides and Carbon Monoxide from Industrial, Institutional, and Commercial Boilers, Steam Generators, And Process Heaters
  - Rule 9-8: Nitrogen Oxides and Carbon Monoxide from Stationary Internal Combustion Engines

Permits

Rule 2-1-301 requires that any person installing, modifying, or replacing any equipment, the use of which may reduce or control the emission of air contaminants, shall first obtain an Authority to Construct (ATC).

Rule 2-1-302 requires that written authorization from the BAAQMD in the form of a Permit to Operate (PTO) be secured before any such equipment is used or operated.

Rule 2-1 lists sources that are exempt from permitting.

New Source Review

Rule 2-2, New Source Review (NSR), applies to all new and modified sources or facilities that are subject to the requirements of Rule 2-1-301. The purpose of the rule is to provide for review of such sources and to provide mechanisms by which no net increase in emissions will result.

Rule 2-2-301 requires that an applicant for an ATC or PTO apply Best Available Control Technology (BACT) to any new or modified source that results in an increase in emissions and has emissions of precursor organic compounds, non-precursor organic compounds, NOx, SO_2, PM_{10}, or CO of 10.0 pounds or more per highest day. Based on the estimated emissions from the proposed project, BACT will be required for NOx emissions from the diesel-fueled generator engines.

Rule 2-5 applies to new and modified sources of TAC emissions. BAAQMD evaluates the TAC emissions in order to evaluate potential public exposure and health risk, to mitigate potentially significant health risks resulting from these exposures, and to provide net health risk benefits by improving the level of control when existing sources are modified or replaced. Toxics BACT (or TBACT) is applied to any new or modified source of TACs where the source risk is a cancer risk greater than 1.0 in one million and/or a chronic hazard index greater than 0.20. Permits are not issued for any new or modified source that has risks or net project risks that exceed a cancer risk of 10.0 in one million or a chronic or acute hazard index of 1.0.

Stationary Diesel Airborne Toxic Control Measure

The BAAQMD administers the CARB's Airborne Toxic Control Measure (ACTM) for Stationary Diesel engines (section 93115, title 17 CA Code of Regulations). The project's stationary sources will be new stationary emergency stationary emergency standby diesel engines larger than 50 hp. These limits vary based on maximum engine power. All engines are limited to PM emission rates of 0.15 g/hp-hour, regardless of size. This ACTM limits engine operation 50 hours per year for routine testing and maintenance.

Offsets

Rule 2-2-302 requires that offsets be provided for a new or modified source that emits more than 10 tons per year of NOx or precursor organic compounds. It is not expected that emissions of any pollutant will exceed the offset thresholds.

Prohibitory Rules

Regulation 6 pertains to particulate matter and visible emissions. Although the engines will be fueled with diesel, they will be modern, low emission engines. Thus, the engines are expected to comply with Regulation 6.

Rule 6-3 applies to emissions from wood-burning devices. Effective November 1, 2016. no person or builder shall install a wood-burning device in a new building construction.

Rule 9-1 applies to sulfur dioxide. The engines will use ultra-low sulfur diesel fuel (less than 15 ppm sulfur) and will not be a significant source of sulfur dioxide emissions and are expected to comply with the requirements of Rule 9-1.

Rule 9-7 limits the emissions of NOx CO from industrial, institutional and commercial boilers, steam generators and process heaters. This regulation typically applies to boilers with a heat rating of 2 million British Thermal Units (BTU) per hour.
Rule 9-8 prescribes NOx and CO emission limits for stationary internal combustion engines. Since the proposed engines will be used with emergency standby generators, Regulation 9-8-110 exempts the engines from the requirements of this Rule, except for the recordkeeping requirements (9-8-530) and limitations on hours of operation for reliability-related operation (maintenance and testing). The engines will not operate more than 50 hours per year, which will satisfy the requirements of 9-8-111.

BACT for Diesel Generator Engines

Since the generators will be used exclusively for emergency use during involuntary loss of power, the BACT levels listed for IC compression engines in the BAAQMD BACT Guidelines would apply. These are provided for two separate size ranges of diesel engines:

I.C. Engine – Compression Ignition >50hp and <1,000hp: BAAQMD applies BACT 2 emission limits based on the ATCM for stationary emergency standby diesel engines larger than 50 brake-horsepower (BHP). NOx emission factor limit is subject to the CARB ACTM that ranges from 3.0 to 3.5 grams per horsepower hour (g/hp-hr). The PM (PM10 or PM2.5) limit is 0.15 g/hp-hr per CARB's ACTM.

I.C. Engine – Compression Ignition >999hp: BAAQMD applies specific BACT emission limits for stationary emergency standby diesel engines equal or larger than 1,000 brake-horsepower (BHP). NOx emission factor limit is subject to the CARB ACTM that ranges from 0.5 g/hp-hr. The PM (PM10 or PM2.5) limit is 0.02 g/hp-hr. POC (i.e., ROG) limits are 0.14 g/hp-hr.

NEPA/HUD Significance Thresholds

The Federal Clean Air Act governs air quality in the United States. In addition to being subject to federal requirements, air quality in California is also governed by more stringent regulations under the California Clean Air Act. At the Federal level, the EPA administers the Clean Air Act. The California Clean Air Act is administered by the CARB at the State level and by the Air Quality Management Districts at the regional and local levels. BAAQMD regulates air quality at the regional level, which includes the nine-county Bay Area.

The Federal Clean Air Act requires each state to identify areas that have ambient air quality in violation of federal standards. States are required to develop, adopt, and implement a state implementation plan (SIP) to achieve, maintain, and enforce federal ambient air quality standards in these nonattainment areas. SIP elements are developed on a pollutant-by-pollutant basis

whenever one or more air quality standards are being violated. In California, local and regional air pollution control agencies have primary responsibility for developing SIPs, generally in coordination with local and regional land use and transportation planning agencies. BAAQMD is the responsible regional air pollution control agency in the San Francisco Bay Area.

An area's compliance with national ambient air quality standards under the Clean Air Act is categorized as nonattainment, attainment (better than national standards), unclassifiable, or attainment/cannot be classified. The unclassified designation includes attainment areas that comply with federal standards, as well as areas for which monitoring data are lacking. Unclassified areas are treated as attainment areas for most regulatory purposes. Simple attainment designations generally are used only for areas that transition from nonattainment status to attainment status. Areas that have been reclassified from nonattainment to attainment of federal air quality standards are automatically considered maintenance areas, although this designation is seldom noted in status listings. The San Francisco Bay Area is designated as nonattainment for the federal 8-hour ozone standard and the 24-hour $PM_{2.5}$ standard. The San Francisco Bay Area is designated as attainment or unclassified for the other national ambient air quality standards.

The predominant regulation that guides assessment of air quality impacts of federal actions is the General Conformity Rule, established under the Clean Air Act (Section 176(c)(4)). The General Conformity Rule ensures that the actions taken by federal agencies in nonattainment and maintenance areas do not interfere with a state's plans to meet national standards for air quality. The project area is located within the San Francisco Bay Area Air Basin, which is designated as a nonattainment area for the federal 8-hour ozone standard and the federal $PM_{2.5}$ standard. The air basin is designated as a maintenance area with respect to the federal carbon monoxide (CO) standards.

In keeping with the General Conformity Rule process, this assessment applies the appropriate *de minimis* thresholds of the Rule as they apply to the San Francisco Bay Area Air Basin for ozone precursors, $PM_{2.5}$, and CO. The General Conformity *de minimis* thresholds for these pollutants are 100 tons per year for each pollutant or ozone precursor pollutant (i.e., NOx and ROG).

City of Belmont 2035 General Plan Draft Environmental Impact Report

Much of the air quality impacts associated with the proposed project were addressed under the *Draft Program Environmental Impact Report for the Belmont General Plan Update, Phase I/Interim Zoning, Belmont Village Specific Plan, and Climate Action Plan, Chapter 4.2: Air Quality*. Impacts and mitigation measures pertaining to the proposed General Plan and specific plan development were identified. This included project-specific impacts. The focus of this air quality study is to address impacts associated with toxic air contaminant (TAC) exposure associated with project construction and exposure of project occupants to TAC sources near the project site (i.e., within 1,000 feet).

The Draft Environmental Impact Report (DEIR) identified significant impacts with respect to construction period emissions (Impact 4.2-2). Projects constructed under the General Plan and

Belmont Village Specific Plan are subject to mitigation measures contained in the DEIR. Specifically, Mitigation Measure AQ-1 through AQ-4 affects construction TAC emissions:

***Mitigation Measure AQ-1**: Require Tier 4 engines on Construction Equipment. All applicants proposing development of projects within Belmont 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.*

***Mitigation Measure AQ-2:** Require Construction Fleet to Use Renewable Diesel. All applicants proposing development of projects within Belmont 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.*

***Mitigation Measure AQ-3:** Require Low-VOC Coatings during Construction. All applicants proposing development of projects within Belmont 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.*

***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.*

- *All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.*
- *All haul trucks transporting soil, sand, or other loose material off-site shall be covered.*
- *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.*

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

- *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.*

- *Post a publicly 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 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.*

The DEIR identified significant impacts associated with exposure of sensitive receptors to substantial pollutant concentrations because project may expose new sensitive receptors to significant health risks associated with TAC exposure. To address this issue, Mitigation Measure AQ-6 requires future projects located within 1,000 feet of sensitive receptors to perform a construction health risk assessment:

> ***Mitigation Measure AQ-6:*** *Require Future Projects Located within 1,000 Feet of Receptors Perform a Construction Health Risk Assessment. All applicants proposing development of projects within 1,000 feet of existing sensitive receptors, as defined by the Bay Area Air Quality Management District (BAAQMD), shall prepare a site-specific construction health risk assessment (HRA). If the HRA demonstrates, to the satisfaction of the City, that the health risk exposures for adjacent receptors will be less than BAAQMD project-level thresholds, then additional mitigation would be unnecessary. However, if the HRA demonstrates that health risks would exceed BAAQMD project-level thresholds, additional feasible on- and offsite mitigation shall be analyzed by the applicant to help reduce risks to the greatest extent practicable.*

The DEIR also discusses "Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact", including the following that would apply to the proposed project:

> *6.4-2 Require new residential projects and other new sensitive receptors such as schools, daycares, nursing and retirement homes located within 1,000 feet of Highway 101, El Camino Real, or the Caltrain tracks to install indoor air quality equipment, such as enhanced air filters (air filters rated at a minimum efficiency reporting value (MERV) 13 or higher) or equivalent mechanisms, to minimize health risks for future residents.*

Health Risk Impacts and Mitigation Measures

This assessment addresses DEIR Mitigation Measure AQ-6, which requires a health risk assessment. The DEIR Mitigation Measure AQ-1 through AQ-4 places requirements on the construction activities used by the applicant. This mitigation measure is implemented by the Applicant and their construction contractor(s). This assessment assumes that the project incorporates all DEIR mitigation measures that control construction air pollutant emission, including the construction restrictions imposed by Mitigation Measure AQ-1 through AQ-4, which requires Tier 4 engines for construction equipment and implementation of the BAAQMD basic BMPs.

Project impacts related to increased health risk can occur either by generating emissions of TACs and air pollutants or by introducing a new sensitive receptor in proximity to an existing source of TACs. Temporary project construction activity would generate emissions of DPM from equipment and trucks and also generate dust on a temporary basis that could affect nearby sensitive receptors. The project would also include the installation of a stand-by emergency generator powered by a diesel engine, which would produce TAC and air pollutant emissions. A health risk assessment was prepared to address project construction and operational impacts on the surrounding off-site sensitive receptors.

Additionally, the project could introduce new senior residents that are sensitive receptors, who would be exposed to existing sources of TACs and localized air pollutants in the vicinity of the project. Therefore, the impact of the existing sources of TAC upon the existing sensitive receptors and new incoming sensitive receptors was assessed.

Health risk impacts are addressed by predicting increased lifetime cancer risk, the increase in annual $PM_{2.5}$ concentrations, and computing the Hazard Index (HI) for non-cancer health risks. Construction equipment and associated heavy-duty truck traffic generates diesel exhaust, which is a known TAC. These exhaust emissions pose health risks for sensitive receptors such as surrounding residents. The primary health risk impact issues associated with construction emissions are cancer risk and exposure to $PM_{2.5}$. A health risk assessment of the project construction activities was conducted that evaluated potential health effects to nearby sensitive receptors from construction emissions of DPM and $PM_{2.5}$.[8] This assessment included dispersion modeling to predict the offsite and onsite concentrations resulting from project construction, so that lifetime cancer risks and non-cancer health effects could be evaluated.

Construction Period Emissions

The California Emissions Estimator Model (CalEEMod) Version 2022.1.1. was used to estimate emissions from on-site construction activity, construction vehicle trips, and evaporative emissions. The project land use types and size, and anticipated construction schedule were input to CalEEMod. The CalEEMod model output along with construction inputs are included in *Attachment 1*.

[8] DPM is identified by California as a toxic air contaminant due to the potential to cause cancer.

CalEEMod Modeling

Land Use Inputs

The project proposes to construct a new memory care facility, while the existing assisted living facility would remain. Therefore, only the memory care facility was analyzed in the construction scenario. The proposed project land uses for construction were entered into CalEEMod as described in Table 2.

Table 2. Summary of Project Land Use Inputs

Project Land Uses	Size	Units	Square Feet (sf)	Acreage
Congregate Care (Assisted Living)	36	Dwelling Unit	30,689	2.25*
Parking Lot	24[9]	Parking Spaces	-	0.22*
*CalEEMod defaults used.				

Construction Inputs

CalEEMod computes annual emissions for construction that are based on the project type, size, and acreage. The model provides emission estimates for both on-site and off-site construction activities. On-site activities are primarily made up of construction equipment emissions, while off-site activity includes worker, hauling, and vendor traffic. The construction build-out scenario, including equipment list and schedule, were based on CalEEMod defaults for a project of this type and size that were reviewed and added to by the project applicant.

The CalEEMod construction equipment worksheet provided by the applicant included the schedule for each phase (included in *Attachment 1*). Within each of the CalEEMod construct phases, the quantity of equipment to be used was provided by the project applicant and the average hours per day and total number of workdays were based on CalEEMod defaults. The unmitigated CalEEMod scenario included Tier 4 engines for construction equipment and BAAQMD basic BMPs, per DEIR Mitigation Measure AQ-1 through AQ-4. The construction schedule assumed that the earliest possible start date would be January 2024 and would be completed over a period of approximately 13 months, or 273 construction workdays.

Construction Truck Traffic Emissions

Construction would produce traffic in the form of worker trips and truck traffic. The traffic-related emissions are based on worker and vendor trip estimates produced by CalEEMod and haul trips that were computed based on the estimate of demolition material to be exported, estimate of soil imported and/or exported to the site, and the estimate of concrete and asphalt truck trips to and from the site. CalEEMod provides daily estimates of worker and vendor trips

[9] The number of project parking spaces has been updated since this analysis was conducted. Instead of 24 parking spaces there would be 22 parking spaces. Construction activities (i.e., schedule, equipment quantities, hours used) would not change with the new number of parking spaces. Therefore, construction criteria pollutant emissions and construction health risk impacts would negligibly decrease from the reduced number of parking spaces. The larger, more conservative scenario was assessed in this analysis and concentrations due to the project changes would be slightly less but not change the impact and mitigation findings in the report.

for each applicable phase. The total trips for worker and vendor trips were computed by multiplying the daily trip rate by the number of days in that phase. Haul trips for demolition and soil import/export were estimated by CalEEMod using the estimated demolition and grading volumes from the project plans. The number of concrete and asphalt deliveries were estimated for the project based on project plans provided by the applicant and converted to daily one-way trips, assuming two trips per delivery. These values are shown in the project construction equipment worksheet included in *Attachment 1*.

Summary of Computed Construction Period Emissions

Average daily construction emissions, with the included DEIR measures below, were estimated for the total duration of the project (273 days). Table 3 shows the annualized average daily construction emissions and average daily project emissions of ROG, NOx, PM_{10} exhaust, and $PM_{2.5}$ exhaust during construction. As indicated in Table 3, predicted daily project construction emissions would not exceed the BAAQMD significance thresholds during any year of construction or the General Conformity (i.e., NEPA) *de minimis* thresholds.

Table 3. Construction Period Emissions

Year	ROG	NOx	PM_{10} Exhaust	$PM_{2.5}$ Exhaust
Construction Emissions (Tons)				
2024 - 2025	0.27	1.47	0.03	0.01
NEPA De Minimis Thresholds (tons/year)	*100 tons*	*100 tons*	*100 tons*	*100 tons*
Exceed Threshold?	No	No	No	No
Average Daily Construction Emissions (pounds/day)				
2024 + 2025 (273 construction workdays)	1.95	10.77	0.23	0.21
BAAQMD Thresholds (pounds per day)	*54* lbs./day	*54* lbs./day	*82* lbs./day	*54* lbs./day
Exceed Threshold?	No	No	No	No

***DEIR Mitigation Measure AQ-1*: Require Tier 4 engines on Construction Equipment.**

All applicants proposing development of projects within Belmont 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.

Effectiveness of DEIR Mitigation Measure AQ-1

The measure above would reduce DPM exhaust emissions and reduce the increased cancer risk and annual $PM_{2.5}$ concentrations from construction.

Construction activities would temporarily generate fugitive dust in the form of PM_{10} and $PM_{2.5}$. Sources of fugitive dust would include disturbed soils at the construction site and trucks carrying uncovered loads of soils. Unless properly controlled, vehicles leaving the site would deposit mud

on local streets, which could be an additional source of airborne dust after it dries. The BAAQMD CEQA Air Quality Guidelines consider these impacts to be less-than-significant if BMPs are implemented to reduce these emissions. The Project would be required to implement measures that are consistent with the latest version of the BAAQMD CEQA Air Quality Guidelines basic BMPs, per the DEIR Mitigation Measure AQ-4.

***DEIR Mitigation Measure AQ-4*: Basic BMPs – Include measures to control dust and exhaust during construction.**

During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level. Additional measures are identified to reduce construction equipment exhaust emissions. The contractor shall implement the following best management practices that are required of all projects:

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

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

3. 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.

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

5. 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.

6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

7. 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 running in proper condition prior to operation.

8. Post a publicly 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 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Effectiveness of DEIR Mitigation Measure AQ-4

The measures above are consistent with BAAQMD-recommended basic control measures for reducing fugitive particulate matter that are contained in the BAAQMD CEQA Air Quality Guidelines.

Health Risk Methodology

Health risk impacts were addressed by predicting increased cancer risk, the increase in annual $PM_{2.5}$ concentrations and computing the Hazard Index (HI) for non-cancer health risks. The risk impacts from the project are the combination of risks from construction and operation sources. These sources include on-site construction activity, construction truck hauling, and generator operation from the project. To evaluate the increased cancer risks from the project, a 30-year exposure period was used, per BAAQMD guidance.[10]

The project increased cancer risk is computed by summing the project construction cancer risk and operation cancer risk contributions. Unlike the increased maximum cancer risk, the annual $PM_{2.5}$ concentration and HI values are not additive but based on the annual maximum values for the entirety of the project. The project maximally exposed individual (MEI) is identified as the sensitive receptor that is most impacted by the project's construction and operation.

The methodology for computing health risks impacts is contained in Appendix E of the BAAQMD CEQA Guidelines. TAC and $PM_{2.5}$ emissions are calculated, a dispersion model used to estimate ambient pollutant concentrations, and cancer risks and HI calculated using DPM concentrations.

Modeled Sensitive Receptors

Receptors for this assessment included locations where sensitive populations would be present for extended periods of time (i.e., chronic exposures). This includes the nearby existing residences and assisted living facility surrounding the project site as shown in Figure 1. Residential receptors are assumed to include all receptor groups (i.e., third trimester, infants, children, and adults) with almost continuous exposure to project emissions, and the assisted living facility would include only adult senior residents. While there are additional sensitive receptors within 1,000 feet of the project site, the receptors chosen are adequate to identify maximum impacts from the project.

Health Risk from Project Construction

The primary health risk impact associated with construction projects are cancer risks associated with diesel exhaust (i.e., DPM), which is a known TAC, and exposure to high ambient concentrations of dust (i.e., $PM_{2.5}$). DPM poses both a potential health and nuisance impact to nearby receptors. A health risk assessment of the project construction activities was conducted that evaluated potential health effects to nearby sensitive receptors from construction emissions

[10] BAAQMD, 2022. Appendix E of the *BAAQMD CEQA Guidelines*. April 2023.

of DPM and $PM_{2.5}$.[11] This assessment included dispersion modeling to predict the offsite and onsite concentrations resulting from project construction, so that increased cancer risks and non-cancer health effects could be estimated.

Construction Emissions

The CalEEMod model provided total uncontrolled annual PM_{10} exhaust emissions (assumed to be DPM) for the off-road construction equipment and for exhaust emissions from on-road vehicles. Total DPM emissions were estimated to be 0.03 tons (62 pounds) and fugitive dust emissions ($PM_{2.5}$) to be 0.01 tons (10 pounds) from all construction stages. The on-road emissions are a result of haul truck travel during grading activities, worker travel, and vendor deliveries during construction. A trip length of half a mile was used to represent vehicle travel while at or near the construction site. It was assumed that the emissions from on-road vehicles traveling at or near the site would occur at the construction site.

Dispersion Modeling

The U.S. EPA AERMOD dispersion model was used to predict DPM and $PM_{2.5}$ concentrations at sensitive receptors (i.e., residences) in the vicinity of the project construction area. The AERMOD dispersion model is a BAAQMD-recommended model for use in modeling analysis of these types of emission activities for CEQA projects.[12] Emission sources for the construction site were grouped into two categories: exhaust emissions of DPM and fugitive $PM_{2.5}$ dust emissions.

Construction Sources

Combustion equipment DPM exhaust emissions were modeled as an array of point sources to reflect construction equipment and trucks operating at the site. These sources included nine-foot release heights (construction equipment exhaust stack height) that were placed at 20 feet (6 meter) intervals throughout the construction site. This resulted in 60 individual point sources being used to represent mobile equipment DPM exhaust emissions. The total DPM emissions were divided into each of the point sources that were spread throughout the project construction site. In addition, the following stack parameters were used for each point source: stack diameter of 2.5 inches, an exhaust temperature of 918°F, and an exit velocity of 309 feet per second. Since these are point sources, plume rise is calculated by the AERMOD dispersion model. Emissions from vehicle travel on- and off-site were also distributed among the point sources throughout the site.

For modeling fugitive $PM_{2.5}$ emissions, an area source with a near-ground level release height of 7 feet (2 meters) was modeled. Fugitive dust emissions at construction sites come from a variety of sources, including truck and equipment travel, grading activities, truck loading (with loaders) and unloading (rear or bottom dumping), loaders and excavators moving and transferring soil and other materials, etc. All of these activities result in fugitive dust emissions at various heights at the point(s) of generation. Once generated, the dust plume will tend to rise as it moves

[11] DPM is identified by California as a toxic air contaminant due to the potential to cause cancer.
[12] BAAQMD, 2023, *Appendix E of the 2022 BAAQMD CEQA Guidelines*. April.

downwind across the site and exits the site at a higher elevation than when it was generated. For all these reasons, a 7-foot release height was used as the average release height across the construction site. Emissions from the construction equipment and on-road vehicle travel were distributed throughout the modeled area sources. Figure 1 shows the project construction site, point sources, and receptors.

AERMOD Inputs and Meteorological Data

The modeling used a five-year data set (2011-2015) of hourly meteorological data from the San Carlos Airport prepared for use with the AERMOD model by BAAQMD. Construction emissions were modeled as occurring daily between 8:00 a.m. to 5:00 p.m., when the majority of construction activity is expected to occur. Annual DPM and $PM_{2.5}$ concentrations from construction activities during the 2024-2025 period were calculated using the model. DPM and $PM_{2.5}$ concentrations were calculated at nearby sensitive receptors. Receptor heights of 5 feet (1.5 meters), 15 feet (4.5 meters), and 25 feet (7.6 meters) were used to represent the breathing height on the first through third floor of nearby single- and multi-family residences and the assisted living facility.[13]

Summary of Construction Health Risk Impacts

The maximum increased cancer risks were calculated using the modeled TAC concentrations combined with the BAAQMD CEQA guidance for age sensitivity factors and exposure parameters. Age-sensitivity factors reflect the greater sensitivity of infants and children to cancer causing TACs. Third-trimester, infant, child, and adult exposures were assumed to occur at all residences during the entire construction period, while adult exposures were assumed at the assisted living facility.

Non-cancer health hazards (HI) and maximum $PM_{2.5}$ concentrations were also calculated and identified. The modeled maximum annual $PM_{2.5}$ concentration was calculated based on combined exhaust and fugitive concentrations. The maximum computed HI value was based on the ratio of the maximum DPM concentration modeled and the chronic inhalation reference exposure level of 5 $\mu g/m^3$.

The maximum modeled annual DPM and $PM_{2.5}$ concentrations were identified at nearby sensitive receptors to find the maximally exposed individuals (MEI). Results of this assessment indicated that the cancer risk MEI and annual $PM_{2.5}$ concentration MEI occurred at two different locations. The construction cancer risk MEI was located on the second floor (15 feet) of a residence located west of the construction site. The annual $PM_{2.5}$ concentration MEI was located on the third floor (25 feet) of an assisted living facility unit southeast of the construction site. The location of the MEIs and nearby sensitive receptors are shown in Figure 1. Table 4 summarizes the health risks from construction activities at the locations of the construction MEIs. *Attachment 2* to this report includes the emission calculations used for the construction modeling and the cancer risk calculations.

[13] Bay Area Air Quality Management District, 2012, Recommended Methods for Screening and Modeling Local Risks and Hazards, Version 3.0. May. Web: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/risk-modeling-approach-may-2012.pdf?la=en

Health Risk from Project Operation

Operation of the project would have long-term emissions from stationary sources (i.e., generators). While these emissions would not be as intensive at or near the site as construction activity, they would contribute to long-term effects to sensitive receptors.

Project Stand-By Diesel Generators

The project proposes to include one stand-by emergency diesel generator located in the northwest corner on the second floor adjacent to the memory care building in order to power the building in the event of a power failure. The standby generator will be up to 50-kW powered by a 173-horsepower (hp) engine. The location of the modeled generator is shown in Figure 1.

Operation of the diesel generator would be a source of TAC emissions. The generator would be tested periodically in order to power the building in the event of a power failure. For modeling purposes, it was assumed that the generator would be operated for testing and maintenance purposes. CARB and BAAQMD requirements limit these engine operations to 50 hours each per year for testing and maintenance. During testing periods, the engine would typically be run for less than one hour. The engine would be required to meet CARB and EPA emission standards and consume commercially available California low-sulfur diesel fuel. Additionally, the generators would have to meet BAAQMD BACT requirements for IC Engine-Compression Ignition: Stationary Emergency, non-Agricultural, non-direct drive fire pump sources. The emissions from the operation of the generator were calculated using the CalEEMod model.

The diesel engine would be subject to CARB's Stationary Diesel Airborne Toxics Control Measure (ATCM) and require permits from the BAAQMD, since it will be equipped with an engine larger than 50-HP. BACT requirements would apply to the generator that would limit DPM emissions. As part of the BAAQMD permit requirements for toxics screening analysis, the engine emissions will have to meet Best Available Control Technology for Toxics (BACT) and pass the toxic risk screening level of less than ten in a million. The risk assessment would be prepared by BAAQMD. Depending on results, BAAQMD would set limits for DPM emissions (e.g., more restricted engine operation periods). Sources of air pollutant emissions complying with all applicable BAAQMD regulations generally will not be considered to have a significant air quality health risk impact.

Dispersion Modeling

To estimate potential increased cancer risks and $PM_{2.5}$ impacts from operation of the generator, the same AERMOD dispersion model was used to compute the maximum annual DPM concentration at off-site sensitive receptors (i.e., nearby residences). Emissions of DPM were based on PM_{10} exhaust emissions predicted by CalEEMod for operation of the project generator. The same receptors, breathing heights, and BAAQMD San Carlos Airport meteorological data used in the construction dispersion modeling were used for the generator modeling. Stack parameters (stack height, exhaust flow rate, and exhaust gas temperature) for modeling the generator were either based on applicant provided generator data or BAAQMD default

parameters for emergency generators.[14] Annual average DPM and $PM_{2.5}$ concentrations were modeled assuming that generator testing could occur at any time of the day (24 hours per day, 365 days per year).

To calculate the increased cancer risk from the generator at the MEIs, the cancer risks were adjusted for exposure duration to account for the MEIs being exposed to construction for the first year of the 30-year period. The operational exposure duration was adjusted for 29 years of exposure since receptors would be exposed to 1 year of construction before the generator would be operational. Table 4 lists the health risks from the stand-by generator at the location of MEIs. The emissions and health risk calculations for the proposed generator are included in *Attachment 2*.

Summary of Project-Related Health Risks at the Off-Site Project MEIs

The total risk impacts from a project are the combination of construction and operation sources. These sources include on-site construction activity and the project operational sources (generator). The project impact is computed by adding the increased construction cancer risk to the increased cancer risk for the project operational conditions for the generator at the MEIs over a 30-year period. The project MEIs are identified as the sensitive receptor that is most impacted by the project's construction and operation.

For this project, the sensitive receptor identified in Figure 1 as the construction MEIs are also the project MEIs. At these locations, the MEIs would be exposed to 1 year of construction cancer risks and 29 years of operational cancer risks. The cancer risks from construction and operation of the project were added together. Unlike the increased maximum cancer risk, the annual $PM_{2.5}$ concentration and HI risks are not additive but based on an annual maximum risk for the entirety of the project.

Project risk impacts are shown in Table 4. The unmitigated (includes Tier 4 engines and BMPs) maximum cancer risks from construction activities at the MEI locations would exceed the single-source significance threshold. However, with the incorporation of the *Mitigation Measure AQ-1*, the mitigated risk would no longer exceed the significance threshold. The unmitigated annual $PM_{2.5}$ concentration and Hazard Index from project construction and operational activities at the MEI locations would not exceed the single-source significance thresholds.

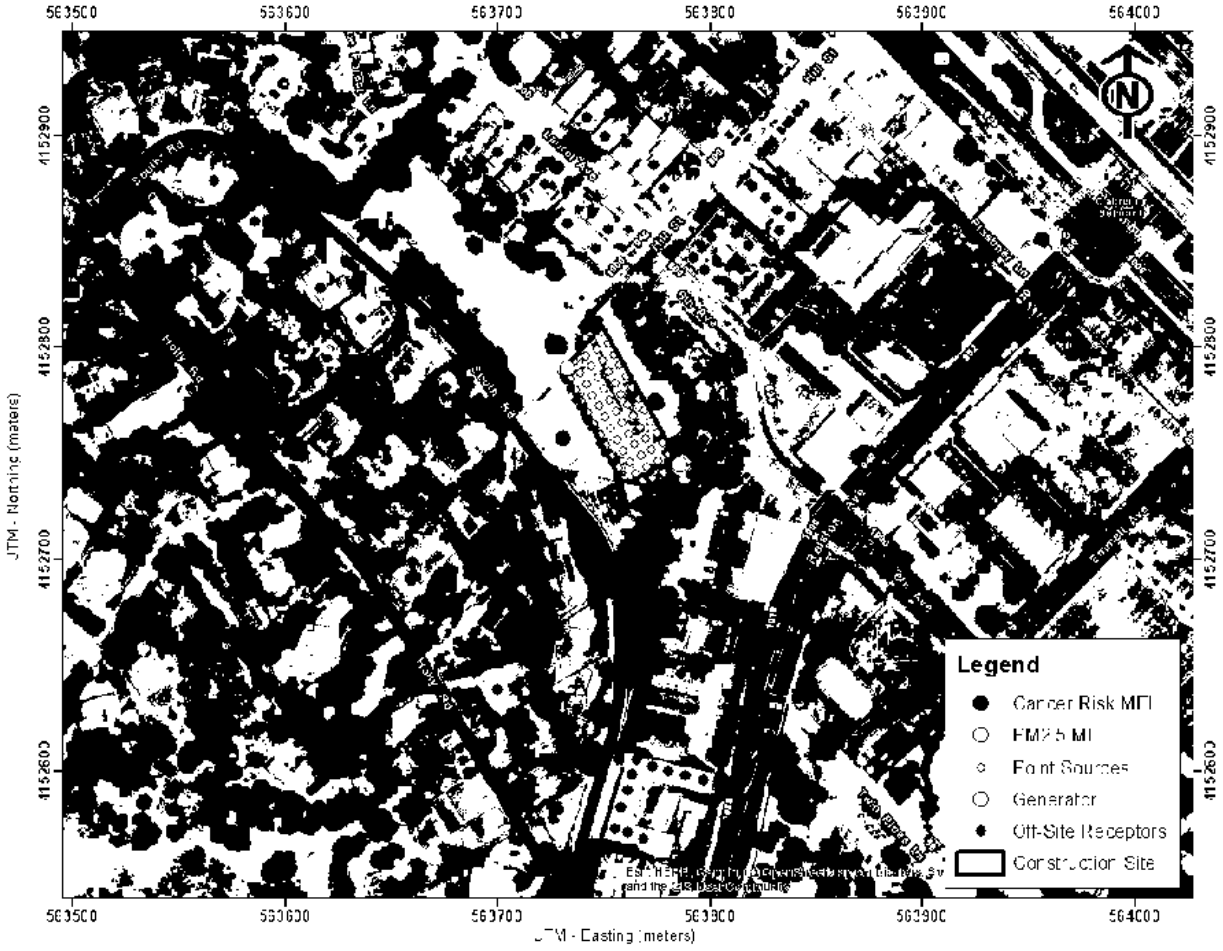
[14] The San Francisco Community Risk Reduction Plan: Technical Support Document, BAAQMD, San Francisco Dept. of Public Health, and San Francisco Planning Dept., December 2012

Table 4. Construction Risk Impacts at the Off-Site MEIs

Source		Cancer Risk[1] (per million)	Annual $PM_{2.5}$[1] ($\mu g/m^3$)	Hazard Index
Project Construction (Years 0 - 1)	Unmitigated	**15.30 (infant)**	0.22	0.02
	Mitigated[2]	5.13 (infant)	0.11	0.01
Project Generator Operation (Years 1 - 30)		1.16 (infant)	<0.01	<0.01
Total/Maximum Project Impact (Years 0 - 30)	Unmitigated	**16.46**	0.22	0.02
	Mitigated[2]	6.29	0.11	0.01
BAAQMD Single-Source Threshold		***10***	***0.3***	***1.0***
Exceed Threshold?	Unmitigated	***Yes***	*No*	*No*
	Mitigated[2]	*No*	*No*	*No*

Notes: [1] Maximum cancer risk and $PM_{2.5}$ concentration occur at different receptors and heights.
[2] Construction equipment with electric cranes and portable equipment as Mitigation Measures.

Figure 1. Locations of Project Construction Site, Project Generator, Off-Site Sensitive Receptors, and Maximum TAC Impacts (MEIs)



Mitigation Measure AQ-1: **Use construction equipment that has low diesel particulate matter exhaust emissions.**

Implement a feasible plan to reduce DPM emissions by 40 percent such that increased cancer risk and annual $PM_{2.5}$ concentrations from construction would be reduced below TAC significance levels as follows:

1. Installation of electric power lines during early construction phases to avoid use of diesel generators, and

2. Use electric cranes and portable equipment (i.e., concrete saws, air compressors, and welders).

3. Alternatively, the applicant may develop another construction operations plan demonstrating that the construction equipment used on-site would achieve a reduction in construction diesel particulate matter emissions by 40 percent or greater. Elements of the plan could include a combination of some of the following measures:
    - Use of additional electrically-powered equipment,
    - Forklifts and aerial lifts used for exterior and interior building construction shall
    - Change in construction build-out plans to lengthen phases, and
    - Implementation of different building techniques that result in less diesel equipment usage.

    Such a construction operations plan would be subject to review by an air quality expert and approved by the City prior to construction.

Effectiveness of Mitigation Measure AQ-1

CalEEMod was used to compute emissions associated with this mitigation measure assuming that all equipment, per DIER mitigation measures, met U.S. EPA Tier 4 Interim engine standards and BAAQMD basic BMPs, and used electric cranes, welders, saws, and compressors for construction were included. With these implemented, the project's construction cancer risk levels (assuming infant exposure) would be reduced by 62 percent to 6.29 per million. As a result, the project's construction risks would be reduced below the BAAQMD single-source thresholds.

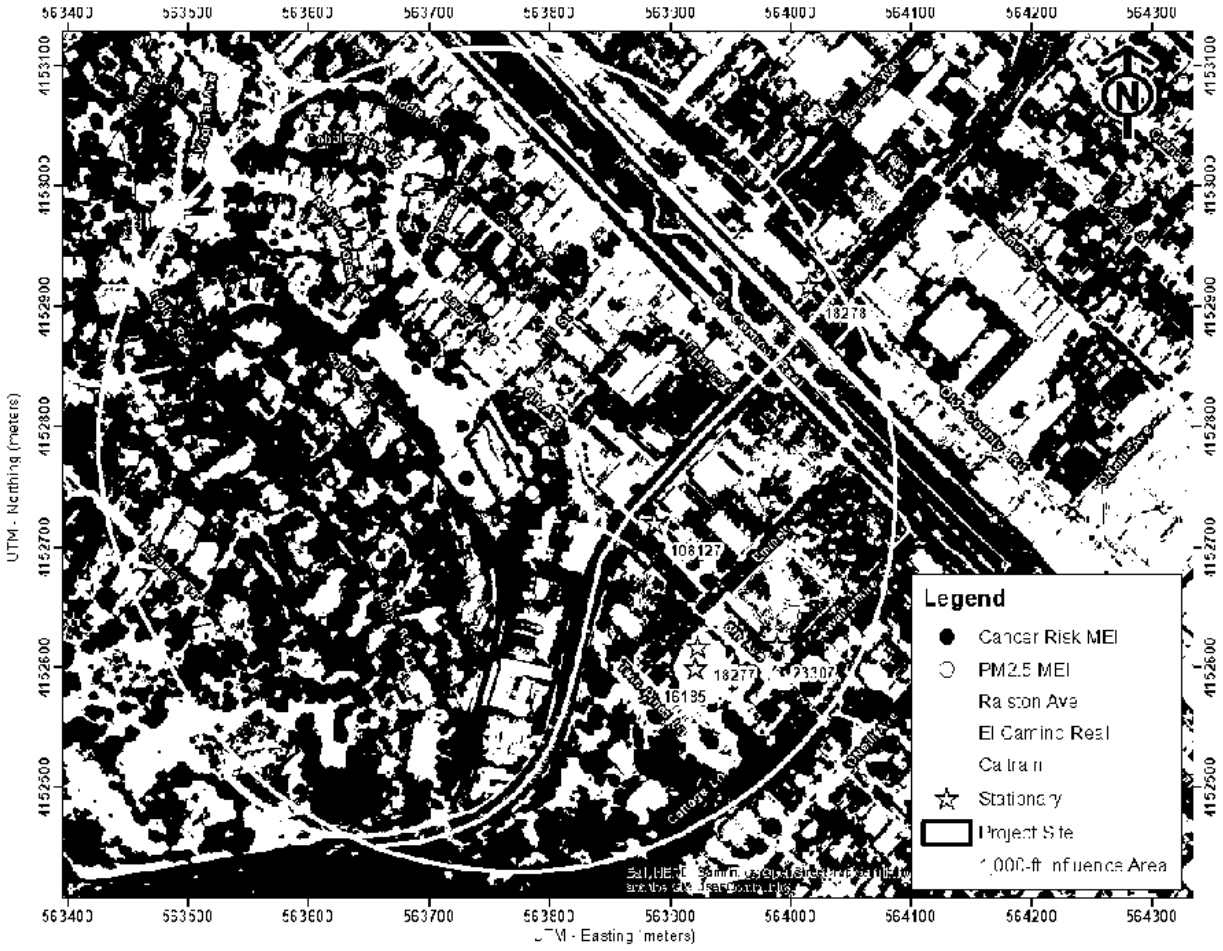
Cumulative Health Risks of all TAC Sources at the Off-Site Project MEIs

Cumulative health risk assessments typically look at all substantial sources of TACs that can affect sensitive receptors that are located within 1,000 feet of a project site (i.e., influence area). These sources include rail lines, highways, busy surface streets, and existing stationary sources identified by BAAQMD.

A review of the project area using BAAQMD screening data indicated that two roadways within the influence area, El Camino Real and Ralston Avenue, could have traffic exceeding 10,000 vehicles per day. Other nearby streets would have less than 10,000 vehicles per day. The Caltrain rail line is within the influence area, northeast of the project site. A review of BAAQMD's

stationary source geographic information systems (GIS) map tool identified five stationary sources with the potential to affect the project site and MEIs. Figure 2 shows the location of the sources affecting the MEIs. Health risk impacts from these sources upon the MEIs are reported in Table 5. Details of the modeling and health risk calculations are included in *Attachment 3*.

Figure 2. Project Site, Project MEIs, and Nearby TAC Sources



Local Roadways and Rail Line – El Camino Real, Ralston Avenue, and Caltrain

The project site is located near El Camino Real, Ralston Avenue, and Caltrain (see Figure 2). Cancer risk, $PM_{2.5}$ concentrations, and HI associated with traffic on El Camino Real and Ralston Avenue and with rail activity from Caltrain were estimated using BAAQMD screening values provided via GIS data files (i.e., raster files). BAAQMD raster files provide screening-level cancer risk, $PM_{2.5}$ concentrations, and HI for roadways and rail lines within the Bay Area and were produced using AERMOD and 20x20-meter emissions grid. The raster file uses EMFAC2021 data for vehicle emissions and fleet mix for roadways, 2021 train schedules and 2020 fuel consumption rates for rail activities, and includes Appendix E of the Air District's CEQA Air Quality Guidance for risk assessment assumptions. Note that these values are not adjusted for age sensitivity or exposure duration and are considered higher than values that would be obtained with refined modeling methods. Screening-level cancer risk, $PM_{2.5}$

concentration. and HI at the project MEI were identified using GIS software and are listed in Table 5.

BAAQMD Permitted Stationary Sources

Permitted stationary sources of air pollution near the project site were identified using BAAQMD's *Permitted Stationary Sources 2021* GIS map website.[15] This mapping tool identifies the location of nearby stationary sources and their estimated risk and hazard impacts, including emissions and adjustments to account for OEHHA guidance. Five sources were identified using this tool, four diesel generators and one gasoline dispensing facility (GDF). The BAAQMD GIS website provided screening risks and hazards for the nearby diesel generators, but a stationary source information form (SSIF) was needed to obtain permitted fuel throughput limits for the nearby GDF. Therefore, a SSIF was submitted to BAAQMD and the throughput limits for the GDF was provided.[16]

The screening level risks and hazards provided by BAAQMD for the stationary sources were adjusted for distance using BAAQMD's *Distance Adjustment Multiplier Tool for Diesel Internal Combustion Engines* and CARB's *Gasoline Station Risk Screening Tool*. Health risk impacts from the stationary source upon the MEIs are reported in Table 5.

Summary of Cumulative Health Risk Impact at Off-Site MEI

Table 5 reports both the project and cumulative health risk impacts at the sensitive receptors most affected by project construction and operation (i.e., the project MEIs). The project would have an exceedance with respect to health risk caused by project construction since the unmitigated maximum cancer risk exceeds the BAAQMD single-source thresholds. With the implementation of *Mitigation Measure AQ-1*, the project's cancer risk would be lowered to a level below the single-source thresholds. The cancer risk, annual $PM_{2.5}$ concentration, and hazard index, unmitigated or mitigated, do not exceed the BAAQMD cumulative-source thresholds.

[15] BAAQMD, Web: https://baaqmd.maps.arcgis.com/apps/webappviewer/index.html?id=845658e19eae4594b9f4b805fb9d89a3

[16] Email correspondence with CEQA BAAQMD team, June 26, 2023.

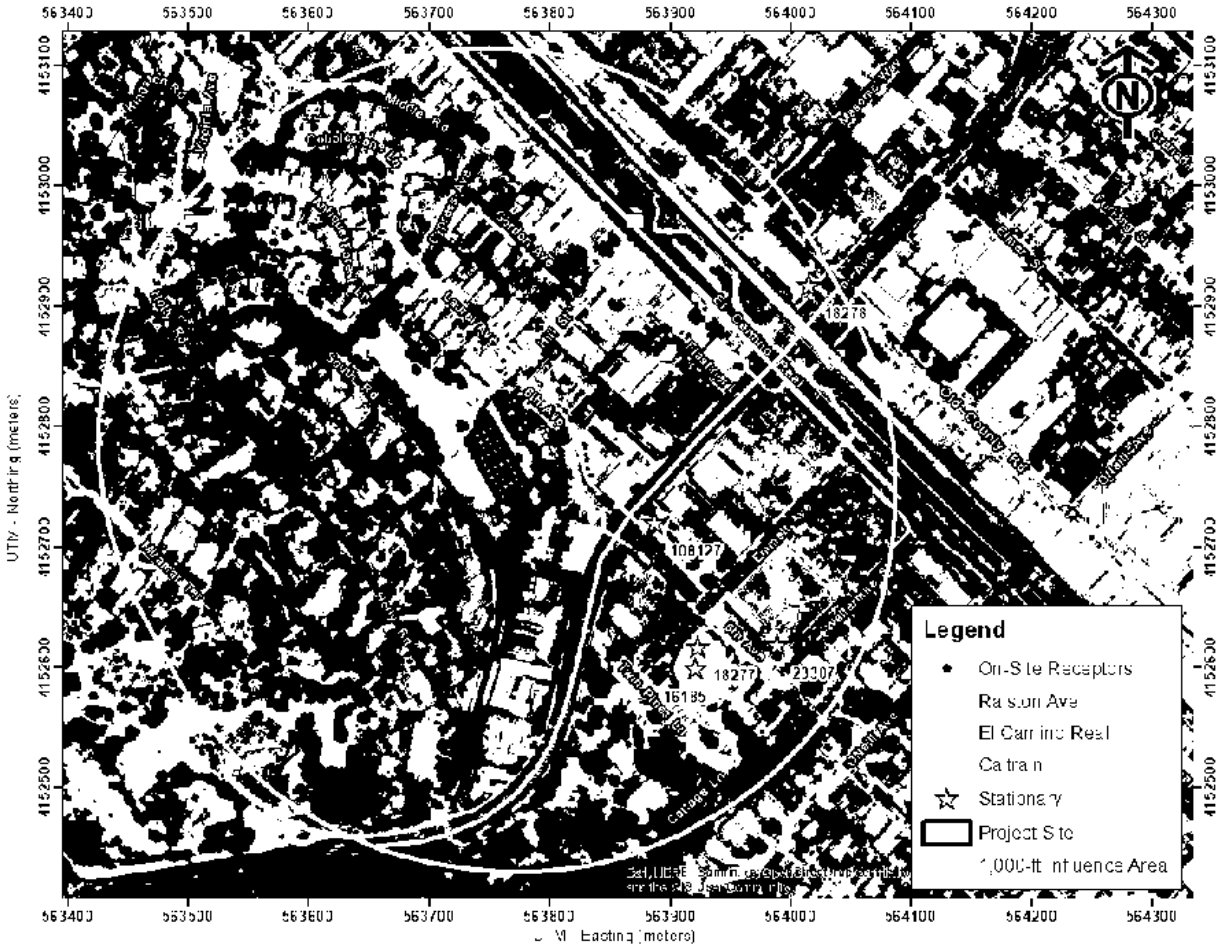
Table 5. Cumulative Health Risk Impacts at Off-Site MEIs

Source		Cancer Risk (per million)	Annual $PM_{2.5}$ ($\mu g/m^3$)	Hazard Index
Project Construction	Unmitigated	**16.46**	0.22	0.02
	Mitigated	6.29	0.11	0.01
BAAQMD Single-Source Threshold		***10***	***0.3***	***1.0***
Exceed Threshold?	Unmitigated	*Yes*	*No*	*No*
	Mitigated	*No*	*No*	*No*
Cumulative Operational Sources				
El Camino Real & Ralston Ave, BAAQMD Raster Screening Tool		2.51	0.15	0.01
Caltrain, BAAQMD Raster Screening Tool		6.40	0.01	<0.01
City of Belmont (Facility ID #16185, Generator), MEIs at 600 feet		1.79	<0.01	<0.01
City of Belmont (Facility ID #18277, Generator), MEIs at 600 feet		<0.01	-	-
City of Belmont (Facility ID #18278, Generator), MEIs at 950 feet		<0.01	-	-
Safeway Inc #1138 (Facility ID #23307, Generator), MEIs at 600 feet		<0.01	-	-
Belmont 76 Service (Facility ID #108127, GDF), MEIs at 300 feet		0.38	-	0.21
Combined Sources	Unmitigated	<27.57	<0.39	<0.26
	Mitigated	<17.40	<0.28	<0.25
BAAQMD Cumulative Source Threshold		***100***	***0.8***	***10.0***
Exceed Threshold?	Unmitigated	*No*	*No*	*No*
	Mitigated	*No*	*No*	*No*

Non-CEQA: On-site Community Risk Assessment for TAC Sources - New Project Residences

A health risk assessment was completed to assess the impact that the existing TAC sources would have on the new proposed sensitive receptors (residents) introduced by the project. The same existing TAC sources identified above in Table 5 were used.[17] Figure 3 shows the project site in relation to the nearby TAC sources. The cumulative on-site health risk assessment results are listed in Table 6. *Attachment 3* includes risk calculations for TAC source impacts upon the proposed on-site sensitive receptors.

Figure 3. Locations of Project Site, On-Site Residential Receptors, and Nearby TAC and $PM_{2.5}$ Sources



[17] We note that to the extent this analysis considers *existing* air quality issues in relation to the impact on *future residents* of the Project, it does so for informational purposes only pursuant to the judicial decisions in *CBIA v. BAAQMD* (2015) 62 Cal.4th 369, 386 and *Ballona Wetlands Land Trust v. City of Los Angeles* (2011) 201 Cal.App.4th 455, 473, which confirm that the impacts of the environment on a project are excluded from CEQA unless the project itself "exacerbates" such impacts.

Local Roadways and Rail Line El Camino Real, Ralston Avenue, and Caltrain

The roadway and rail line analysis for the project residents was conducted in the same manner with the BAAQMD screening tools as described above for the off-site MEIs. Table 6 shows the health screening results from the local roadways and rail line.

Stationary Sources

The stationary source analysis for the project residents was conducted in the same manner as described above for the off-site MEIs. Table 6 shows the health screening results from the BAAQMD stationary sources.

Summary of Cumulative Health Risks at the Project Site

Health risk impacts from the existing TAC sources upon the on-site MEI are reported in Table 6. The risks from the singular TAC sources are compared against the BAAQMD single-source threshold. The risks from all the sources are then combined and compared against the BAAQMD cumulative-source threshold. As shown, none of the risk values exceed BAAQMD single-source or cumulative-source thresholds.

Table 6. Impacts from Combined Sources to Project Site Receptors

Source	Cancer Risk (per million)	Annual $PM_{2.5}$ ($\mu g/m^3$)	Hazard Index
El Camino Real & Ralston Ave, BAAQMD Raster Screening Tool	2.87	0.15	0.02
Caltrain, BAAQMD Raster Screening Tool	6.40	0.01	<0.01
City of Belmont (Facility ID #16185, Generator), Project Site at 600 feet	1.79	<0.01	<0.01
City of Belmont (Facility ID #18277, Generator), Project Site at 600 feet	<0.01	-	-
City of Belmont (Facility ID #18278, Generator), Project Site at 950 feet	<0.01	-	-
Safeway Inc #1138 (Facility ID #23307, Generator), Project Site at 600 feet	<0.01	-	-
Belmont 76 Service (Facility ID #108127, GDF), Project Site at 300 feet	0.38	-	0.21
BAAQMD Single-Source Threshold	***10***	***0.3***	***1.0***
Exceed Threshold?	*No*	*No*	*No*
Cumulative Total	<11.47	<0.17	<0.25
BAAQMD Cumulative Source Threshold	***100***	***0.8***	***10.0***
Exceed Threshold?	*No*	*No*	*No*

GREENHOUSE GAS EMISSIONS

Setting

Gases that trap heat in the atmosphere, GHGs, regulate the earth's temperature. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate. The most common GHGs are carbon dioxide (CO_2) and water vapor but there are also several others, most importantly methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). These are released into the earth's atmosphere through a variety of natural processes and human activities. Sources of GHGs are generally as follows:

- CO_2, CH_4, and N_2O are byproducts of fossil fuel combustion.
- N_2O is associated with agricultural operations such as fertilization of crops.
- CH_4 is commonly created by off-gassing from agricultural practices (e.g., keeping livestock) and landfill operations.
- Chlorofluorocarbons (CFCs) were widely used as refrigerants, propellants, and cleaning solvents but their production has been stopped by international treaty.
- HFCs are now used as a substitute for CFCs in refrigeration and cooling.
- PFCs and sulfur hexafluoride emissions are commonly created by industries such as aluminum production and semi-conductor manufacturing.

Each GHG has its own potency and effect upon the earth's energy balance. This is expressed in terms of a global warming potential (GWP), with CO_2 being assigned a value of 1 and sulfur hexafluoride being several orders of magnitude stronger. In GHG emission inventories, the weight of each gas is multiplied by its GWP and is measured in units of CO_2 equivalents (CO_2e).

An expanding body of scientific research supports the theory that global climate change is currently affecting changes in weather patterns, average sea level, ocean acidification, chemical reaction rates, and precipitation rates, and that it will increasingly do so in the future. The climate and several naturally occurring resources within California are adversely affected by the global warming trend. Increased precipitation and sea level rise will increase coastal flooding, saltwater intrusion, and degradation of wetlands. Mass migration and/or loss of plant and animal species could also occur. Potential effects of global climate change that could adversely affect human health include more extreme heat waves and heat-related stress; an increase in climate-sensitive diseases; more frequent and intense natural disasters such as flooding, hurricanes and drought; and increased levels of air pollution.

Federal and Statewide GHG Emissions

The U.S. EPA reported that in 2022, total gross nationwide GHG emissions were 5,215.6 million metric tons (MMT) carbon dioxide equivalent (CO_2e).[18] These emissions were lower than peak

[18] United States Environmental Protection Agency, 2022. *Draft Inventory of U.S. Greenhouse Gas Emissions and Sinks 1990-2020.* February. Web: https://www.epa.gov/ghgemissions/inventory-us-greenhouse-gas-emissions-and-sinks

levels of 7,416 MMT that were emitted in 2007. CARB updates the statewide GHG emission inventory on an annual basis where the latest inventory includes 2000 through 2020 emissions.[19] In 2020, GHG emissions from statewide emitting activities were 369.2 MMT CO_2e. The 2020 emissions have decreased by 25 percent since peak levels in 2004 and are 35.3 MMT CO_2e lower than 2019 emissions level and almost 62 MMT CO_2e below the State's 2020 GHG limit of 431 MMT CO_2e. Per capita GHG emissions in California have dropped from a 2001 peak of 13.8 MT CO_2e per person to 9.3 MT CO_2e per person in 2020.

Recent Regulatory Actions for GHG Emissions

Executive Order S-3-05 – California GHG Reduction Targets

Executive Order (EO) S-3-05 was signed by Governor Arnold Schwarzenegger in 2005 to set GHG emission reduction targets for California. The three targets established by this EO are as follows: (1) reduce California's GHG emissions to 2000 levels by 2010, (2) reduce California's GHG emissions to 1990 levels by 2020, and (3) reduce California's GHG emissions by 80 percent below 1990 levels by 2050.

Assembly Bill 32 California Global Warming Solutions Act (2006)

Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006, codified the State's GHG emissions target by directing CARB to reduce the State's global warming emissions to 1990 levels by 2020. AB 32 was signed and passed into law by Governor Schwarzenegger on September 27, 2006. Since that time, the CARB, CEC, California Public Utilities Commission (CPUC), and Building Standards Commission have all been developing regulations that will help meet the goals of AB 32 and Executive Order S-3-05, which has a target of reducing GHG emissions 80 percent below 1990 levels.

The first Scoping Plan for AB 32 was adopted by CARB in December 2008. Its most recent update was completed in December of 2022[20]. It contains the State's main strategies to achieve carbon neutrality by 2045. This plan extends and expands upon the earlier versions with a target of reducing anthropogenic emissions to 85 percent below 1990 levels by 2045. It also takes the step of adding carbon neutrality as a science-based guide and touchstone for California's climate work. Measures to achieve carbon neutrality include rapidly moving to zero emission vehicles (ZEV), removing natural gas as an option for space conditioning, increasing the number of solar arrays and wind turbines, and scaling up renewable hydrogen for hard-to-electrify end uses.

Senate Bill 375 – California's Regional Transportation and Land Use Planning Efforts (2008)

California enacted legislation (SB 375) to expand the efforts of AB 32 by controlling indirect GHG emissions caused by urban sprawl. SB 375 provides incentives for local governments and applicants to implement new conscientiously planned growth patterns. This includes incentives

[19] CARB. 2022. *California Greenhouse Gas Emission for 2000 to 2020.* Web: https://ww2.arb.ca.gov/sites/default/files/classic/cc/inventory/2000-2020_ghg_inventory_trends.pdf
[20] CARB. 2022. Final 2022 Scoping Plan Update and Appendices. Web: https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2022-scoping-plan-documents

for creating attractive, walkable, and sustainable communities and revitalizing existing communities. The legislation also allows applicants to bypass certain environmental reviews under CEQA if they build projects consistent with the new sustainable community strategies. Development of more alternative transportation options that would reduce vehicle trips and miles traveled, along with traffic congestion, would be encouraged. SB 375 enhances CARB's ability to reach the AB 32 goals by directing the agency in developing regional GHG emission reduction targets to be achieved from the transportation sector for 2020 and 2035. CARB works with the metropolitan planning organizations (e.g., ABAG and MTC) to align their regional transportation, housing, and land use plans to reduce VMT and demonstrate the region's ability to attain its GHG reduction targets. A similar process is used to reduce transportation emissions of ozone precursor pollutants in the Bay Area.

Senate Bill 350 - Renewable Portfolio Standards

In September 2015, the California Legislature passed SB 350, which increases the states Renewables Portfolio Standard (RPS) for content of electrical generation from the 33 percent target for 2020 to a 50 percent renewables target by 2030.

Executive Order B-30-15 & Senate Bill 32 GHG Reduction Targets 2030 GHG Reduction Target

In April 2015, Governor Brown signed EO B-30-15, which extended the goals of AB 32, setting a GHG emissions target at 40 percent of 1990 levels by 2030. On September 8, 2016, Governor Brown signed Senate Bill (SB) 32, which legislatively established the GHG reduction target of 40 percent of 1990 levels by 2030. In November 2017, CARB issued *California's 2017 Climate Change Scoping Plan.* [21] While the State is on track to exceed the AB 32 scoping plan 2020 targets, this plan is an update to reflect the enacted SB 32 reduction target.

SB 32 was passed in 2016, which codified a 2030 GHG emissions reduction target of 40 percent below 1990 levels. CARB has drafted a 2022 Scoping Plan Update to reflect the 2030 target set by Executive Order B-30-15 and codified by SB 32. The 2022 draft plan:

- Identifies a path to keep California on track to meet its SB 32 GHG reduction target of at least 40 percent below 1990 emissions by 2030.
- Identifies a technologically feasible, cost-effective path to achieve carbon neutrality by 2045 or earlier.
- Focuses on strategies for reducing California's dependency on petroleum to provide consumers with clean energy options that address climate change, improve air quality, and support economic growth and clean sector jobs.
- Integrates equity and protecting California's most impacted communities as a driving principle.
- Incorporates the contribution of natural and working lands to the state's GHG emissions, as well as its role in achieving carbon neutrality.

[21] California Air Resource Board, 2017. *California's 2017 Climate Change Scoping Plan: The Strategy for Achieving California's 2030 Greenhouse Gas Targets.* November. Web: https://ww2.arb.ca.gov/sites/default/files/classic//cc/scopingplan/scoping_plan_2017.pdf

- Relies on the most up to date science, including the need to deploy all viable tools, including carbon capture and sequestration as well a direct air capture.
- Evaluates multiple options for achieving our GHG and carbon neutrality targets, as well as the public health benefits and economic impacts associated with each.

The Scoping Plan was updated in 2022 and lays out how the state can get to carbon neutrality by 2045 or earlier. It is the first Scoping Plan that adds carbon neutrality as a science-based guide and touchstone beyond statutorily established emission reduction targets.[22]

The mid-term 2030 target is considered critical by CARB on the path to obtaining an even deeper GHG emissions target of 80 percent below 1990 levels by 2050, as directed in Executive Order S-3-05. The 2022 Scoping Plan outlines the suite of policy measures, regulations, planning efforts, and investments in clean technologies and infrastructure, providing a blueprint to continue driving down GHG emissions and to not only obtain the statewide goals, but cost-effectively achieve carbon-neutrality by 2045 or earlier. In the 2022 Scoping Plan, CARB recommends:

- VMT per capita reduced 12% below 2019 levels by 2030 and 22% below 2019 levels by 2045.
- 100% of Light-duty vehicle sales are zero emissions vehicles (ZEV) by 2035.
- 100% of medium duty/heavy duty vehicle sales are ZEV by 2040.
- 100% of passenger and other locomotive sales are ZEV by 2030.
- 100% of line haul locomotive sales are ZEV by 2035.
- All electric appliances in new residential and commercial building beginning 2026 (residential) and 2029 (commercial).
- 80% of residential appliance sales are electric by 2030 and 100% of residential appliance sales are electric by 2035.
- 80% of commercial appliance sales are electric by 2030 and 100% of commercial appliance sales are electric by 2045.

SB 743 Transportation Impacts

Senate Bill 743 required lead agencies to abandon the old "level of service" metric for evaluating a project's transportation impacts, which was based solely on the amount of delay experienced by motor vehicles. In response, the Governor's Office of Planning and Research (OPR) developed a VMT metric that considered other factors such as reducing GHG emissions and developing multimodal transportation[23]. A VMT-per-capita metric was adopted into the CEQA Guidelines Section 15064.3 in November 2017. Given current baseline per-capita VMT levels computed by CARB in the 2030 Scoping Plan of 22.24 miles per day for light-duty vehicles and 24.61 miles per day for all vehicle types, the reductions needed to achieve the 2050 climate goal are 16.8 percent for light-duty vehicles and 14.3 percent for all vehicle types combined. Based on

[22] https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2022-scoping-plan-documents
[23] Governor's Office of Planning and Research. 2018. *Technical Advisory on Evaluating Transportation Impacts in CEQA*. December.

this analysis (as well as other factors), OPR recommended using a 15-percent reduction in per capita VMT as an appropriate threshold of significance for evaluating transportation impacts.

Executive Order B-55-18 – Carbon Neutrality

In 2018, a new statewide goal was established to achieve carbon neutrality as soon as possible, but no later than 2045. and to maintain net negative emissions thereafter. CARB and other relevant state agencies are tasked with establishing sequestration targets and create policies/programs that would meet this goal.

Senate Bill 100 – Current Renewable Portfolio Standards

In September 2018, SB 100 was signed by Governor Brown to revise California's RPS program goals, furthering California's focus on using renewable energy and carbon-free power sources for its energy needs. The bill would require all California utilities to supply a specific percentage of their retail sales from renewable resources by certain target years. By December 31, 2024, 44 percent of the retails sales would need to be from renewable energy sources, by December 31, 2026 the target would be 40 percent, by December 31, 2027 the target would be 52 percent, and by December 31, 2030 the target would be 60 percent. By December 31, 2045, all California utilities would be required to supply retail electricity that is 100 percent carbon-free and sourced from eligible renewable energy resource to all California end-use customers.

California Building Standards Code – Title 24 Part 11 & Part 6

The California Green Building Standards Code (CALGreen Code) is part of the California Building Standards Code under Title 24, Part 11.[24] The CALGreen Code encourages sustainable construction standards that involve planning/design, energy efficiency, water efficiency resource efficiency, and environmental quality. These green building standard codes are mandatory statewide and are applicable to residential and non-residential developments. The most recent CALGreen Code (2022 California Building Standard Code) was effective as of January 1, 2023.

The California Building Energy Efficiency Standards (California Energy Code) is under Title 24, Part 6 and is overseen by the California Energy Commission (CEC). This code includes design requirements to conserve energy in new residential and non-residential developments, while being cost effective for homeowners. This Energy Code is enforced and verified by cities during the planning and building permit process. The current energy efficiency standards (2022 Energy Code) replaced the 2019 Energy Code as of January 1,2023. Under the 2019 standards, single-family homes are predicted to be 53 percent more efficient than homes built under the 2016 standard due more stringent energy-efficiency standards and mandatory installation of solar photovoltaic systems. For nonresidential developments, it is predicted that these buildings will use 30 percent less energy due to lightening upgrades.[25]

[24] See: https://www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen#:~:text=CALGreen%20is%20the%20first%2Din,to%201990%20levels%20by%202020.
[25] See: https://www.energy.ca.gov/sites/default/files/2020-03/Title_24_2019_Building_Standards_FAQ_ada.pdf

Requirements for electric vehicle (EV) charging infrastructure are set forth in Title 24 of the California Code of Regulations. The CALGreen standards consist of a set of mandatory standards required for new development, as well as two more voluntary standards known as Tier 1 and Tier 2. The CalGreen 2022 standards require deployment of additional EV chargers in various building types, including multifamily residential and nonresidential land uses. They include requirements for both EV capable parking spaces and the installation of Level 2 EV supply equipment for multifamily residential and nonresidential buildings. The 2022 CALGreen standards include requirements for both EV readiness, installation of EV chargers, and include both mandatory requirements and more aggressive voluntary Tier 1 and Tier 2 provisions. Providing EV charging infrastructure that meets current CALGreen requirements will not be sufficient to power the anticipated more extensive level of EV penetration in the future that is needed to meet SB 30 climate goals.

CEC studies have identified the most aggressive electrification scenario as putting the building sector on track to reach the carbon neutrality goal by 2045.[26] Installing new natural gas infrastructure in new buildings will interfere with this goal. To meet the State's goal, communities have been adopting "Reach" codes that prohibit natural gas connections in new and remodeled buildings.

Advanced Clean Cars

The Advanced Clean Cars Program, originally adopted by CARB in 2012, was designed to bring together CARB's traditional passenger vehicle requirements to meet federal air quality standards and also support California's AB 32 goals to develop and implement programs to reduce GHG emissions back down to 1990 levels by 2020, a goal achieved in 2016 as a result of numerous emissions reduction programs.

Advanced Clean Cars II (ACC II) is phase two of the original rule. ACC II establishes a year-by-year process, starting in 2026, so all new cars and light trucks sold in California will be zero-emission vehicles by 2035, including plug-in hybrid electric vehicles. The regulation codifies the light-duty vehicle goals set out in Governor Newsom's Executive Order N-79-20. Currently, 16 percent of new light-duty vehicles sold in California are zero emissions or plug-in hybrids. By 2030, 68 percent of new vehicles sold in California would be zero emissions and 100 percent by 2035.

City of Belmont Climate Action Plan

In 2017, the City adopted its Climate Action Plan.[27] As part of the plan, the City developed a GHG emissions reduction plan that provides mitigation measures for four areas: Energy Efficiency, Transportation and Land Use, Waste, and Water Usage. Some of the mitigation measures support citizen efforts to reduce their GHG emissions by providing information on energy and water savings. Other strategies utilize regulations to influence the actions of

[26] California Energy Commission. 2021. *Final Commission Report: California Building Decarbonization Assessment. Publication Number CEC-400-2021-006-CMF.* August

[27] Available at: https://www.belmont.gov/home/showpublisheddocument/15622/636342562516800000. Accessed on June 16, 2023.

Belmont's residents and businesses. Where possible, the City will reduce emissions within its direct control through choices made in its budget and operations. The Goals. Objectives, and Measures applicable to this project include:

Energy Measures:

> *EC1*- Adopt CAL Green for non-residential buildings triennially. Work to mandate achievement of CALGreen Tier 1 energy performance.
>
> *EC2*- Update CALGreen for residential buildings triennially. Work to mandate achievement of CALGreen Tier 1 energy performances.
>
> *EC6*- Continue to be part of the Peninsula Clean Energy (PCE) Community Choice Aggregation (CCA) Program and continue to opt for the ECO100 option (100% renewable energy) for all City facilities.

Transportation and Land Use Measures:

> *TIL1*- Establish a Smart Growth Policy that prioritizes infill, higher density, transportation oriented, and mixed use developments.

BAAQMD GHG Significance Thresholds

On April 20, 2022, BAAQMD adopted new thresholds of significance for operational GHG emissions from land use projects for projects beginning the CEQA process. The current thresholds of significance are:

A. Projects must include, at a minimum, the following project design elements:
   a. Buildings
      i. The project will not include natural gas appliances or natural gas plumbing (in both residential and non-residential development).
      ii. The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines.
   b. Transportation
      i. Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA:
         1. Residential Projects: 15 percent below the existing VMT per capita
         2. Office Projects: 15 percent below the existing VMT per employee
         3. Retail Projects: no net increase in existing VMT
      ii. Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

B. Be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).

New land use projects are required to meet either section A or B from the above list, not both, to be considered less than significant.

Impact GHG-1: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

GHG emissions associated with development of the proposed project would occur over the short-term from construction activities, consisting primarily of emissions from equipment exhaust and worker and vendor trips. There would also be long-term operational emissions associated with vehicular traffic within the project vicinity, energy and water usage, and solid waste disposal. Emissions for the proposed project are discussed below.

CalEEMod Modeling

CalEEMod was used to predict GHG emissions from operation of the site assuming full build-out of the project. The project land use types and size and other project-specific information were input to the model, as described below. CalEEMod output is included in *Attachment 1*.

Land Use Inputs

A separate CalEEMod model run was developed to compute operational emissions from the total project, which includes both the memory care and assisted living facilities. Inputs for the operational scenario included 101 units and 78,912-sf entered as Congregate Care (Assisted Living) and 38 spaces[28] entered as Parking Lot.

Model Year

Emissions associated with vehicle travel depend on the year of analysis because emission control technology requirements are phased-in over time. Therefore, the earlier the year analyzed in the model, the higher the emission rates utilized by CalEEMod. The earliest full year of operation would be 2025. Emissions associated with build-out later than 2025 would be lower.

Traffic Information

CalEEMod allows the user to enter specific vehicle trip generation rates. Therefore, the project-specific daily trip generation rate provided by the traffic consultant was entered into the model.[29] When fully operational, the project would produce approximately 278 daily trips. When

[28] The number of total project parking spaces has been updated since this analysis was conducted. Instead of 38 total parking spaces there would be 34 spaces and one shuttle bus parking space. These project modifications would result in a negligible decrease in emissions and would not change the impact findings in the report.
[29] Traffic Patterns, *Traffic & Parking Analysis: Proposed Nursing Home Expansion Project at 1041 Hill Street, Belmont, CA*, June 24, 2023.

considering the 272 existing trips generated by the existing use, the project would result in 6 fewer new daily trips. The daily trip generation was calculated using the size of the project land uses and the total automobile trips. The Saturday and Sunday trip rates were derived by multiplying the ratio of the CalEEMod default rates for Saturday and Sunday trips to the default weekday rate with the project-specific daily weekday trip rate. The default trip lengths and trip types specified by CalEEMod were used.

Energy

CalEEMod defaults for energy use were used, which include the 2019 Title 24 Building Standards. GHG emissions modeling includes those indirect emissions from electricity consumption. The electricity produced emission rate was modified in CalEEMod. CalEEMod has a default emission factor of 99.98 pounds of CO_2 per megawatt of electricity produced, which is based on Peninsula Clean Energy's 2019 emissions rate.

According to the project applicant, no natural gas will be used, and existing natural gas services will be capped.[30] Therefore, for this project, natural gas was set to zero and the energy use associated with natural gas was reassigned to electricity use in CalEEMod.

Wood-Burning Devices

CalEEMod default inputs assume new residential construction would include wood-burning fireplaces and stoves. The project would not include wood-burning devices, as these devices are prohibited by BAAQMD Regulation 6, Rule 3.[31] Therefore, the number of woodstoves and woodburning fireplaces in CalEEMod were set to zero.

Other Inputs

Default model assumptions for emissions associated with solid waste generation were used. Wastewater treatment was changed to 100-percent aerobic conditions to represent the use of city services (i.e., the project would not send wastewater to septic tanks or facultative lagoons).

Existing Use

The existing site consists of a 65-room assisted living facility and a 17-room skilled nursing home. The skilled nursing home would be demolished and replaced with the proposed memory care facility, and the assisted living facility will remain.

A CalEEMod model run was developed to compute emissions from use of the existing assisted living facility and skilled nursing home in 2023. Inputs for the existing conditions scenario included 82 units and 57,191-sf entered as Congregate Care (Assisted Living). The existing trip generation rates (272 daily trips) and other inputs were applied to the existing modeling in the same manner described for the proposed project.

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[30] Email correspondence with Darcy Perrault, ERDMAN, July 3, 2023.

[31] Bay Area Air Quality Management District, https://www.baaqmd.gov/~/media/dotgov/files/rules/regulation-6-rule-3/documents/20191120_r0603_final-pdf.pdf?la=en

Construction GHG Emissions

GHG emissions associated with construction were computed at 321 MT of CO_2e for the total construction period. These are the emissions from on-site operation of construction equipment, vendor and hauling truck trips, and worker trips. Neither the City nor BAAQMD have an adopted threshold of significance for construction related GHG emissions, though the California Office of Planning and Research (OPR) recommends quantifying emissions and disclosing that GHG emissions would occur during construction, even in cases where BAAQMD does not. BAAQMD encourages the incorporation of best management practices to reduce GHG emissions during construction where feasible and applicable.

Operational GHG Emissions

The CalEEMod model was used to estimate daily emissions associated with operation of the proposed project. As shown in Table 7 for informational purposes, net annual GHG emissions resulting from operation of the proposed project are predicted to be -19 MT of CO_2e in 2025.

Table 7. Annual Project GHG Emissions (CO_2e) in Metric Tons

Source Category	Existing Use in 2023	Proposed Project in 2025
Mobile	270	254
Area	5	1
Energy Consumption	52	29
Water Usage	5	3
Solid Waste Generation	67	83
Stationary		10
Total (MT CO_{2e}/year)	399	380
Net Total (MT CO_{2e}/year)		-19

For this impact to be considered less-than-significant, it must be consistent with a local GHG reduction strategy (Threshold B) or meet the minimum project design elements recommended by BAAQMD (Threshold A). Threshold A is being applied to the analysis of this project as Threshold B is not applicable. Threshold A requires the project:

1. Avoid construction of new natural gas connections for the residential building,
    - Conforms – According to the project applicant, no natural gas will be used and the existing natural gas service will be capped.
2. Avoid wasteful or inefficient use of electricity,
    - Conforms – According to the project applicant, the project will meet Title 24 standards.
3. Include electric vehicle (EV) charging infrastructure that meets current Building Code CALGreen Tier 2 compliance, and

- Conforms – There will be a total of 36 parking spaces[32], however 12 are existing spaces, which makes the number of parking spaces being added below the threshold of 25 parking stalls. Therefore, only EV charging infrastructure is required to fulfill this measure, which the project will include.

4. Reduce VMT per service population by 15 percent over regional average.
    - Conforms – The project's traffic study concluded that since the future residents of the site are anticipated not to drive due to their medical need status and the project had fewer daily trips than the existing sure, a VMT analysis was not required.

The project conforms with Threshold A. Therefore, the GHG emissions impacts from project would be less-than-significant.

Impact GHG-2: Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The City of Belmont has a CAP and enforces its building codes, which aim to reduce GHG emissions. Therefore, if individual projects conform to City building Codes, they will conform with the CAP and would not conflict with local plans, policies, or regulations applicable to GHG emissions. The proposed project would be constructed in conformance with at minimum the 2022 CalGreen and the Title 24 Building Codes, which requires high-efficiency water fixtures, water-efficient irrigation systems, and compliance with current energy efficiency standards. Compliance with these standards ensures compliance with State and federal plans, policies, and regulations applicable to GHG emissions.

[32] The number of total project parking spaces has been updated since this analysis was conducted. Instead of 38 total parking spaces there would be 34 spaces and one shuttle bus parking space. These project modifications would not change the findings in the report as the project would still include EV charging infrastructure for all parking spaces.

Supporting Documentation

Attachment 1 includes the CalEEMod output for project construction and operation emissions. The operational output for existing uses is also included in this attachment. Also included are any modeling assumptions.

Attachment 2 is the health risk assessment. This includes the summary of the dispersion modeling and the cancer risk calculations for construction. The AERMOD dispersion modeling files for this assessment, which are quite voluminous, are available upon request and would be provided in digital format.

Attachment 3 includes the cumulative health risk calculations from existing sources affecting the construction MEIs and project sensitive receptors.

Attachment 1: CalEEMod Modeling Inputs and Outputs

Construction Criteria Air Pollutants							
Unmitigated	ROG	NOX	PM10 Exhaust	PM2.5 Exhaust	PM2.5 Fugitive	CO2e	
Year	Tons					MT	
Construction Equipment							
2024+2025	0.27	1.47	0.03	0.03	0.01	321.24	
	Total Construction Emissions						
Tons	0.27	1.47	0.03	0.03		321.24	
Pounds/Workdays	*Average Daily Emissions*					Workdays	
2024+2025	1.95	10.77	0.23	0.21			
Threshold - lbs/day	**54.0**	**54.0**	**82.0**	**54.0**			
	Total Construction Emissions						
Pounds	1.95	10.77	0.23	0.21		0.00	
Average	1.95	10.77	0.23	0.21		0.00	273.00
Threshold - lbs/day	**54.0**	**54.0**	**82.0**	**54.0**			

Operational Criteria Air Pollutants							
Unmitigated	ROG	NOX	Total PM10	Total PM2.5			
Year	Tons						
Total	0.57	0.16	0.27	0.07			
	Existing Use Emissions						
Total	0.46	0.16	0.27	0.07			
	Net Annual Operational Emissions						
Tons/year	0.11	0.00	-0.01	0.00			
Threshold - Tons/year	**10.0**	**10.0**	**15.0**	**10.0**			
	Average Daily Emissions						
Pounds Per Day	0.58	0.00	-0.03	-0.01			
Threshold - lbs/day	**54.0**	**54.0**	**82.0**	**54.0**			

Category	CO2e			
	Project	Existing	Project 2030	Existing
Mobile	253.68	269.63		
Area	1.26	5.22		
Energy	28.60	52.01		
Water	3.35	4.94		
Waste	82.95	67.27		
Refrig.	0.17	0.12		
Stationary	9.91			
TOTAL	379.91	399.19	0.00	0.00
Net GHG Emissions		-19.27		0.00

Number of Days Per Year

2024+2025	1/1/2024	1/15/25	381	273	
			381	**273**	***Total Workdays***

Phase	Start Date	End Date	Days/Week	Workdays
Demolition	1/1/2024	1/29/2024	5	20
Site Preparation	1/30/2024	2/3/2024	5	3
Grading	2/4/2024	2/12/2024	5	6
Building Construction	2/13/2024	12/17/2024	5	220
Paving	1/2/2025	1/15/2025	5	10
Architectural Coating	12/18/2024	12/31/2024	5	10
Trenching	2/4/2024	2/12/2024	5	6

Air Quality/Noise Construction Information Data Request

Project Name: Belmont Memory Care DEFAULTS

Complete ALL Portions in Yellow

See Equipment Type TAB for type, horsepower and load factor

Project Site	36 Dwelling Units	total project acres disturbed	
	s.f. residential		
	s.f. retail		
	s.f. office/commercial		
	36,689 s.f. other, specify:	Memory Care sf	36689
	s.f. parking garage	spaces	
	s.f. parking lot	24 spaces	
Construction Days (i.e, M-F)	to		
Construction Hours	am to	pm	

Pile Driving? Y/N?

Project include on-site GENERATOR OR FIRE PUMP during project OPERATION (not construction)? Y/N? __Y__

IF YES (if BOTH separate values) -->

Kilowatts/Horsepower: 50kW/173bhp

Fuel Type: __Diesel Tier 3_____

Location in project (Plans Desired if Available):

DO NOT MULTIPLY EQUIPMENT HOURS/DAY BY THE QUANTITY OF EQUIPMENT

Quantity	Description	HP	Load Factor	Hours/day	Total Work Days	Avg. Hours per day	HP Annual Hours	Comments
	Demolition	Start Date:	1/1/2024	Total phase:	20			Overall Import/Export Volumes
		End Date:	1/29/2024					
4	Concrete Industrial Saws	81	0.73	8	20	8	37813	Demolition Volume
	Excavator	158	0.38			0	0	Square footage of buildings to be demolished
1	Rubber Tired Dozers	247	0.4	8	20	8	15808	(or total cubic yards to be hauled)
1	Tractors/Loaders/Backhoes	97	0.37	8	20	8	5742	Est 8,500 square feet or
3	Jack Hammers	62	0.12	8	20	8	16551	? Hauling Volume (total)
1	Air Compressor	37	0.48	8	20	8	2842	
2	Portable Generator	14	0.74	8	20	8	3552	
2	Negative Air Scrubber	35	0.15	8	20	8	5259	
1	Power Sweeper	55	0.45	8	20	8	3960	Any pavement demolished and hauled? _Y_ cubic
1	Skid Steer	71	0.37	8	20	8	4202	
	Site Preparation	Start Date:	1/30/2024	Total phase:	3			
		End Date:	2/9/2024					
1	Grader	187	0.41	8	8	8	7840	
	Rubber Tired Dozers	247	0.4					
2	Tractors/Loaders/Backhoes	97	0.37	7	8	7	10192	
	Other Equipment? Scrapers	423	0.48					
1	Power Sweeper	55	0.45	8	8	8	3927	
	Grading / Excavation	Start Date:	2/4/2024	Total phase:	5			
		End Date:	2/12/2024					
1	Plate Compactor	8	0.43	8	5	8	1651	Soil Hauling Volume
	Excavators	158	0.38					Export volume = Est 500 cubic yards?
0	Grader	187	0.41					Import volume = Est 500 cubic yards?
1	Rubber Tired Dozers	247	0.4	8	5	8	4742	
	Concrete Industrial Saws	81	0.73					
2	Tractors/Loaders/Backhoes	97	0.37	7	5	7	3774	
	Other Equipment?							
	Trenching/Foundation	Start Date:	2/4/2024	Total phase:	8			
		End Date:	2/12/2024					
1	Trencher/Loader/Backhoe	97	0.37	8	5	8	7234	
1	Excavators	158	0.38	8	5	8	9587	
	Other Equipment?							
	Building - Exterior	Start Date:	2/13/2024	Total phase:	220			Cement Trucks? _Est 40_ Total Round-Trips
		End Date:	12/17/2024					
1	Cranes	231	0.29	8	220	8	117902	Electric? (Y/N) ___ Otherwise assumed diesel
1	Forklifts	89	0.2	7	220	7	27412	Liquid Propane? Petrol? (Y/N) ___ Otherwise, assumed diesel
1	Generator Sets	84	0.74	8	220	8	109402	Other battery, line power? (Y/N)
0	Tractors/Loaders/Backhoes	97	0.37			0	0	
2	Welders	46	0.45	8	220	8	129360	
2	Portable Man Lift	46	0.21	8	220	8	59136	
	Building - Interior/Architectural Coating	Start Date:	12/18/2024	Total phase:	10			
		End Date:	12/31/2024					
1	Air Compressors	78	0.48	8	10	8	2246	
	Aerial Lift	63	0.31			0	0	
	Other Equipment?							
	Paving	Start Date:	1/2/2025	Total phase:	10			
		End Date:	1/15/2025					
0	Cement and Mortar Mixers	9	0.56	0	0	0	0	
1	Pavers	130	0.42	8	10	8	4368	Asphalt? cubic yards or Est 0 round trips?
1	Paving Equipment	132	0.36	8	10	8	3802	
2	Rollers	80	0.38	8	10	8	4864	
1	Tractors/Loaders/Backhoes	97	0.37	8	10	8	2874	
	Other Equipment?							
	Additional Phases	Start Date:		Total phase:				
		Start Date:						
						#DIV/0!	0	
						#DIV/0!	0	
						#DIV/0!	0	
						#DIV/0!	0	
						#DIV/0!	0	

Equipment types listed in "Equipment Types" worksheet tab.

Equipment listed in this sheet is to provide an example of inputs
It is assumed that water trucks would be used during grading
Add or subtract phases and equipment, as appropriate
Modify horsepower or load factor, as appropriate

Complete one sheet for each project component

Land Use	Traffic Consultant Trip Gen Size	Daily Trips	New Trips	Weekday Trip Gen	CalEEMod Default Weekday	Sat	Sun
Memory Care + Existing Assisted Li DU	101	272	272	***2.69***	2.599999905	2.93	3.15
					Rev	***3.03***	***3.26***
Existing							
Nursing Home + Existing Assisted L DU	82	278	278	***3.39***	2.599999905	2.93	3.15
					Rev	***3.82***	***4.11***

Proposed Trip Generation

ITE Land Use Code/Type	Project Size No.	Units	Daily Trips Rate	Trips	AM Peak Trips Rate	In	Out	Total	PM Peak Trips Rate	In	Out	Total
Existing Land Use: Assisted Living, Skilled Nursing Home												
Assisted Living (254)	68	Beds	2.60	177	0.22	10	5	15	0.33	10	12	22
Nursing Home (620)	33	Beds	3.06	101	0.20	4	3	7	0.33	4	7	11
TOTAL:				278		14	8	22		14	19	33
Proposed Project Addition – Assisted Living, Memory Care												
Assisted Living (254)	68	Beds	2.60	177	0.22	10	5	15	0.33	10	12	22
Memory Care (620)*	42	Beds	2.25	95	0.13	4	2	6	0.17	3	4	7
TOTAL:				272		14	7	16		13	16	29
NET CHANGE:				**-6**		**0**	**-1**	**-6**		**-1**	**-3**	**-4**

* Memory Care utilizes lower Trip Generation Rate

23-071 Belmont Memory Care T4i BMPs 2025 Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	23-071 Belmont Memory Care T4i BMPs 2025
Construction Start Date	1/1/2024
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	4.70
Precipitation (days)	3.20
Location	1041 Hill St, Belmont, CA 94002, USA
County	San Mateo
City	Belmont
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1245
EDFZ	1
Electric Utility	Peninsula Clean Energy
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.14

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Congregate Care (Assisted Living)	36.0	Dwelling Unit	2.25	30,689	0.00	—	104	—

Parking Lot	24.0	Space	0.22	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	0.35	10.5	0.23	0.25	0.48	0.21	0.06	0.27	1.13	2,523
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	43.5	23.7	0.48	3.07	3.16	0.45	1.45	1.54	0.10	5,557
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	1.45	7.89	0.17	0.26	0.42	0.16	0.07	0.23	0.37	1,904
Annual (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	0.26	1.44	0.03	0.05	0.08	0.03	0.01	0.04	0.06	315

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—
2024	0.35	10.5	0.23	0.25	0.48	0.21	0.06	0.27	1.13	2,523

Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—
2024	43.5	23.7	0.48	3.07	3.16	0.45	1.45	1.54	0.10	5,557
2025	0.27	5.99	0.08	0.11	0.19	0.08	0.03	0.10	0.01	1,340
Average Daily	—	—	—	—	—	—	—	—	—	—
2024	1.45	7.89	0.17	0.26	0.42	0.16	0.07	0.23	0.37	1,904
2025	0.01	0.16	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.01	36.7
Annual	—	—	—	—	—	—	—	—	—	—
2024	0.26	1.44	0.03	0.05	0.08	0.03	0.01	0.04	0.06	315
2025	< 0.005	0.03	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	6.08

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.65	22.9	0.48	—	0.48	0.44	—	0.44	—	4,770
Demolition	—	—	—	0.51	0.51	—	0.08	0.08	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	1.25	0.03	—	0.03	0.02	—	0.02	—	261
Demolition	—	—	—	0.03	0.03	—	< 0.005	< 0.005	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.23	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	43.3
Demolition	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.11	0.00	0.33	0.33	0.00	0.08	0.08	0.03	322
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.74	< 0.005	0.10	0.11	< 0.005	0.03	0.03	0.02	465
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.00	0.02	0.02	0.00	< 0.005	< 0.005	0.03	17.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.04	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	0.02	25.5
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	2.94
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	4.22

3.3. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.19	5.69	0.06	—	0.06	0.06	—	0.06	—	1,251
Dust From Material Movement	—	—	—	0.21	0.21	—	0.02	0.02	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.05	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.3
Dust From Material Movement	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.70
Dust From Material Movement	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.00	0.08	0.08	0.00	0.02	0.02	0.01	80.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.67

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.11
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.23	5.40	0.04	—	0.04	0.04	—	0.04	—	1,927
Dust From Material Movement	—	—	—	2.56	2.56	—	1.31	1.31	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.09	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	31.7
Dust From Material Movement	—	—	—	0.04	0.04	—	0.02	0.02	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	0.02	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.25
Dust From Material Movement	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.00	0.08	0.08	0.00	0.02	0.02	0.01	80.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.04	2.79	0.02	0.39	0.41	0.02	0.11	0.12	0.09	1,762
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	1.33
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.05	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	0.02	29.0
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.22
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	4.80

3.7. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.28	10.2	0.23	—	0.23	0.21	—	0.21	—	2,152
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.28	10.2	0.23	—	0.23	0.21	—	0.21	—	2,152
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	6.17	0.14	—	0.14	0.13	—	0.13	—	1,297
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	1.13	0.03	—	0.03	0.02	—	0.02	—	215
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.05	0.00	0.21	0.21	0.00	0.05	0.05	0.80	222
Vendor	< 0.005	0.17	< 0.005	0.03	0.03	< 0.005	0.01	0.01	0.28	118
Hauling	< 0.005	0.05	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	0.06	30.5
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.07	0.00	0.21	0.21	0.00	0.05	0.05	0.02	209
Vendor	< 0.005	0.18	< 0.005	0.03	0.03	< 0.005	0.01	0.01	0.01	118
Hauling	< 0.005	0.05	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	30.5
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.00	0.13	0.13	0.00	0.03	0.03	0.21	126
Vendor	< 0.005	0.10	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	0.07	71.2

Hauling	< 0.005	0.03	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.01	18.4
Annual	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.00	0.02	0.02	0.00	0.01	0.01	0.03	20.9
Vendor	< 0.005	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.01	11.8
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	3.04

3.9. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	5.88	0.08	—	0.08	0.08	—	0.08	—	1,192
Paving	0.06	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.16	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	32.7
Paving	< 0.005	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.41
Paving	< 0.005	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.00	0.10	0.10	0.00	0.02	0.02	0.01	98.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.08	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	49.6
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	2.71
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	1.36
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.45
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.23

3.11. Architectural Coating (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	1.07	0.03	—	0.03	0.03	—	0.03	—	134
Architectural Coatings	43.5	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.67
Architectural Coatings	1.19	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.61
Architectural Coatings	0.22	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.00	0.04	0.04	0.00	0.01	0.01	< 0.005	41.8
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	1.15
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.19
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Trenching (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	2.28	0.04	—	0.04	0.03	—	0.03	—	434
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.04	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.13
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.18
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.00	0.04	0.04	0.00	0.01	0.01	< 0.005	40.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.67

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.11
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	1/1/2024	1/29/2024	5.00	20.0	—
Site Preparation	Site Preparation	1/30/2024	2/3/2024	5.00	3.00	—
Grading	Grading	2/4/2024	2/12/2024	5.00	6.00	—
Building Construction	Building Construction	2/13/2024	12/17/2024	5.00	220	—
Paving	Paving	1/2/2025	1/15/2025	5.00	10.0	—
Architectural Coating	Architectural Coating	12/18/2024	12/31/2024	5.00	10.0	—
Trenching	Trenching	2/4/2024	2/12/2024	5.00	6.00	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Tier 4 Interim	4.00	8.00	33.0	0.73

Demolition	Rubber Tired Dozers	Diesel	Tier 4 Interim	1.00	8.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	1.00	8.00	84.0	0.37
Demolition	Other Construction Equipment	Diesel	Tier 4 Interim	3.00	8.00	82.0	0.42
Demolition	Air Compressors	Diesel	Tier 4 Interim	1.00	8.00	37.0	0.48
Demolition	Generator Sets	Diesel	Tier 4 Interim	2.00	8.00	14.0	0.74
Demolition	Sweepers/Scrubbers	Diesel	Tier 4 Interim	1.00	8.00	36.0	0.46
Demolition	Sweepers/Scrubbers	Diesel	Tier 4 Interim	2.00	8.00	36.0	0.46
Demolition	Skid Steer Loaders	Diesel	Tier 4 Interim	1.00	8.00	71.0	0.37
Site Preparation	Graders	Diesel	Tier 4 Interim	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	2.00	7.00	84.0	0.37
Site Preparation	Sweepers/Scrubbers	Diesel	Tier 4 Interim	1.00	8.00	36.0	0.46
Grading	Rubber Tired Dozers	Diesel	Tier 4 Interim	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	2.00	7.00	84.0	0.37
Grading	Plate Compactors	Diesel	Tier 4 Interim	1.00	8.00	8.00	0.43
Building Construction	Cranes	Diesel	Tier 4 Interim	1.00	8.00	367	0.29
Building Construction	Forklifts	Diesel	Tier 4 Interim	1.00	7.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Tier 4 Interim	1.00	8.00	14.0	0.74
Building Construction	Welders	Diesel	Tier 4 Interim	3.00	8.00	46.0	0.45
Building Construction	Aerial Lifts	Diesel	Tier 4 Interim	2.00	8.00	46.0	0.31
Paving	Pavers	Diesel	Tier 4 Interim	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Tier 4 Interim	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Tier 4 Interim	2.00	8.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Tier 4 Interim	1.00	6.00	37.0	0.48

Trenching	Tractors/Loaders/Backh	Diesel	Tier 4 Interim	1.00	8.00	84.0	0.37
Trenching	Excavators	Diesel	Tier 4 Interim	1.00	8.00	36.0	0.38

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	40.0	11.7	LDA,LDT1,LDT2
Demolition	Vendor	—	8.40	HHDT,MHDT
Demolition	Hauling	5.50	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	10.0	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.40	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	11.7	LDA,LDT1,LDT2
Grading	Vendor	—	8.40	HHDT,MHDT
Grading	Hauling	20.8	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	25.9	11.7	LDA,LDT1,LDT2
Building Construction	Vendor	3.85	8.40	HHDT,MHDT
Building Construction	Hauling	0.36	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT

Paving	—	—	—	—
Paving	Worker	12.5	11.7	LDA,LDT1,LDT2
Paving	Vendor	—	8.40	HHDT,MHDT
Paving	Hauling	0.60	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	5.18	11.7	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	8.40	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT
Trenching	—	—	—	—
Trenching	Worker	5.00	11.7	LDA,LDT1,LDT2
Trenching	Vendor	—	8.40	HHDT,MHDT
Trenching	Hauling	0.00	20.0	HHDT
Trenching	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	62,145	20,715	0.00	0.00	565

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	9,500	—
Site Preparation	—	—	1.50	0.00	—
Grading	500	500	3.00	0.00	—
Paving	0.00	0.00	0.00	0.00	0.22

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Congregate Care (Assisted Living)	—	0%
Parking Lot	0.22	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	100.0	0.03	< 0.005
2025	0.00	100.0	0.03	< 0.005

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	9.23	annual days of extreme heat
Extreme Precipitation	4.65	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	13.4	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A

Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	6.38
AQ-PM	19.0
AQ-DPM	43.7
Drinking Water	24.3
Lead Risk Housing	52.6
Pesticides	0.00
Toxic Releases	35.4
Traffic	28.2
Effect Indicators	—
CleanUp Sites	76.9
Groundwater	94.1
Haz Waste Facilities/Generators	46.8

Impaired Water Bodies	12.5
Solid Waste	0.00
Sensitive Population	—
Asthma	12.7
Cardio-vascular	4.70
Low Birth Weights	3.40
Socioeconomic Factor Indicators	—
Education	24.1
Housing	9.53
Linguistic	47.7
Poverty	6.48
Unemployment	18.3

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	92.01847812
Employed	75.23418452
Median HI	93.13486462
Education	—
Bachelor's or higher	92.46759913
High school enrollment	100
Preschool enrollment	82.12498396
Transportation	—
Auto Access	53.75336841
Active commuting	77.5439497

Social	—
2-parent households	97.39509817
Voting	89.6445528
Neighborhood	—
Alcohol availability	51.03297831
Park access	40.84434749
Retail density	74.05363788
Supermarket access	70.34518157
Tree canopy	95.34197357
Housing	—
Homeownership	68.17656872
Housing habitability	77.9930707
Low-inc homeowner severe housing cost burden	91.58218914
Low-inc renter severe housing cost burden	46.81124086
Uncrowded housing	64.30129603
Health Outcomes	—
Insured adults	86.65469011
Arthritis	0.0
Asthma ER Admissions	75.0
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	95.4
Cognitively Disabled	70.6

Physically Disabled	83.0
Heart Attack ER Admissions	80.0
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	19.6
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	62.5
Elderly	28.2
English Speaking	69.8
Foreign-born	60.0
Outdoor Workers	85.9
Climate Change Adaptive Capacity	—
Impervious Surface Cover	74.0
Traffic Density	20.6
Traffic Access	58.4
Other Indices	—
Hardship	11.9
Other Decision Support	—

2016 Voting	90.3

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	4.00
Healthy Places Index Score for Project Location (b)	96.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Characteristics: Utility Information	Peninsula Clean Energy is San Mateo county's default electricity provider.
Construction: Construction Phases	Defaults based on provided land uses - reviewed and confirmed by project applicant.
Construction: Off-Road Equipment	Construction quantity reviewed and adjusted by project applicant. Default hours/work days used. Tier 4 engines required by Belmont General Plan MM AQ-1.
Land Use	Total dwelling units of new memory care facility provided by applicant (36 units with 42 beds). Square footage and total parking spaces from provided project plans. Default lot acreage.

Construction: Trips and VMT	Building const = est. 40 concrete truck round trips (0.36 trips/day), Paving = est 3 asphalt truck round trips (0.6 trips/day).
Construction: On-Road Fugitive Dust	Air District BMP for construction-relation fugitive dust emissions.
Operations: Vehicle Data	Provided trip gen.
Operations: Hearths	No hearths.
Operations: Energy Use	According to project applicant "No natural gas will be used and existing natural gas service will be capped"
Operations: Water and Waste Water	Wastewater treatment 100% aerobic - no septic tanks or lagoons.

23-071 Belmont Memory Care Const T4i BMPs Elec 2025 HRA Detailed Report

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8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	23-071 Belmont Memory Care Const T4i BMPs Elec 2025 HRA
Construction Start Date	1/1/2024
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	4.70
Precipitation (days)	3.20
Location	1041 Hill St, Belmont, CA 94002, USA
County	San Mateo
City	Belmont
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1245
EDFZ	1
Electric Utility	Peninsula Clean Energy
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.14

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Congregate Care (Assisted Living)	36.0	Dwelling Unit	2.25	30,689	0.00	—	104	—

Parking Lot	24.0	Space	0.22	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-1-A	Use Electric or Hybrid Powered Equipment

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	0.34	10.3	0.23	0.01	0.24	0.21	< 0.005	0.22	0.05	2,179
Mit.	0.13	2.90	0.07	0.01	0.08	0.06	< 0.005	0.07	0.05	458
% Reduced	62%	72%	70%	—	67%	70%	—	70%	—	79%
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	43.5	23.0	0.48	2.58	2.65	0.44	1.32	1.39	< 0.005	4,812
Mit.	43.5	13.8	0.21	2.58	2.65	0.20	1.32	1.39	< 0.005	3,445
% Reduced	< 0.5%	40%	55%	—	—	55%	—	—	—	28%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	1.44	7.68	0.17	0.08	0.25	0.16	0.03	0.18	0.02	1,631
Mit.	1.31	2.69	0.05	0.08	0.13	0.05	0.03	0.08	0.02	515
% Reduced	10%	65%	67%	—	46%	67%	—	57%	—	68%
Annual (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	0.26	1.40	0.03	0.01	0.04	0.03	0.01	0.03	< 0.005	270

Mit.	0.24	0.49	0.01	0.01	0.02	0.01	0.01	0.01	< 0.005	85.3
% Reduced	10%	65%	67%	—	46%	67%	—	57%	—	68%

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—
2024	0.34	10.3	0.23	0.01	0.24	0.21	< 0.005	0.22	0.05	2,179
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—
2024	43.5	23.0	0.48	2.58	2.65	0.44	1.32	1.39	< 0.005	4,812
2025	0.26	5.90	0.08	< 0.005	0.08	0.08	< 0.005	0.08	< 0.005	1,201
Average Daily	—	—	—	—	—	—	—	—	—	—
2024	1.44	7.68	0.17	0.08	0.25	0.16	0.03	0.18	0.02	1,631
2025	0.01	0.16	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	32.9
Annual	—	—	—	—	—	—	—	—	—	—
2024	0.26	1.40	0.03	0.01	0.04	0.03	0.01	0.03	< 0.005	270
2025	< 0.005	0.03	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	5.45

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—
2024	0.13	2.90	0.07	0.01	0.08	0.06	< 0.005	0.07	0.05	458
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—

2024	43.5	13.8	0.21	2.58	2.65	0.20	1.32	1.39	< 0.005	3,445
2025	0.26	5.90	0.08	< 0.005	0.08	0.08	< 0.005	0.08	< 0.005	1,201
Average Daily	—	—	—	—	—	—	—	—	—	—
2024	1.31	2.69	0.05	0.08	0.13	0.05	0.03	0.08	0.02	515
2025	0.01	0.16	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	32.9
Annual	—	—	—	—	—	—	—	—	—	—
2024	0.24	0.49	0.01	0.01	0.02	0.01	0.01	0.01	< 0.005	85.3
2025	< 0.005	0.03	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	5.45

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.65	22.9	0.48	—	0.48	0.44	—	0.44	—	4,770
Demolition	—	—	—	0.51	0.51	—	0.08	0.08	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	1.25	0.03	—	0.03	0.02	—	0.02	—	261
Demolition	—	—	—	0.03	0.03	—	< 0.005	< 0.005	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.01	0.23	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	43.3
Demolition	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.03	0.00	0.01	0.01	0.00	< 0.005	< 0.005	< 0.005	21.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.10	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	21.1
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	1.17
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	1.16
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.19
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.19

3.2. Demolition (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.47	13.7	0.21	—	0.21	0.20	—	0.20	—	3,402
Demolition	—	—	—	0.51	0.51	—	0.08	0.08	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.75	0.01	—	0.01	0.01	—	0.01	—	186
Demolition	—	—	—	0.03	0.03	—	< 0.005	< 0.005	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.14	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	30.9
Demolition	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.03	0.00	0.01	0.01	0.00	< 0.005	< 0.005	< 0.005	21.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.10	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	21.1
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	1.17
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	1.16
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.19
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.19

3.3. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.19	5.69	0.06	—	0.06	0.06	—	0.06	—	1,251
Dust From Material Movement	—	—	—	0.21	0.21	—	0.02	0.02	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.05	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.3
Dust From Material Movement	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.70
Dust From Material Movement	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	5.36
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.04
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.01
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.19	5.69	0.06	—	0.06	0.06	—	0.06	—	1,251
Dust From Material Movement	—	—	—	0.21	0.21	—	0.02	0.02	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.05	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.3
Dust From Material Movement	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.70
Dust From Material Movement	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	5.36
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.04
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.01
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.23	5.40	0.04	—	0.04	0.04	—	0.04	—	1,927
Dust From Material Movement	—	—	—	2.56	2.56	—	1.31	1.31	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.09	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	31.7
Dust From Material Movement	—	—	—	0.04	0.04	—	0.02	0.02	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.25
Dust From Material Movement	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	5.36
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.38	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	79.8
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	1.31
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.01
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.22

3.6. Grading (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.23	5.40	0.04	—	0.04	0.04	—	0.04	—	1,927
Dust From Material Movement	—	—	—	2.56	2.56	—	1.31	1.31	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	0.09	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	31.7
Dust From Material Movement	—	—	—	0.04	0.04	—	0.02	0.02	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.25
Dust From Material Movement	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	5.36
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.38	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	79.8
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	1.31
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.01
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.22

3.7. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.28	10.2	0.23	—	0.23	0.21	—	0.21	—	2,152
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.28	10.2	0.23	—	0.23	0.21	—	0.21	—	2,152
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	6.17	0.14	—	0.14	0.13	—	0.13	—	1,297
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	1.13	0.03	—	0.03	0.02	—	0.02	—	215
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.02	0.00	0.01	0.01	0.00	< 0.005	< 0.005	0.03	14.3
Vendor	< 0.005	0.05	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.02	11.1
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	1.38
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—

Worker	0.06	0.02	0.00	0.01	0.01	0.00	< 0.005	< 0.005	< 0.005	13.9
Vendor	< 0.005	0.05	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	11.0
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	1.38
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.01	0.00	0.01	0.01	0.00	< 0.005	< 0.005	0.01	8.35
Vendor	< 0.005	0.03	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	6.67
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.83
Annual	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	1.38
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	1.10
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.14

3.8. Building Construction (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	2.83	0.07	—	0.07	0.06	—	0.06	—	430
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	2.83	0.07	—	0.07	0.06	—	0.06	—	430
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	1.71	0.04	—	0.04	0.04	—	0.04	—	259

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.31	0.01	—	0.01	0.01	—	0.01	—	42.9
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.02	0.00	0.01	0.01	0.00	< 0.005	< 0.005	0.03	14.3
Vendor	< 0.005	0.05	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.02	11.1
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	1.38
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.02	0.00	0.01	0.01	0.00	< 0.005	< 0.005	< 0.005	13.9
Vendor	< 0.005	0.05	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	11.0
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	1.38
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.01	0.00	0.01	0.01	0.00	< 0.005	< 0.005	0.01	8.35
Vendor	< 0.005	0.03	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	6.67
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.83
Annual	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	1.38
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	1.10
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.14

3.9. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	5.88	0.08	—	0.08	0.08	—	0.08	—	1,192
Paving	0.06	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.16	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	32.7
Paving	< 0.005	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.41
Paving	< 0.005	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.01	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	6.54
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	2.26
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.18
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.06
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.03
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.01

3.10. Paving (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	5.88	0.08	—	0.08	0.08	—	0.08	—	1,192
Paving	0.06	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.16	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	32.7
Paving	< 0.005	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.41
Paving	< 0.005	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.01	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	6.54
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	2.26
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.18
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.06
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.03
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.01

3.11. Architectural Coating (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	1.07	0.03	—	0.03	0.03	—	0.03	—	134
Architectural Coatings	43.5	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.67
Architectural Coatings	1.19	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.61
Architectural Coatings	0.22	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	2.78
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.08
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.01
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Architectural Coating (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	43.5	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	1.19	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.22	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	2.78

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.08
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.01
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Trenching (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	2.28	0.04	—	0.04	0.03	—	0.03	—	434
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.04	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.13
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.18

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	2.68
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.04
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.01
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Trenching (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	2.28	0.04	—	0.04	0.03	—	0.03	—	434
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.04	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.13
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.18
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	2.68
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.04
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	< 0.005	0.01
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	1/1/2024	1/29/2024	5.00	20.0	—
Site Preparation	Site Preparation	1/30/2024	2/3/2024	5.00	3.00	—
Grading	Grading	2/4/2024	2/12/2024	5.00	6.00	—
Building Construction	Building Construction	2/13/2024	12/17/2024	5.00	220	—
Paving	Paving	1/2/2025	1/15/2025	5.00	10.0	—
Architectural Coating	Architectural Coating	12/18/2024	12/31/2024	5.00	10.0	—
Trenching	Trenching	2/4/2024	2/12/2024	5.00	6.00	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Tier 4 Interim	4.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Tier 4 Interim	1.00	8.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	1.00	8.00	84.0	0.37
Demolition	Other Construction Equipment	Diesel	Tier 4 Interim	3.00	8.00	82.0	0.42
Demolition	Air Compressors	Diesel	Tier 4 Interim	1.00	8.00	37.0	0.48
Demolition	Generator Sets	Diesel	Tier 4 Interim	2.00	8.00	14.0	0.74
Demolition	Sweepers/Scrubbers	Diesel	Tier 4 Interim	1.00	8.00	36.0	0.46
Demolition	Sweepers/Scrubbers	Diesel	Tier 4 Interim	2.00	8.00	36.0	0.46
Demolition	Skid Steer Loaders	Diesel	Tier 4 Interim	1.00	8.00	71.0	0.37
Site Preparation	Graders	Diesel	Tier 4 Interim	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	2.00	7.00	84.0	0.37
Site Preparation	Sweepers/Scrubbers	Diesel	Tier 4 Interim	1.00	8.00	36.0	0.46

Grading	Rubber Tired Dozers	Diesel	Tier 4 Interim	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	2.00	7.00	84.0	0.37
Grading	Plate Compactors	Diesel	Tier 4 Interim	1.00	8.00	8.00	0.43
Building Construction	Cranes	Diesel	Tier 4 Interim	1.00	8.00	367	0.29
Building Construction	Forklifts	Diesel	Tier 4 Interim	1.00	7.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Tier 4 Interim	1.00	8.00	14.0	0.74
Building Construction	Welders	Diesel	Tier 4 Interim	3.00	8.00	46.0	0.45
Building Construction	Aerial Lifts	Diesel	Tier 4 Interim	2.00	8.00	46.0	0.31
Paving	Pavers	Diesel	Tier 4 Interim	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Tier 4 Interim	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Tier 4 Interim	2.00	8.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Tier 4 Interim	1.00	6.00	37.0	0.48
Trenching	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	1.00	8.00	84.0	0.37
Trenching	Excavators	Diesel	Tier 4 Interim	1.00	8.00	36.0	0.38

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Electric	Average	4.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Tier 4 Interim	1.00	8.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	1.00	8.00	84.0	0.37
Demolition	Other Construction Equipment	Diesel	Tier 4 Interim	3.00	8.00	82.0	0.42
Demolition	Air Compressors	Electric	Average	1.00	8.00	37.0	0.48

Demolition	Generator Sets	Electric	Average	2.00	8.00	14.0	0.74
Demolition	Sweepers/Scrubbers	Diesel	Tier 4 Interim	1.00	8.00	36.0	0.46
Demolition	Sweepers/Scrubbers	Diesel	Tier 4 Interim	2.00	8.00	36.0	0.46
Demolition	Skid Steer Loaders	Diesel	Tier 4 Interim	1.00	8.00	71.0	0.37
Site Preparation	Graders	Diesel	Tier 4 Interim	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	2.00	7.00	84.0	0.37
Site Preparation	Sweepers/Scrubbers	Diesel	Tier 4 Interim	1.00	8.00	36.0	0.46
Grading	Rubber Tired Dozers	Diesel	Tier 4 Interim	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	2.00	7.00	84.0	0.37
Grading	Plate Compactors	Diesel	Tier 4 Interim	1.00	8.00	8.00	0.43
Building Construction	Cranes	Electric	Average	1.00	8.00	367	0.29
Building Construction	Forklifts	Diesel	Tier 4 Interim	1.00	7.00	82.0	0.20
Building Construction	Generator Sets	Electric	Average	1.00	8.00	14.0	0.74
Building Construction	Welders	Electric	Average	3.00	8.00	46.0	0.45
Building Construction	Aerial Lifts	Diesel	Tier 4 Interim	2.00	8.00	46.0	0.31
Paving	Pavers	Diesel	Tier 4 Interim	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Tier 4 Interim	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Tier 4 Interim	2.00	8.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Electric	Average	1.00	6.00	37.0	0.48
Trenching	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	1.00	8.00	84.0	0.37
Trenching	Excavators	Diesel	Tier 4 Interim	1.00	8.00	36.0	0.38

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	40.0	0.50	LDA,LDT1,LDT2
Demolition	Vendor	—	0.50	HHDT,MHDT
Demolition	Hauling	5.50	0.50	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	10.0	0.50	LDA,LDT1,LDT2
Site Preparation	Vendor	—	0.50	HHDT,MHDT
Site Preparation	Hauling	0.00	0.50	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	0.50	LDA,LDT1,LDT2
Grading	Vendor	—	0.50	HHDT,MHDT
Grading	Hauling	20.8	0.50	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	25.9	0.50	LDA,LDT1,LDT2
Building Construction	Vendor	3.85	0.50	HHDT,MHDT
Building Construction	Hauling	0.36	0.50	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	12.5	0.50	LDA,LDT1,LDT2
Paving	Vendor	—	0.50	HHDT,MHDT
Paving	Hauling	0.60	0.50	HHDT
Paving	Onsite truck	—	—	HHDT

Architectural Coating	—	—	—	—
Architectural Coating	Worker	5.18	0.50	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	0.50	HHDT,MHDT
Architectural Coating	Hauling	0.00	0.50	HHDT
Architectural Coating	Onsite truck	—	—	HHDT
Trenching	—	—	—	—
Trenching	Worker	5.00	0.50	LDA,LDT1,LDT2
Trenching	Vendor	—	0.50	HHDT,MHDT
Trenching	Hauling	0.00	0.50	HHDT
Trenching	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	40.0	0.50	LDA,LDT1,LDT2
Demolition	Vendor	—	0.50	HHDT,MHDT
Demolition	Hauling	5.50	0.50	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	10.0	0.50	LDA,LDT1,LDT2
Site Preparation	Vendor	—	0.50	HHDT,MHDT
Site Preparation	Hauling	0.00	0.50	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	0.50	LDA,LDT1,LDT2
Grading	Vendor	—	0.50	HHDT,MHDT
Grading	Hauling	20.8	0.50	HHDT

Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	25.9	0.50	LDA,LDT1,LDT2
Building Construction	Vendor	3.85	0.50	HHDT,MHDT
Building Construction	Hauling	0.36	0.50	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	12.5	0.50	LDA,LDT1,LDT2
Paving	Vendor	—	0.50	HHDT,MHDT
Paving	Hauling	0.60	0.50	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	5.18	0.50	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	0.50	HHDT,MHDT
Architectural Coating	Hauling	0.00	0.50	HHDT
Architectural Coating	Onsite truck	—	—	HHDT
Trenching	—	—	—	—
Trenching	Worker	5.00	0.50	LDA,LDT1,LDT2
Trenching	Vendor	—	0.50	HHDT,MHDT
Trenching	Hauling	0.00	0.50	HHDT
Trenching	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	62,145	20,715	0.00	0.00	565

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	9,500	—
Site Preparation	—	—	1.50	0.00	—
Grading	500	500	3.00	0.00	—
Paving	0.00	0.00	0.00	0.00	0.22

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Congregate Care (Assisted Living)	—	0%
Parking Lot	0.22	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	100.0	0.03	< 0.005

2025	0.00	100.0	0.03	< 0.005

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	9.23	annual days of extreme heat
Extreme Precipitation	4.65	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	13.4	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A

Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract

Exposure Indicators	—
AQ-Ozone	6.38
AQ-PM	19.0
AQ-DPM	43.7
Drinking Water	24.3
Lead Risk Housing	52.6
Pesticides	0.00
Toxic Releases	35.4
Traffic	28.2
Effect Indicators	—
CleanUp Sites	76.9
Groundwater	94.1
Haz Waste Facilities/Generators	46.8
Impaired Water Bodies	12.5
Solid Waste	0.00
Sensitive Population	—
Asthma	12.7
Cardio-vascular	4.70
Low Birth Weights	3.40
Socioeconomic Factor Indicators	—
Education	24.1
Housing	9.53
Linguistic	47.7
Poverty	6.48
Unemployment	18.3

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	92.01847812
Employed	75.23418452
Median HI	93.13486462
Education	—
Bachelor's or higher	92.46759913
High school enrollment	100
Preschool enrollment	82.12498396
Transportation	—
Auto Access	53.75336841
Active commuting	77.5439497
Social	—
2-parent households	97.39509817
Voting	89.6445528
Neighborhood	—
Alcohol availability	51.03297831
Park access	40.84434749
Retail density	74.05363788
Supermarket access	70.34518157
Tree canopy	95.34197357
Housing	—
Homeownership	68.17656872
Housing habitability	77.9930707
Low-inc homeowner severe housing cost burden	91.58218914
Low-inc renter severe housing cost burden	46.81124086
Uncrowded housing	64.30129603

Health Outcomes	—
Insured adults	86.65469011
Arthritis	0.0
Asthma ER Admissions	75.0
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	95.4
Cognitively Disabled	70.6
Physically Disabled	83.0
Heart Attack ER Admissions	80.0
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	19.6
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0

Children	62.5
Elderly	28.2
English Speaking	69.8
Foreign-born	60.0
Outdoor Workers	85.9
Climate Change Adaptive Capacity	—
Impervious Surface Cover	74.0
Traffic Density	20.6
Traffic Access	58.4
Other Indices	—
Hardship	11.9
Other Decision Support	—
2016 Voting	90.3

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	4.00
Healthy Places Index Score for Project Location (b)	96.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Characteristics: Utility Information	Peninsula Clean Energy is San Mateo county's default electricity provider.
Construction: Construction Phases	Defaults based on provided land uses - reviewed and confirmed by project applicant.
Construction: Off-Road Equipment	Construction quantity reviewed and adjusted by project applicant. Default hours/work days used. Tier 4 engines required by Belmont General Plan MM AQ-1.
Land Use	Total dwelling units of new memory care facility provided by applicant (36 units with 42 beds). Square footage and total parking spaces from provided project plans. Default lot acreage.
Construction: Trips and VMT	Building const = est. 40 concrete truck round trips (0.36 trips/day), Paving = est 3 asphalt truck round trips (0.6 trips/day). HRA 0.5 mile trip length for localized emissions.
Construction: On-Road Fugitive Dust	Air District BMP for construction-relation fugitive dust emissions.
Operations: Vehicle Data	Provided trip gen.
Operations: Hearths	No hearths.
Operations: Energy Use	According to project applicant "No natural gas will be used and existing natural gas service will be capped"
Operations: Water and Waste Water	Wastewater treatment 100% aerobic - no septic tanks or lagoons.

23-071 Belmont Memory Care + Assit Living Facility Combined Operation Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	23-071 Belmont Memory Care + Assit Living Facility Combined Operation
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	4.70
Precipitation (days)	3.20
Location	1041 Hill St, Belmont, CA 94002, USA
County	San Mateo
City	Belmont
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1245
EDFZ	1
Electric Utility	Peninsula Clean Energy
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.14

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Congregate Care (Assisted Living)	101	Dwelling Unit	6.31	78,912	0.00	—	291	—

Parking Lot	38.0	Space	0.34	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	3.40	0.63	0.01	1.67	1.68	0.01	0.42	0.44	7.13	2,560
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	2.87	0.67	0.01	1.67	1.68	0.01	0.42	0.43	1.16	2,461
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	3.11	0.90	0.03	1.44	1.47	0.03	0.37	0.39	3.29	2,295
Annual (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	0.57	0.16	< 0.005	0.26	0.27	< 0.005	0.07	0.07	0.55	380

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Mobile	0.89	0.57	0.01	1.67	1.68	0.01	0.42	0.43	6.13	1,849
Area	2.51	0.06	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.4

Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	173
Water	—	—	—	—	—	—	—	—	—	20.2
Waste	—	—	—	—	—	—	—	—	—	501
Refrig.	—	—	—	—	—	—	—	—	1.00	1.00
Stationary	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	3.40	0.63	0.01	1.67	1.68	0.01	0.42	0.44	7.13	2,560
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Mobile	0.87	0.67	0.01	1.67	1.68	0.01	0.42	0.43	0.16	1,766
Area	2.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00
Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	173
Water	—	—	—	—	—	—	—	—	—	20.2
Waste	—	—	—	—	—	—	—	—	—	501
Refrig.	—	—	—	—	—	—	—	—	1.00	1.00
Stationary	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	2.87	0.67	0.01	1.67	1.68	0.01	0.42	0.43	1.16	2,461
Average Daily	—	—	—	—	—	—	—	—	—	—
Mobile	0.74	0.55	0.01	1.44	1.45	0.01	0.37	0.37	2.29	1,532
Area	2.25	0.03	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.58
Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	173
Water	—	—	—	—	—	—	—	—	—	20.2
Waste	—	—	—	—	—	—	—	—	—	501
Refrig.	—	—	—	—	—	—	—	—	1.00	1.00
Stationary	0.12	0.33	0.02	0.00	0.02	0.02	0.00	0.02	0.00	59.9
Total	3.11	0.90	0.03	1.44	1.47	0.03	0.37	0.39	3.29	2,295
Annual	—	—	—	—	—	—	—	—	—	—
Mobile	0.14	0.10	< 0.005	0.26	0.27	< 0.005	0.07	0.07	0.38	254
Area	0.41	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.26

Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	28.6
Water	—	—	—	—	—	—	—	—	—	3.35
Waste	—	—	—	—	—	—	—	—	—	83.0
Refrig.	—	—	—	—	—	—	—	—	0.17	0.17
Stationary	0.02	0.06	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	9.91
Total	0.57	0.16	< 0.005	0.26	0.27	< 0.005	0.07	0.07	0.55	380

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	0.89	0.57	0.01	1.67	1.68	0.01	0.42	0.43	6.13	1,849
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.89	0.57	0.01	1.67	1.68	0.01	0.42	0.43	6.13	1,849
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	0.87	0.67	0.01	1.67	1.68	0.01	0.42	0.43	0.16	1,766
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.87	0.67	0.01	1.67	1.68	0.01	0.42	0.43	0.16	1,766
Annual	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	0.14	0.10	< 0.005	0.26	0.27	< 0.005	0.07	0.07	0.38	254

Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.14	0.10	< 0.005	0.26	0.27	< 0.005	0.07	0.07	0.38	254

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	—	169
Parking Lot	—	—	—	—	—	—	—	—	—	3.65
Total	—	—	—	—	—	—	—	—	—	173
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	—	169
Parking Lot	—	—	—	—	—	—	—	—	—	3.65
Total	—	—	—	—	—	—	—	—	—	173
Annual	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	—	28.0
Parking Lot	—	—	—	—	—	—	—	—	—	0.60
Total	—	—	—	—	—	—	—	—	—	28.6

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00
Parking Lot	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00
Parking Lot	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00
Parking Lot	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00
Consumer Products	1.69	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.31	—	—	—	—	—	—	—	—	—

Landscape Equipment	0.51	0.06	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.4
Total	2.51	0.06	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00
Consumer Products	1.69	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.31	—	—	—	—	—	—	—	—	—
Total	2.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00
Consumer Products	0.31	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.06	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.05	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.26
Total	0.41	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.26

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	—	20.2
Parking Lot	—	—	—	—	—	—	—	—	—	0.00

Total	—	—	—	—	—	—	—	—	—	20.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	—	20.2
Parking Lot	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	20.2
Annual	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	—	3.35
Parking Lot	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	3.35

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	—	501
Parking Lot	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	501
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	—	501
Parking Lot	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	501

Annual	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	—	83.0
Parking Lot	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	83.0

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	1.00	1.00
Total	—	—	—	—	—	—	—	—	1.00	1.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	1.00	1.00
Total	—	—	—	—	—	—	—	—	1.00	1.00
Annual	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	0.17	0.17
Total	—	—	—	—	—	—	—	—	0.17	0.17

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Emergency Generator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Emergency Generator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Emergency Generator	0.02	0.06	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	9.91
Total	0.02	0.06	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	9.91

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—

Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Congregate Care (Assisted Living)	272	306	329	103,959	1,957	2,204	2,371	748,651
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Congregate Care (Assisted Living)	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	0
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
159796.8	53,266	0.00	0.00	894

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Congregate Care (Assisted Living)	605,159	100.0	0.0330	0.0040	0.00
Parking Lot	13,050	100.0	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Congregate Care (Assisted Living)	3,662,906	0.00
Parking Lot	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Congregate Care (Assisted Living)	266	—
Parking Lot	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Congregate Care (Assisted Living)	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Congregate Care (Assisted Living)	Household refrigerators and/or freezers	R-134a	1,430	0.22	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
Emergency Generator	Diesel	1.00	0.00	150	173	0.73

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	9.23	annual days of extreme heat
Extreme Precipitation	4.65	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	13.4	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	6.38
AQ-PM	19.0
AQ-DPM	43.7
Drinking Water	24.3
Lead Risk Housing	52.6
Pesticides	0.00
Toxic Releases	35.4
Traffic	28.2
Effect Indicators	—
CleanUp Sites	76.9
Groundwater	94.1
Haz Waste Facilities/Generators	46.8
Impaired Water Bodies	12.5
Solid Waste	0.00
Sensitive Population	—
Asthma	12.7
Cardio-vascular	4.70

Low Birth Weights	3.40
Socioeconomic Factor Indicators	—
Education	24.1
Housing	9.53
Linguistic	47.7
Poverty	6.48
Unemployment	18.3

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	92.01847812
Employed	75.23418452
Median HI	93.13486462
Education	—
Bachelor's or higher	92.46759913
High school enrollment	100
Preschool enrollment	82.12498396
Transportation	—
Auto Access	53.75336841
Active commuting	77.5439497
Social	—
2-parent households	97.39509817
Voting	89.6445528
Neighborhood	—
Alcohol availability	51.03297831

Park access	40.84434749
Retail density	74.05363788
Supermarket access	70.34518157
Tree canopy	95.34197357
Housing	—
Homeownership	68.17656872
Housing habitability	77.9930707
Low-inc homeowner severe housing cost burden	91.58218914
Low-inc renter severe housing cost burden	46.81124086
Uncrowded housing	64.30129603
Health Outcomes	—
Insured adults	86.65469011
Arthritis	0.0
Asthma ER Admissions	75.0
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	95.4
Cognitively Disabled	70.6
Physically Disabled	83.0
Heart Attack ER Admissions	80.0
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0

Pedestrian Injuries	19.6
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	62.5
Elderly	28.2
English Speaking	69.8
Foreign-born	60.0
Outdoor Workers	85.9
Climate Change Adaptive Capacity	—
Impervious Surface Cover	74.0
Traffic Density	20.6
Traffic Access	58.4
Other Indices	—
Hardship	11.9
Other Decision Support	—
2016 Voting	90.3

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	4.00

Healthy Places Index Score for Project Location (b)	96.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Characteristics: Utility Information	San Mateo County default clean energy provider is Peninsula Clean Energy.
Land Use	Total dwelling units for existing and new memory care facility from provided project plans. Total number of parking spaces from project plans. Default lot acreages used.
Operations: Vehicle Data	Provided trip gen.
Operations: Hearths	No hearths.
Operations: Energy Use	According to project applicant - "No natural gas will be used and existing natural gas service will be capped"
Operations: Water and Waste Water	Wastewater treatment 100% aerobic - no septic tanks or lagoons.
Operations: Emergency Generators and Fire Pumps	one 50kW, 173hp diesel generator, 150hr/yr

23-071 Existing Nursing Home and Assit Living Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	23-071 Existing Nursing Home and Assit Living
Operational Year	2023
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	4.70
Precipitation (days)	3.20
Location	Belmont, CA, USA
County	San Mateo
City	Belmont
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1245
EDFZ	1
Electric Utility	Peninsula Clean Energy
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.14

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Congregate Care (Assisted Living)	82.0	Dwelling Unit	5.13	57,191	0.00	—	236	—

Parking Lot	41.0	Space	0.37	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	2.96	1.74	0.09	1.71	1.80	0.09	0.43	0.53	8.49	3,760
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	2.51	1.82	0.09	1.71	1.80	0.09	0.43	0.52	0.93	3,656
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	2.52	0.90	0.03	1.48	1.50	0.03	0.37	0.40	3.63	2,411
Annual (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	0.46	0.16	0.01	0.27	0.27	< 0.005	0.07	0.07	0.60	399

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Mobile	1.02	0.70	0.01	1.71	1.72	0.01	0.43	0.44	7.77	1,968
Area	1.93	0.86	0.07	—	0.07	0.07	—	0.07	—	1,041

Energy	0.01	0.18	0.01	—	0.01	0.01	—	0.01	—	314
Water	—	—	—	—	—	—	—	—	—	29.8
Waste	—	—	—	—	—	—	—	—	—	406
Refrig.	—	—	—	—	—	—	—	—	0.73	0.73
Total	2.96	1.74	0.09	1.71	1.80	0.09	0.43	0.53	8.49	3,760
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Mobile	1.00	0.83	0.01	1.71	1.72	0.01	0.43	0.44	0.20	1,877
Area	1.49	0.81	0.07	—	0.07	0.07	—	0.07	—	1,028
Energy	0.01	0.18	0.01	—	0.01	0.01	—	0.01	—	314
Water	—	—	—	—	—	—	—	—	—	29.8
Waste	—	—	—	—	—	—	—	—	—	406
Refrig.	—	—	—	—	—	—	—	—	0.73	0.73
Total	2.51	1.82	0.09	1.71	1.80	0.09	0.43	0.52	0.93	3,656
Average Daily	—	—	—	—	—	—	—	—	—	—
Mobile	0.85	0.68	0.01	1.48	1.49	0.01	0.37	0.38	2.90	1,629
Area	1.66	0.04	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	31.5
Energy	0.01	0.18	0.01	—	0.01	0.01	—	0.01	—	314
Water	—	—	—	—	—	—	—	—	—	29.8
Waste	—	—	—	—	—	—	—	—	—	406
Refrig.	—	—	—	—	—	—	—	—	0.73	0.73
Total	2.52	0.90	0.03	1.48	1.50	0.03	0.37	0.40	3.63	2,411
Annual	—	—	—	—	—	—	—	—	—	—
Mobile	0.16	0.12	< 0.005	0.27	0.27	< 0.005	0.07	0.07	0.48	270
Area	0.30	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.22
Energy	< 0.005	0.03	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	52.0
Water	—	—	—	—	—	—	—	—	—	4.94
Waste	—	—	—	—	—	—	—	—	—	67.3

Refrig.	—	—	—	—	—	—	—	—	0.12	0.12
Total	0.46	0.16	0.01	0.27	0.27	< 0.005	0.07	0.07	0.60	399

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	1.02	0.70	0.01	1.71	1.72	0.01	0.43	0.44	7.77	1,968
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.02	0.70	0.01	1.71	1.72	0.01	0.43	0.44	7.77	1,968
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	1.00	0.83	0.01	1.71	1.72	0.01	0.43	0.44	0.20	1,877
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.00	0.83	0.01	1.71	1.72	0.01	0.43	0.44	0.20	1,877
Annual	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	0.16	0.12	< 0.005	0.27	0.27	< 0.005	0.07	0.07	0.48	270
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.16	0.12	< 0.005	0.27	0.27	< 0.005	0.07	0.07	0.48	270

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	—	78.2
Parking Lot	—	—	—	—	—	—	—	—	—	3.93
Total	—	—	—	—	—	—	—	—	—	82.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	—	78.2
Parking Lot	—	—	—	—	—	—	—	—	—	3.93
Total	—	—	—	—	—	—	—	—	—	82.1
Annual	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	—	12.9
Parking Lot	—	—	—	—	—	—	—	—	—	0.65
Total	—	—	—	—	—	—	—	—	—	13.6

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	0.01	0.18	0.01	—	0.01	0.01	—	0.01	—	232
Parking Lot	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00

Total	0.01	0.18	0.01	—	0.01	0.01	—	0.01	—	232
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	0.01	0.18	0.01	—	0.01	0.01	—	0.01	—	232
Parking Lot	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00
Total	0.01	0.18	0.01	—	0.01	0.01	—	0.01	—	232
Annual	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	< 0.005	0.03	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	38.4
Parking Lot	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00
Total	< 0.005	0.03	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	38.4

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Hearths	0.05	0.81	0.07	—	0.07	0.07	—	0.07	—	1,028
Consumer Products	1.23	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.22	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.43	0.05	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	12.5
Total	1.93	0.86	0.07	—	0.07	0.07	—	0.07	—	1,041
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—

Hearths	0.05	0.81	0.07	—	0.07	0.07	—	0.07	—	1,028
Consumer Products	1.23	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.22	—	—	—	—	—	—	—	—	—
Total	1.49	0.81	0.07	—	0.07	0.07	—	0.07	—	1,028
Annual	—	—	—	—	—	—	—	—	—	—
Hearths	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.20
Consumer Products	0.22	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.04	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.02
Total	0.30	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.22

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	—	29.8
Parking Lot	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	29.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	—	29.8

Parking Lot	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	29.8
Annual	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	—	4.94
Parking Lot	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	4.94

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	—	406
Parking Lot	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	406
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	—	406
Parking Lot	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	406
Annual	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	—	67.3
Parking Lot	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	67.3

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	0.73	0.73
Total	—	—	—	—	—	—	—	—	0.73	0.73
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	0.73	0.73
Total	—	—	—	—	—	—	—	—	0.73	0.73
Annual	—	—	—	—	—	—	—	—	—	—
Congregate Care (Assisted Living)	—	—	—	—	—	—	—	—	0.12	0.12
Total	—	—	—	—	—	—	—	—	0.12	0.12

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Congregate Care (Assisted Living)	278	313	337	106,380	2,002	2,256	2,427	766,081
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Congregate Care (Assisted Living)	—
Wood Fireplaces	0
Gas Fireplaces	42
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	40
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
115811.775	38,604	0.00	0.00	964

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Congregate Care (Assisted Living)	279,739	100.0	0.0330	0.0040	721,934
Parking Lot	14,081	100.0	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Congregate Care (Assisted Living)	2,973,845	0.00
Parking Lot	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Congregate Care (Assisted Living)	215	—
Parking Lot	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Congregate Care (Assisted Living)	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Congregate Care (Assisted Living)	Household refrigerators and/or freezers	R-134a	1,430	0.22	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit

Temperature and Extreme Heat	9.23	annual days of extreme heat
Extreme Precipitation	4.65	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	13.4	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	6.38
AQ-PM	19.0
AQ-DPM	43.7
Drinking Water	24.3
Lead Risk Housing	52.6

Pesticides	0.00
Toxic Releases	35.4
Traffic	28.2
Effect Indicators	—
CleanUp Sites	76.9
Groundwater	94.1
Haz Waste Facilities/Generators	46.8
Impaired Water Bodies	12.5
Solid Waste	0.00
Sensitive Population	—
Asthma	12.7
Cardio-vascular	4.70
Low Birth Weights	3.40
Socioeconomic Factor Indicators	—
Education	24.1
Housing	9.53
Linguistic	47.7
Poverty	6.48
Unemployment	18.3

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	92.01847812
Employed	75.23418452
Median HI	93.13486462

Education	—
Bachelor's or higher	92.46759913
High school enrollment	100
Preschool enrollment	82.12498396
Transportation	—
Auto Access	53.75336841
Active commuting	77.5439497
Social	—
2-parent households	97.39509817
Voting	89.6445528
Neighborhood	—
Alcohol availability	51.03297831
Park access	40.84434749
Retail density	74.05363788
Supermarket access	70.34518157
Tree canopy	95.34197357
Housing	—
Homeownership	68.17656872
Housing habitability	77.9930707
Low-inc homeowner severe housing cost burden	91.58218914
Low-inc renter severe housing cost burden	46.81124086
Uncrowded housing	64.30129603
Health Outcomes	—
Insured adults	86.65469011
Arthritis	0.0
Asthma ER Admissions	75.0
High Blood Pressure	0.0

Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	95.4
Cognitively Disabled	70.6
Physically Disabled	83.0
Heart Attack ER Admissions	80.0
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	19.6
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	62.5
Elderly	28.2
English Speaking	69.8
Foreign-born	60.0
Outdoor Workers	85.9

Climate Change Adaptive Capacity	—
Impervious Surface Cover	74.0
Traffic Density	20.6
Traffic Access	58.4
Other Indices	—
Hardship	11.9
Other Decision Support	—
2016 Voting	90.3

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	4.00
Healthy Places Index Score for Project Location (b)	96.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Characteristics: Utility Information	San Mateo County default clean energy provider is Peninsula Clean Energy.
Land Use	Number of dwelling units, parking spaces, and existing square footage from 900 5th avenue permit plans provided by project applicant.
Operations: Vehicle Data	Provided trip gen.

Attachment 2: Project Construction and Operational Emissions and Health Risk Calculations

Construction Health Risk Assessment and Calculations

Vista Terrace Memory Care, Belmont, CA

DPM Construction Emissions and Modeling Emission Rates

Construction Year	Activity	DPM (ton/year)	Source Type	No. Sources	DPM Emissions (lb/yr)	(lb/hr)	(g/s)	Emissions per Point Source (g/s)
2024-2025*	Construction	0.0308	Point	60	61.7	0.01877	2.36E-03	3.94E-05
Total		***0.0308***			***61.7***	***0.0188***	***0.0024***	

* Includes 2025 (one month of construction)

Emissions assumed to be evenly distributed over each construction areas

hr/day =	9	(8am - 5pm)
days/yr =	365	
hours/year	3285	

DPM Construction Emissions and Modeling Emission Rates - With Mitigation

Construction Year	Activity	DPM (ton/year)	Source Type	No. Sources	DPM Emissions (lb/yr)	(lb/hr)	(g/s)	Emissions per Point Source (g/s)
2024-2025*	Construction	0.0103	Point	60	20.7	0.00629	7.93E-04	1.32E-05
Total		***0.0103***			***20.7***	***0.0063***	***0.0008***	

Emissions assumed to be evenly distributed over each construction areas

hr/day	9	(8am - 5pm)
days/yr =	365	
hours/year =	3285	

Vista Terrace Memory Care, Belmont, CA

PM2.5 Fugitive Dust Construction Emissions for Modeling

Construction Year	Activity	Area Source	PM2.5 Emissions (ton/year)	PM2.5 Emissions (lb/yr)	PM2.5 Emissions (lb/hr)	PM2.5 Emissions (g/s)	Modeled Area (m^2)	DPM Emission Rate $g/s/m^2$
*2024-2025**	Construction	CON_FUG	0.0051	10.2	0.00310	3.91E-04	1924.5	2.03E-07
Total			***0.0051***	***10.2***	***0.0031***	***0.0004***		

* Includes 2025 (one month of construction)

Emissions assumed to be evenly distributed over each construction areas

hr/day =	9	(8am - 5pm)
days/yr =	365	
hours/year =	3285	

PM2.5 Fugitive Dust Construction Emissions for Modeling - With Mitigation

Construction Year	Activity	Area Source	PM2.5 Emissions (ton/year)	PM2.5 Emissions (lb/yr)	PM2.5 Emissions (lb/hr)	PM2.5 Emissions (g/s)	Modeled Area (m^2)	DPM Emission Rate $g/s/m^2$
*2024-2025**	Construction	CON_FUG	0.0051	10.2	0.00310	3.91E-04	1924.5	2.03E-07
Total			***0.0051***	***10.2***	***0.0031***	***0.0004***		

Emissions assumed to be evenly distributed over each construction areas

hr/day =	9	(8am - 5pm)
days/yr	365	
hours/year =	3285	

Vista Terrace Memory Care, Belmont, CA
- Construction Health Impact Modeling

Source Parameters for Point Sources Used in Construction Modeling

Source	Stack Height (ft)	Stack Diam (in)	Exhaust Temp (F)	Volume Flow (acfm)	Velocity (ft/min)	Velocity (ft/sec)
Construction Equipment	9.0	2.5	918	632	18540	309.0

Source	Stack Height (m)	Stack Diam (m)	Exhaust Temp (K)			Velocity (ft/sec)
Construction Equipment	2.74	0.064	765.37			94.2

Vista Terrace Memory Care, Belmont, CA - Construction Health Impact Summary

Maximum Impacts at MEI Residential Location - Without Mitigation

Emissions Year	Maximum Concentrations		Cancer Risk** (per million)		Hazard Index	Maximum Annual PM2.5 Concentration**
	Exhaust PM10/DPM ($\mu g/m^3$)	Fugitive PM2.5 ($\mu g/m^3$)	Infant/Child	Adult	(-)	($\mu g/m^3$)
2024-2025*	0.0860	0.0698	**15.30**	0.25	0.02	0.22

* Includes 2025 (one month of construction)

**Maximum cancer risk and maximum PM2.5 concentration occur at different receptors on different floors.

- Unmitigated Includes Tier 4 Interim Engine and BMPs from DEIR Measures

Maximum Impacts at MEI Residential Location - With Mitigation

Emissions Year	Maximum Concentrations		Cancer Risk** (per million)		Hazard Index	Maximum Annual PM2.5 Concentration**
	Exhaust PM10/DPM ($\mu g/m^3$)	Fugitive PM2.5 ($\mu g/m^3$)	Infant/Child	Adult	(-)	($\mu g/m^3$)
2024-2025*	0.0288	0.0697	5.13	0.08	0.01	0.11

* Includes 2025 (one month of construction)

**Maximum cancer risk and maximum PM2.5 concentration occur at different receptors on different floors.

- Electric Cranes and Line Power for Portable Equipment as Mitigation

Vista Terrace Memory Care, Belmont, CA - Construction Impacts - Without Mitigation
Maximum DPM Cancer Risk and PM2.5 Calculations From Construction
Impacts at Off-Site MEI Location - 1.5 meter receptor height (1st Floor Level)

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E6

Where: CPF = Cancer potency factor (mg/kg-day)$^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air (µg/m^3)
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

	Infant/Child			Adult
Age -->	3rd Trimester	0 - 2	2 - 16	16 - 30
Parameter				
ASF =	10	10	3	1
CPF =	1.10E+00	1.10E+00	1.10E+00	1.10E+00
DBR* =	361	1090	572	261
A =	1	1	1	1
EF =	350	350	350	350
AT =	70	70	70	70
FAH =	1.00	1.00	1.00	0.73

* 95th percentile breathing rates for infants and 80th percentile for children and adults

Construction Cancer Risk by Year - Maximum Impact Receptor Location

Exposure Year	Exposure Duration (years)	Age	Infant/Child - Exposure Information: DPM Conc (ug/m3) Year	DPM Conc (ug/m3) Annual	Age Sensitivity Factor	Infant/Child Cancer Risk (per million)	Adult - Exposure Information: Modeled DPM Conc (ug/m3) Year	DPM Conc (ug/m3) Annual	Age Sensitivity Factor	Adult Cancer Risk (per million)
0	0.25	-0.25 - 0*	2024-2025**	0.0747	10	1.02	2024-2025**	0.0747	-	-
1	1	0 - 1	2024-2025**	0.0747	10	12.27	2024-2025**	0.0747	1	0.21
2	1	1 - 2		0.0000	10	0.00		0.0000	1	0.00
3	1	2 - 3		0.0000	3	0.00		0.0000	1	0.00
4	1	3 - 4		0.0000	3	0.00		0.0000	1	0.00
5	1	4 - 5		0.0000	3	0.00		0.0000	1	0.00
6	1	5 - 6		0.0000	3	0.00		0.0000	1	0.00
7	1	6 - 7		0.0000	3	0.00		0.0000	1	0.00
8	1	7 - 8		0.0000	3	0.00		0.0000	1	0.00
9	1	8 - 9		0.0000	3	0.00		0.0000	1	0.00
10	1	9 - 10		0.0000	3	0.00		0.0000	1	0.00
11	1	10 - 11		0.0000	3	0.00		0.0000	1	0.00
12	1	11 - 12		0.0000	3	0.00		0.0000	1	0.00
13	1	12 - 13		0.0000	3	0.00		0.0000	1	0.00
14	1	13 - 14		0.0000	3	0.00		0.0000	1	0.00
15	1	14 - 15		0.0000	3	0.00		0.0000	1	0.00
16	1	15 - 16		0.0000	3	0.00		0.0000	1	0.00
17	1	16-17		0.0000	1	0.00		0.0000	1	0.00
18	1	17-18		0.0000	1	0.00		0.0000	1	0.00
19	1	18-19		0.0000	1	0.00		0.0000	1	0.00
20	1	19-20		0.0000	1	0.00		0.0000	1	0.00
21	1	20-21		0.0000	1	0.00		0.0000	1	0.00
22	1	21-22		0.0000	1	0.00		0.0000	1	0.00
23	1	22-23		0.0000	1	0.00		0.0000	1	0.00
24	1	23 24		0.0000	1	0.00		0.0000	1	0.00
25	1	24-25		0.0000	1	0.00		0.0000	1	0.00
26	1	25-26		0.0000	1	0.00		0.0000	1	0.00
27	1	26 27		0.0000	1	0.00		0.0000	1	0.00
28	1	27-28		0.0000	1	0.00		0.0000	1	0.00
29	1	28-29		0.0000	1	0.00		0.0000	1	0.00
30	1	29-30		0.0000	1	0.00		0.0000	1	0.00
Total Increased Cancer Risk						**13.28**				**0.21**

Maximum		
Hazard Index	Fugitive PM2.5	Total PM2.5
0.01	0.08	0.12

* Third trimester of pregnancy
** Includes 2025 (one month of construction)

Vista Terrace Memory Care, Belmont, CA - Construction Impacts - Without Mitigation
Maximum DPM Cancer Risk and PM2.5 Calculations From Construction
Impacts at Off-Site MEI Location - 4.5 meter receptor height (2nd Floor Level)

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 10E6

Where: CPF = Cancer potency factor (mg/kg-day)$^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air (ug/m^3)
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

	Infant/Child			Adult
Age -->	3rd Trimester	0 - 2	2 - 16	16 - 30
Parameter				
ASF =	10	10	3	1
CPF =	1.10E-00	1.10E+00	1.10E+00	1.10E-00
DBR*	361	1090	572	261
A =	1	1	1	1
EF =	350	350	350	350
AT =	70	70	70	70
FAH	1.00	1.00	1.00	0.73

* 95th percentile breathing rates for infants and 80th percentile for children and adults

Construction Cancer Risk by Year - Maximum Impact Receptor Location

Exposure Year	Exposure Duration (years)	Age	Infant/Child - Exposure Information: DPM Conc (ug/m3) Year	DPM Conc (ug/m3) Annual	Age Sensitivity Factor	Infant/Child Cancer Risk (per million)	Adult - Exposure Information: Modeled DPM Conc (ug/m3) Year	DPM Conc (ug/m3) Annual	Age Sensitivity Factor	Adult Cancer Risk (per million)	Maximum Hazard Index	Maximum Fugitive PM2.5	Maximum Total PM2.5
0	0.25	-0.25 - 0*	2024-2025**	0.0860	10	1.17	2024-2025**	0.0860	-	-			
1	1	0 - 1	2024-2025**	0.0860	10	14.13	2024-2025**	0.0860	1	0.25	0.02	0.07	0.18
2	1	1 - 2		0.0000	10	0.00		0.0000	1	0.00			
3	1	2 - 3		0.0000	3	0.00		0.0000	1	0.00			
4	1	3 - 4		0.0000	3	0.00		0.0000	1	0.00			
5	1	4 - 5		0.0000	3	0.00		0.0000	1	0.00			
6	1	5 - 6		0.0000	3	0.00		0.0000	1	0.00			
7	1	6 - 7		0.0000	3	0.00		0.0000	1	0.00			
8	1	7 - 8		0.0000	3	0.00		0.0000	1	0.00			
9	1	8 - 9		0.0000	3	0.00		0.0000	1	0.00			
10	1	9 - 10		0.0000	3	0.00		0.0000	1	0.00			
11	1	10 - 11		0.0000	3	0.00		0.0000	1	0.00			
12	1	11 - 12		0.0000	3	0.00		0.0000	1	0.00			
13	1	12 - 13		0.0000	3	0.00		0.0000	1	0.00			
14	1	13 - 14		0.0000	3	0.00		0.0000	1	0.00			
15	1	14 - 15		0.0000	3	0.00		0.0000	1	0.00			
16	1	15 - 16		0.0000	3	0.00		0.0000	1	0.00			
17	1	16-17		0.0000	1	0.00		0.0000	1	0.00			
18	1	17 18		0.0000	1	0.00		0.0000	1	0.00			
19	1	18-19		0.0000	1	0.00		0.0000	1	0.00			
20	1	19-20		0.0000	1	0.00		0.0000	1	0.00			
21	1	20-21		0.0000	1	0.00		0.0000	1	0.00			
22	1	21 22		0.0000	1	0.00		0.0000	1	0.00			
23	1	22-23		0.0000	1	0.00		0.0000	1	0.00			
24	1	23-24		0.0000	1	0.00		0.0000	1	0.00			
25	1	24-25		0.0000	1	0.00		0.0000	1	0.00			
26	1	25 26		0.0000	1	0.00		0.0000	1	0.00			
27	1	26-27		0.0000	1	0.00		0.0000	1	0.00			
28	1	27-28		0.0000	1	0.00		0.0000	1	0.00			
29	1	28-29		0.0000	1	0.00		0.0000	1	0.00			
30	1	29-30		0.0000	1	0.00		0.0000	1	0.00			
Total Increased Cancer Risk						**15.30**				**0.25**			

* Third trimester of pregnancy
** Includes 2025 (one month of construction)

Vista Terrace Memory Care, Belmont, CA - Construction Impacts - Without Mitigation
Maximum DPM Cancer Risk and PM2.5 Calculations From Construction
Impacts at Off-Site MEI Location - 7.6 meter receptor height (3rd Floor Level)

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 10E6

Where: CPF = Cancer potency factor (mg/kg-day)$^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air (ug/m^3)
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

	Infant/Child			Adult
Age -->	3rd Trimester	0 - 2	2 - 16	16 - 30
Parameter				
ASF =	10	10	3	1
CPF =	1.10E-00	1.10E+00	1.10E+00	1.10E-00
DBR*	361	1090	572	261
A =	1	1	1	1
EF =	350	350	350	350
AT =	70	70	70	70
FAH	1.00	1.00	1.00	0.73

* 95th percentile breathing rates for infants and 80th percentile for children and adults

Construction Cancer Risk by Year - Maximum Impact Receptor Location

Exposure Year	Exposure Duration (years)	Age	Infant/Child - Exposure Information: DPM Conc (ug/m3) Year	DPM Conc (ug/m3) Annual	Age Sensitivity Factor	Infant/Child Cancer Risk (per million)	Adult - Exposure Information: Modeled DPM Conc (ug/m3) Year	DPM Conc (ug/m3) Annual	Age Sensitivity Factor	Adult Cancer Risk (per million)	Maximum Hazard Index	Maximum Fugitive PM2.5	Maximum Total PM2.5
0	0.25	-0.25 - 0*	2024-2025**	0.0253	10	0.34	2024-2025**	0.0253	-	-			
1	1	0 - 1	2024-2025**	0.0253	10	4.16	2024-2025**	0.0253	1	0.07	0.01	0.03	0.22
2	1	1 - 2		0.0000	10	0.00		0.0000	1	0.00			
3	1	2 - 3		0.0000	3	0.00		0.0000	1	0.00			
4	1	3 - 4		0.0000	3	0.00		0.0000	1	0.00			
5	1	4 - 5		0.0000	3	0.00		0.0000	1	0.00			
6	1	5 - 6		0.0000	3	0.00		0.0000	1	0.00			
7	1	6 - 7		0.0000	3	0.00		0.0000	1	0.00			
8	1	7 - 8		0.0000	3	0.00		0.0000	1	0.00			
9	1	8 - 9		0.0000	3	0.00		0.0000	1	0.00			
10	1	9 - 10		0.0000	3	0.00		0.0000	1	0.00			
11	1	10 - 11		0.0000	3	0.00		0.0000	1	0.00			
12	1	11 - 12		0.0000	3	0.00		0.0000	1	0.00			
13	1	12 - 13		0.0000	3	0.00		0.0000	1	0.00			
14	1	13 - 14		0.0000	3	0.00		0.0000	1	0.00			
15	1	14 - 15		0.0000	3	0.00		0.0000	1	0.00			
16	1	15 - 16		0.0000	3	0.00		0.0000	1	0.00			
17	1	16-17		0.0000	1	0.00		0.0000	1	0.00			
18	1	17 18		0.0000	1	0.00		0.0000	1	0.00			
19	1	18-19		0.0000	1	0.00		0.0000	1	0.00			
20	1	19-20		0.0000	1	0.00		0.0000	1	0.00			
21	1	20-21		0.0000	1	0.00		0.0000	1	0.00			
22	1	21 22		0.0000	1	0.00		0.0000	1	0.00			
23	1	22-23		0.0000	1	0.00		0.0000	1	0.00			
24	1	23-24		0.0000	1	0.00		0.0000	1	0.00			
25	1	24-25		0.0000	1	0.00		0.0000	1	0.00			
26	1	25 26		0.0000	1	0.00		0.0000	1	0.00			
27	1	26-27		0.0000	1	0.00		0.0000	1	0.00			
28	1	27-28		0.0000	1	0.00		0.0000	1	0.00			
29	1	28-29		0.0000	1	0.00		0.0000	1	0.00			
30	1	29-30		0.0000	1	0.00		0.0000	1	0.00			
Total Increased Cancer Risk						**4.50**				**0.07**			

* Third trimester of pregnancy
** Includes 2025 (one month of construction)

Vista Terrace Memory Care, Belmont, CA - Construction Impacts - Without Mitigation
Maximum DPM Cancer Risk and PM2.5 Calculations From Construction
Impacts at Assisted Living - 7.6 meter receptor height (3rd Floor Level)

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E6

Where: CPF = Cancer potency factor (mg/kg-day)
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air (µg/m^3)
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

	Infant/Child			Adult
Age -->>	3rd Trimester	0 - 2	2 - 16	16 - 30
Parameter				
ASF	10	10	3	1
CPF =	1.10E+00	1.10E+00	1.10E+00	1.10E+00
DBR*	361	1090	572	261
A =	1	1	1	1
EF	350	350	350	350
AT =	70	70	70	70
FAH =	1.00	1.00	1.00	0.73

* 95th percentile breathing rates for infants and 80th percentile for children and adults

Construction Cancer Risk by Year - Maximum Impact Receptor Location

Exposure Year	Exposure Duration (years)	Age	Infant/Child - Exposure Information: DPM Conc (ug/m3) Year	DPM Conc (ug/m3) Annual	Age Sensitivity Factor	Infant/Child Cancer Risk (per million)	Adult - Exposure Information: Modeled DPM Conc (ug/m3) Year	DPM Conc (ug/m3) Annual	Age Sensitivity Factor	Adult Cancer Risk (per million)
0	0.25	-0.25 - 0*	2024-2025**	0.0000	10	0.00	2024-2025**	0.0253	-	-
1	1	0 - 1	2024-2025**	0.0000	10	0.00	2024-2025**	0.0253	1	0.07
2	1	1 - 2		0.0000	10	0.00		0.0000	1	0.00
3	1	2 - 3		0.0000	3	0.00		0.0000	1	0.00
4	1	3 - 4		0.0000	3	0.00		0.0000	1	0.00
5	1	4 - 5		0.0000	3	0.00		0.0000	1	0.00
6	1	5 - 6		0.0000	3	0.00		0.0000	1	0.00
7	1	6 - 7		0.0000	3	0.00		0.0000	1	0.00
8	1	7 - 8		0.0000	3	0.00		0.0000	1	0.00
9	1	8 - 9		0.0000	3	0.00		0.0000	1	0.00
10	1	9 - 10		0.0000	3	0.00		0.0000	1	0.00
11	1	10 - 11		0.0000	3	0.00		0.0000	1	0.00
12	1	11 - 12		0.0000	3	0.00		0.0000	1	0.00
13	1	12 - 13		0.0000	3	0.00		0.0000	1	0.00
14	1	12 - 14		0.0000	3	0.00		0.0000	1	0.00
15	1	14 - 15		0.0000	3	0.00		0.0000	1	0.00
16	1	15 - 16		0.0000	3	0.00		0.0000	1	0.00
17	1	16-17		0.0000	1	0.00		0.0000	1	0.00
18	1	17-18		0.0000	1	0.00		0.0000	1	0.00
19	1	18-19		0.0000	1	0.00		0.0000	1	0.00
20	1	19-20		0.0000	1	0.00		0.0000	1	0.00
21	1	20-21		0.0000	1	0.00		0.0000	1	0.00
22	1	21-22		0.0000	1	0.00		0.0000	1	0.00
23	1	22-23		0.0000	1	0.00		0.0000	1	0.00
24	1	23-24		0.0000	1	0.00		0.0000	1	0.00
25	1	24-25		0.0000	1	0.00		0.0000	1	0.00
26	1	25-26		0.0000	1	0.00		0.0000	1	0.00
27	1	26-27		0.0000	1	0.00		0.0000	1	0.00
28	1	27-28		0.0000	1	0.00		0.0000	1	0.00
29	1	28-29		0.0000	1	0.00		0.0000	1	0.00
30	1	29-30		0.0000	1	0.00		0.0000	1	0.00
Total Increased Cancer Risk						**0.00**				**0.07**

Maximum		
Hazard Index	Fugitive PM2.5	Total PM2.5
0.0	0.02	0.22

* = 3rd trimester of pregnancy
** = Includes 2025 (one month of construction)

Vista Terrace Memory Care, Belmont, CA - Construction Impacts - With Mitigation
Maximum DPM Cancer Risk and PM2.5 Calculations From Construction
Impacts at Off-Site MEI Location - 4.5 meter receptor height (2nd Floor Level)

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E6

Where: CPF = Cancer potency factor (mg/kg-day)$^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air (ug/m^3)
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

	Infant/Child			Adult
Age -->	3rd Trimester	0 - 2	2 - 16	16 - 30
Parameter				
ASF =	10	10	3	1
CPF =	1.10E+00	1.10E+00	1.10E+00	1.10E+00
DBR* =	361	1090	572	261
A =	1	1	1	1
EF =	350	350	350	350
AT =	70	70	70	70
FAH =	1.00	1.00	1.00	0.73

* 95th percentile breathing rates for infants and 80th percentile for children and adults.

Construction Cancer Risk by Year - Maximum Impact Receptor Location

Exposure Year	Exposure Duration (years)	Age	Infant/Child - Exposure Information: DPM Conc (ug/m3) Year	DPM Conc (ug/m3) Annual	Age Sensitivity Factor	Infant/Child Cancer Risk (per million)	Adult - Exposure Information: Modeled DPM Conc (ug/m3) Year	Modeled DPM Conc (ug/m3) Annual	Age Sensitivity Factor	Adult Cancer Risk (per million)
0	0.25	-0.25 - 0*	2024-2025**	0.0288	10	0.39	2024-2025**	0.0288	-	-
1	1	0 - 1	2024-2025**	0.0288	10	4.74	2024-2025**	0.0288	1	0.08
2	1	1 - 2		0.0000	10	0.00		0.0000	1	0.00
3	1	2 - 3		0.0000	3	0.00		0.0000	1	0.00
4	1	3 - 4		0.0000	3	0.00		0.0000	1	0.00
5	1	4 - 5		0.0000	3	0.00		0.0000	1	0.00
6	1	5 - 6		0.0000	3	0.00		0.0000	1	0.00
7	1	6 - 7		0.0000	3	0.00		0.0000	1	0.00
8	1	7 - 8		0.0000	3	0.00		0.0000	1	0.00
9	1	8 - 9		0.0000	3	0.00		0.0000	1	0.00
10	1	9 - 10		0.0000	3	0.00		0.0000	1	0.00
11	1	10 - 11		0.0000	3	0.00		0.0000	1	0.00
12	1	11 - 12		0.0000	3	0.00		0.0000	1	0.00
13	1	12 - 13		0.0000	3	0.00		0.0000	1	0.00
14	1	13 - 14		0.0000	3	0.00		0.0000	1	0.00
15	1	14 - 15		0.0000	3	0.00		0.0000	1	0.00
16	1	15 - 16		0.0000	3	0.00		0.0000	1	0.00
17	1	16-17		0.0000	1	0.00		0.0000	1	0.00
18	1	17-18		0.0000	1	0.00		0.0000	1	0.00
19	1	18-19		0.0000	1	0.00		0.0000	1	0.00
20	1	19-20		0.0000	1	0.00		0.0000	1	0.00
21	1	20-21		0.0000	1	0.00		0.0000	1	0.00
22	1	21-22		0.0000	1	0.00		0.0000	1	0.00
23	1	22-23		0.0000	1	0.00		0.0000	1	0.00
24	1	23 24		0.0000	1	0.00		0.0000	1	0.00
25	1	24-25		0.0000	1	0.00		0.0000	1	0.00
26	1	25-26		0.0000	1	0.00		0.0000	1	0.00
27	1	26 27		0.0000	1	0.00		0.0000	1	0.00
28	1	27-28		0.0000	1	0.00		0.0000	1	0.00
29	1	28-29		0.0000	1	0.00		0.0000	1	0.00
30	1	29-30		0.0000	1	0.00		0.0000	1	0.00
Total Increased Cancer Risk						**5.13**				**0.08**

Maximum		
Hazard Index	Fugitive PM2.5	Total PM2.5
0.01	0.07	0.11

* Third trimester of pregnancy
** Includes 2025 (one month of construction)

Vista Terrace Memory Care, Belmont, CA - Construction Impacts - With Mitigation
Maximum DPM Cancer Risk and PM2.5 Calculations From Construction
Impacts at Off-Site MEI Location - 7.6 meter receptor height (3rd Floor Level)

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E6

Where: CPF = Cancer potency factor (mg/kg-day)$^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air (ug/m^3)
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

	Infant/Child			Adult
Age -->	3rd Trimester	0 - 2	2 - 16	16 - 30
Parameter				
ASF =	10	10	3	1
CPF =	1.10E+00	1.10E+00	1.10E+00	1.10E+00
DBR* =	361	1090	572	261
A =	1	1	1	1
EF =	350	350	350	350
AT =	70	70	70	70
FAH =	1.00	1.00	1.00	0.73

* 95th percentile breathing rates for infants and 80th percentile for children and adults

Construction Cancer Risk by Year - Maximum Impact Receptor Location

Exposure Year	Exposure Duration (years)	Age	Infant/Child - Exposure Information: DPM Conc (ug/m3) Year	DPM Conc (ug/m3) Annual	Age Sensitivity Factor	Infant/Child Cancer Risk (per million)	Adult - Exposure Information: Modeled DPM Conc (ug/m3) Year	Modeled DPM Conc (ug/m3) Annual	Age Sensitivity Factor	Adult Cancer Risk (per million)
0	0.25	-0.25 - 0*	2024-2025**	0.0085	10	0.12	2024-2025**	0.0085	-	-
1	1	0 - 1	2024-2025**	0.0085	10	1.39	2024-2025**	0.0085	1	0.02
2	1	1 - 2		0.0000	10	0.00		0.0000	1	0.00
3	1	2 - 3		0.0000	3	0.00		0.0000	1	0.00
4	1	3 - 4		0.0000	3	0.00		0.0000	1	0.00
5	1	4 - 5		0.0000	3	0.00		0.0000	1	0.00
6	1	5 - 6		0.0000	3	0.00		0.0000	1	0.00
7	1	6 - 7		0.0000	3	0.00		0.0000	1	0.00
8	1	7 - 8		0.0000	3	0.00		0.0000	1	0.00
9	1	8 - 9		0.0000	3	0.00		0.0000	1	0.00
10	1	9 - 10		0.0000	3	0.00		0.0000	1	0.00
11	1	10 - 11		0.0000	3	0.00		0.0000	1	0.00
12	1	11 - 12		0.0000	3	0.00		0.0000	1	0.00
13	1	12 - 13		0.0000	3	0.00		0.0000	1	0.00
14	1	13 - 14		0.0000	3	0.00		0.0000	1	0.00
15	1	14 - 15		0.0000	3	0.00		0.0000	1	0.00
16	1	15 - 16		0.0000	3	0.00		0.0000	1	0.00
17	1	16-17		0.0000	1	0.00		0.0000	1	0.00
18	1	17-18		0.0000	1	0.00		0.0000	1	0.00
19	1	18-19		0.0000	1	0.00		0.0000	1	0.00
20	1	19-20		0.0000	1	0.00		0.0000	1	0.00
21	1	20-21		0.0000	1	0.00		0.0000	1	0.00
22	1	21-22		0.0000	1	0.00		0.0000	1	0.00
23	1	22-23		0.0000	1	0.00		0.0000	1	0.00
24	1	23 24		0.0000	1	0.00		0.0000	1	0.00
25	1	24-25		0.0000	1	0.00		0.0000	1	0.00
26	1	25-26		0.0000	1	0.00		0.0000	1	0.00
27	1	26 27		0.0000	1	0.00		0.0000	1	0.00
28	1	27-28		0.0000	1	0.00		0.0000	1	0.00
29	1	28-29		0.0000	1	0.00		0.0000	1	0.00
30	1	29-30		0.0000	1	0.00		0.0000	1	0.00
Total Increased Cancer Risk						**1.51**				**0.02**

Maximum		
Hazard Index	Fugitive PM2.5	Total PM2.5
0.002	0.03	0.10

* Third trimester of pregnancy
** Includes 2025 (one month of construction)

Project Stationary Sources Health Risk Assessment and Calculations

Vista Terrace Memory Care, Belmont, CA

Standby Emergency Generator Impacts

Off-Site Sensitive Receptors

MEI Locations = 4.5m, 7.6m receptor heights

DPM Emission Rates		
	DPM Emissions per Generator	
	Max Daily	Annual
Source Type	(lb/day)	(lb/year)
One, 50-kW, 173-hp Generator	0.006	2.09
CalEEMod DPM Emissions	0.001	tons/year

Modeling Information	
Model	AERMOD
Source	Diesel Generator Engine
Source Type	Point
Meteorological Data	2011-2015 San Carlos Airport Meterological Data
Point Source Stack Parameters	
Generator Engine Size (hp)	173
Stack Height (ft)	10.00
Stack Diameter (ft)**	0.60
Exhaust Gas Flowrate (CFM)*	609.00
Stack Exit Velocity (ft/sec)**	3.34
Exhaust Temperature (˚F)*	622.00
Emissions Rate (lb/hr)	0.0002

* Applicant provided gen spec sheet.

**BAAQMD default generator parameters

Vista Terrace Memory Care, Belmont, CA - Project Generator Impacts
Maximum DPM Cancer Risk and PM2.5 Calculations
Impacts at Construction MEI Receptors, 29-Year Exposure - 4.5m, 7.6m Receptor Heights

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E6

Where: CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air $(\mu g/m^3)$
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

	Infant/Child			Adult
Age -->	3rd Trimester	0 - 2	2 - 16	16 - 30
Parameter				
ASF =	10	10	3	1
CPF =	1.1E+00	1.1E+00	1.1E+00	1.1E+00
DBR* =	361	1090	572	261
A =	1	1	1	1
EF	350	350	350	350
AT =	70	70	70	70
FAH	1.00	1.00	1.00	0.73

* 95th percentile breathing rates for infants and 80th percentile for children and adults

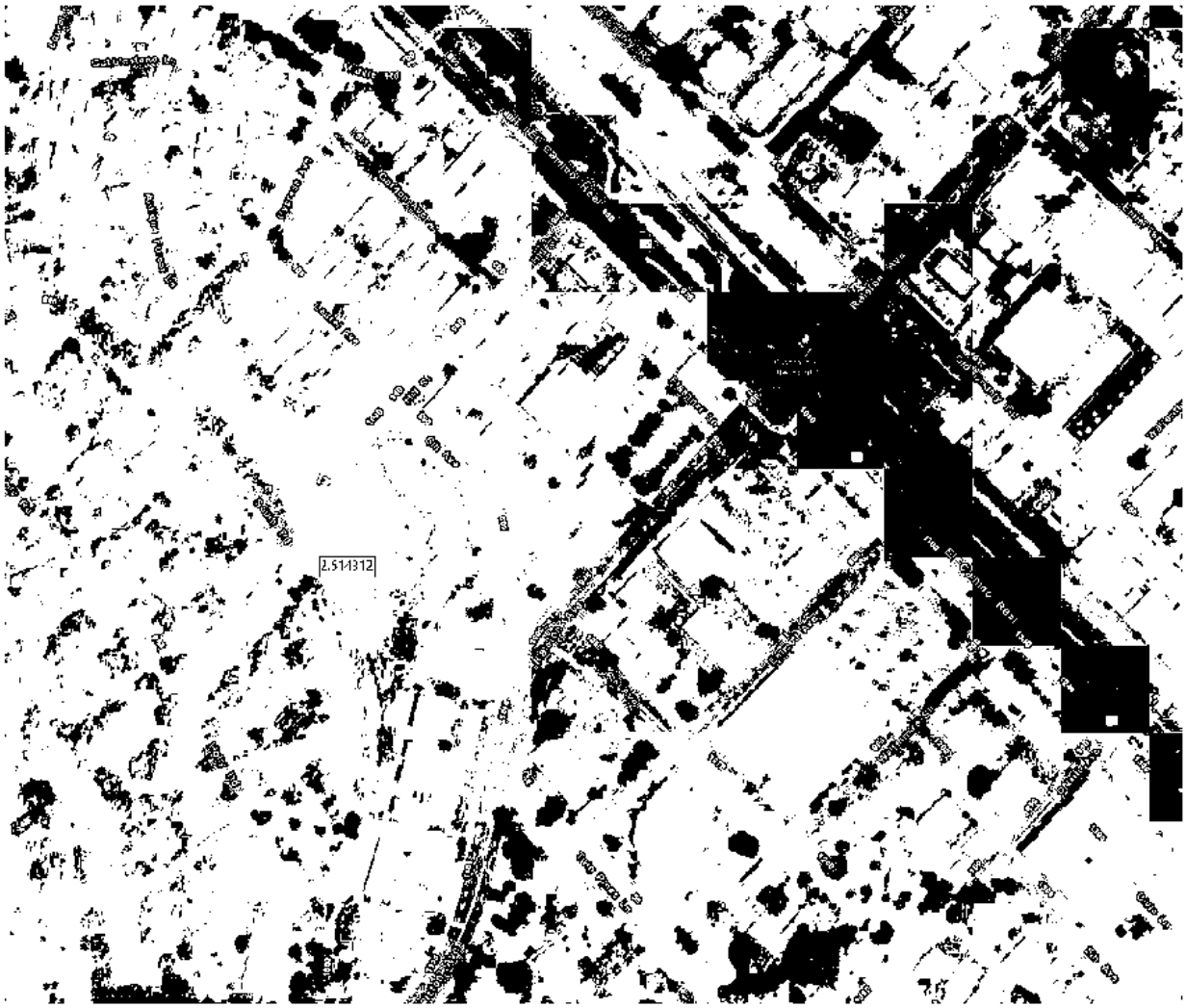
Project Generators Operation Cancer Risk by Year - Maximum Impact Receptor Location

Exposure Year	Exposure Duration (years)	Age	Infant/Child - Exposure Information: DPM Conc (ug/m3) Year	DPM Conc (ug/m3) Annual	Age Sensitivity Factor	Cancer Risk (per million)	Hazard Index	Total PM2.5
0	0.25	-0.25 - 0*	2024	0.0000	10	0.00		
1	1	0 - 1	2024	0.0000	10	0.00		
2	1	1 - 2	2025	0.0021	10	0.34	0.0004	0.002
3	1	2 - 3	2026	0.0021	3	0.05		
4	1	3 - 4	2027	0.0021	3	0.05		
5	1	4 - 5	2028	0.0021	3	0.05		
6	1	5 - 6	2029	0.0021	3	0.05		
7	1	6 - 7	2030	0.0021	3	0.05		
8	1	7 - 8	2031	0.0021	3	0.05		
9	1	8 - 9	2032	0.0021	3	0.05		
10	1	9 - 10	2033	0.0021	3	0.05		
11	1	10 - 11	2034	0.0021	3	0.05		
12	1	11 - 12	2035	0.0021	3	0.05		
13	1	12 - 13	2036	0.0021	3	0.05		
14	1	13 - 14	2037	0.0021	3	0.05		
15	1	14 - 15	2038	0.0021	3	0.05		
16	1	15 - 16	2039	0.0021	3	0.05		
17	1	16-17	2040	0.0021	1	0.01		
18	1	17-18	2041	0.0021	1	0.01		
19	1	18-19	2042	0.0021	1	0.01		
20	1	19-20	2043	0.0021	1	0.01		
21	1	20-21	2044	0.0021	1	0.01		
22	1	21-22	2045	0.0021	1	0.01		
23	1	22-23	2046	0.0021	1	0.01		
24	1	23-24	2047	0.0021	1	0.01		
25	1	24-25	2048	0.0021	1	0.01		
26	1	25-26	2049	0.0021	1	0.01		
27	1	26-27	2050	0.0021	1	0.01		
28	1	27-28	2051	0.0021	1	0.01		
29	1	28-29	2052	0.0021	1	0.01		
30	1	29-30	2053	0.0021	1	0.01		
Total Increased Cancer Risk						**1.16**		

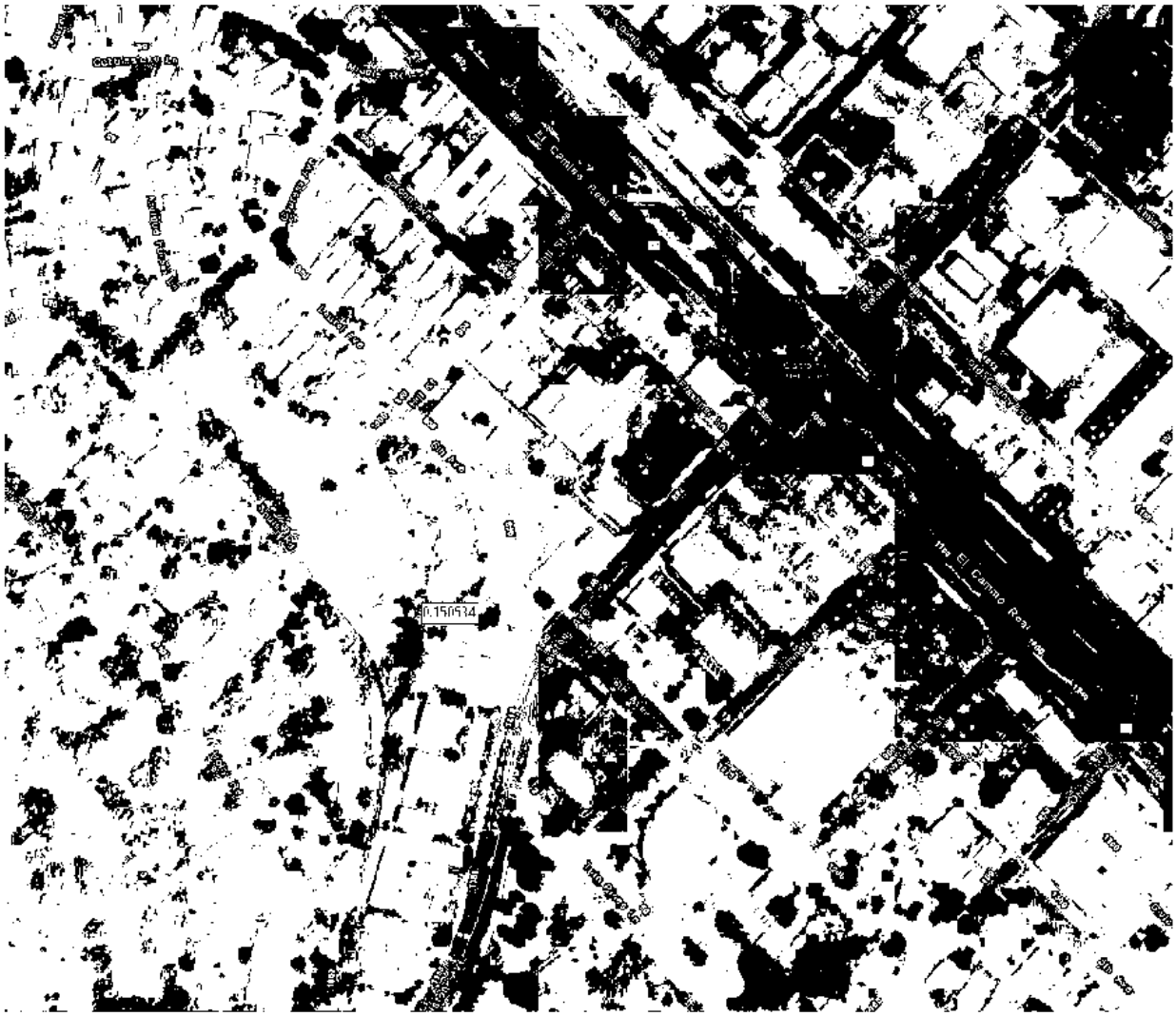
* Third trimester of pregnancy

Attachment 3: Health Risk Modeling Information and Calculations

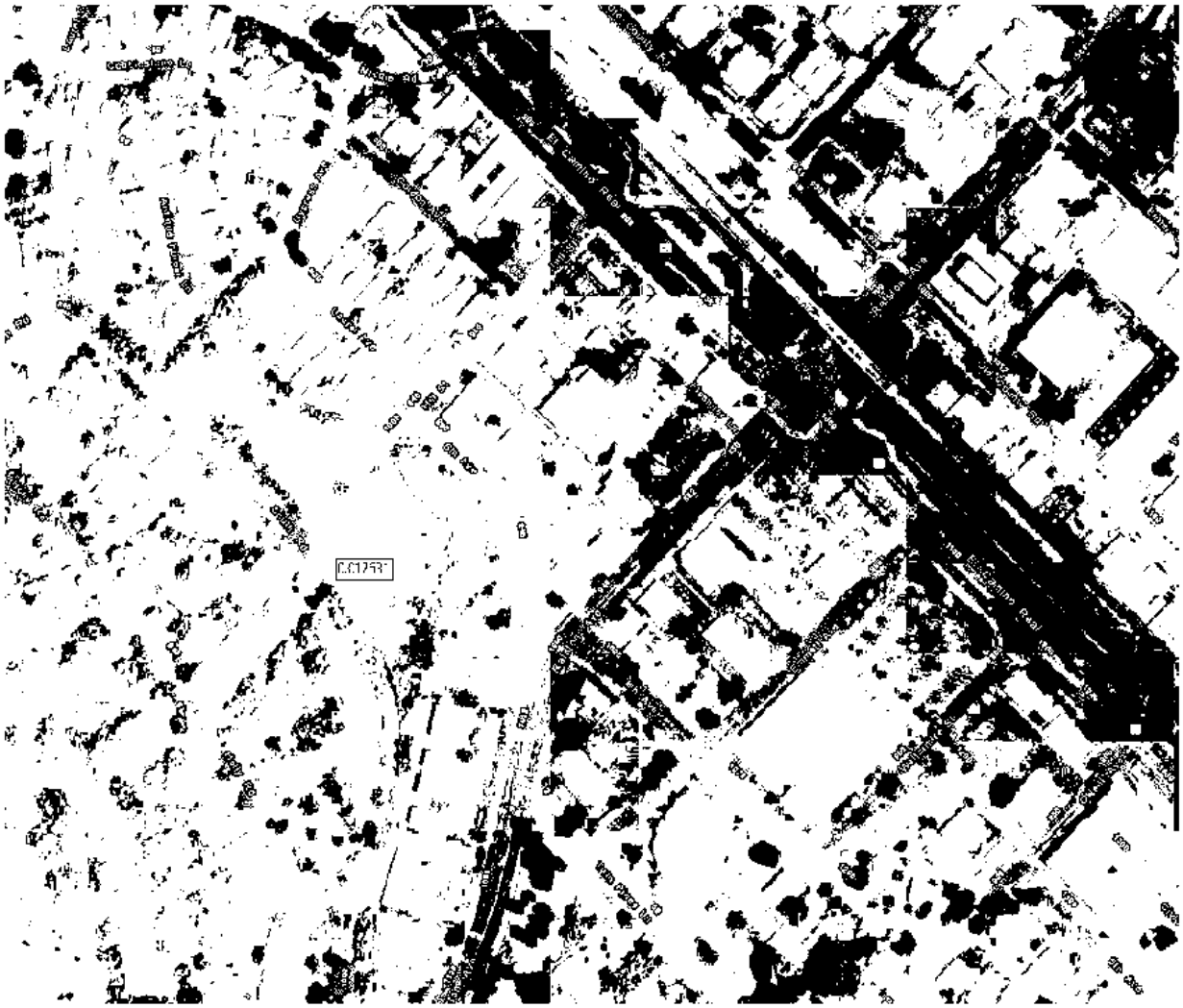
BAAQMD RASTER Screening Data Roadway Cancer Risk Impacts at the Cancer Risk MEI



BAAQMD RASTER Screening Data Roadway $PM_{2.5}$ Concentration Impacts at the $PM_{2.5}$ MEI



BAAQMD RASTER Screening Data Roadway Hazard Index Impacts at the Cancer Risk MEI



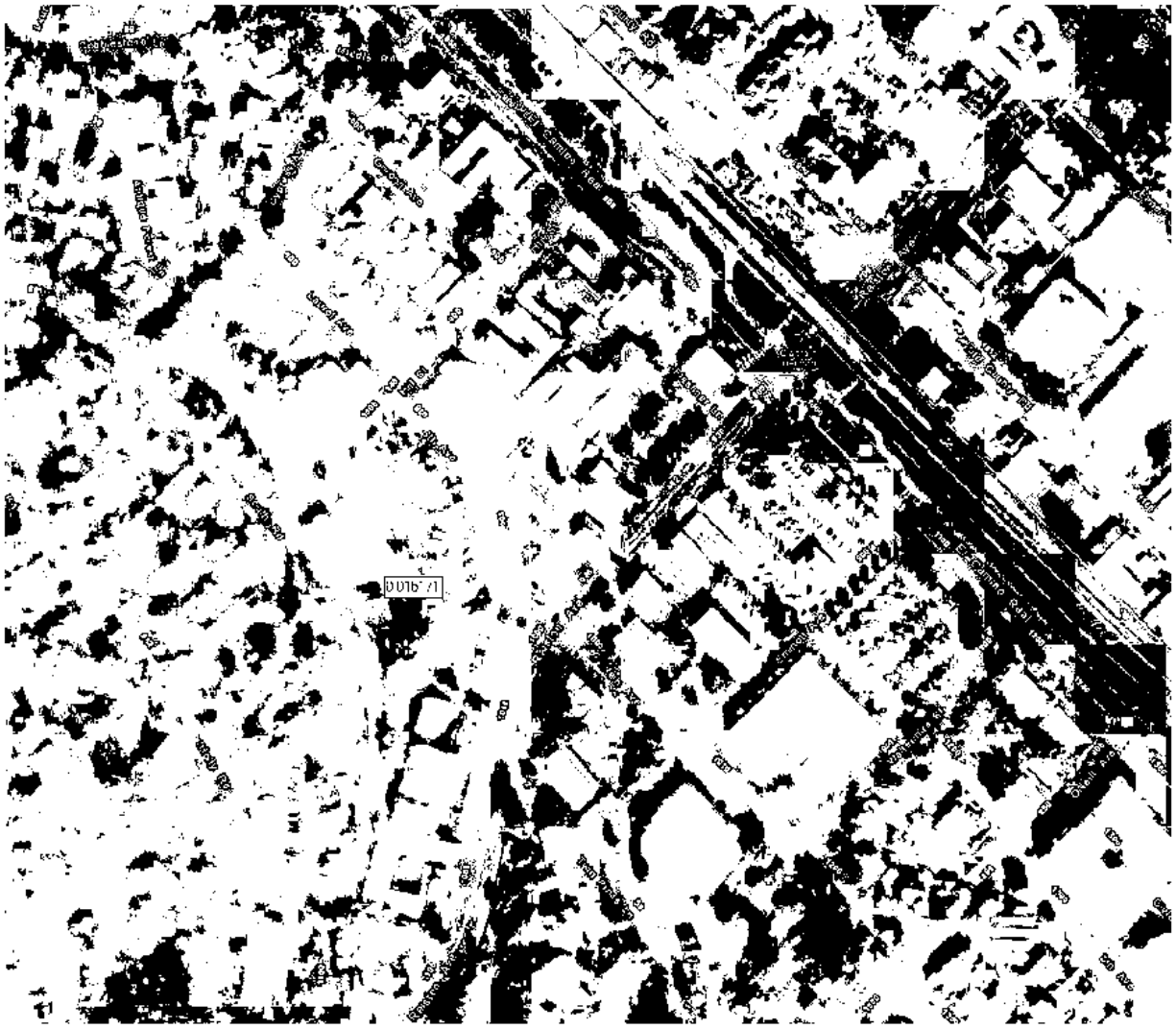
BAAQMD RASTER Screening Data Roadway Cancer Risk Impacts at the Project Site



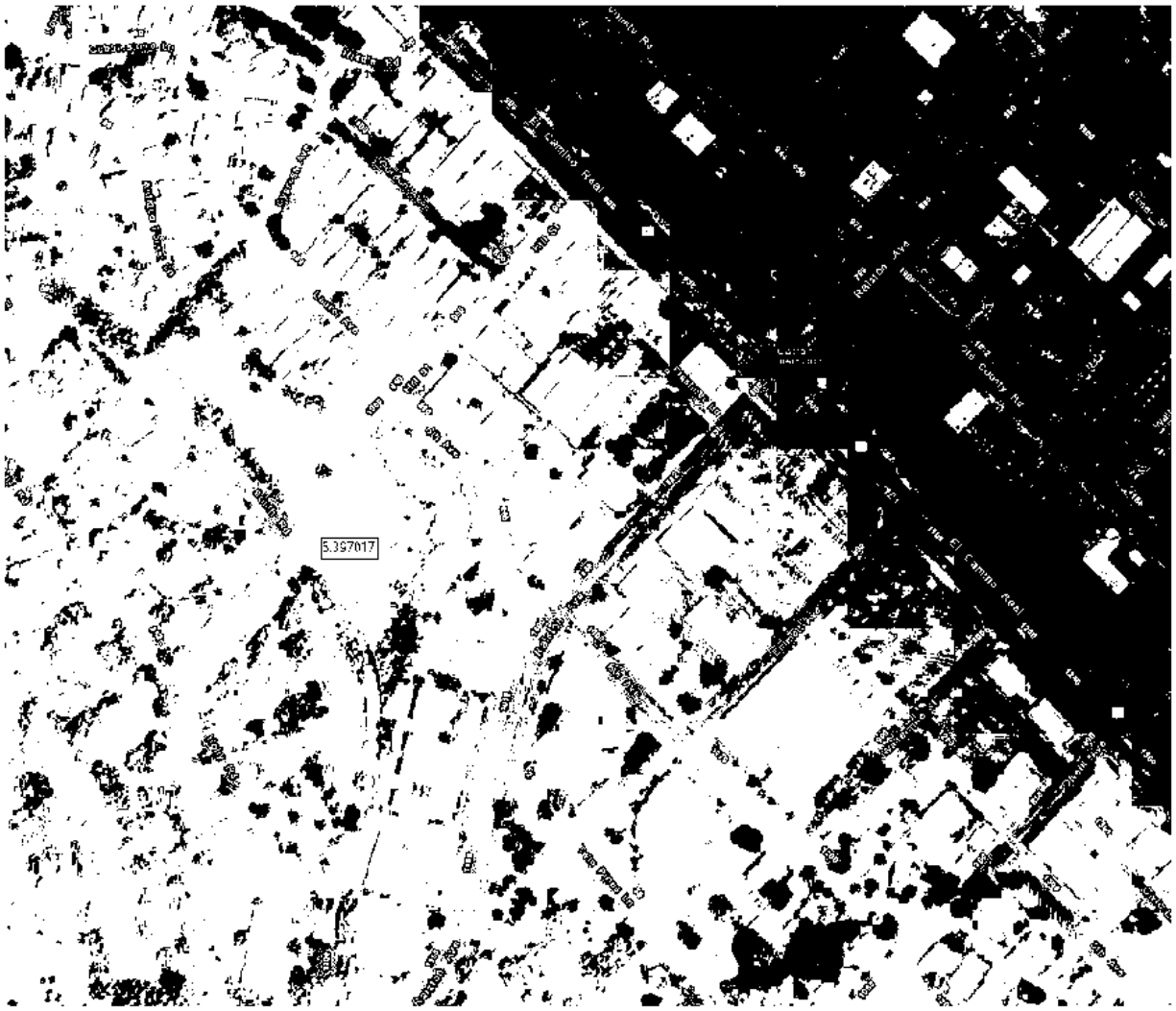
BAAQMD RASTER Screening Data Roadway $PM_{2.5}$ Concentration Impacts at the Project Site



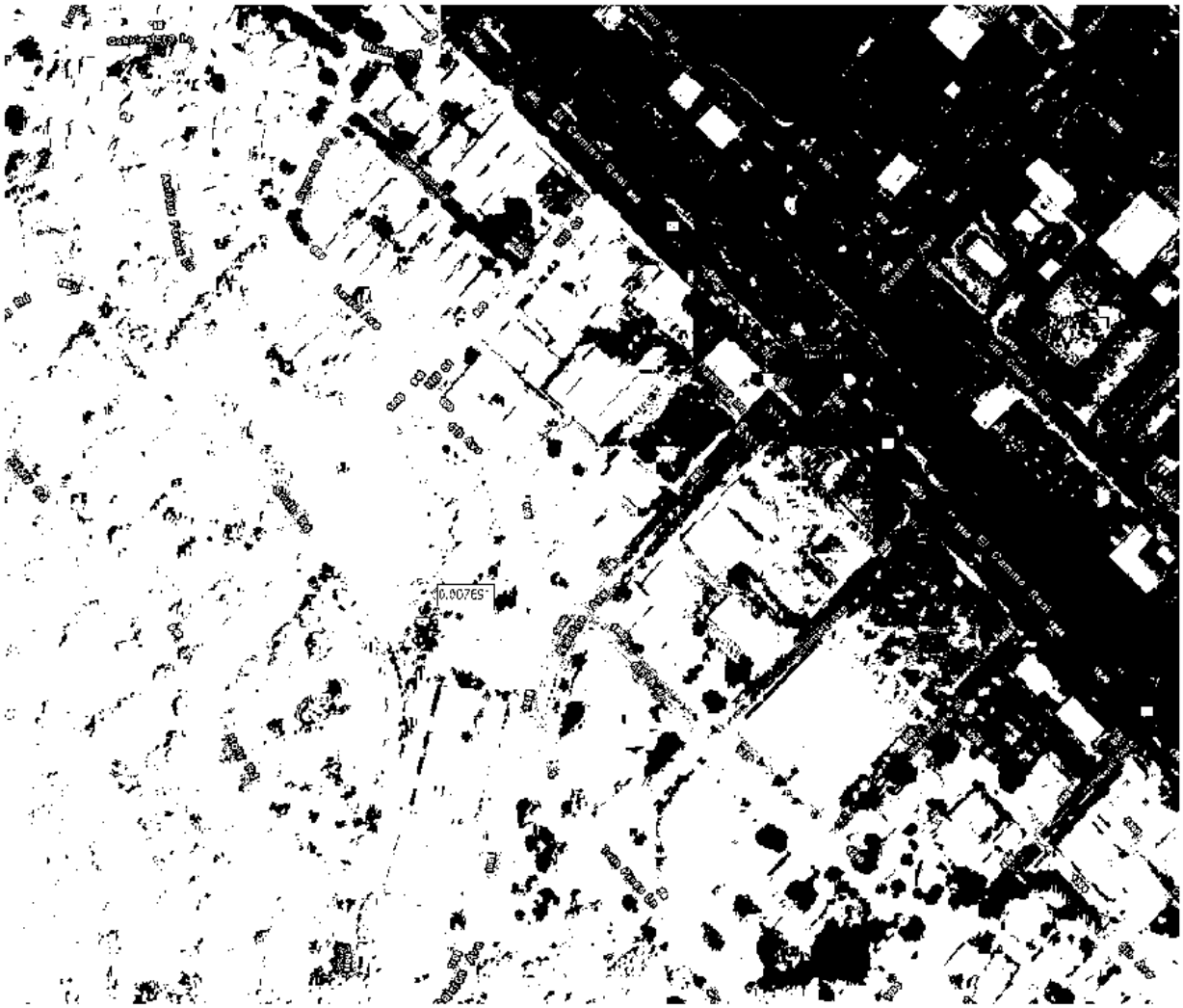
BAAQMD RASTER Screening Data Roadway Hazard Index Impacts at the Project Site



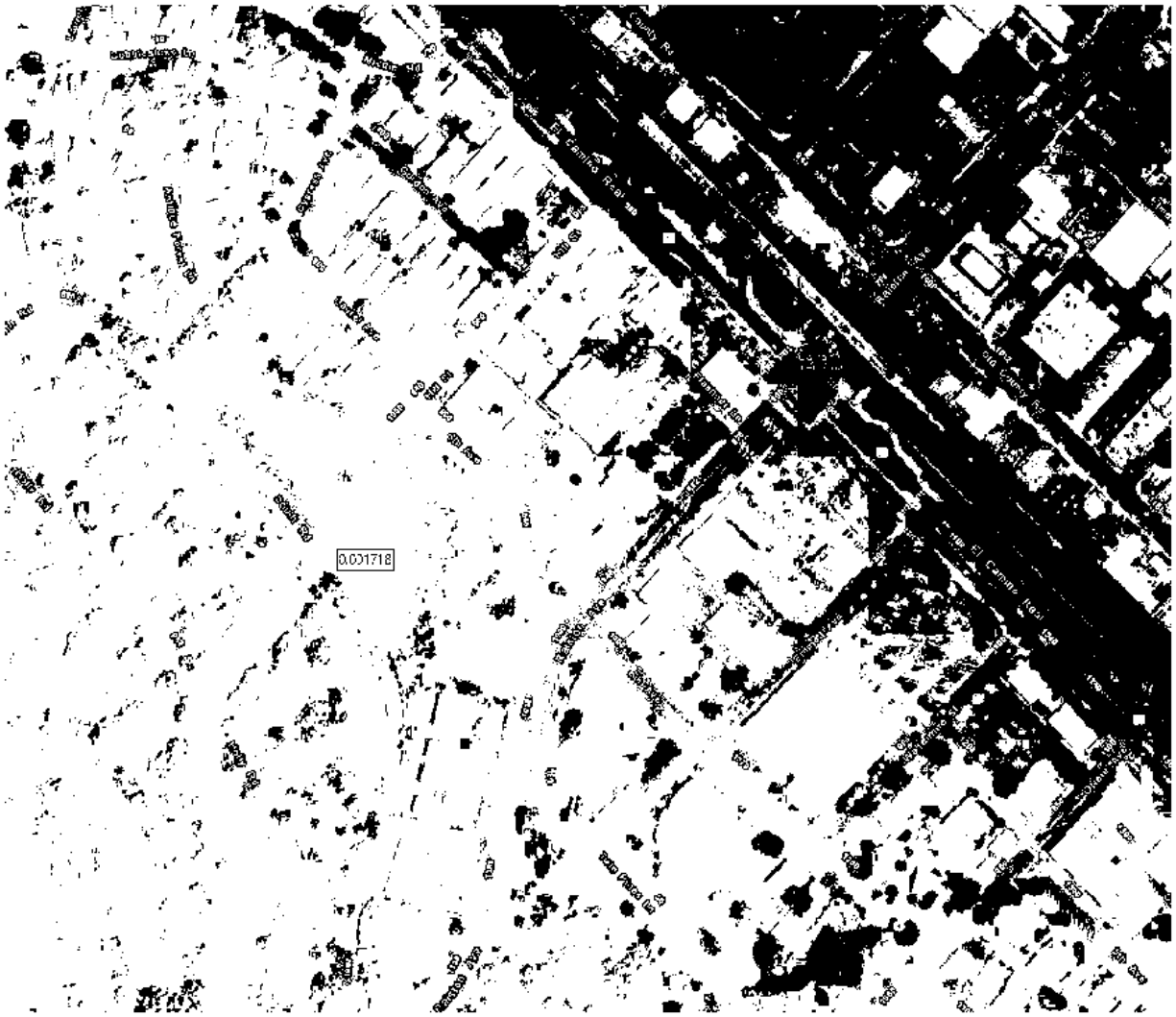
BAAQMD RASTER Screening Data Rail Line Cancer Risk Impacts at the Cancer Risk MEI



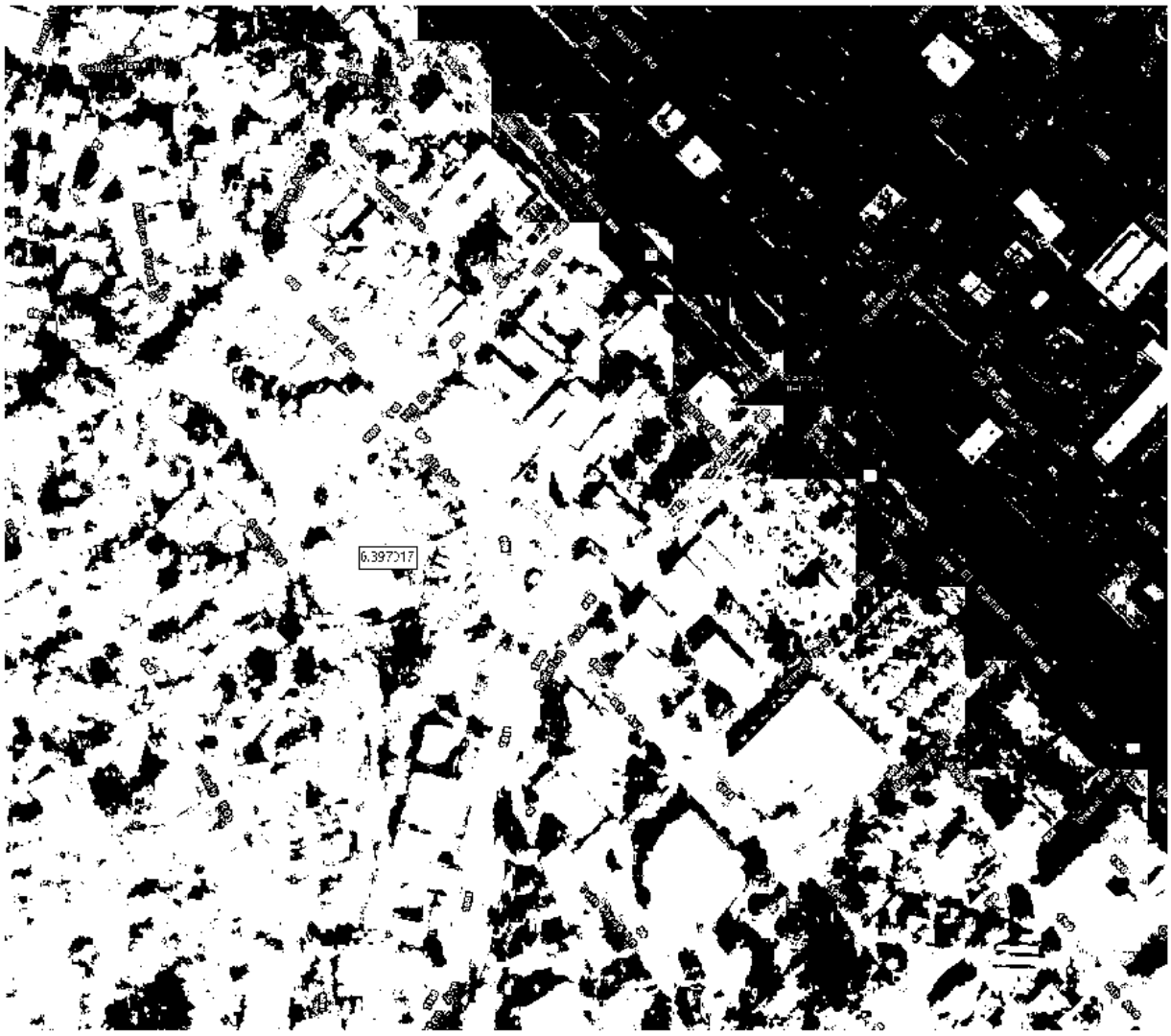
BAAQMD RASTER Screening Data Rail Line $PM_{2.5}$ Concentration Impacts at the $PM_{2.5}$ MEI



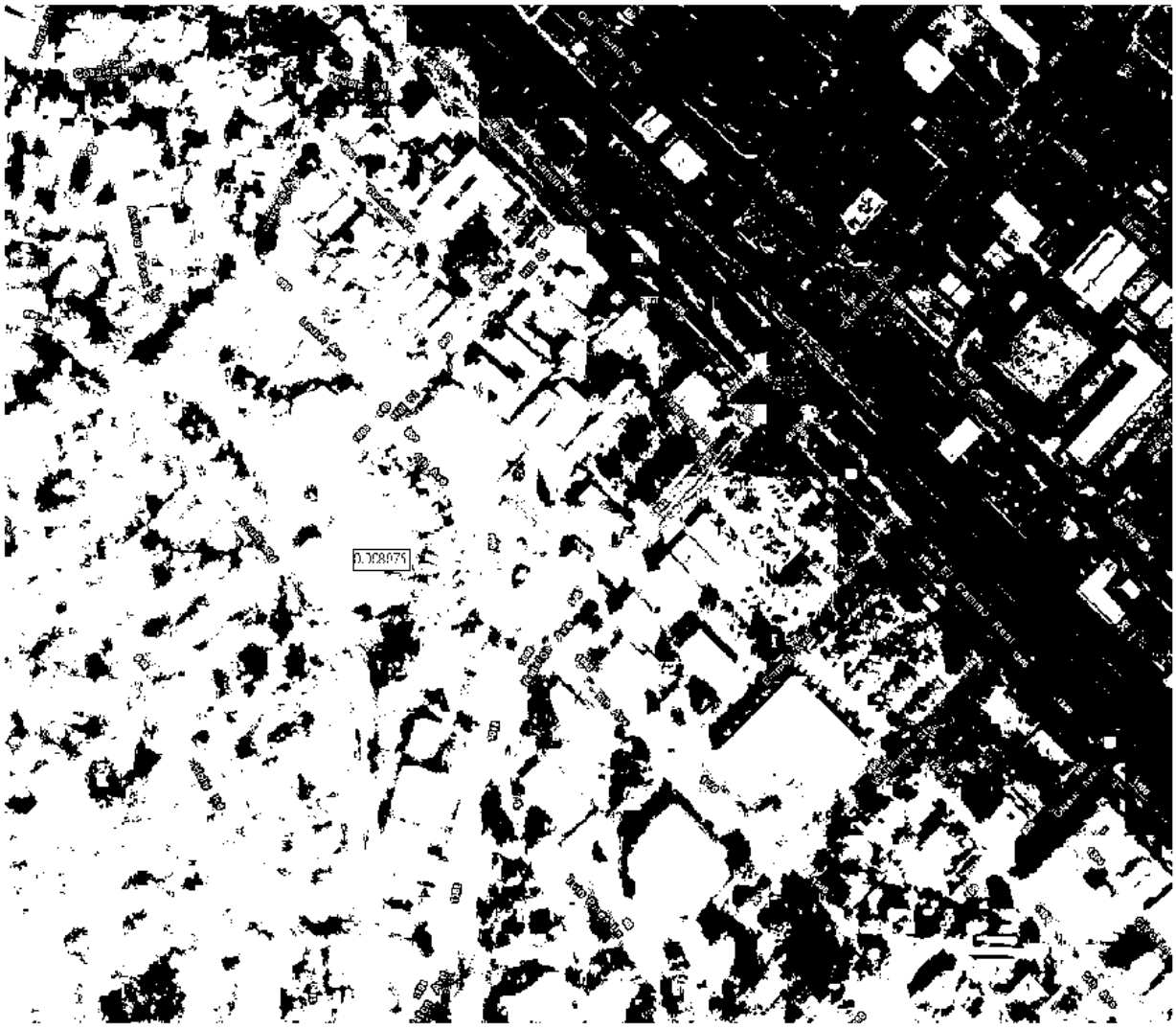
BAAQMD RASTER Screening Data Rail Line Hazard Index Impacts at the Cancer Risk MEI



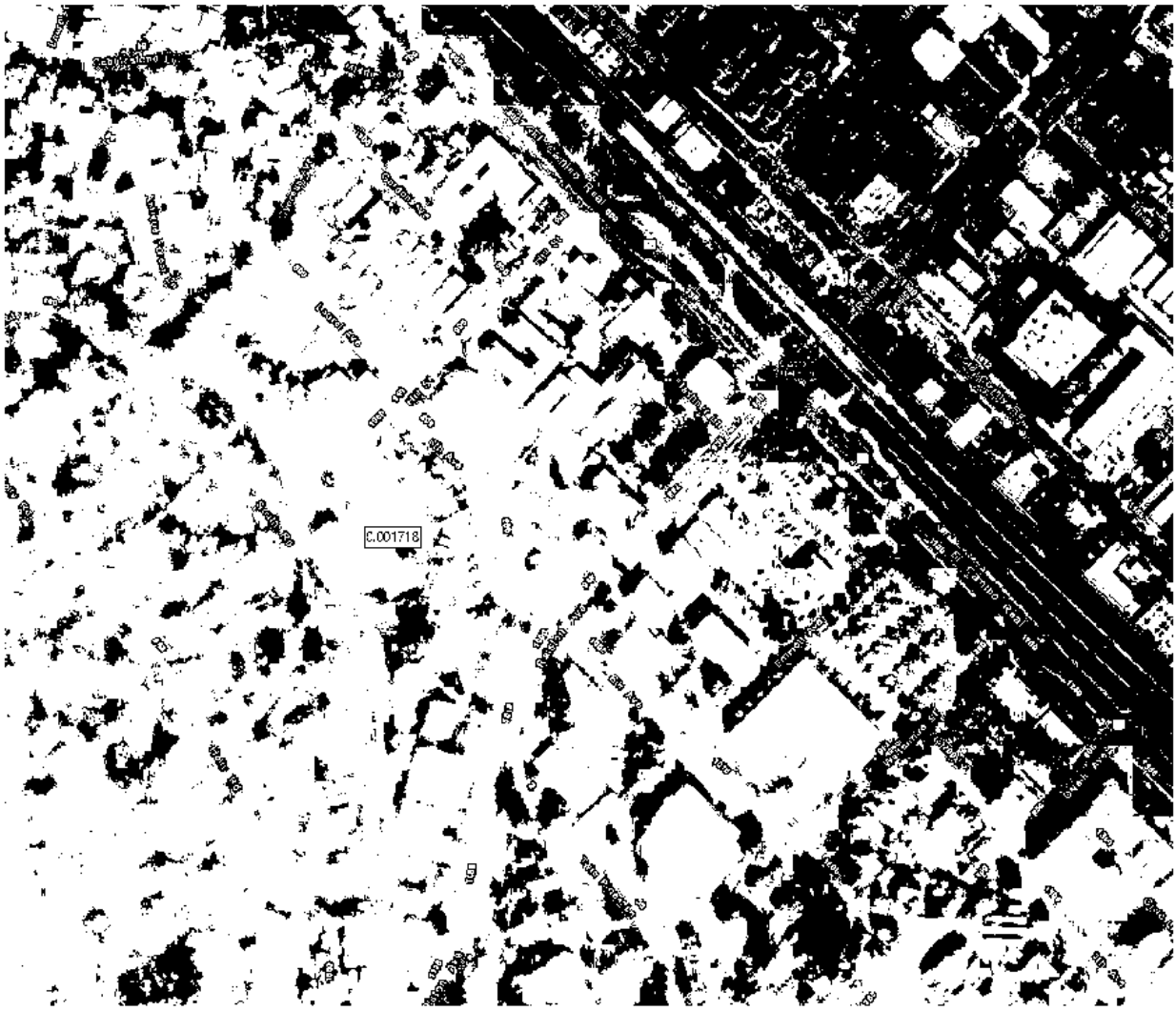
BAAQMD RASTER Screening Data Rail Line Cancer Risk Impacts at the Project Site



BAAQMD RASTER Screening Data Rail Line $PM_{2.5}$ Concentration Impacts at the Project Site



BAAQMD RASTER Screening Data Rail Line Hazard Index Impacts at the Project Site



BAY AREA AIR QUALITY MANAGEMENT DISTRICT

This form is required when users request stationary source data from BAAQMD

This form is to be used with the BAAQMD's Google Earth stationary source screening tables.

Click here for District's Recommended Methods for Screening and Modeling Local Risks and Hazards document.

Table A: Requester Contact Information

Date of Request	6/5/2022
Contact Name	Jordyn Bauer
Affiliation	Illingworth & Rodkin, Inc.
Phone	707-794-0400 x103
Email	jbauer@illingworthrodkin.com
Project Name	Belmont Memory Care
Address	1041 Hill St
City	Belmont
County	San Mateo
Type (residential, commercial, mixed use, industrial, etc.)	Residential
Project Size (# of units or building square feet)	36
Comments:	

For Air District assistance, the following steps must be completed:

1. Complete all the contact and project information requested in **Table A** Incomplete forms will not be processed. Please include a project site map.

2. Download and install the free program Google Earth, **http://www.google.com/earth/download/ge/**, and then download the county specific Google Earth stationary source application files from the District's website, **http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES/Tools-and-Methodology.aspx**. The small points on the map represent stationary sources permitted by the District (Map A on right). These permitted sources include diesel back-up generators, gas stations, dry cleaners, boilers, printers, auto spray booths, etc. Click on a point to view the source's Information Table, including the name, location, and preliminary estimated cancer risk, hazard index, and PM2.5 concentration.

3. Find the project site in Google Earth by inputting the site's address in the Google Earth search box.

4. Identify stationary sources within at least a 1000ft radius of project site. Verify that the location of the source on the map matches with the source's address in the Information Table, by using the Google Earth address search box to confirm the source's address location. Please report any mapping errors to the District.

5. List the stationary source information in [redacted] ue section only.

6. Note that a small percentage of the stationary sources have [redacted] ve Health Risk Screening Assessment (HRSA) data INSTEAD of screening level data. These sources will be noted by an asterisk next to the Plant Name (Map B on right). If HRSA values are presented, these values have already been modeled and cannot be adjusted further.

7. Email this completed form to District staff. District staff will provide the most recent risk, hazard, and PM2.5 data that are available for the source(s). If this information or data are not available, source emissions data will be provided. Staff will respond to inquiries within three weeks.

Note that a public records request received for the same stationary source information will cancel the processing of your SSIF request.

Submit forms, maps, and questions to Matthew Hanson at 415-749-8733, or mhanson@baaqmd.gov

Table B: Google Earth data

										Project MEIs		
										Adjusted Cancer Risk Estimate	Adjusted Hazard Risk	Adjusted PM2.5
600	16185	City of Belmont	One Twin Pines Lane	19.925	0.031	0.024	Generator	2021 Dataset	0.09	1.79	0.003	0.002
600	18277	City of Belmont	El Camino Real Blvd & Har	0.034	-	-	Generator	2021 Dataset	0.09	0.003	#VALUE!	#VALUE!
950	18278	City of Belmont	Old County Rd & Ralston A	0.033	-	-	Generator	2021 Dataset	0.04	0.001	#VALUE!	#VALUE!
600	23307	Safeway Inc #1138	1100 El Camino Real	0.014	-	-	Generator	2021 Dataset	0.09	0.001	#VALUE!	#VALUE!
350	108127	Belmont 76 Service	995 Ralston Ave	6.236	0.027		Gas Dispensing Facility	BAAQMD Public Records data. CARB GDF screening tool.	NA	0.38	0.21	-

Footnotes:

1. Maximally exposed individual

Project Site

1		Distance Adjustment Multiplier	Adjusted Cancer Risk Estimate	Adjusted Hazard Risk	Adjusted PM2.5
600	16185	0.09	1.79	0.003	0.002
600	18277	0.09	0.003	#VALUE!	#VALUE!
950	18278	0.04	0.001	#VALUE!	#VALUE!
600	23307	0.09	0.001	#VALUE!	#VALUE!
350	108127	NA	0.38	0.210	-

2. These Cancer Risk, Hazard Index, and PM2.5 columns represent the values in the Google Earth Plant Information Table.
3. Each plant may have multiple permits and sources.
4. Permitted sources include diesel back-up generators, gas stations, dry cleaners, boilers, printers, auto spray booths, etc.
5. Fuel codes: 98 = diesel, 189 = Natural Gas.
6. If a Health Risk Screening Assessment (HRSA) was completed for the source, the application number will be listed here.
7. The date that the HRSA was completed.
8. Engineer who completed the HRSA. For District purposes only.
9. All HRSA completed before 1/5/2010 need to be multiplied by an age sensitivity factor of 1.7.
10. The HRSA "Chronic Health" number represents the Hazard Index.
11. Further information about common sources:
    a. Sources that only include diesel internal combustion engines can be adjusted using the BAAQMD's Diesel Multiplier worksheet.
    b. The risks from natural gas boilers used for space heating when <75 MM BTU/hr would have an estimated cancer risk of one in a million or less, and a chronic hazard index of 0.003 or
    c. BAAQMD Reg 11 Rule 16 required that all co-residential (sharing a wall, floor, ceiling or is in the same building as a residential unit) dry cleaners cease use of perc on July 1, 2010. Therefore, there is no cancer risk, hazard or PM2.5 concentrations from co-residential dry cleaning businesses in the BAAQMD.
    d. Non co-residential dry cleaners must phase out use of perc by Jan. 1, 2023. Therefore, the risk from these dry cleaners does not need to be factored in over a 70-year period, but instead should reflect
    e. Gas stations can be adjusted using BAAQMD's Gas Station Distance Mulitplier worksheet.
    f. Unless otherwise noted, exempt sources are considered insignificant. See BAAQMD Reg 2 Rule 1 for a list of exempt sources.
    g. This spray booth is considered to be insignificant.

Date last updated:
03/13/2018

2022 CARB & CAPCOA Gasoline Service Station Industrywide Risk Assessment Look-up Tool
Version 1.0 - February 18, 2022

Required Value	User Defined Input	Instructions
Annual Throughput (gallons/year)	600000	Enter your gas station's annual throughput in gallons of gasoline dispensed per year.
Hourly Dispensing Throughput (gallons/hour)	500	The tool will calculate the maximum hourly vehicle fueling throughput based on annual throughput as defined by Table 10 of the 2020 Gasoline Service Station Industrywide Risk Assessment Technical Guidance Document (Technical Guidance). If a different value is desired please enter it into cell L4.
Hourly Loading Throughput (gallons/hour)	8800	The tool will calculate the maximum hourly loading throughput based on annual throughput as defined by Table 10 of the Technical Guidance. If a different value is desired please enter it into cell L5.
Meteorological Data	San Jose	Select appropriate meteorological data. Met sets provided include 2 rural (Redding and Lancaster) and 4 urban (Fresno, Ontario, San Diego, and San Jose) locations. Use whichever best correlates to your location. If you would like to use site-specific meteorological data please refer to the Variable Met Tool.
Distance to Nearest Resident (meters)	105	Enter the distance to the nearest residential receptor in meters as measured from the edge of the station canopy. Please note that the value must be between 10 and 1000 meters. The distance you input will round down to the nearest receptor distance used in the Technical Guidance (e.g., 19m will return value at 10m distance).
Distance to Nearest Business (meters)	105	Enter the distance to the nearest worker receptor in meters as measured from the edge of the station canopy. Please note that the value must be between 10 and 1000 meters. The distance you input will round down to the nearest receptor distance used in the Technical Guidance (e.g., 19m will return value at 10m distance).
Distance to Acute Receptor (meters)	105	Enter the distance where acute impacts are expected in meters as measured from the edge of the station canopy. This can be the distance to the property boundary, nearest resident, nearest worker, or any other user defined location. Please note that the value must be between 10 and 1000 meters. The distance you input will round down to the nearest receptor distance used in the Technical Guidance (e.g., 19m will return value at 10m distance).
Control Scenario	EVR Phase I & EVR Phase II	Select the appropriate control scenario for your gas station. Please refer to technical Guidance for an explanation of the different control scenarios. Almost all gas stations in California are equipped with EVR Phase I and EVR Phase II controls.
Include Building Downwash Adjustments	yes	Building downwash may over estimate risk results. High results should be investigated further through site specific health risk assessment.

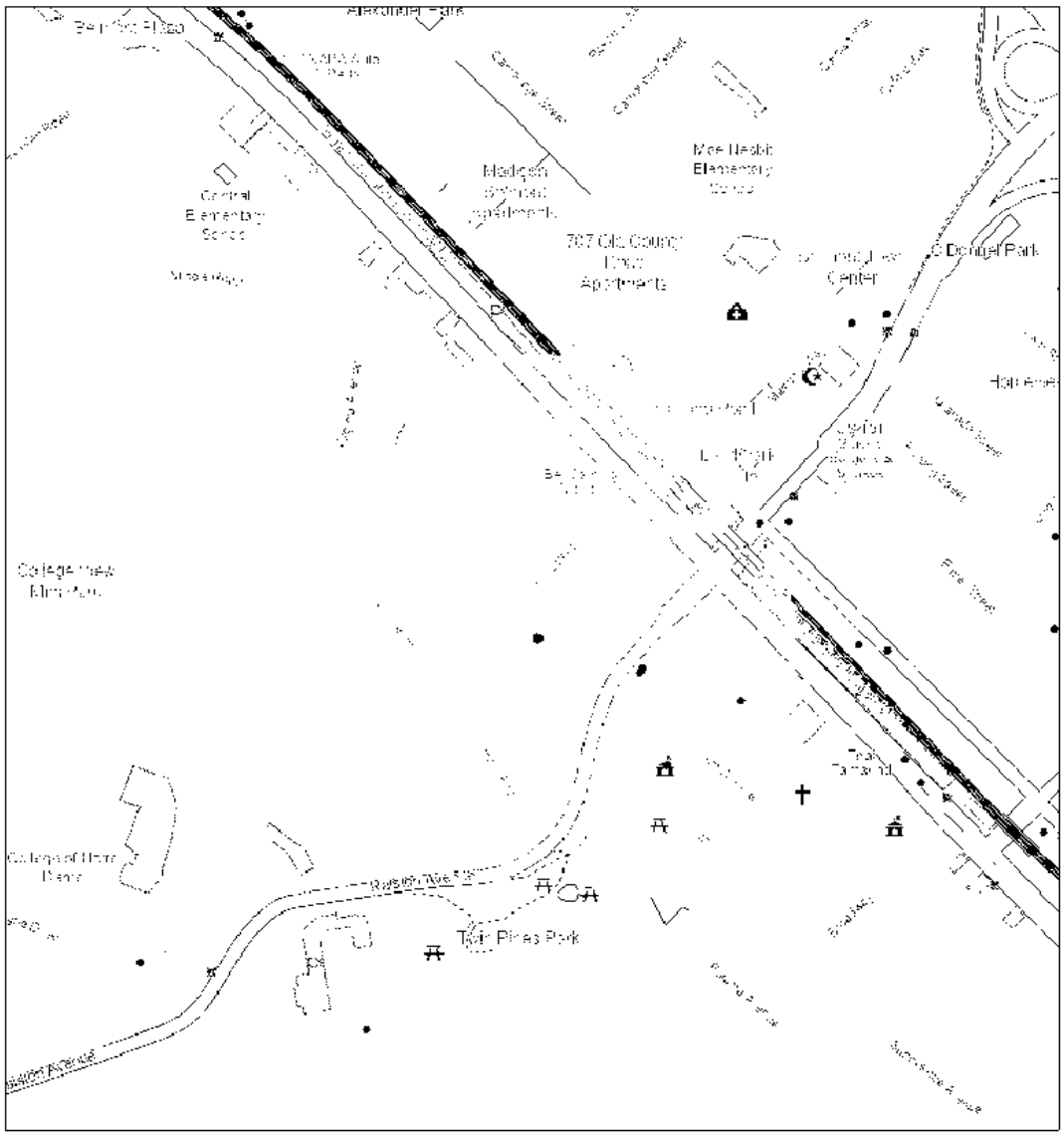
Risk Value	Results
Max Residential Cancer Risk (chances/million)	0.38
Max Worker Cancer Risk (chances/million)	0.03
Chronic HI	0.00
Acute HI	0.21

Screening Report

Area of Interest (AOI) Information

Area : 3,852,149.41 ft²

May 23 2023 11:30:25 Pacific Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
Permitted Stationary Sources	5	N/A	N/A

Permitted Stationary Sources

#	Facility_I	Facility_N	Address	City	State
1	16185	City of Belmont	One Twin Pines Lane	Belmont	CA
2	18277	City of Belmont	El Camino Real Blvd & Harbor Blvd	Belmont	CA
3	18278	City of Belmont	Old County Rd & Ralston Ave	Belmont	CA
4	23307	Safeway Inc #1138	1100 El Camino Real	Belmont	CA
5	108127	Belmont 76 Service	995 Ralston Ave	Belmont	CA

#	Zip	County	Latitude	Longitude	Details
1	94002	San Mateo	37.519228	-122.277035	Generator
2	94002	San Mateo	37.518155	-122.276643	Generator
3	94002	San Mateo	37.520958	-122.275277	Generator
4	94002	San Mateo	37.518891	-122.275555	Generator
5	94002	San Mateo	37.519277	-122.277006	Gas Dispensing Facility

#	NAICS	NAICS_Sect	NAICS_Subs	NAICS_Indu	Cancer_Ris
1	111998	Agriculture, Forestry, Fishing and Hunting	Crop Production	All Other Miscellaneous Crop Farming	19.925000
2	922190	Public Administration	Justice, Public Order, and Safety Activities	Other Justice, Public Order, and Safety Activities	0.034000
3	922190	Public Administration	Justice, Public Order, and Safety Activities	Other Justice, Public Order, and Safety Activities	0.033000
4	445110	Retail Trade	Food and Beverage Stores	Supermarkets and Other Grocery (except Convenience) Stores	0.014000
5	447110	Retail Trade	Gasoline Stations	Gasoline Stations with Convenience Stores	6.236000

#	Chronic_Ha	PM25	Count
1	0.031000	0.024000	1
2	0.000000	0.000000	1
3	0.000000	0.000000	1
4	0.000000	0.000000	1
5	0.027000	0.000000	1

NOTE: A larger buffer than 1000 feet may be warranted depending on proximity to significant sources.

BELMONT MEMORY CARE
NOISE AND VIBRATION ASSESSMENT

Belmont, California

October 27, 2023

Prepared for:

Darcy Perrault
Project Architect
Erdman
One Erdman Place
Madison, WI 53717

Prepared by:

Heather Bruce
Michael Thill

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality
429 East Cotati Avenue
Cotati, CA 94931
(707) 794-0400

Project: 23-071

INTRODUCTION

A three-story, 36-unit memory care facility is proposed at 1041 Hill Street in the City of Belmont, California. Currently, the site is developed with existing residential land uses, which would be demolished as part of the proposed project. The proposed project would include two levels of residences over two stories of parking and resident amenity space.

This report evaluates the project's potential to result in significant noise and vibration impacts with respect to applicable California Environmental Quality Act (CEQA) guidelines. The report is divided into three sections: 1) the Setting Section provides a brief description of the fundamentals of environmental noise and groundborne vibration, summarizes applicable regulatory background, and describes the existing ambient noise environment at the project site; 2) the Plan Consistency Analysis Section discusses noise and land use compatibility utilizing applicable regulatory background; and, 3) the Impacts and Mitigation Measures Section describes the significance criteria used to evaluate project impacts, provides a discussion of each project impact, and presents measures, where necessary, to mitigate the impacts of the project on sensitive receptors in the vicinity.

SETTING

Fundamentals of Environmental Noise

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable nature of sound could be caused by its *pitch* or its *loudness*. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (frequency) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is the intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales which are used to describe noise in a particular location. A *decibel (dB)* is a unit of measurement which indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents a ten-fold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, etc. There is a relationship between the subjective noisiness or loudness of a sound and its intensity. Each 10 decibel increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities. Technical terms are defined in Table 1.

There are several methods of characterizing sound. The most common in California is the *A-weighted sound level (dBA).* This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Representative outdoor and indoor noise levels in units of dBA are shown in Table 2. Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an

average level that has the same acoustical energy as the summation of all the time-varying events. This *energy-equivalent sound/noise descriptor* is called L_{eq}. The most common averaging period is hourly, but L_{eq} can describe any series of noise events of arbitrary duration.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about plus or minus 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends upon the distance the receptor is from the noise source. Close to the noise source, the models are accurate to within about plus or minus 1 to 2 dBA.

Since the sensitivity to noise increases during the evening and at night -- because excessive noise interferes with the ability to sleep -- 24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events. The *Community Noise Equivalent Level* (*CNEL*) is a measure of the cumulative noise exposure in a community, with a 5 dB penalty added to evening (7:00 pm - 10:00 pm) and a 10 dB addition to nocturnal (10:00 pm - 7:00 am) noise levels. The *Day/Night Average Sound Level* (L_{dn} or *DNL*) is essentially the same as CNEL, with the exception that the evening time period is dropped and all occurrences during this three-hour period are grouped into the daytime period.

Effects of Noise

Sleep and Speech Interference

The thresholds for speech interference indoors are about 45 dBA if the noise is steady and above 55 dBA if the noise is fluctuating. Outdoors the thresholds are about 15 dBA higher. Steady noises of sufficient intensity (above 35 dBA) and fluctuating noise levels above about 45 dBA have been shown to affect sleep. Interior residential standards for multi-family dwellings are set by the State of California at 45 dBA L_{dn}. Typically, the highest steady traffic noise level during the daytime is about equal to the L_{dn} and nighttime levels are 10 dBA lower. The standard is designed for sleep and speech protection and most jurisdictions apply the same criterion for all residential uses. Typical structural attenuation is 12-17 dBA with open windows. With closed windows in good condition, the noise attenuation factor is around 20 dBA for an older structure and 25 dBA for a newer dwelling. Sleep and speech interference is therefore possible when exterior noise levels are about 57-62 dBA L_{dn} with open windows and 65-70 dBA L_{dn} if the windows are closed. Levels of 55-60 dBA are common along collector streets and secondary arterials, while 65-70 dBA is a typical value for a primary/major arterial. Levels of 75-80 dBA are normal noise levels at the first row of development outside a freeway right-of-way. In order to achieve an acceptable interior noise environment, bedrooms facing secondary roadways need to be able to have their windows closed; those facing major roadways and freeways typically need special glass windows.

Annoyance

Attitude surveys are used for measuring the annoyance felt in a community for noises intruding into homes or affecting outdoor activity areas. In these surveys, it was determined that the causes for annoyance include interference with speech, radio and television, house vibrations, and interference with sleep and rest. The L_{dn} as a measure of noise has been found to provide a valid correlation of noise level and the percentage of people annoyed. People have been asked to judge the annoyance caused by aircraft noise and ground transportation noise. There continues to be disagreement about the relative annoyance of these different sources. When measuring the percentage of the population highly annoyed, the threshold for ground vehicle noise is about 50 dBA L_{dn}. At a L_{dn} of about 60 dBA, approximately 12 percent of the population is highly annoyed. When the L_{dn} increases to 70 dBA, the percentage of the population highly annoyed increases to about 25-30 percent of the population. There is, therefore, an increase of about 2 percent per dBA between a L_{dn} of 60-70 dBA. Between a L_{dn} of 70-80 dBA, each decibel increase increases by about 3 percent the percentage of the population highly annoyed. People appear to respond more adversely to aircraft noise. When the L_{dn} is 60 dBA, approximately 30-35 percent of the population is believed to be highly annoyed. Each decibel increase to 70 dBA adds about 3 percentage points to the number of people highly annoyed. Above 70 dBA, each decibel increase results in about a 4 percent increase in the percentage of the population highly annoyed.

Fundamentals of Groundborne Vibration

Ground vibration consists of rapidly fluctuating motions or waves with an average motion of zero. Several different methods are typically used to quantify vibration amplitude. One method is the Peak Particle Velocity (PPV). The PPV is defined as the maximum instantaneous positive or negative peak of the vibration wave. In this report, a PPV descriptor with units of mm/sec or in/sec is used to evaluate construction generated vibration for building damage and human complaints. Table 3 displays the reactions of people and the effects on buildings that continuous or frequent intermittent vibration levels produce. The guidelines in Table 3 represent syntheses of vibration criteria for human response and potential damage to buildings resulting from construction vibration.

Construction activities can cause vibration that varies in intensity depending on several factors. The use of pile driving and vibratory compaction equipment typically generates the highest construction related groundborne vibration levels. Because of the impulsive nature of such activities, the use of the PPV descriptor has been routinely used to measure and assess groundborne vibration and almost exclusively to assess the potential of vibration to cause damage and the degree of annoyance for humans.

The two primary concerns with construction-induced vibration, the potential to damage a structure and the potential to interfere with the enjoyment of life, are evaluated against different vibration limits. Human perception of vibration varies with the individual and is a function of physical setting and the type of vibration. Persons exposed to elevated ambient vibration levels, such as people in an urban environment, may tolerate a higher vibration level.

Structural damage can be classified as cosmetic only, such as paint flaking or minimal extension of cracks in building surfaces; minor, including limited surface cracking; or major, that may threaten the structural integrity of the building. Safe vibration limits that can be applied to assess the potential for damaging a structure vary by researcher. The damage criteria presented in Table 3 include several categories for ancient, fragile, and historic structures, the types of structures most at risk to damage. Most buildings are included within the categories ranging from “Historic and some old buildings” to “Modern industrial/commercial buildings”. Construction-induced vibration that can be detrimental to the building is very rare and has only been observed in instances where the structure is at a high state of disrepair and the construction activity occurs immediately adjacent to the structure.

The annoyance levels shown in Table 3 should be interpreted with care since vibration may be found to be annoying at lower levels than those shown, depending on the level of activity or the sensitivity of the individual. To sensitive individuals, vibrations approaching the threshold of perception can be annoying. Low-level vibrations frequently cause irritating secondary vibration, such as a slight rattling of windows, doors, or stacked dishes. The rattling sound can give rise to exaggerated vibration complaints, even though there is very little risk of actual structural damage.

TABLE 1 Definition of Acoustical Terms Used in this Report

Term	Definition
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20 micro Pascals.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micro Pascals (or 20 micro Newtons per square meter), where 1 Pascal is the pressure resulting from a force of 1 Newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e. g., 20 micro Pascals). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sound are below 20 Hz and Ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level, L_{eq}	The average A-weighted noise level during the measurement period.
L_{max}, L_{min}	The maximum and minimum A-weighted noise level during the measurement period.
L_{01}, L_{10}, L_{50}, L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Day/Night Noise Level, L_{dn} or DNL	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 p.m. and 7:00 a.m.
Community Noise Equivalent Level, CNEL	The average A-weighted noise level during a 24-hour day, obtained after addition of 5 decibels in the evening from 7:00 p.m.to 10:00 p.m. and after addition of 10 decibels to sound levels measured in the night between 10:00 p.m. and 7:00 a.m.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Source: Handbook of Acoustical Measurements and Noise Control, Harris, 1998.

TABLE 2 Typical Noise Levels in the Environment

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	110 dBA	Rock band
Jet fly-over at 1,000 feet		
	100 dBA	
Gas lawn mower at 3 feet		
	90 dBA	
Diesel truck at 50 feet at 50 mph		Food blender at 3 feet
	80 dBA	Garbage disposal at 3 feet
Noisy urban area, daytime		
Gas lawn mower, 100 feet	70 dBA	Vacuum cleaner at 10 feet
Commercial area		Normal speech at 3 feet
Heavy traffic at 300 feet	60 dBA	
		Large business office
Quiet urban daytime	50 dBA	Dishwasher in next room
Quiet urban nighttime	40 dBA	Theater, large conference room
Quiet suburban nighttime		
	30 dBA	Library
Quiet rural nighttime		Bedroom at night, concert hall (background)
	20 dBA	
		Broadcast/recording studio
	10 dBA	
	0 dBA	

Source: Technical Noise Supplement (TeNS), California Department of Transportation, September 2013.

TABLE 3 Reaction of People and Damage to Buildings from Continuous or Frequent Intermittent Vibration Levels

Velocity Level, PPV (in/sec)	Human Reaction	Effect on Buildings
0.01	Barely perceptible	No effect
0.04	Distinctly perceptible	Vibration unlikely to cause damage of any type to any structure
0.08	Distinctly perceptible to strongly perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
0.1	Strongly perceptible	Threshold at which there is a risk of damage to fragile buildings with no risk of damage to most buildings
0.25	Strongly perceptible to severe	Threshold at which there is a risk of damage to historic and some old buildings.
0.3	Strongly perceptible to severe	Threshold at which there is a risk of damage to older residential structures
0.5	Severe – Vibrations considered unpleasant	Threshold at which there is a risk of damage to new residential and modern commercial/industrial structures

Source: Transportation and Construction Vibration Guidance Manual, California Department of Transportation, April 2020.

Regulatory Background – Noise

Federal Agencies, the State of California, San Mateo County, and the City of Belmont have established noise criteria that are applicable in this assessment. Federal Agencies, the State of California, and the City of Belmont have also established vibration criteria that are applicable in this assessment. The State of California Environmental Quality Act (CEQA) Guidelines, Appendix G, are used to assess the potential significance of impacts pursuant to local General Plan policies, Municipal Code standards, or the applicable standards of other agencies. A summary of the applicable regulatory criteria is provided below.

Federal Government

Federal Transit Administration. The Federal Transit Administration (FTA) has identified construction noise thresholds in the *Transit Noise and Vibration Impact Assessment Manual*,[1] which limit daytime construction noise to 80 dBA L_{eq} at residential land uses and to 90 dBA L_{eq} at commercial and industrial land uses.

State of California

State CEQA Guidelines. CEQA contains guidelines to evaluate the significance of effects of environmental noise attributable to a proposed project. Under CEQA, noise impacts would be considered significant if the project would result in:

[1] Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, FTA Report No. 0123, September 2018.

(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies;

(b) Generation of excessive groundborne vibration or groundborne noise levels; or

(c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted within two miles of a public airport or public use airport, if the project would expose people residing or working in the project area to excessive noise levels.

2022 California Building Code, Title 24, Part 2. The current version of the California Building Code (CBC) requires interior noise levels in multi-family residential units attributable to exterior environmental noise sources to be limited to a level not exceeding 45 dBA DNL/CNEL in any habitable room.

San Mateo County

Comprehensive Airport Land Use Compatibility Pan (ALUCP) For the Environs of San Carlos Airport - Noise Compatibility Criteria and Policies for San Carlos Airport

Noise Policy 1 Nosie Impact Area. The threshold for evaluation is the project CNEL 60 dB contour depicted on Exhibit 4-2. This contour defines the noise impact area of the Airport. All land uses located outside this contour are consistent with the noise compatibility and policies of the ALUCP.

Noise Policy 2 - Airport Noise/Land Use Compatibility Criteria. The noise compatibility policies set forth in this section shall be used in conjunction with the 20-year future noise exposure contours depicted on Exhibit 4-2 and noise/land use compatibility criteria presented in Table 4-3.

a) The compatibility criteria in this section indicate the maximum acceptable airport-related noise levels, which are measured in terms of CNEL, for a range of land uses.

b) Noise compatibility policies only apply to the identified noise contours. Within the four noise exposure ranges, each land use type is shown as "compatible", "conditionally compatible", or "incompatible". The meaning of these terms is provided in Table 4-3.

c) Land uses not specifically listed in Table 4-3 shall be evaluated using the criteria for similar listed uses.

Noise Policy 3 - Residential Land Uses. Residential land uses are considered conditionally compatible in areas exposed to noise levels between CNEL 60-64 dB only if the proposed use is on a lot of record zoned exclusively for residential use as of the effective date of this ALUCP. In such a case, the residential land use must be sound-insulated to achieve an indoor noise level of CNEL 45 dB or lower.

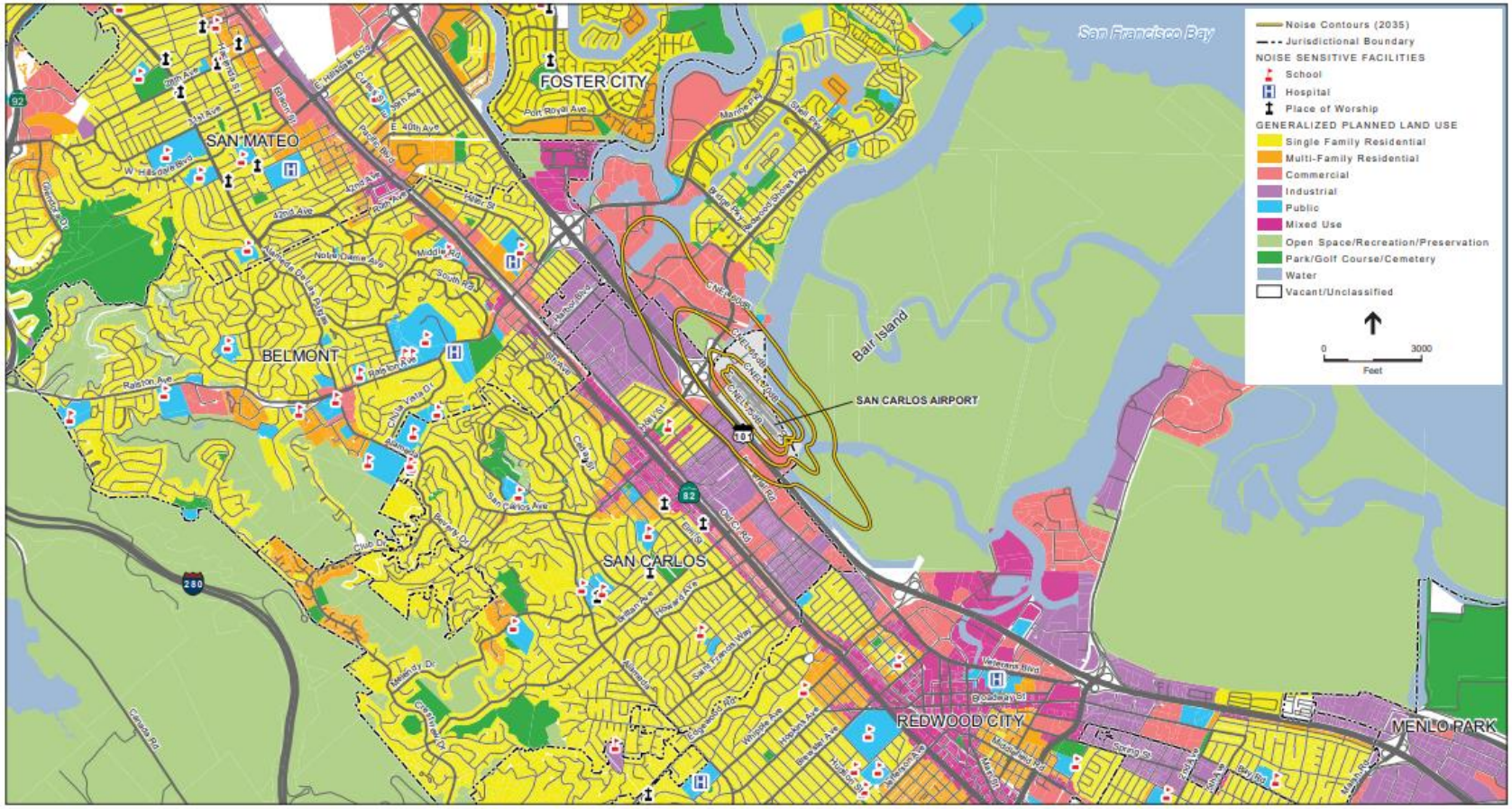
TABLE 4-3
NOISE COMPATIBILITY CRITERIA

Land Use Category	Community Noise Equivalent Level (dBA)			
	<60	60-64	65-69	70-75
Residential and Lodging				
Residential Single-family (detached, semi-detached, attached row)	Y	C(2)	N	N
Multi-family residential	Y	C(2)	N	N
Mobile home parks or courts	Y	N	N	N
Retirement homes; intermediate care facilities	Y	C(2)	N	N
Hotels; motels; other transient lodging	Y	Y	C(1)	N
Public/Institutional				
Children's schools (K-12) and child care facilities	Y	C(2)	C(2)	N
Adult schools; colleges; universities (excluding laboratories, gymnasiums, and outdoor athletic facilities)	Y	Y	C(1)	N
Outdoor amphitheaters and stadiums	Y	N	N	N
Auditoriums; concert halls; indoor arenas	Y	Y	C(1)	N
Hospitals; nursing homes; other health care services	Y	C(2)	N	N
Religious facilities; cemetery chapels; mortuaries; libraries; museums	Y	C(2)	N	N
Prisons; reformatories	Y	Y	C(3)	N
Public safety facilities (e.g., police, fire stations)	Y	Y	C(3)	C(3)
Cemeteries	Y	Y	Y	N
Recreational				
Children-oriented neighborhood parks; playgrounds	Y	Y	N	N
Community parks; regional parks; golf courses; tennis courts; athletic fields; outdoor spectator sports; fairgrounds; water recreation facilities	Y	Y	N	N
Recreation buildings; gymnasiums; club houses; athletic clubs; dance studios	Y	Y	C(3)	C(3)
Campgrounds; recreational vehicle/motor home parks	Y	C(4)	N	N
Commercial				
Office buildings; office areas of industrial facilities; medical clinics; laboratories; radio, television, and recording studios	Y	Y	C(3)	N
Retail sales; eating/drinking establishments; movie theaters; personal services	Y	Y	C(3)	N
Wholesale sales; warehouses; mini/other indoor storage	Y	Y	Y	C(3)
Auto and marine sales and repair services; car washes; gas stations	Y	Y	Y	C(3)
Animal shelters/kennels	Y	C(4)	C(4)	N
Industrial				
Light industrial/manufacturing; miscellaneous manufacturing; research and development facilities	Y	Y	Y	C(3)
Printing, publishing, and allied industries	Y	Y	Y	Y
Processing of food, wood and paper products; warehouses; wholesale storage	Y	Y	Y	Y

TABLE 4-3
NOISE COMPATIBILITY CRITERIA

Land Use Category	Community Noise Equivalent Level (dBA)			
	<60	60-64	65-69	70-75
Refining, manufacturing and storage of chemicals, petroleum and related products; manufacturing and assembly of electronic components	Y	Y	Y	Y
Salvage yards; natural resource extraction and processing; public works yards; solid waste facilities; outdoor storage; automobile dismantling	Y	Y	Y	Y
Utilities, road, rail rights-of-way; communication and other utilities; automobile parking	Y	Y	Y	Y
Agriculture and Animal-Related				
Nature preserves; wildlife preserves	Y	Y	Y	Y
Agriculture-related activities (except livestock); greenhouses; fishing	Y	C(1)	C(5)	C(5)
Horse stables; livestock breeding or farming	Y	Y	C(5)	C(5)
Zoos	Y	C(4)	N	N
Interactive Nature Exhibits	Y	C(4)	N	N

Notes:
Y – Land use and related structures are compatible without restrictions.
C(1) – Land use and related structures are conditionally compatible. Building structure must be capable of attenuating exterior noise levels to an interior noise level of CNEL 45 dB or lower.
C(2) - Land use and related structures are conditionally compatible. Building structure must be capable of attenuating exterior noise levels to an interior noise level of CNEL 45 dB or lower. Requires that an avigation easement be granted to San Mateo County as the operator of San Carlos Airport.
C(3) - Land use and related structures are conditionally compatible. Building structure must be capable of attenuating exterior noise levels to an interior noise level of CNEL 50 dB or lower.
C(4) – Land Use is conditionally compatible. Caution should be exercised with regard to noise-sensitive outdoor uses as these uses are likely to be disrupted by aircraft noise events.
C(5) – Land Use is conditionally compatible. Caution should be exercised with regard to noise-sensitive outdoor uses as these uses are likely to be disrupted by aircraft noise events. Accessory dwelling units are not compatible.
N – Land use and related structures are not compatible under any circumstances.
Source: ESA Airports, September 2014.



SOURCE: Belmont, 1982; San Mateo County, 1986; Foster City, 1993; Menlo Park, 1994; San Carlos, 2009; City of San Mateo, 2010; Redwood City, 2010; ESRI, 2014; ESA Airports, 2015

San Carlos Airport ALUCP . 130753

Exhibit 4-2
Future Conditions (2035) Aircraft Noise Contours

City of Belmont

City of Belmont 2035 General Plan. The City of Belmont adopted the 2035 General Plan in November 2017. The Noise Element of the General Plan[2] provides goals, policies, and actions to maintain a community with a noise environment that supports a high quality of life. The goals, policies, and actions that apply to the proposed project are as follows:

Goal 7.1: Strive to achieve an acceptable noise environment for the environmental, health, and safety needs of present and future residents of Belmont.

Policy 7.1-1. Update the City's Noise Ordinance as needed to be in conformance with the General Plan policies and noise standards.

Action 7.1-1a: Continue to limit hours for certain construction and demolition work to reduce construction-related noise exposure.

Action 7.1-1b: Address sources of excessive neighborhood noise that can cause nuisances for residents, such as gas leaf blowers, wireless telecommunication facilities, power sources, ventilation, and cooling facilities.

Policy 7.1-2. Use the Community Noise Level Exposure Standards, shown in Table 7-1, as review criteria for new land uses. Require all new development that would be exposed to noise greater than the "normally acceptable" noise level range to reduce interior noise through design, sound insulation, or other measures.

Policy 7.1-3. Require noise-reducing mitigation to meet allowable outdoor and indoor noise exposure standards in Table 7-2. Noise mitigation measures that may be approved to achieve these noise level targets include but are not limited to the following:

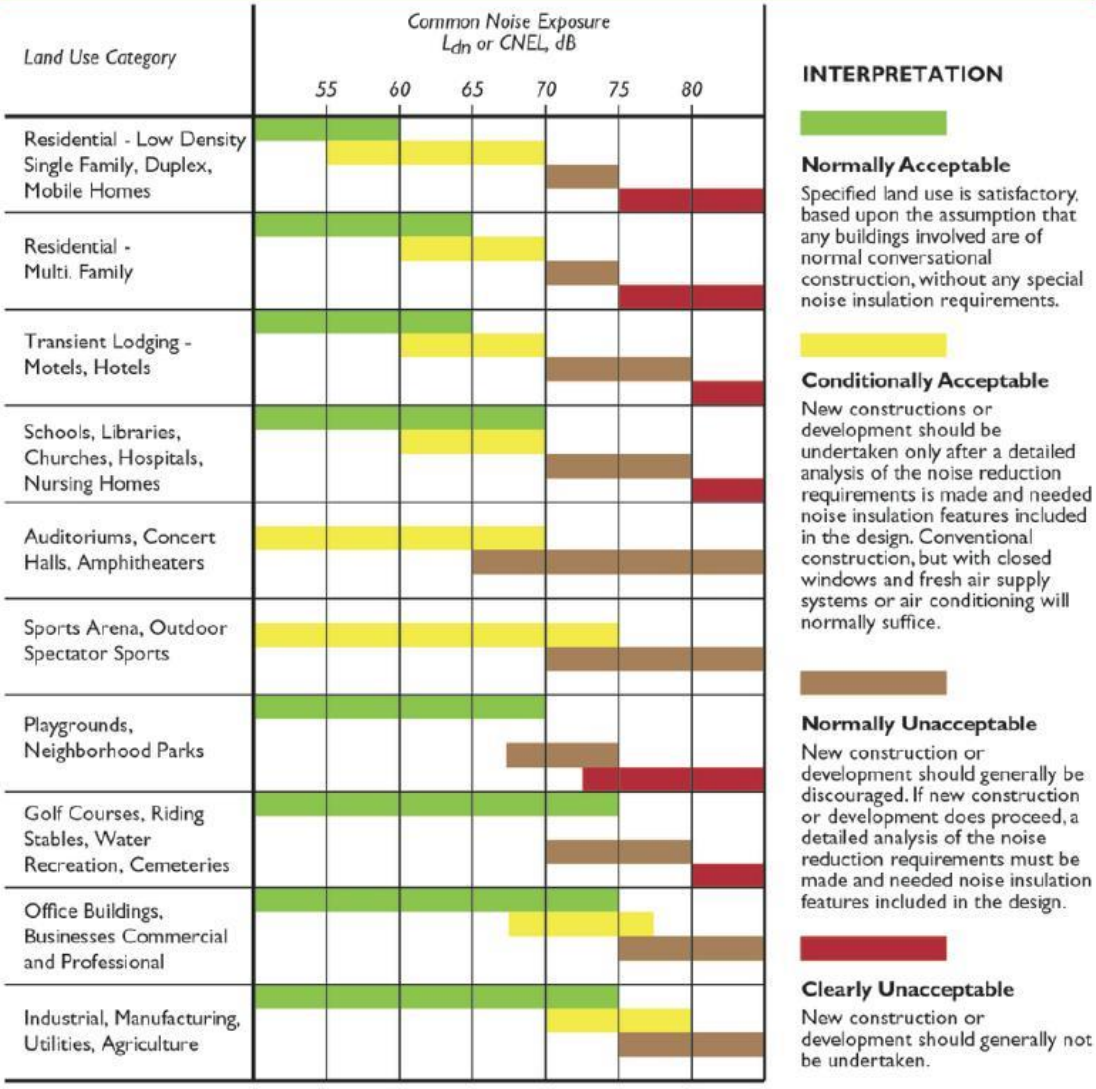
- Construct façades with substantial weight and insulation;
- Use sound-rated windows for primary sleeping and activity areas;
- Use sound-rated doors for all exterior entries at primary sleeping and activity areas;
- Use minimum setbacks and exterior barriers;
- Use acoustic baffling of vents for chimneys, attic and gable ends; and
- Install mechanical ventilation system that provides fresh air under closed window conditions.

Alternative acoustical designs that achieve the prescribed noise level standards may be approved, provided that a qualified Acoustical Consultant submits information

[2] City of Belmont, *City of Belmont 2035 General Plan*, Noise Element, Adopted November 14, 2017.

demonstrating that the alternative designs will achieve and maintain the specific targets for outdoor activity areas and interior spaces.

TABLE 7-1: Community Noise Exposure Matrix



Source: Office of Planning and Research, State of California Draft General Plan Guidelines, 2015.

TABLE 7-2: Transportation (Non-aircraft) Noise Sources

	Outdoor Activity Areas[1]	Interior Spaces	
Noise-Sensitive Land Use[2]	DNL/CNEL, dB	DNL/CNEL, dB	Leq dB
Single-family Residential	60	45	---
Multi-family Residential	65	45	---
Transient Lodging	65	45	---
Hospitals, Nursing Homes	65	45	---
Theaters, Auditoriums, Music Halls	---	---	35
Churches, Meeting Halls	65	---	45
Office Buildings	---	---	45
Schools, Libraries, Museums	---	---	45

Notes:
1. Outdoor activity areas generally include backyards of single-family residences and outdoor patios, decks, or common recreation areas of multi-family residences. Where the location of outdoor activity areas is unknown or is not applicable, the exterior noise level standard shall be applied to the property line of the receiving land use.
2. As determined for a typical worst-case hour during periods of use.

Policy 7.1-4. Exclude residential and noise-sensitive uses located in the Belmont Village PDA from outdoor noise standards in Table 7-2, where it is determined application of noise mitigation measures will be detrimental to the realization of the General Plan's goals and policies to realize a vibrant activity center in the Village.

Policy 7.1-5. Ensure that building regulations require that noise-generating appliances serving new multi-family or mixed-use residential development are located or adequately insulated to protect residents from the noise.

Policy 7.1-6. Promote the use of noise attenuation measures to improve the acoustic environment inside residences where existing single-family residential development is located in a noise-impacted environment, such as along an arterial street or adjacent to a noise-producing use.

Policy 7.1-8. Continue to enforce applicable Federal and State Noise Insulation Standards (CCR, Title 24) and noise requirements.

Goal 7.2: Protect noise-sensitive land uses, such as schools, hospitals, and senior care facilities, from encroachment of and exposure to excessive levels of noise.

Policy 7.2-1. Use the noise-sensitive land uses and transportation noise sources table (Table 7-2) and Future Noise Contours map (Figure 7-3) as criteria to determine acceptability of noise-sensitive land uses. Do not permit new noise-sensitive uses—including schools, hospitals, and places of worship—where noise levels are "normally unacceptable" or higher, if alternative locations are available for the uses in the city.

Goal 7.3: Continue to work with other agencies, airports, and jurisdictions to reduce noise levels in Belmont created by their operations.

Policy 7.3-1. Work with Caltrans, Caltrain, SamTrans, and other agencies to mitigate transportation-related noise impacts on residential areas and sensitive uses. This may include encouraging installation of sound barriers or bus stop relocation in selected locations.

Policy 7.3-2. Continue to work with the San Carlos Airport in improving and implementing its noise abatement program.

Policy 7.3-3. Continue to participate in the SFO Roundtable or any successors to ensure aircraft-related noise from SFO is managed for the City of Belmont.

Belmont Municipal Code. Article VIII, Noise Control, of the City's Municipal Code declares the policy of the City is "to protect the peace, health, and safety of its citizens from unreasonable noises from all sources including, but not limited to, those specified in this chapter."

Section 15-102 Noise limitations.

(a) Except as otherwise permitted in this article, any source of sound emanating from private property in excess of the sound level limits set forth in subsection (c) shall constitute a noise disturbance.

(c) Sound Level Limits. Sound levels shall not exceed the following limits.

1) *Residential.* For all sources of sound measured from any residential property:

   A. "Nighttime" hours – 55 dBA

   B. "Daytime" hours – 65 dBA

2) *Multi-family.* For all sources of sound within a multi-family residential structure transmitting through a common interior partition (wall, floor or ceiling) from one (1) dwelling unit to another:

   A. "Nighttime" hours – 35 dBA
   B. "Daytime" hours – 45 dBA

3) *Nonresidential.* For all sources of sound measured from any nonresidential property:

   A. "Nighttime" hours – 55 dBA

   B. "Daytime" hours – 65 dBA

4) *Corrections for character of sound.* In the event the alleged offensive noise contains a steady, audible tone, such as a whine, screech, beating, pulsating, throbbing or

hum the standards set forth in subsections 15-102(a)(1) and (2) shall be reduced by five (5) dB.

5) Any and all excessively annoying, loud or unusual noises or vibrations not exceeding the sound level limits in this subsection shall nonetheless be considered a noise disturbance if such noise or noises:

    A. Offend the peace and quiet of persons of ordinary or reasonable sensibilities, or

    B. Interfere with the comfortable enjoyment of life or property.

(d) Construction activity. Notwithstanding subsection (c), construction activities and construction activity noise are subject to the following regulations.

1) Except as provided in subsection (d)(2), all construction and related activities which require a city permit, including the use of powered equipment in connection with such activities, are allowed only during the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday except Holidays, and 10:00 a.m. to 5:00 p.m. on Saturdays. 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.

2) The Building Official may allow construction and related activity outside the days and hours provided in subsection (d)(1) when:

    A. Necessary for emergency repairs or to protect life or property from imminent threat of harm;

    B. The construction site is more than 300 feet from a dwelling unit; or,

    C. Noise from the allowed construction activity is in the Building Official's opinion comparable to the noise from non-construction activity in the immediate area.

    D. Expanded construction hours provides quantifiable benefit to the public and noise will not unduly interfere with the comfortable enjoyment of life or property.

3) An exception granted under subsection (d)(2) including the scope of allowed activity shall be noted on the building permit.

4) The Building Official may limit, condition, modify or eliminate an exception as necessary to limit noise disturbance.

(e) Powered equipment noise. Notwithstanding subsection (c), powered equipment used for non-construction activities, is allowed between the hours of 8:00 a.m. to 7:00 p.m. Monday through Friday and 10:00 a.m. to 5:00 p.m. Saturdays, Sundays and holidays. Powered equipment use outside of the aforementioned hours is not allowed. All gasoline-powered equipment must be equipped with an operating muffler or baffling system as originally provided by the manufacturer, and no modification to these systems is permitted.

(f) It is unlawful to create, permit, allow or maintain a noise disturbance in Belmont.

Section 15-103 Exceptions. The following are exceptions to the noise limitations set forth in section 15-102.

(a) *Residential property maintenance*. Residential property maintenance that does not involve construction activities as defined in subsection 15-102(f) or the use of powered equipment as defined in subsection 15-102(g), personally done by residents or property owners to maintain or improve their property, may occur between the hours of 8:00 a.m. to 7:00 p.m. Monday through Friday and between the hours of 10:00 a.m. to 5:00 p.m. Saturdays, Sundays, and Holidays.

(b) *Deliveries.*

1) Deliveries to food retailers and restaurants.

2) Deliveries to other commercial and industrial businesses between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and between the hours of 9:00 a.m. to 5:00 p.m. Saturdays, Sundays, and holidays.

3) Deliveries to businesses described in subsections (1) and (2) above with a valid Conditional Use Permit (CUP) which regulates hours of operation must adhere to the approved hours as specified in the CUP.

(c) *Parking lot sweeping.* Parking lot sweeping is allowed Monday through Friday between the hours of 7:00 a.m. to 6:00 p.m.

(d) *Garbage collection.* Garbage collection by a franchisee at times consistent with the city's franchise agreement.

(e) *Conditionally permitted activities.* In the event that the provisions of this article conflict with any provisions of the Belmont City Code, Belmont Zoning Ordinance, or a valid conditional use permit, those provisions would control.

(f) *Special events.* Any event or use for which a special event permit has been issued by the city that specifically allows noise levels to be exceeded.

(g) *Emergencies.*

1) Emergency construction, emergency clean-up, and emergency maintenance activities approved by a city department.

2) Emergency activities by a government entity for the protection of public health and safety.

(h) *Protected Speech.* Speech activities to the extent the city manager determines in consultation with the city attorney that enforcement of the limitations in Section 15-102(c) would unlawfully infringe a person's legally protected rights.

Regulatory Background – Vibration

State of California

California Department of Transportation. To avoid damage to buildings, Caltrans recommends that construction vibration levels are limited to 0.5 in/sec PPV for buildings structurally sound and designed to modern engineering standards, to 0.3 in/sec PPV for buildings that are found to be structurally sound but where structural damage is a major concern, and to 0.08 in/sec PPV for ancient buildings or buildings that are documented to be structurally weakened (see Table 3).

City of Belmont

City of Belmont 2035 General Plan. The City of Belmont 2035 General Plan also includes policies that apply to groundborne vibration. The following apply to the proposed project:

Goal 7.1: Strive to achieve an acceptable noise environment for the environmental, health, and safety needs of present and future residents of Belmont.

> **Policy 7.1-10.** Require developers of new development anticipated to generate a substantial amount of vibration during construction to implement mitigation practices to reduce vibration, which can include: operating heavy equipment as far as practical from residential uses; using smaller bulldozers (operating weight less than 20,000 pounds) when grading must occur within approximately 50 feet of residential uses or other vibration sensitive uses; and using quiet pile driving technology when feasible.

Existing Noise Environment

The project site is located at the terminus of Hill Street, south of Laurel Avenue and 6th Avenue. Adjoining the site to the east is an existing senior living center and to the west are existing single-family residential land uses. South of the project site is an existing real estate office building and multi-family residential buildings. Additional residential buildings are located north of the site, opposite Hill Street.

The noise environment at the site and in the surrounding areas results primarily from traffic along nearby Ralston Avenue and El Camino Real and train activity along the Union Pacific Railroad/Caltrain corridor. Aircraft associated with San Carlos Airport and San Francisco International Airport intermittently contributes to the noise environment.

A noise monitoring survey, which included two long-term (LT-1 and LT-2) and two short-term (ST-1 and ST-2) noise measurements, was performed at the site beginning on Wednesday, June 7, 2023, and concluding on Friday, June 9, 2023. All measurement locations are shown in Figure 1.

Long-term noise measurement LT-1 was installed on a telephone pole at the end of Hill Street. Hourly average noise levels at LT-1 typically ranged from 50 to 56 dBA L_{eq} during daytime hours (between 7:00 a.m. and 10:00 p.m.) and from 39 to 54 dBA L_{eq} during nighttime hours (between 10:00 p.m. and 7:00 a.m.). The day-night average noise level (L_{dn}) measured on Thursday, June 8, 2023, was 57 dBA L_{dn}. The daily trends in noise levels at LT-1 are shown in Figures A1 through A3 in the Appendix of this report.

LT-2 was made in the southwestern corner of the project site, along the boundary shared with the adjoining residences. Hourly average noise levels at LT-2 typically ranged from 45 to 54 dBA L_{eq} during the day and from 35 to 51 dBA L_{eq} at night. The day-night average noise level was 53 dBA L_{dn} on Thursday, June 8, 2023. The daily trends in noise levels at LT-2 are shown in Figures A4 through A6 in the Appendix of this report.

Each short-term noise measurement was made on Wednesday, June 7, 2023, in 10-minute intervals between 12:20 p.m. and 12:50 p.m. Table 4 summarizes the measurements at each short-term location.

ST-1 was made in the southeastern corner of the project site, along the boundary shared with the existing senior living facility. During this 10-minute measurement, local traffic noise from Ralston Avenue generated noise levels ranging from 45 to 53 dBA. Additionally, noise sources contributing to the short-term measurement include a jet flyover (55 dBA), general aviation aircraft (50 to 64 dBA), a passing train (58 dBA), distant construction noise from a saw (50 to 51 dBA), and birds (48 to 52 dBA). The 10-minute average noise level at ST-1 was 51 dBA.

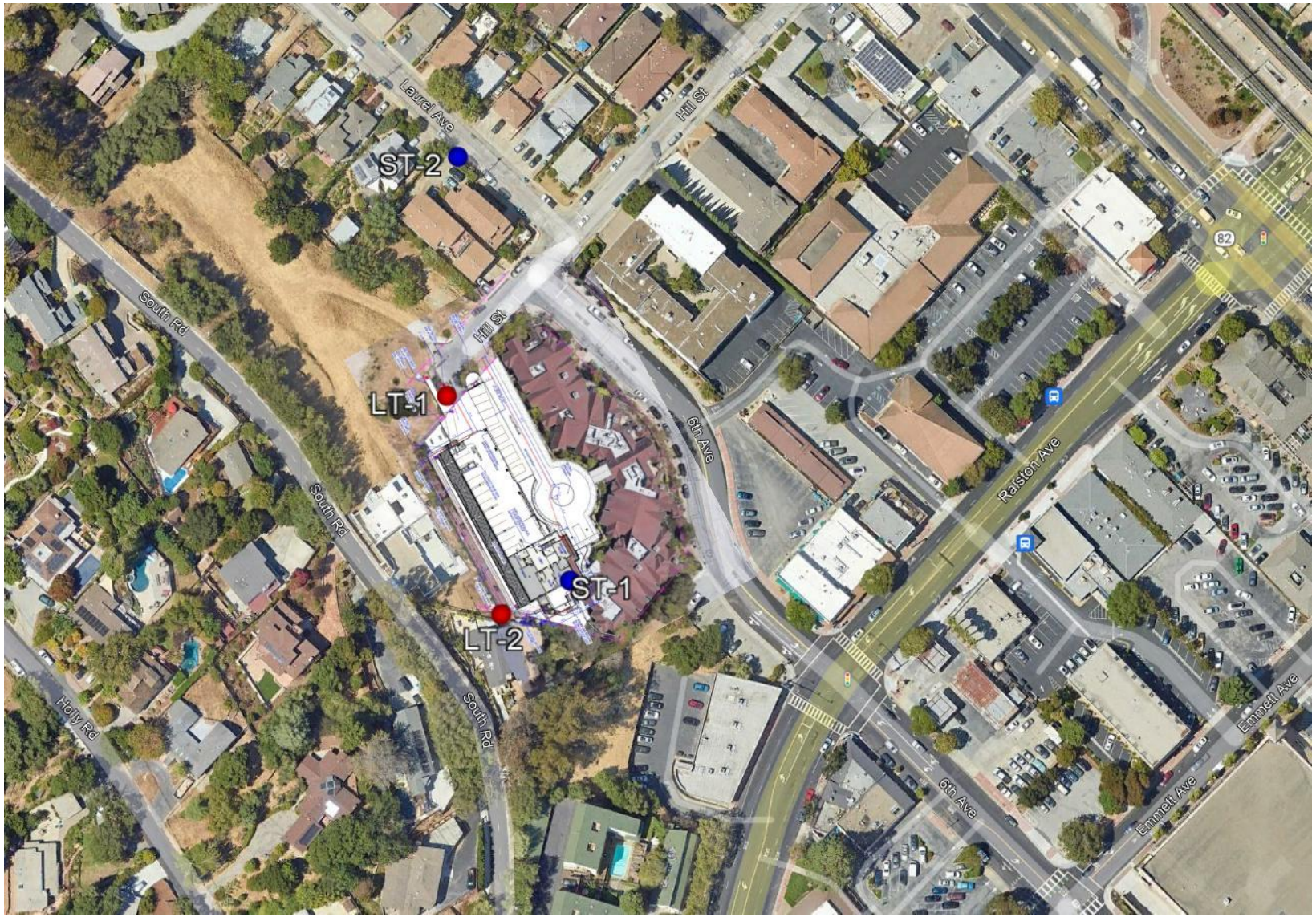
ST-2 was made in front of 860 Laurel Avenue, approximately 15 feet from the centerline of the roadway. Local traffic along Laurel Avenue (10 passenger vehicles), Hill Street (six passenger vehicles), and 6th Avenue (eight passenger cars) generated noise levels of 46 to 71 dBA at ST-2. Background traffic noise at ST-2 ranged from 46 to 52 dBA. Other contributing noise sources included a jet flyover (65 dBA), general aviation aircraft (52 dBA), a passing train (60 dBA), a

train horn (64 dBA), and birds (46 to 55 dBA). The 10-minute average noise level at ST-2 was 56 dBA.

TABLE 4 Summary of Short-Term Noise Measurement Data (dBA)

Noise Measurement Location (Date, Time)	L_{max}	$L_{(1)}$	$L_{(10)}$	$L_{(50)}$	$L_{(90)}$	L_{eq}
ST-1: southeast corner of project site (6/7/2023, 12:20-12:30 p.m.)	64	61	53	49	47	51
ST-2: front of 860 Laurel Avenue (6/7/2023, 12:40-12:50 p.m.)	74	68	58	50	48	56

FIGURE 1 Aerial Image of the Project Site and Surrounding Area with Long- and Short-Term Measurement Locations Identified



Source: Google Earth, 2023.

PLAN CONSISTENCY ANALYSIS

Noise and Land Use Compatibility

The Noise Element Chapter in the Belmont 2035 General Plan sets forth policies with the goal of achieving an acceptable noise environment and protecting noise-sensitive land uses from exposure to excessive noise. Many of these same goals and policies are echoed in the Belmont Village Specific Plan. The noise- and vibration-related policies applicable to the proposed project were presented in detail in the Regulatory Background section of this report and are briefly summarized below:

- The City's "normally acceptable" exterior noise level objective is 65 dBA L_{dn} or less for the proposed multi-family residential land use (Policy 7-1.2).

- The City's acceptable interior noise level objective is 45 dBA L_{dn} or less for the proposed multi-family residential land use (Policy 7-1.3).

Future Exterior Noise Environment

The future noise environment at the project site would continue to be dominated by traffic along Ralston Avenue and El Camino Real with secondary noise sources including aircraft and train activity. A traffic analysis completed for the project included calculations of the proposed project's trip generation. The small number trips generated by the proposed project would be insignificant compared to the existing peak hour traffic volumes along Ralston Avenue and El Camino Real (i.e., 0 dBA L_{dn} increase over existing volumes).

Based on the Belmont 2035 General Plan Draft Environmental Impact Report[3], future noise levels along El Camino Real near the site are calculated to increase by 1-2 dBA, are calculated to increase by 0-2 dBA along Ralston Avenue, are calculated to increase by 1-2 dBA along 6th Avenue, and are calculated to increase by 1 dBA along Hill Street. To estimate the future noise environment at the project site, this increase is applied to the results of the existing measurements described above. Therefore, at approximately 24 feet from the centerline of Hill Street (LT-1), the future unmitigated noise level would be up to 58 dBA L_{dn}. Noise from aircraft is not anticipated to increase substantially in the future as the project site is located approximately 1 mile from San Carlos Airport (SQL) and 8 miles from the San Francisco International Airport (SFO) and is not within any projected 2035 aircraft noise contours. According to the Caltrain Peninsula Corridor Electrification Project Noise and Vibration Technical Report[4], noise from future Caltrain developments, including increases in service frequency and ridership, and electrification of tracks, is not anticipated to result in increased train noise levels at the site, with a projected decrease of 0.2 to 0.3 dBA L_{dn} for 2040.

[3] City of Belmont, "General Plan, Phase I Zoning, Belmont Village Specific Plan, and Climate Action Plan Draft Environmental Impact Report," SCH #2016082075, June 30, 2017.
[4] Wilson, Ihrig & Associates, "Caltrain Peninsula Corridor Electrification Project Noise and Vibration Technical Report," February 2014

The project site is anticipated to experience noise levels between 55 dBA L_{dn} and 59 dBA L_{dn}. This falls within the "normally acceptable" range for multi-family residential uses described in Table 7-1 of the City of Belmont General Plan Noise Element.

Preliminary plans show balconies on the 2nd and 3rd floors. The exterior noise levels at the 2nd and 3rd floor balconies are anticipated to be 55 dBA L_{dn}. This noise level would be below the City's Exterior Noise Standards of 65 dB L_{dn} for multi-family outdoor activity areas.

Future Interior Noise Environment

Interior noise levels would vary depending upon the design of the buildings (relative window area to wall area) and the selected construction materials and methods. Standard residential construction provides approximately 15 dBA of exterior to interior noise reduction, assuming the windows are partially open for ventilation. Standard construction with the windows closed provides approximately 20 to 25 dBA of noise reduction in interior spaces. Where exterior noise levels range from 60 to 65 dBA L_{dn}, the inclusion of adequate forced-air mechanical ventilation is often the method selected to reduce interior noise levels to acceptable levels by closing the windows to control noise. Where noise levels exceed 65 dBA L_{dn}, forced-air mechanical ventilation systems and sound-rated construction methods are normally required. Such methods or materials may include a combination of smaller window and door sizes as a percentage of the total building façade facing the noise source, sound-rated windows and doors, sound rated exterior wall assemblies, and mechanical ventilation so windows may be kept closed at the occupant's discretion.

The standard construction materials in combination with forced-air mechanical ventilation would satisfy the City's acceptable interior noise level of 45 dBA L_{dn} or less for proposed multi-family residential land-use.

NOISE IMPACTS AND MITIGATION MEASURES

Significance Criteria

The following criteria were used to evaluate the significance of environmental noise and vibration resulting from the project:

(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;

(b) Generation of excessive groundborne vibration or groundborne noise levels;

(c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted within two miles of a public airport or public use airport, if the project would expose people residing or working in the project area to excessive noise levels.

Impact 1a: **Temporary Construction Noise.** Existing noise-sensitive land uses would be exposed to a temporary increase in ambient noise levels due to project construction activities. The incorporation of Mitigation Measure 1a as project conditions of approval would result in a **less-than-significant** temporary noise impact.

The construction schedule assumed that the earliest possible start date would be early January 2024, and the development would be built over a period of about 13 months, with construction expected to conclude by the middle of January 2025. Construction phases would include demolition, site preparation, grading, trenching/foundation, building construction, architectural coating, and paving. During each phase of construction, there would be a different mix of equipment operating, and noise levels would vary by phase and vary within phases, based on the amount of equipment in operation and the location at which the equipment is operating.

Noise impacts resulting from construction depend upon the noise generated by various pieces of construction equipment, the timing and duration of noise-generating activities, and the distance between construction noise sources and noise-sensitive areas. Construction noise impacts primarily result when construction activities occur during noise-sensitive times of the day (e.g., early morning, evening, or nighttime hours), the construction occurs in areas immediately adjoining noise-sensitive land uses, or when construction lasts over extended periods of time.

Section 15-102 of the City's Municipal Code limits construction activities to between 8:00 a.m. and 5:00 p.m. on Monday through Friday except Holidays and 10:00 a.m. and 5:00 p.m. on Saturdays. Additionally, Belmont requires that 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.

While the City of Belmont does not establish noise level thresholds for construction activities, this analysis uses the noise limits established by the Federal Transit Administration (FTA) to identify the potential for impacts due to substantial temporary construction noise. The FTA identifies construction noise limits in the *Transit Noise and Vibration Impact Assessment Manual*. During daytime hours, an exterior threshold of 80 dBA L_{eq} shall be enforced at residential land uses and 90 dBA L_{eq} shall be enforced at commercial and industrial land uses.

Construction activities for individual projects are typically carried out in phases. During each phase of construction, there would be a different mix of equipment operating, and noise levels would vary by phase and vary within phases, based on the amount of equipment in operation and the location at which the equipment is operating. The typical range of maximum instantaneous noise levels for the proposed project would be 70 to 90 dBA L_{max} at a distance of 50 feet (see Table 5) from the equipment. Table 6 shows the hourly average noise level ranges, by construction phase, typical for various types of projects. Hourly average noise levels generated by construction are about 65 to 88 dBA L_{eq} for residential buildings, measured at a distance of 50 feet from the center of a busy construction site. Construction-generated noise levels drop off at a rate of about 6 dBA per doubling of the distance between the source and receptor. Shielding by buildings or terrain often result in lower construction noise levels at distant receptors.

Equipment expected to be used in each construction phase are summarized in Table 7, along with the quantity of each type of equipment and the reference noise level at 50 feet, assuming the operation of the two loudest pieces of construction equipment for each construction phase.

Federal Highway Administration's (FHWA's) Roadway Construction Noise Model (RCNM) was used to calculate the hourly average noise levels for each phase of construction, assuming the two loudest pieces of equipment would operate simultaneously, as recommended by the FTA for construction noise evaluations. This construction noise model includes representative sound levels for the most common types of construction equipment and the approximate usage factors of such equipment that were developed based on an extensive database of information gathered during the construction of the Central Artery/Tunnel Project in Boston, Massachusetts (CA/T Project or "Big Dig"). The usage factors represent the percentage of time that the equipment would be operating at full power. Table 7 also summarizes the construction noise levels for the two loudest pieces of equipment propagated to the surrounding receiving land uses.

To assess construction noise impacts at the receiving property lines of existing noise-sensitive receptors, the worst-case hourly average noise level, which are calculated from combining all equipment per phase, was propagated from the geometrical center of the nearest building to the property lines of the receptors. These noise level estimates are shown in Table 8. Noise levels in Table 8 do not assume reductions due to intervening buildings or existing barriers.

TABLE 5 Construction Equipment, 50-foot Noise Emission Limits

Equipment Category	L_{max} Level (dBA)[1,2]	Impact/Continuous
Arc Welder	73	Continuous
Auger Drill Rig	85	Continuous
Backhoe	80	Continuous
Bar Bender	80	Continuous
Boring Jack Power Unit	80	Continuous
Chain Saw	85	Continuous
Compressor[3]	70	Continuous
Compressor (other)	80	Continuous
Concrete Mixer	85	Continuous
Concrete Pump	82	Continuous
Concrete Saw	90	Continuous
Concrete Vibrator	80	Continuous
Crane	85	Continuous
Dozer	85	Continuous
Excavator	85	Continuous
Front End Loader	80	Continuous
Generator	82	Continuous
Generator (25 KVA or less)	70	Continuous
Gradall	85	Continuous
Grader	85	Continuous
Grinder Saw	85	Continuous
Horizontal Boring Hydro Jack	80	Continuous
Hydra Break Ram	90	Impact
Impact Pile Driver	105	Impact
Insitu Soil Sampling Rig	84	Continuous
Jackhammer	85	Impact
Mounted Impact Hammer (hoe ram)	90	Impact
Paver	85	Continuous
Pneumatic Tools	85	Continuous
Pumps	77	Continuous
Rock Drill	85	Continuous
Scraper	85	Continuous
Slurry Trenching Machine	82	Continuous
Soil Mix Drill Rig	80	Continuous
Street Sweeper	80	Continuous
Tractor	84	Continuous
Truck (dump, delivery)	84	Continuous
Vacuum Excavator Truck (vac-truck)	85	Continuous
Vibratory Compactor	80	Continuous
Vibratory Pile Driver	95	Continuous
All other equipment with engines larger than 5 HP	85	Continuous

Notes: [1] Measured at 50 feet from the construction equipment, with a "slow" (1 sec.) time constant.

[2] Noise limits apply to total noise emitted from equipment and associated components operating at full power while engaged in its intended operation.

[3]Portable Air Compressor rated at 75 cfm or greater and that operates at greater than 50 psi.

TABLE 6 Typical Ranges of Construction Noise Levels at 50 Feet, L_{eq} (dBA)

	Domestic Housing		Office Building, Hotel, Hospital, School, Public Works		Industrial Parking Garage, Religious Amusement & Recreations, Store, Service Station		Public Works Roads & Highways, Sewers, and Trenches	
	I	**II**	**I**	**II**	**I**	**II**	**I**	**II**
Ground Clearing	83	83	84	84	84	83	84	84
Excavation	88	75	89	79	89	71	88	78
Foundations	81	81	78	78	77	77	88	88
Erection	81	65	87	75	84	72	79	78
Finishing	88	72	89	75	89	74	84	84

I – All pertinent equipment present at site.
II – Minimum required equipment present at site.

Source: U.S.E.P.A., Legal Compilation on Noise, Vol. 1, p. 2-104, 1973.

TABLE 7 Estimated Construction Noise Levels for the Proposed Project at a Distance of 50 feet

Phase of Construction	Total Workdays	Construction Equipment (Quantity)	Estimated Construction Noise Level at 50 feet, dBA L_{eq}
Demolition	20	Concrete/Industrial Saw (4)[a] Rubber-Tired Dozer (1) Tractor/Loader/Backhoe (1) Jack Hammer (3) [a] Air Compressor (1) Generator (2) Front-End Loader (1)	91
Site Preparation	3	Grader (3)[a] Tractor/Loader/Backhoe (2)[a]	84
Grading/Excavation/Trenching/Foundation	6	Compactor (1) Rubber-Tired Dozer (1) [a] Tractor/Loader/Backhoe (3)[a] Excavator (1)[a]	84
Building – Exterior	220	Crane (1)[a] Forklift (3) Generator Set (1)[a] Welder (3)	79
Building – Interior/ Architectural Coating	10	Air Compressor (1)[a]	74
Paving	10	Paver (2) Paving Equipment (1)[a] Roller (2) Tractor/Loader/Backhoe (1)[a]	84

[a] Denotes two loudest pieces of construction equipment per phase.

TABLE 8 Estimated Construction Noise Levels at Nearby Land Uses

Phase of Construction	Calculated Hourly Average Noise Levels, dBA L_{eq}			
	Onsite E Senior Living (50 ft[a])	Adjoining W Single Family Residential (75ft[a])	S Office and Multi-family Residential (200 ft[a])	North Residential (210 ft[a])
Demolition	92[b]	**88[b]**	80[b]	79[b]
Site Preparation	86[b]	**82[b]**	74[b]	72[b]
Grading/ Excavation/Trenching/Foundation	87[b]	**83[b]**	75[b]	74[b]
Building – Exterior	81[b]	77[b]	69[b]	68[b]
Building – Interior/ Architectural Coating	74[b]	70[b]	62[b]	61[b]
Paving	87[b]	**83[b]**	74[b]	74[b]

[a] The distances shown in the table were measured from the center of the project site to the receiving property lines.
[b] These noise levels represent all equipment per phase operating simultaneously and propagated to the surrounding property lines.

As shown in Table 8, construction noise levels would intermittently range from 61 to 88 dBA L_{eq} at existing residential uses and from 62 to 80 dBA L_{eq} at existing office uses when activities are focused near the center of the project site. Construction noise levels would not exceed the 90 dBA L_{eq} threshold at the office land use surrounding the project site or the 80 dBA L_{eq} threshold at the residential land use to the north, east and south of the project site when activities occur near the center of the project site. However, the construction noise levels would exceed the exterior threshold of 80 dBA L_{eq} at the nearest existing residential land uses adjoining the project to the west. This would be considered a significant impact.

Mitigation Measure 1a:

A construction noise logistics plan shall be prepared that specifies hours of construction, noise and vibration minimization measures, posting or notification of construction schedules, and designation of a noise disturbance coordinator who would respond to neighborhood complaints will be required to be in place prior to the start of construction and implemented during construction to reduce noise impacts on neighboring residents and other uses. Project construction operations shall use best available noise suppression devices and techniques including, but not limited to the following:

- Pursuant to the Municipal Code, restrict noise-generating construction activities to 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 Holidays.

- Construct solid plywood fences around ground level construction sites adjacent to residences, or other noise-sensitive land uses. A temporary 10- to 12-foot noise barrier would provide 5 to 6 dBA attenuation for adjacent sensitive land uses when construction activities occur at the ground level.

- Erect a temporary noise control blanket barrier, where feasible, at the property line or on scaffolding just outside the proposed buildings facing the adjoining residences to the west during construction to control construction noise when activities do not occur at the ground level. The temporary noise control blanket barriers shall be installed at residences nearest to the active construction activities only.

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

- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.

- Prohibit unnecessary idling of internal combustion engines.

- Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise-generating equipment when located near adjoining sensitive land uses. Any enclosure openings or venting shall face away from sensitive receptors.

- Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.

- Utilize "quiet" air compressors and other stationary noise sources where technology exists.

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

- 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.

- Notify all adjacent business, residences, and other noise-sensitive land uses of the construction schedule, in writing, and provide a written schedule of "noisy" construction activities to the adjacent land uses and nearby residences.

- Designate a "disturbance coordinator" who shall be responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and shall 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 it in the notice sent to neighbors regarding the construction schedule.

With the implementation of the above mitigation measures, temporary construction noise levels would be reduced by 5 to 10 dBA at all impacted receptors. This would reduce the temporary noise level increase to below FTA thresholds throughout the duration of project construction. The implementation of the above mitigation measures would reduce the temporary construction impact to a less-than-significant level at the noise-sensitive receptors in the vicinity.

Impact 1b: **Permanent Noise Level Increase/Exceed Applicable Standards.** The proposed project would not result in a substantial permanent noise level increase. Further, the proposed project would not generate noise levels exceeding the City's established thresholds at noise-sensitive receptors in the project vicinity. **This is a less-than-significant impact.**

Section 15-102 of the City's Municipal code provides exterior and interior daytime and nighttime L_{eq} thresholds for noise sources.

- For all sources measured from any nonresidential property the threshold shall be 65 dBA for daytime hours and 55 dBA for nighttime hours as measured to a point on the receiving property nearest where the sound source generates the highest sound level.

Table 9 summarizes the existing ambient noise environment for the receptors surrounding the project site.

TABLE 9 Summary of Ambient Noise Levels for Existing Receptors Surrounding the Project Site

Roadway	Range of Daytime Noise Levels (Average), dBA L_{eq}	Range of Nighttime Noise Levels (Average), dBA L_{eq}	L_{dn}, dBA
Adjoining N Senior Living	50 to 56 (53)	39 to 54 (46)	57
Adjoining S Single Family Residential	45 to 54 (48)	35 to 51 (42)	54
E Office and Multi-Family Residential	50 to 56 (53)	39 to 54 (46)	57
W Residential	50 to 56 (53)	39 to 54 (46)	57

Project Traffic Increase

Neither the City of Belmont nor the State of California define the traffic noise level increase that is considered substantial. A significant increase would typically be identified if project generated traffic were to result in a permanent noise level increase of 3 dBA L_{dn} or greater in a residential area where the resulting noise environment would exceed or continue to exceed 60 dBA L_{dn}. For reference, a 3 dBA L_{dn} noise increase would be expected if the project would double existing traffic volumes along a roadway.

The project's traffic and parking analysis[5] included am and pm peak commute period vehicular trip generation estimates. The project is anticipated to generate 6 fewer AM peak period trips and 4 PM fewer peak period trips. Existing peak hour traffic volumes along El Camino Real are 1,971 trips during the AM peak hour and 2,704 trips during the PM peak hour, for 6th Avenue 138 trips during the AM peak hour and 165 trips during the PM peak hour, for Ralston Avenue 1,926 trips during the AM peak hour and 2,082 trips during the PM peak hour, and for Hill Street 24 trips during the AM peak hour and PM peak hour.[6] Development of the project would result in a unnoticed decrease in traffic along roadways in the project vicinity, resulting in a future noise increase of 0 dBA L_{dn}. Traffic noise increases of 3 dBA or greater are not anticipated. This is a less-than-significant impact.

[5] Traffic Patterns, "Traffic and Parking Analysis: Proposed Nursing Home Expansion Project at 1041 Hill Street, Belmont, CA," June 24, 2023.
[6] Draft Program Environmental Impact Report for the Belmont General Plan Update, 2014.

Mechanical Equipment

The site plan shows a transformer located in the middle of the lower level of the building near the round about. Typically, transformers up to 1,000 kVA generate noise levels up to 64 dB, as measured at 1 meter (3.28 feet). Assuming the transformers runs continuously during daytime and nighttime hours, the hourly average noise levels would be 64 dBA at 1 meter (3.28 feet), and the day-night average noise level would be 71 dBA L_{dn} at a distance of 1 meter (3.28 feet).

The project site plan shows a generator in the northwestern corner of the building, located within a room in the garage. A Tier 3 Cummins emergency generator with a capacity of 50 kW has been selected for the proposed project. According to the manufacturer specifications provided by the applicant, the generators would produce a maximum average noise level of 80 dBA at 7 meters (23 feet). The building façade would provide a minimum attenuation of 20 dBA at all surrounding receptors. Monthly testing of emergency generators, which typically occur for a period of one hour between 8:00 a.m. and 7:00 p.m. on weekdays only, would need to meet a daytime limit of 65 dBA L_{eq} as described in the City's Municipal Code. Emergency operation of the generator would also need to meet the City's standards of 65 dBA during daytime hours and 55 dBA during nighttime hours.

Table 10 summarizes the hourly average noise levels and the combined day-night average noise level for all noise-generating mechanical equipment located on the ground level of the proposed project site as propagated to the surrounding receptors.

Operational L_{eq} due to transformer noise and emergency generator noise would not exceed the City's daytime or nighttime noise levels. For all existing receptors, the noise level increase due to transformer and emergency generator noise would not be measurable or detectable (0 to 1 dBA L_{dn} increase).

The project's roof plan shows an electric heat pump and two exhaust fans, with a type of mechanical screen surrounding the electric heat pump. A Trane WHJ180A4S0G has been selected for the proposed project. According to the manufacturer's specifications, the electric heat pump would produce an average noise level of 83 dBA at 1 meter (3 feet). When operating at full speed, noise levels from the exhaust fans could be up to 76 dBA at a distance of 5 feet and up to 65 dBA at 5 feet when operating at 35% speed. For a realistic worst-case it was assumed both exhaust fans would be operating at 35% speed. Assuming all equipment to be operating simultaneously during a given hour, the combined rooftop noise level at the proposed building would be 71 dBA L_{eq} at 5 feet, and assuming this worst-hour noise level to be operating each hour in a 24-hour period, the day-night average noise level would be 78 dBA L_{dn} at 5 feet, assuming a conservative 10 dBA attenuation from the mechanical screen around the electric heat pump.

Table 11 summarizes the rooftop mechanical equipment noise levels the buildings propagated to the property lines of the surrounding land uses. Note, an additional attenuation of 10 dBA is assumed for all rooftop sources due to the elevation of the equipment above the ground. This is applied to the values in Table 12 for all ground-level receptors.

Operational L_{eq} due to heat pump and exhaust fan noise would not exceed the City's daytime and nighttime noise levels. For all existing receptors, the noise level increase due to rooftop mechanical equipment noise would be less than 3 dBA L_{dn} (0 to 1 dBA L_{dn} increase).

This would be a less than significant impact.

TABLE 10 Estimated Operational Noise Levels for Ground-Level Mechanical Equipment Sources

Receptor	Distance from Center of the Transformer, feet	L_{eq} from Transformer Noise, dBA	L_{dn} from Transformer Noise, dBA	Distance from the Generator, feet	L_{eq} from Generator Noise, dBA	L_{dn} from Emergency Generator Noise, dBA	Combined Noise L_{dn} dBA	Noise Level Increase, dBA L_{dn}
Adjoining N Senior Living	35	43	49	75	50[b]	26[c]	58[bc]	1
Adjoining S Single Family Residential	90	< 20[a]	< 35[a]	45	54[b]	30[c]	53[abc]	0
E Office and Multi-Family Residential	215	< 20[a]	< 35[a]	280	38[b]	< 25[c]	57[abc]	0
W Residential	185	28	< 35	150	44[b]	< 25[c]	57[bc]	0

[a] Conservative 20 dBA attenuation assumed for building façade.
[b] Conservative 20 dBA attenuation assumed for the generator room.
[c] Assumes 1 hour of emergency generator testing during daytime hours.

TABLE 11 Estimated Operational Noise Levels for Rooftop Mechanical Equipment Sources

Receptor	Distance from the Heat Pump/Exhaust Fan, feet	L_{eq} from Heat Pump and Exhaust Fans Noise, dBA	L_{dn} from Heat Pump and Exhaust Fan Noise, dBA	Combined Noise L_{dn} dBA	Noise Level Increase, dBA L_{dn}
Adjoining N Senior Living	50	41[a]	48[a]	58	1
Adjoining S Single Family Residential	60	40[a]	46[a]	54	1
E Office and Multi-Family Residential	150	32[a]	38[a]	57	0
W Residential	260	27[a]	33[a]	57	0

[a] Conservative 10 dBA attenuation assumed for heat pump mechanical screens and an additional 10 dBA attenuation for the elevation of the rooftop equipment.

Trash Pickup

According to the site plan, the trash enclosure would be located at the northwest corner of site. Trash pickup typically occurs once a week during the daytime hours of 7:00 a.m. and 10:00 p.m. Currently, trash pickup would occur at the existing Senior Living Facility, residences, and office on a weekly basis. It is assumed that weekly pickup would continue for the proposed project. Since existing trash pickup would be included in the ambient noise at the project site and the surrounding area, a noise level increase due to project-generated trash pickup is not expected. This would be a less-than-significant impact.

Total Combined Project-Generated Noise

Operational noise levels produced by the proposed project combined (i.e., traffic, mechanical equipment, trash pickup) would result in an increase of less than 3 dBA L_{dn} at all existing noise-sensitive receptors in the project vicinity.

Operational noise levels due to the mechanical equipment would not exceed the City's daytime threshold of 65 dBA L_{eq} or the nighttime threshold of 55 dBA L_{eq} at the existing noise-sensitive receptors in the project vicinity. Therefore, this would be a less-than-significant impact under CEQA.

Impact 2: **Exposure to Excessive Groundborne Vibration due to Construction.** Construction-related vibration levels resulting from activities at the project site would potentially exceed 0.3 in/sec PPV at the existing structures adjoining the project site, which could result in cosmetic damage to the adjacent buildings. **This is a significant impact.**

The construction of the project may generate vibration when heavy equipment or impact tools (e.g., jackhammers, hoe rams) are used. Construction activities would include grading, foundation work, paving, and new building framing and finishing. According to the equipment list provided at the time of this study, impact or vibratory pile driving activities, which can cause excessive vibration, are not expected for the proposed project.

For structural damage, the California Department of Transportation recommends a vibration limit of 0.5 in/sec PPV for buildings structurally sound and designed to modern engineering standards, 0.3 in/sec PPV for buildings that are found to be structurally sound but where structural damage is a major concern, and a conservative limit of 0.08 in/sec PPV for ancient buildings or buildings that are documented to be structurally weakened. No known ancient buildings or buildings that are documented to be structurally weakened adjoin the project area. Therefore, conservatively, groundborne vibration levels exceeding 0.3 in/sec PPV would have the potential to result in a significant vibration impact.

Table 12 presents typical vibration levels that could be expected from construction equipment at a distance of 25 feet. Project construction activities, such as drilling, the use of jackhammers, rock drills and other high-power or vibratory tools, and rolling stock equipment (tracked vehicles, compactors, etc.), may generate substantial vibration in the immediate vicinity. Jackhammers

typically generate vibration levels of 0.035 in/sec PPV, and drilling typically generates vibration levels of 0.09 in/sec PPV at a distance of 25 feet.

Vibration levels would vary depending on soil conditions, construction methods, and equipment used. Table 12 also summarizes the distances to the 0.3 in/sec PPV threshold for all conventional buildings.

TABLE 12 Vibration Source Levels for Construction Equipment

Equipment		PPV at 25 ft. (in/sec)	Minimum Distance to Meet 0.3 in/sec PPV (feet)
Clam shovel drop		0.202	18
Hydromill (slurry wall)	in soil	0.008	1
	in rock	0.017	2
Vibratory Roller		0.210	19
Hoe Ram		0.089	9
Large bulldozer		0.089	9
Caisson drilling		0.089	9
Loaded trucks		0.076	8
Jackhammer		0.035	4
Small bulldozer		0.003	<1

Source: Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, Office of Planning and Environment, U.S. Department of Transportation, September 2018, as modified by Illingworth & Rodkin, Inc., February 2023.

Table 13 summarizes the vibration levels at each of the surrounding buildings in the project vicinity. Vibration levels are highest close to the source and then attenuate with increasing distance at the rate $\left({}^{D_{ref}}/_{D}\right)^{1.1}$, where D is the distance from the source in feet and D_{ref} is the reference distance of 25 feet. While construction noise levels increase based on the cumulative equipment in use simultaneously, construction vibration levels would be dependent on the location of individual pieces of equipment. That is, equipment scattered throughout the site would not generate a collective vibration level, but a vibratory roller, for instance, operating near the project site boundary would generate the worst-case vibration levels for the receptor sharing that property line. Further, construction vibration impacts are assessed based on damage to buildings on receiving land uses, not receptors at the nearest property lines. Therefore, the distances used to propagate construction vibration levels (as shown in Table 14), which are different than the distances used to propagate construction noise levels (as shown in Table 8), were estimated under the assumption that each piece of equipment from Table 13 was operating along the nearest boundary of the busy construction site, which would represent the worst-case scenario.

Project construction activities would potentially generate vibration levels up to 1.2 in/sec PPV at the existing buildings adjoining the project site. A study completed by the US Bureau of Mines analyzed the effects of blast-induced vibration on buildings in USBM RI 8507.[7] The findings of

[7] Siskind, D.E., M.S. Stagg, J.W. Kopp, and C.H. Dowding, Structure Response and Damage Produced by Ground Vibration form Surface Mine Blasting, RI 8507, Bureau of Mines Report of Investigations, U.S. Department of the Interior Bureau of Mines, Washington, D.C., 1980.

this study have been applied to buildings affected by construction-generated vibrations.[8] As reported in USBM RI 8507[6] and reproduced by Dowding,[7] Figure 2 presents the damage probability, in terms of "threshold damage" (described above as cosmetic damage), "minor damage," and "major damage," at varying vibration levels. Threshold damage, or cosmetic damage, would entail hairline cracking in plaster, the opening of old cracks, the loosening of paint or the dislodging of loose objects. Minor damage would include hairline cracking in masonry or the loosening of plaster, and major structural damage would include wide cracking or shifting of foundation or bearing walls.

As shown in Figure 2, maximum vibration levels of 0.3 in/sec PPV or lower would result in virtually no measurable damage, while maximum vibration levels of 1.2 in/sec PPV would result in about 20% chance of cosmetic damage. No minor or major damage would be expected at the buildings immediately adjoining the project site.

Neither cosmetic, minor, or major damage would occur at historical or conventional buildings located 20 feet or more from the project site. At these locations, and in other surrounding areas where vibration would not be expected to cause cosmetic damage, vibration levels may still be perceptible. However, as with any type of construction, this would be anticipated and would not be considered significant, given the intermittent and short duration of the phases that have the highest potential of producing vibration (use of jackhammers and other high-power tools). By use of administrative controls, such as notifying neighbors of scheduled construction activities and scheduling construction activities with the highest potential to produce perceptible vibration during hours with the least potential to affect nearby businesses, perceptible vibration can be kept to a minimum.

In summary, the construction of the project would potentially generate vibration levels exceeding the 0.3 in/sec PPV threshold at conventional properties adjoining the project site, which could result in cosmetic damage to these adjacent buildings. This would be considered a significant impact.

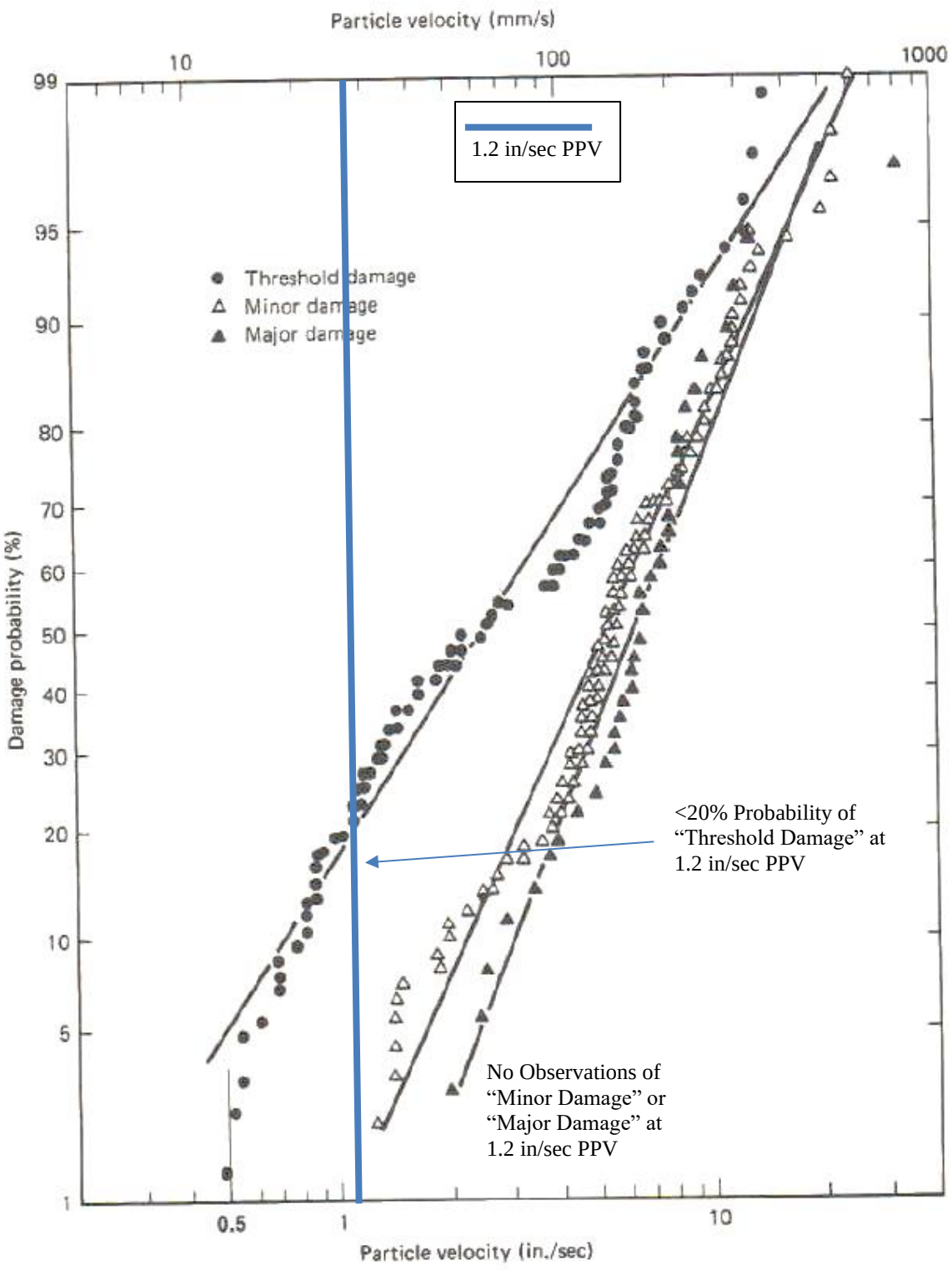
[8] Dowding, C.H., Construction Vibrations, Prentice Hall, Upper Saddle River, 1996.

TABLE 13 Vibration Source Levels for Construction Equipment

Equipment		PPV at 25 ft. (in/sec)	Estimated Vibration Levels at Structures Surrounding the Project Site, in/sec PPV			
			Adjoining E Senior Living (5 feet)	Adjoining W Single Family Residential (15 feet)	S Real Estate Office/Multi-Family Residential (142 feet)	North Residential (80 feet)
Clam shovel drop		0.202	**1.186**	**0.354**	0.030	0.056
Hydromill (slurry wall)	in soil	0.008	0.047	0.014	0.001	0.002
	in rock	0.017	0.100	0.030	0.003	0.005
Vibratory Roller		0.210	**1.233**	**0.368**	0.031	0.058
Hoe Ram		0.089	**0.523**	0.156	0.013	0.025
Large bulldozer		0.089	**0.523**	0.156	0.013	0.025
Caisson drilling		0.089	**0.523**	0.156	0.013	0.025
Loaded trucks		0.076	**0.446**	0.133	0.011	0.021
Jackhammer		0.035	0.206	0.061	0.005	0.010
Small bulldozer		0.003	0.018	0.005	0.0004	0.001

Source: Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, Office of Planning and Environment, U.S. Department of Transportation, September 2018, as modified by Illingworth & Rodkin, Inc., February 2023.

FIGURE 2 Probability of Cracking and Fatigue from Repetitive Loading



Source: Dowding, C.H., Construction Vibrations, Prentice Hall, Upper Saddle River, 1996.

Mitigation Measure 2:

Construction Vibration Reduction and Monitoring. Wherever feasible, operation of vibration inducing equipment shall be avoided within the distance to existing buildings specified below.

Clam shovel drop – 18 ft
Hydromill (slurry wall) in soil – 1 ft
Hydromill (slurry wall) in rock – 2 ft
Vibratory Roller – 19 ft
Hoe Ram – 9 ft
Large bulldozer – 9 ft
Caisson drilling – 9 ft
Loaded trucks – 8 ft
Jackhammer – 4 ft
Small bulldozer - <1 ft

If this equipment must operate closer to existing buildings than specified above, a vibration monitoring plan shall be prepared, submitted to the City, and implemented to monitor construction vibration at the nearest structures, including at a minimum the following:

- A list of all heavy construction equipment to be used for this project known to produce high vibration levels (e.g., tracked vehicles, vibratory compaction, jackhammers, hoe rams, clam shovel drop, and vibratory roller, etc.).

- An indication of what efforts will be implemented for reducing vibration levels below the thresholds, such as location of equipment away from adjacent building as possible and use of alternative methods or equipment that would produce less vibration.

- A designated contact responsible for registering and investigating claims of excessive vibration. The contact information of such person shall also be clearly posted on the construction site. Any damage to adjacent buildings shall be addressed by the applicant team.

- Document conditions at all structures located within 20 feet of construction prior to, during, and after vibration-generating construction activities. Perform a photo survey, elevation survey, and crack monitoring survey prior to any construction activity, at the end of each phase of construction, and after project completion, and shall include internal and external crack monitoring in structures, settlement, and distress, and shall document the condition of foundations, walls and other structural elements in the interior and exterior of said structures. If vibration generated by project construction results in damage to adjoining structures, repairs shall be completed to restore structures to pre-construction conditions.

Examples of efforts to minimize vibration could include use of a smaller vibratory roller, such as the Caterpillar model CP433E vibratory compactor, and use of alternative methods for breaking up existing pavement, such as a pavement grinder, instead of dropping heavy objects, when work must occur within 20 feet of the adjacent buildings.

The implementation of this mitigation measure would minimize the potential for construction-period cosmetic vibration damage to adjacent buildings and require repair if necessary and would therefore reduce a potential impact to a less-than-significant level.

Impact 3: **Excessive Aircraft Noise.** The project site is located approximately 1 mile from the San Carlos Airport, the project lies outside the 60 dBA CNEL noise contour for the airport. The project site is located approximately 8 miles from the San Francisco International Airport, and lies outside the 65 dBA CNEL noise contour. The noise environment attributable to aircraft is considered normally acceptable. **This is a less-than-significant impact.**

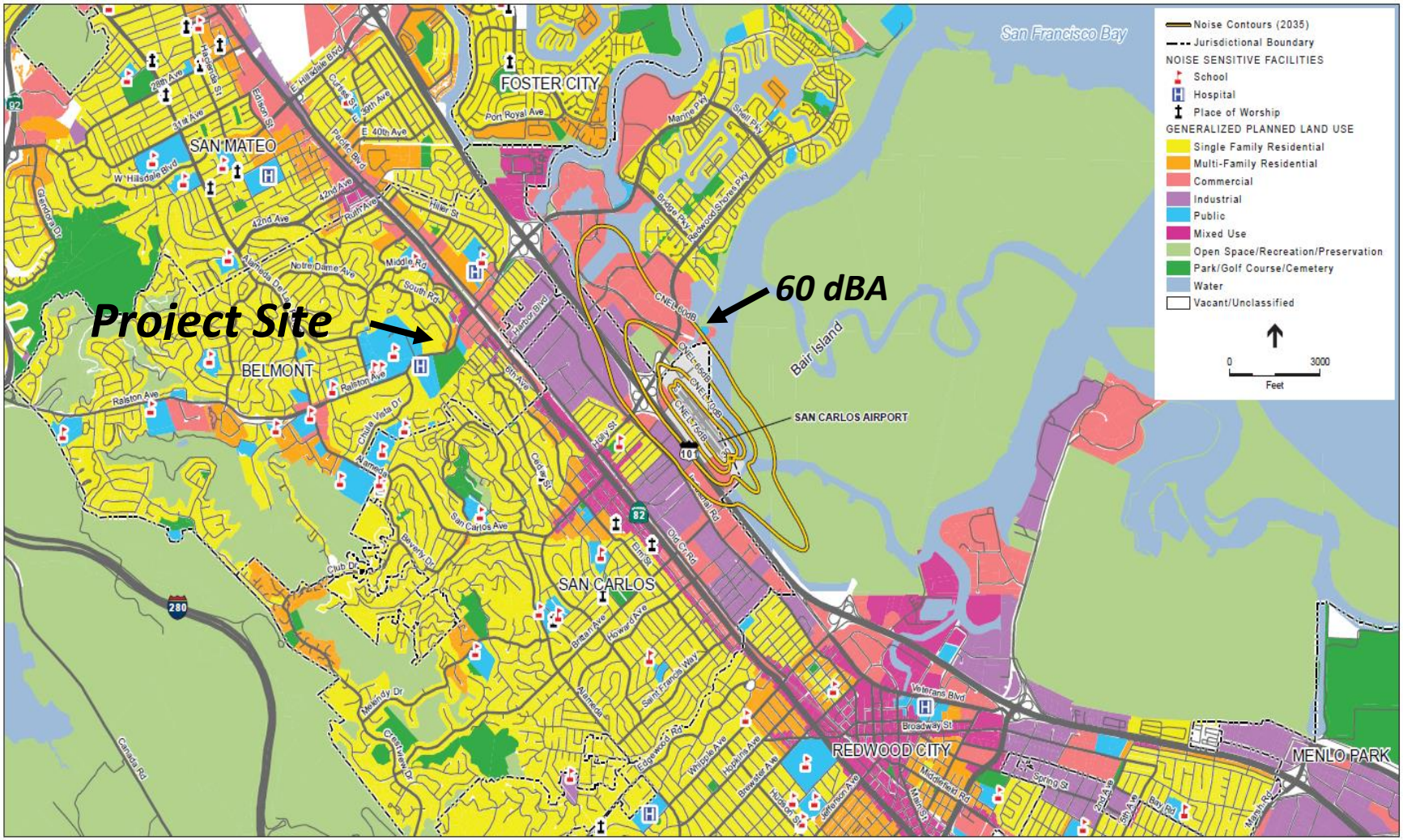
The San Carlos Airport is located approximately 1 mile southeast of the project site. As shown in Figure 3, the project site lies well outside the 60 dBA CNEL noise contour for the San Carlos Airport,therefore, the proposed project would be compatible with the exterior noise standards for aircraft noise. The San Francisco International Airport is a public-use airport located approximately 8 miles northwest of the project site. According to the *Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport*,[9] the project site lies well outside the 65 dBA CNEL/L_{dn} noise contour, and the required safe and compatible threshold for exterior noise levels would be at or below 65 dBA CNEL for aircrafts.

The future interior noise at the proposed building would be compatible with aircraft noise. This would be a less-than-significant impact.

Mitigation Measure 3: **None required.**

[9] Ricondo & Associates, Inc. with Jacobs Consultancy and Clarion Associates, *Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport*, November 2012.

FIGURE 3 2035 Noise Contours for San Carlos Airport



SOURCE: Belmont, 1982; San Mateo County, 1986; Foster City, 1993; Menlo Park, 1994; San Carlos, 2009; City of San Mateo, 2010; Redwood City, 2010; ESRI, 2014; ESA Airports, 2015

San Carlos Airport ALUCP . 130753

Exhibit 4-2

Future Conditions (2035) Aircraft Noise Contours

Cumulative Impacts

Cumulative noise impacts could result from nearby, simultaneous construction projects. From the City's website,[10] the following planned or approved projects are located within 1,000 feet of the proposed project:

- **800 Laurel Avenue** – this project is located north of the project site, across Hill Street. This project was not identified as a future receptor in this report. The 800 Laurel Avenue project would include grading and demolition of an existing vacant residence, and construct four non-contiguous buildings housing 16 townhomes, a new private street, and a private park. This project has been approved by the City's Planning Commission. While the construction schedule for this project is currently unknown, it is likely to be constructed before the proposed project at Belmont Memory Care. The single-family residential homes adjacent and to the south of the 800 Laurel Avenue would be a shared receptor for both construction sites. Considering that the 800 Laurel Avenue project is likely to be constructed prior to the Belmont Memory Care project, a cumulative construction impact is not expected.

- **815 Old County Road** – this project is located north of the project site, across El Camino Real. This project was not identified as a future receptor in this report. The 815 Old County Road project would construct a five-story building with a total of 177 apartment units. This project has been approved by the City. The 815 Old County Road project would not share receptors with direct line-of-sight to both construction sites. This would result in a less-than-significant cumulative construction impact.

- **900 El Camino Real** – this project is located northeast of the project site. This project was not identified as a future receptor in this report. The 900 El Camino Real project would include demolition of the existing commercial and residential buildings and a construct 37-affordable housing units. This project has been approved by the City. While the construction schedule for this project is currently unknown, it is likely to be constructed before the proposed project at Belmont Memory Care. The single-family residential homes and multi-family units along Hill Street would be a shared receptor for both construction sites. Considering that the 900 El Camino project is likely to be constructed prior to the Belmont Memory Care project, a cumulative construction impact is not expected.

No other projects are located within 1,000 feet of the proposed project site. Therefore, potential cumulative construction impacts would be less-than-significant.

[10] https://www.belmont.gov/our-city/city-projects/major-development-projects

APPENDIX

FIGURE A1 Daily Trend in Noise Levels at LT-1, Wednesday, June 7, 2023

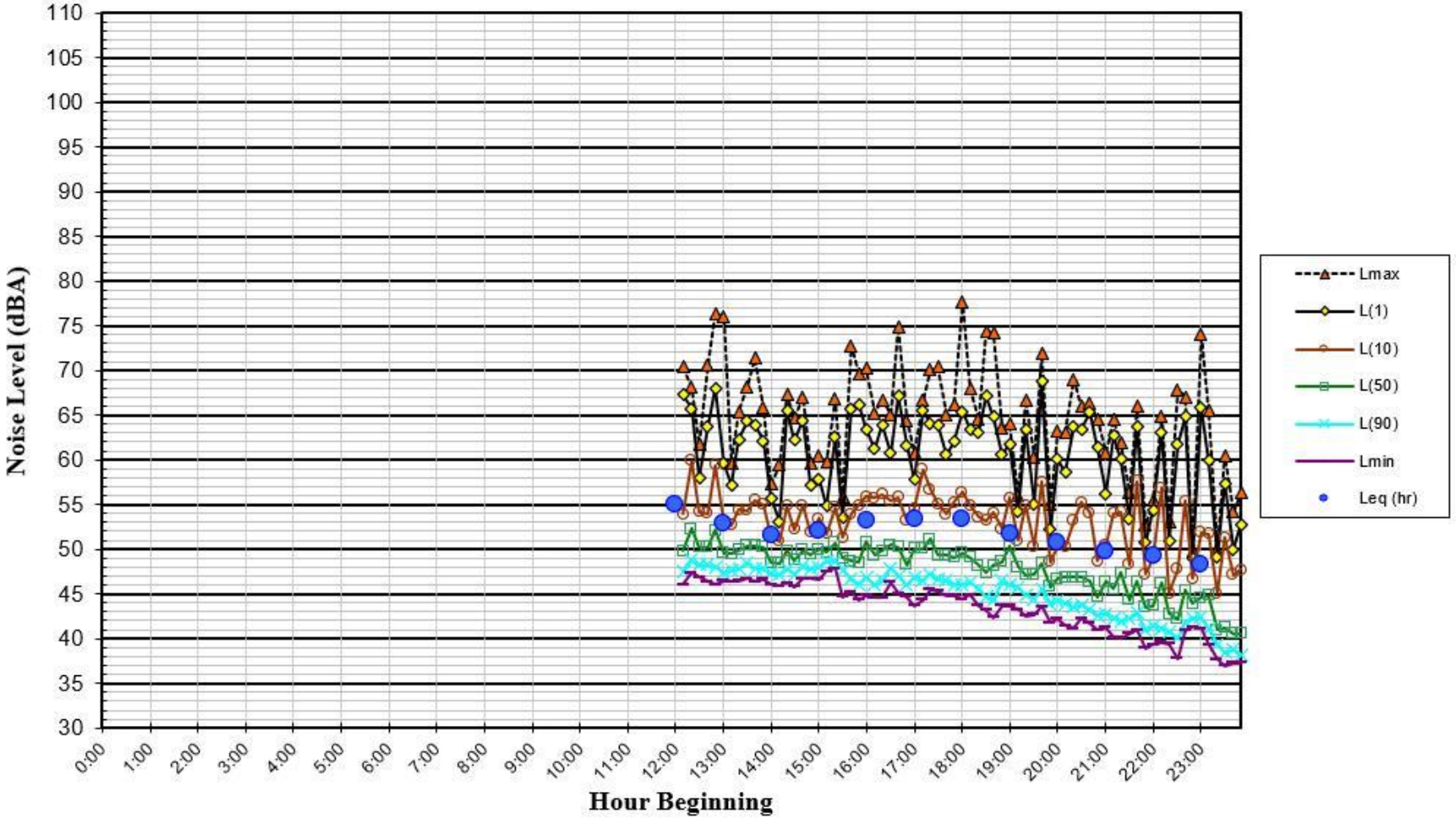


FIGURE A2 Daily Trend in Noise Levels at LT-1, Thursday, June 8, 2023

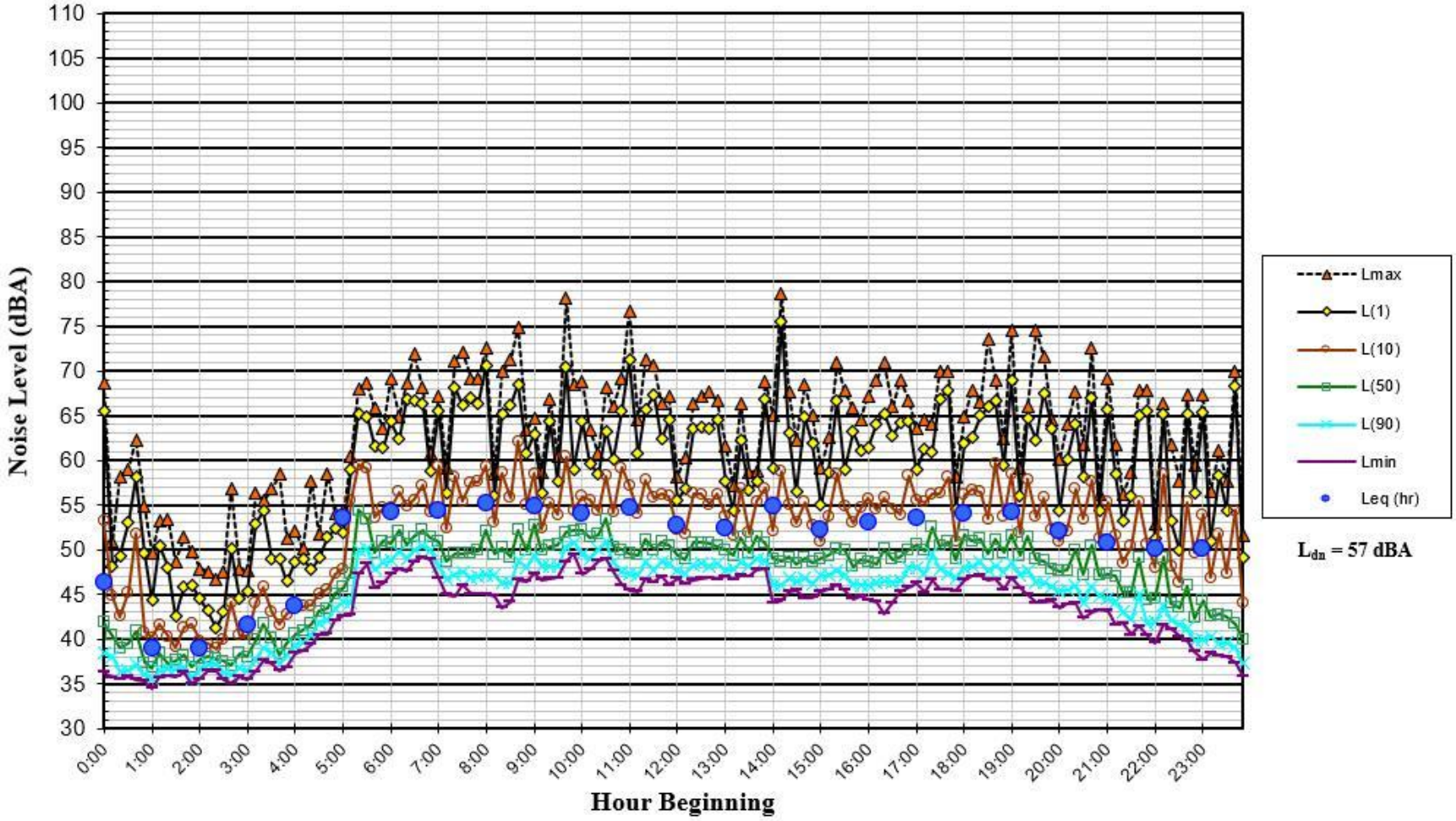


FIGURE A3 Daily Trend in Noise Levels at LT-1, Friday, June 9, 2023

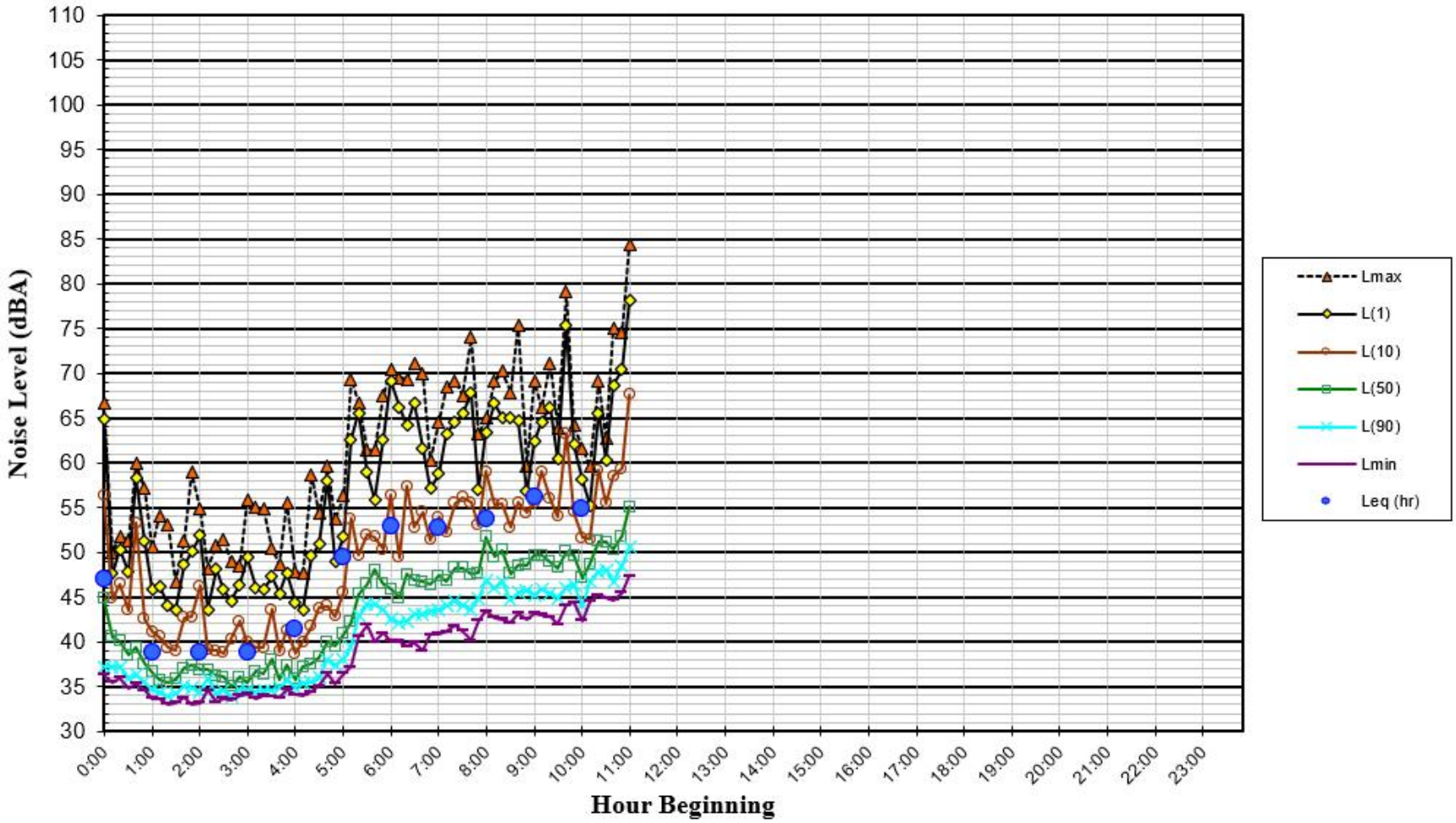


FIGURE A4 Daily Trend in Noise Levels at LT-2, Wednesday, June 7, 2023

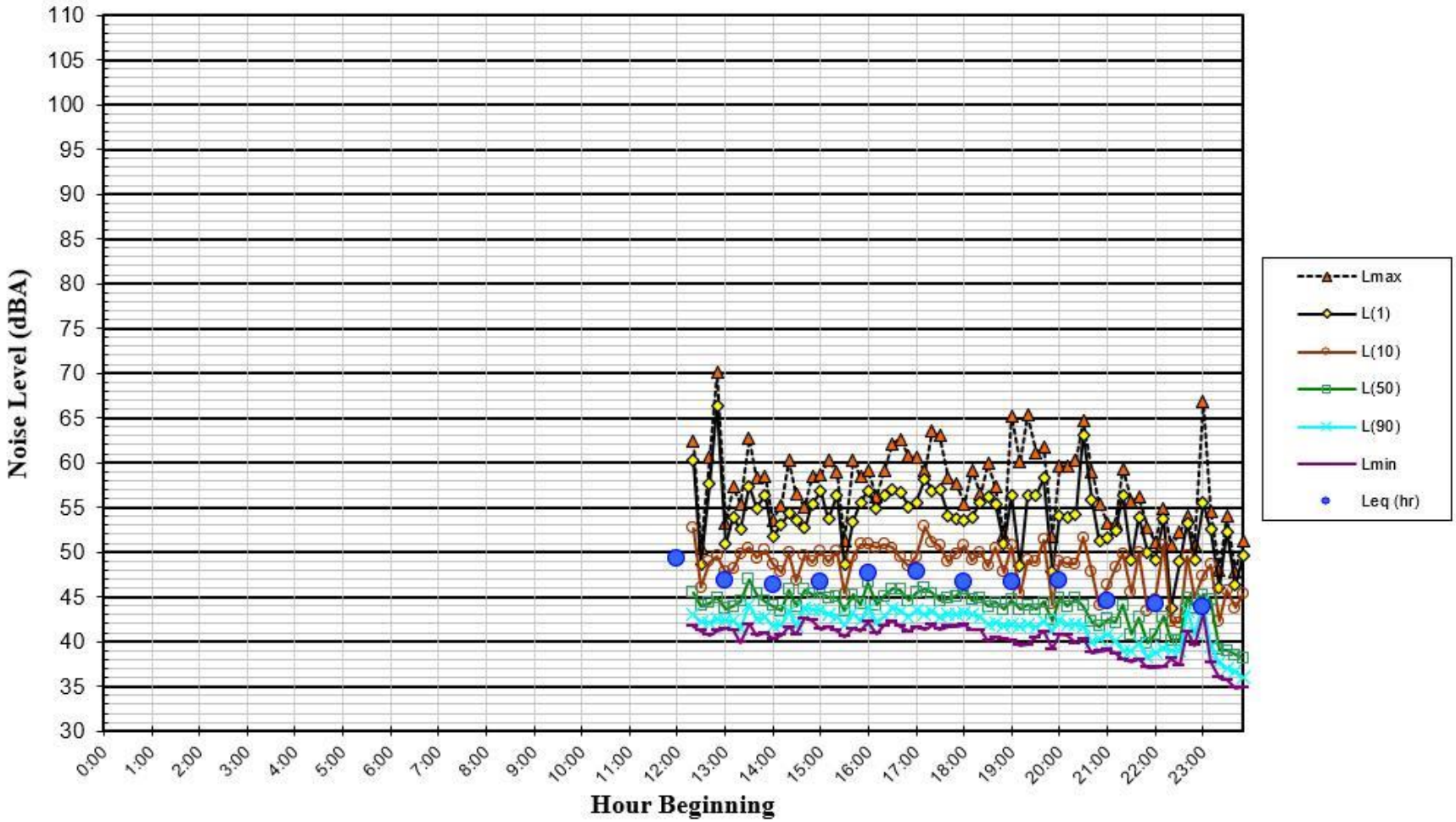


FIGURE A5 Daily Trend in Noise Levels at LT-2, Thursday, June 8, 2023

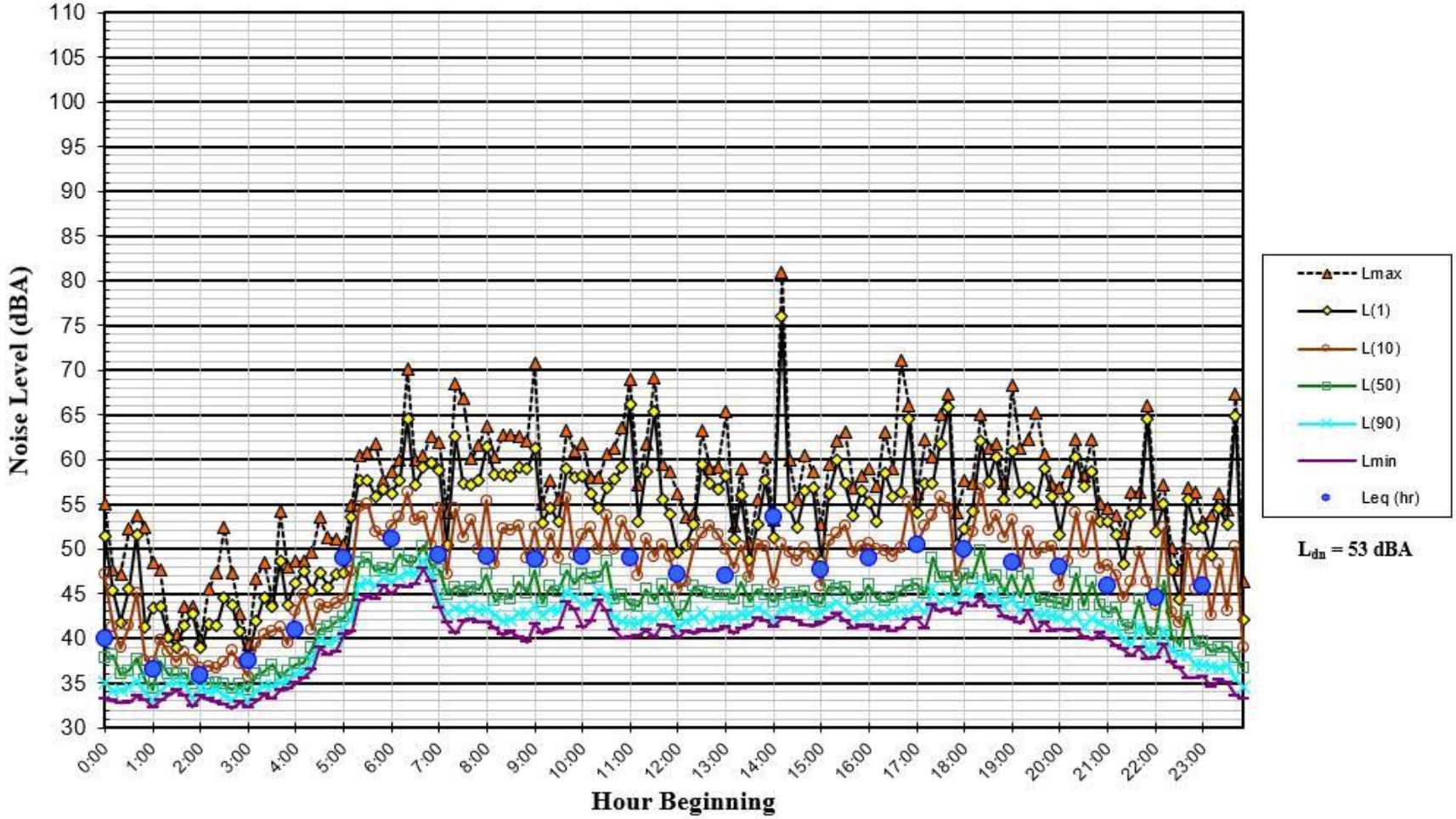
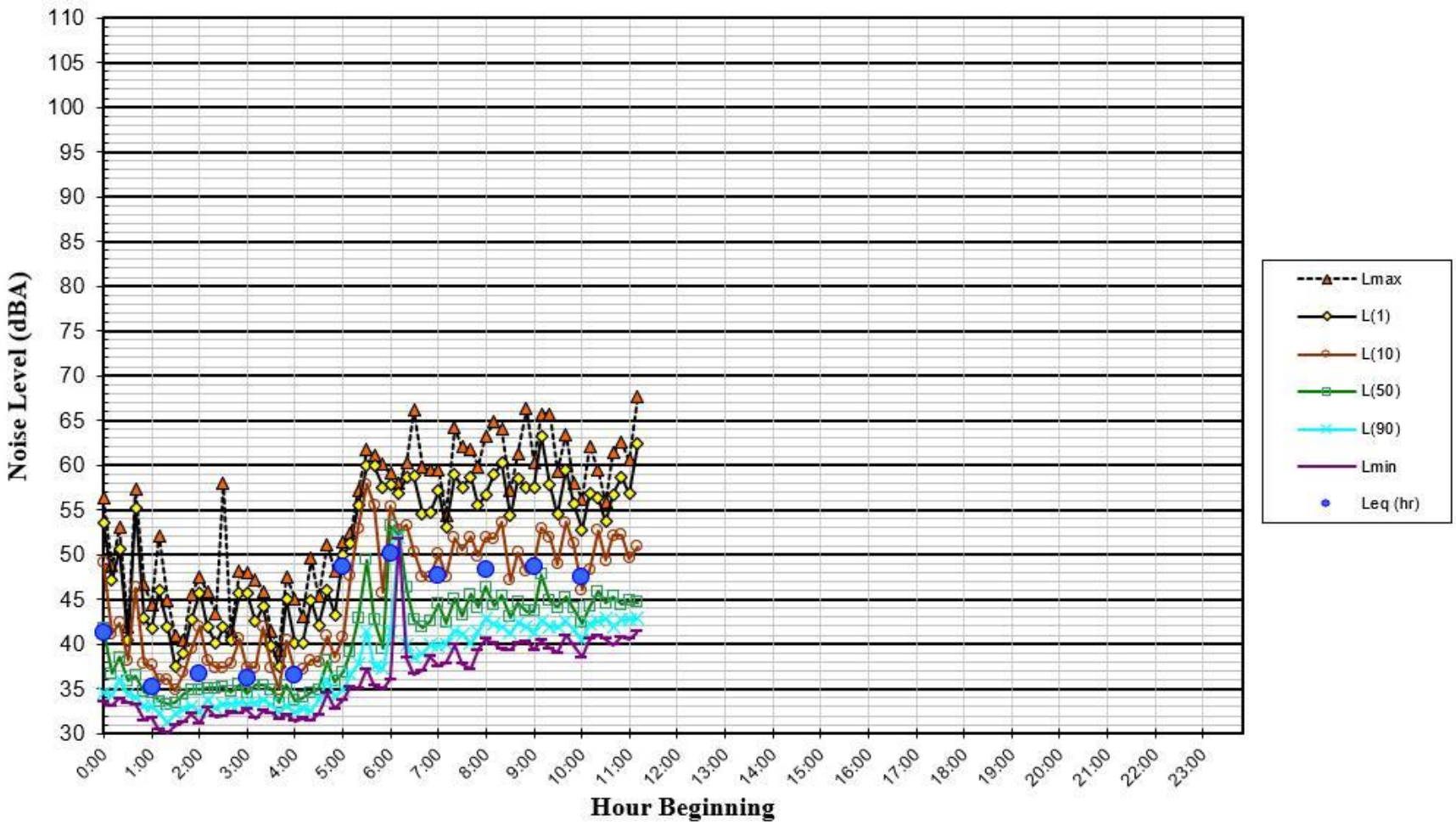


FIGURE A6 Daily Trend in Noise Levels at LT-2, Friday, June 9, 2023



HISTORIC RESOURCE EVALUATION

VISTA TERRACE
SKILLED NURSING FACILITY

1041 HILL STREET, BELMONT, CA

April 25, 2023 Version 1
June 4, 2024 Revised

INTRODUCTION

Erdman conducted an assessment of the property at 1041 Hill Street, Belmont, San Mateo County, California within Assessor Parcel Numbers (APN) 045-152-540 and 045-152-570 (58,142 sq. ft. / 1.33 acres). 1041 Hill Street is Lot 3 of the Mezes Ranch RSM. The adjacent lot at 900 Sixth Avenue is also located on Lot 3 of the Mezes Ranch RSM. The parcels currently have one structure each – ca. 1998 Buena Vista Assisted Living Facility, now known as Vista Terrace of Belmont, and ca. 1960 Buena Campbell Sanitarium, currently an unoccupied Skilled Nursing Facility (SNF). The SNF most recently operated as a 17 unit/33 bed facility.

The Project consists of demolishing the ca. 1960 SNF building and constructing a 36 unit/ 42 bed memory care community over an open parking garage level atop the previous building's footprint.

The Project Area is not currently listed on the Office of Historic Preservation's (OHP) Built Environment Resources Directory (BERD) or the City of Belmont 1991 Historic Resources Inventory (HRI) and does not appear to have been previously evaluated for the California Register of Historical Resources (CRHR).

PROJECT AREA LOCATION

The project area is located within two parcels (APN 045-152-540 and 045-152-570) and is located northwest of the intersection of El Camino Real and Ralston Ave. in Belmont, California. It is bordered by Hill Street to the northwest and Laurel Ave. to the northeast. The parcel is located approximately a quarter mile northwest of the Waltermire Historic District, "the oldest Belmont neighborhood that remains intact," and is outside of the Belmont Village Planning Area.[1]



2018 Aerial Image of Parcel (courtesy of the San Mateo County Property Map Portal and Golden Gate National Parks Conservancy)



1899 Mezes Ranch Subdivision Map – Approximate location of Project Area shown (courtesy of the San Mateo County Property Map Portal)



2018 Aerial Image of Project Area (courtesy of the San Mateo County Property Map Portal and Golden Gate National Parks Conservancy)

PROPERTY HISTORY

1021 Hill Street

The original Buena Campbell Sanitarium started as the Nerve Rest Sanitarium in 1918. It resided in the Hansen house on the north side of Ralston Avenue that was built in approximately 1906 and home to Marquette Hansens. "That was a large white house, with a porch across the front and part of the east side. There was a flight of steps from the driveway to the porch. It was a very stately home with a large circular driveway with lawn and magnolia trees in the center."[5]

The home was sold to Mrs. Maude Carrington Reed, who established the Nerve Rest Sanitarium. It operated as such until the home was acquired by Mrs. Tinker, who renamed the institution Hillwell Sanitarium and changed the operation to an elderly's home.[4, 6] The building was renamed one more time to Buena Campbell Sanitarium and stayed as such until it was deemed a public nuisance in 1972.[2] Sixth Avenue was extended towards Hill Street, a new sanitarium was built higher up Hill Street, and the Ralston Avenue building was demolished in the mid-1970s. The 1021 Hill Street parcel was absorbed into the 900 Sixth Avenue parcel sometime after the avenue's extension.

1041 Hill Street

The current Skilled Nursing Facility that stands at 1041 Hill Street replaced the need of the demolished Ralston Avenue sanitarium. It was designed in the 1960s by Higgins & Root, AIA – a partnership between W.L. Higgins and Chester Root. The primary use of the Hill Street sanitarium was as a convalescent hospital. The property is currently unoccupied, but most recently functioned as a skilled nursing facility.

From 1936 to the early 1940's, Higgins & Root were established as "one of the earliest "modernist" firms in the area, and after the war developed a substantial body of work."[7] They operated their practice out of San Jose, California, as noted in the 1962 American Architects Directory, working on schools, churches, and businesses. The duo were the founding members of the Santa Clara Valley Chapter of the American Institute of Architects, Higgins acted as president in 1958 .[3] Their practice moved to Los Gatos, California prior to the publishing of the 1970 American Architects Directory. There are no documented properties on the National Historic Registry or California Register of Historical Resources for W.L. Higgins, Higgins & Root, or Higgins & Root Elmore Titus Architects.

900 Sixth Avenue

The adjacent parcel at 900 Sixth Avenue was constructed in 1998 by Hardison, Komatsu, Ivelich & Tucker. It is an Assisted Living Facility with 65 living units built across three levels. The 1041 Hill Street Sanitarium became a complimentary skilled nursing facility for the campus, known as Buena Vista. An elevator and building connector were added to access the 1041 Hill Street property as part a of the Sixth Avenue project.

EVALUATION FOR HISTORICAL SIGNIFICANCE

The presently standing structure at 1041 Hill Street is not a locally, state or nationally registered historic place. It is not located in a historic district or the Belmont Village Planning Area. Further evaluation of the structure was done referring to the California Register of Historic Resources criteria.

Criterion 1: Is the potential resource associated with events that have made a significant contribution to the broad patterns of local, California, or national history?

No significant events in local or regional history, or the cultural heritage of California or the United States are associated with the property after extensive review of event-based documentation. Refer to Property History section for further description.

Criterion 2: Is the potential resource associated with the lives of persons important to local, California, or national history?

Upon significant research, it is found that the property is not associated with important persons in local, Californian, or national history. The architect of record is not considered to be a prominent firm, nor the individuals who the firm was comprised of. The property is not the primary home or workplace for most of its residents throughout their lives. The potential for significant association with important persons is unlikely.

Criterion 3: Does the potential resource embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values?

The property does not embody distinctive characteristics of 1960s modern architecture that Higgins & Root were known for. There does not seem to be distinctive characteristics of Mid-Century Modern, Brutalist, courtyard apartments, Dingbat, or "Ranch House" style residential construction. Rather so, many features of the building have been left to deteriorate and have yielded the building unoccupiable for many years. Additionally, the property is not an article of the "modernist" architecture that the Higgins & Root architecture practice was known for.

Criterion 4: Does the potential resource have the potential to yield information important to the prehistory or history of the local area, California, or the nation?

The property has not yielded any information important to prehistory or history of the local area, California, or the nation. The property is relatively young in comparison to the founding of Belmont and San Mateo County and other significant resources in the area; National Register #73000448, Lathrop House (1863) and California Historical Landmark 856, Ralston Hall (1868). The land surrounding the property has been altered through infrastructure development and neighboring construction over recent decades that the potential for prehistoric information is implausible.

Historic Integrity

National Historic Preservation Act qualifications require a property to possess historic integrity with the following characteristics: location, design, setting, materials, workmanship, feeling and association. 1041 Hill Street appears to meet none of the characteristics described and does not demonstrate historic significance in relation to events, persons, design or construction, and potential information as noted in the Evaluation for Historic Significance.

The property at 1041 Hill Street is not noted as "National Register Eligible" or located in a historic district, as documented in the City of Belmont 2035 General Plan.[8] In addition to the evaluation listed previously, this property does not qualify as a significant historical resource defined by the California Environmental Quality Act guidelines under section 15064.5.[1]

Local Registers

1041 Hill Street does not appear to meet the criteria for local historic registration and does not fall within the boundaries of a local historic district. San Mateo County's criteria per Section 7723 of Chapter 7. Historic Preservation Ordinance are not met as noted with information in the Evaluation for Historic Significance.

CONCLUSIONS AND RECOMMENDATIONS

Sanitariums had great significance in Belmont's cultural and architectural history. The Hansen home, later Nerve Rest Sanitarium, was one of five notable sanitariums founded in the first half of the 20th century.

Unfortunately, the original sanitarium was demolished, and its replacement has little merit for historical significance. 1041 Hill Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be a historical resource for the purposes of CEQA. Thus, it is determined that the structure is not historically significant, and no further recommendations are being made.

Claire Brunner, Associate AIA
M. Arch, Preservation Studies



BIBLIOGRAPHY

1. Draft Program Environmental Impact Report for the Belmont General Plan Update, Phase I/Interim Zoning, Belmont Village Specific Plan, and Climate Action Plan, https://www.belmont.gov/home/showpublisheddocument?id=16601

2. Resolution No. 1972-11. Planning Commission of the City of Belmont. Images obtained from City of Belmont archives. See attachment. https://www.belmont.gov/home

3. History San José's Research Library & Archives, Recently Processed Architectural Records at History San José, https://historysanjose.org/recently-processed-architectural-records-at-history-san-jose/

4. Belmont Historical Society. Belmont Access for the Community, 1995. http://belmonthistoricalsociety.com/sites/default/files/BAC.pdf

5. Belmont Historical Society. Hub of the Peninsula by Russel A. Estrep, Committee Chairman. 1978. http://belmonthistoricalsociety.com/sites/default/files/hub.pdf

6. Belmont Historical Society. Estrep Columns, Vol. 1, Estrep Columns, Vol. 6, Estrep Columns, Vol. 7, Estrep Columns, Vol. 10. http://belmonthistoricalsociety.com/sites/default/files/Vol1.pdf

7. National Register of Historic Places Registration Form. NPS Form 10 900 OMB No. 1024 0018. https://demo2.parks.ca.gov/pages/1067/files/renzel%20house%20nr%20nom.pdf

8. City of Belmont California. Community Development 2035 General Plan Final Adopted General Plan. Section 2 – Land Use Element. https://www.belmont.gov/departments/community-development/2035-general-plan-update/final-adopted-general-plan

EXISTING SITE CONDITIONS



2022 – Existing structure at 1041 Hill Street looking southeast from Hill Street



2022 – Existing structure at 1041 Hill Street, 1998 elevator addition, looking southwest from 900 6th Avenue parking lot



2023 – Existing structure at 1041 Hill Street, 1998 elevator addition, looking south from 900 6th Avenue parking lot



2022 – Existing structure at 1041 Hill Street, covered parking, looking south from driveway off Hill Street



2022 – Existing structure at 1041 Hill Street, west face of building, looking north from southwest property corner



2022 – Existing structure at 1041 Hill Street, building electrical equipment, looking southwest from driveway off Hill Street

ATTACHMENTS

RESOLUTION NO. 1972-11

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF BELMONT THAT IT ABATE NUISANCE

WHEREAS, the City Council of the City of Belmont has adopted a resolution declaring buildings known as Buena Campbell Sanitarium located at 1021 Hill Street, Belmont, California, to be a public nuisance, and

WHEREAS, pursuant to Section 6.30 of the City Code, the property was duly posted and the property owner(s) notified of a public hearing to be held by the Planning Commission of the City of Belmont on March 20, 1972, at 8:00 P.M. to hear objections and protests to said abatement and

WHEREAS, at the time stated in the notices the Planning Commission of the City of Belmont held a public hearing and no one appearing, the public hearing was duly closed and

WHEREAS, the Planning Commission specifically finds that good and sufficient cause does not exist why such buildings or structures should not be removed or repaired

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission that it recommends and reports to the City Council of the City of Belmont that good and sufficient cause does not exist why such buildings or structures should not be removed or repaired.

Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont on the 20th day of March, 1972, by the following vote:

LARONSON, DICKERSON, LANZONE & SCHINDLER
ATTORNEYS AT LAW
1564 LAUREL STREET
SAN CARLOS, CALIF.
TEL. 593-3117

Continued on Next Page

AYES,

COMMISSIONERS: MC INERNEY, MANN, FLETCHER, GONSALVES MONTGOMERY, GIULIANI

NOES,

COMMISSIONERS: NONE

ABSENT, COMMISSIONERS: POLLOCK

James W. McLaughlin
SECRETARY

ARONSON, DICKERSON,
ANZONE & SCHINDLER
ATTORNEYS AT LAW
1564 LAUREL STREET
SAN CARLOS, CALIF.
TEL 593-3117

END OF DOCUMENT

COMCAST BUSINESS

Wednesday, May 31, 2023

Darcy Perrault
ERDMAN
ONE ERDMAN PLACE, MADISON, WI 53717
PHONE: **206.409.5705**
dperrault@erdman.com | ERDMAN.COM

Subject: Will Serve Letter
RE: 1041 Hill Street, Belmont, CA 94002

Darcy,

This letter is to confirm your request for a will serve letter for the project at:

1041 Hill Street, Belmont, CA 94002 is within Comcast's service territory.

Comcast has no comments or objection to the above-mentioned project. Comcast currently has service facilities within the area, and we expect to be in a position to provide our services to the business occupants within this project, additional construction fees may apply. Our broadband services include television, high speed internet, and telephone services.

Sincerely,

Jeffrey Castaneda

Jeffrey Castaneda
California Construction and Engineering
Comcast Cable Corporation
2055 Folsom Street | San Francisco, CA | 94110
Email: jeff_castaneda@comcast.com
Mobile: 415.377.1921

6/1/2023

Darcy Perrault
Project Architect
Erdman
One Erdman Place
Madison, WI 53717

RE: 1041 Hill Street, Belmont CA 94002

To whom it may concern,

The owners have requested that we furnish a statement of our policy for providing communications facilities to the above project.

Communication facilities will be extended to and within the parcel in accordance with our Tariff Schedule No. 2, Rule 15 and 16. These rules are on file with the California Public Utilities Commission and are available at our Marketing office upon request.

These facilities will be installed in accordance with the tariff applicable at the time of construction.

Regards,

David Clark
Manager, BIC/TRACT Engineer
AT&T, Construction & Engineering
870 N McCarthy Bl
Milpitas, CA 95035
T: 408.635.8824
dc9651@att.com

Pacific Gas and Electric Company

February 3rd, 2023

1041 HILL ST BELMONT 94002

Dear Darcy Perrault,

This letter is in regards to your request for information at the above given location. We may utilize/extend our Gas and Electric service in compliance with Gas and Electric Rules 15 & 16 in effect at the time service is requested. These rules are on file with the California Public Utilities Commission and are available through this office upon request.

For more specific information pertaining to the establishment of service at the aforementioned location, please submit an application for service. You can do so by clicking on the following link to PG&E Customer Connections

Thank you in advance for the opportunity to serve you. We appreciate your business.

Sincerely,

Fletcher Schmiedt | PG&E Express Connect |
3136Boeing Way, Stockton, CA 93720 |
Electric & Gas Service Requirements (Greenbook)

MID-PENINSULA WATER DISTRICT
1075 Old County Road, Suite A, Belmont, CA 94002
tel: 650.591.8941 fax: 650.591.4998 MidPeninsulaWater.org

August 10, 2023

Darcy Perrault
One Erdman Place, Suite 300
Madison, WI 53717

Re: Residential Care Facility for the Elderly at 1041 Hill Street, Belmont CA 94002

SUBJECT: "Continue to Serve Letter"

BOARD OF DIRECTORS
LOUIS J. VELLA
President
MATTHEW P. ZUCCA
Vice-President
CATHERINE M. JORDAN
Director
BRIAN SCHMIDT
Director
KIRK R. WHEELER
Director

OFFICERS
RENE RAMIREZ
Interim General Manager
KAT WUELFING
Assistant General Manager
MONIQUE MADRID
District Secretary
JULIE SHERMAN
District Counsel
JOUBIN PAKFOUR, PE
District Engineer
VACANT
District Treasurer

Dear Ms. Perrault:

The purpose of this letter is to confirm that the property at 1041 Hill Street, Belmont is currently served potable water by the Mid-Peninsula Water District and will continue to be served during and after your construction project.

Please provide two full size sets of the final project plans for review and verification of service needs. Upon review of the final project plans, the MPWD can provide any calculation of fees if applicable.

After review and approval, including receipt of any applicable fees and charges, and in full accordance with all applicable rules and regulations, the MPWD will continue to provide water for the above referenced project.

We look forward to working with you. Please contact me at (650) 591-8941, regarding any further questions.

Sincerely,

Michael Anderson
Operations Supervisor

CERTIFICATE OF COMPLETION & INSTALLATION

SUBMIT UPON COMPLETION OF THE LANDSCAPE PROJECT

BAWSCA Water Efficient Landscape Ordinance

Project Information

Date:	2023/30/06	Telephone	650 326 2294
Project Name	AMERICA HEALTHCARE REIT VISTA TERRACE OF BELMONT MEMORY CARE	Email	keith@keithwilliglandscape.com
Applicant Name (print):	Keith Willig	Street Address	1041 Hill ST. Belmont
Title	Principal	State	California
Company	Keith Willig Landscape Architecture	Zip	94002

Project Owner - Declaration of Completion

Project Owner Name or Designee: Darcy Perrault

Title Project Architect

Company Erdman Company

I certify that I have received copies of all the documents associated with the landscape project and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule.

Property Owner Signature	**Date**

Licensed Professional - Declaration of Installation

I certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package.

Keith Willig - Keith Willig Landscape Architecture		3851
Print Name and Company of Landscape Architect or Irrigation Designer	**Signature***	**License Number**

Email Address	899 Santa Cruz Ave, Menlo Park	**Phone Number**	650 326 2294

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

WATER USE APPROVAL
AS PROVIDED
SIGNATURE
9/19/23
DATE
MID-PENINSULA WATER DISTRICT
3 DAIRY LANE
BELMONT, CA 94002

Recology
San Mateo County
WASTE ZERO

Enclosure and New Development Approval Form

NAME OF DEVELOPMENT OR BUSINESS: Vista Terrace of Belmont Memory Care
SERVICE ADDRESS: 1041 Hill St. Belmont, CA

This letter serves as notice that the above-mentioned development plans and/or new enclosure(s) plans for recycle, compost and/or garbage service have been reviewed by Recology San Mateo County (RSMC).

Per the information provided by the customer in RSMC's **Enclosure and New Development Questionnaire** and the Project # 2023-0006 submitted/dated 5/23/23, RSMC has deemed the plans acceptable for service levels and locations(s) specific to this property with the following stipulations, which have been mutually agreed upon by RSMC and the Developer, Property Manager and/or Property Owner:

- ☒ The driver will approach the service area via Hill St. to access the upper parking deck where bins will be serviced.
- ☒ Service containers are located within 50ft from closest access point of collection vehicle and service containers will not be greater than 3 cubic yards in size.
- ☒ Locked and/or remote access requires an additional monthly service fee. Multiple keys are to be provided allowing access to all required routes.
- ☒ If the area is ever inaccessible, the driver will not service and a return trip fee will apply.
- ☒ For compliance with California mandated diversion requirements, this project is approved based on three-stream collection services of Garbage, Recycling, and Organics. This site will share organics with 800 6th Ave.
- ☒ Per the RSMC Franchise Agreement with the City of Belmont, collection hours for residential properties are between 6:00 AM and 6:00 PM. Future changes to the Franchise Agreement may affect collection hours.

As part of the approval process and as a reference during the construction phase, RSMC has provided the customer with **Enclosure and New Development Guidelines**. Any modifications to the plans/project will require an additional review and approval by RSMC.

Please provide RSMC with a minimum of 60 days' notice prior to initiation of recycling, compost and/or garbage services to guarantee container inventory and delivery. Please note that RSMC provides customers with standard front-load and rear-load bins, and 96-g, 64-g, and/or 32-g carts. All compactors and compacting units must be supplied by the customer.

Recology San Mateo County's Approval Letter does not guarantee final approval by the respective jurisdiction in which the project is being constructed, as additional review, conditions, and requirements may apply.

Recology
San Mateo County
WASTE ZERO

Raymond Oborn
DEVELOPER/PROPERTY MANAGER/OWNER

11/21/2023
DATE

Authorized Signatory
TITLE

roborn@ahcreit.com
EMAIL ADDRESS/CONTACT INFO

RSMC REPRESENTATIVE

11.28.2023
DATE

District Manager
TITLE

ABeltran@recology.com
EMAIL ADDRESS/CONTACT INFO

New Development Enclosure Guidelines and Questionnaire

This project is subject to approval by Recology San Mateo County (RSMC), the County of San Mateo and/or the respective jurisdiction in which you are conducting business.

Enclosures are designed to accommodate RSMC's three collection services: **recycling, compost,** and **landfill**. All new construction projects are reviewed for approval to ensure:

- Successful serviceability
- Adequate space to accommodate service needs and future growth
- Suitable configuration to allow the driver to safely and efficiently service the containers
- Compliance with California mandated diversion requirements
    - Assembly Bill 341: Mandatory Commercial Recycling
    - AB1826: Mandatory Organics Recycling
    - SB1383: Mandatory Organics Recycling Expanded



Contact Name: Darcy Perrault

Company: ERDMAN

Phone Number: (206) 409-5705 Email: dperrault@erdman.com

Service Address: 1041 Hill St. City: Belmont

Project Planning Number: 2023-0006 Date Submitted: 5/23/2023

Expected Project Completion Date: March 2025

Expected Service Start Date: March 2025

*Please contact RSMC 60 days prior to desired start date.

Recology
San Mateo County
WASTE ZERO

Please read the following requirements and recommendations and answer the corresponding questions to determine a waste disposal plan and recommended service levels. For Mixed-Use buildings, please fill out all pertaining sections.

Building Type:

☐ Restaurant ☐ Hotel ☐ Retail/Service ☐ Mixed Use (MFD with Retail/Commercial)

☐ Multi-Family Dwelling (MFD) ☐ Office ☒ Other: Residential Care Facility for the Elderly (RCFE)

Multi-Family Dwellings Only

MFD Type:

☐ Apartments ☐ Condominiums ☐ Townhomes

Is this project subject to regulations of SB330? ..... YES NO

Expected number of units _____

Expected number of residents occupying the building at any given time

Will there be chutes for garbage? ..... YES NO

Will there be chutes for recycle? ..... YES NO

Will there be chutes for compost? ..... YES NO

*__Please note, all chutes must be equipped with a chute shut off valve.__ RSMC only provides containers for collection service. Extra containers used under chutes as a placeholder when full containers are being serviced must be provided by customer.

Will residents have access to these trash/chute rooms? ..... YES NO

If yes, on which floors? _____

How many trash rooms on each floor? _____

Offices/Commercial Space Only

Total number of buildings 1

Total square footage of each building 30,874 SF

Total number of floors per building 3

Maximum occupancy per building 42 residents, 10 staff

What type of businesses will occupy the space? Memory Care Facility

Will this building have any of the following?

☐ Commercial Kitchen ☐ Café ☐ Cafeteria ☒ Kitchenette

Food Preparation will occur at the adjacent Assisted Living Building and be brought over by rolling carts. Food waste, trash and recycling from dining activities will be removed by rolling carts to the existing Assisted Living Building trash, compost and recycling bins.

Hotels Only

Total number of guest rooms _____

Total number of floors _____

Total square footage _____

Maximum occupancy _____

Expected number of conference and/or banquet rooms_____

Will there be a restaurant onsite? ..... YES NO

Will continental breakfast be served? ..... YES NO

Enclosure Location and Container Placement for Service

When sending site plans for review, please indicate where the proposed trash enclosure(s) will be located and/or if there will be a designated staging area for trucks to have direct drive up access to service containers. **Any drive path that requires distances of greater than 150 feet must provide a turnaround area that accommodates the truck turning radius of 40 feet.**

Truck Clearance Requirements



Curb-cut and/or loading zone(s): may be required at street level to allow for enough space to meet safety requirements during service as some jurisdictions do not allow containers to be staged on the street in the public right-of-way.

Driveway curb-cutouts: are required to roll containers from the curb onto the street for service.

Bumpers: are to be placed in the interior of enclosures and in staging areas to prevent bins from rolling and/or damaging the building/enclosure walls.

Containers: larger than 3 cubic-yards, or containers that exceed weight limits, may be subject to additional service fees. **Containers cannot block each other within the enclosure**.

Enclosures: should have adequate space and suitable configuration to allow the driver to safely and efficiently service the containers with enough room built in for future service needs. To facilitate the ease of maneuvering of containers, at least 2ft between each container and 3ft for compactors is generally recommended.

Safety Requirements: for RSMC drivers specify that no compactors or any bins larger than 3 cubic yards in size can be pushed/pulled for service.



Examples of container placement for containers to be serviced with direct drive up access.

What street will RSMC trucks be servicing from? Hill Street

What are the dimensions of the access road? 28'

*Access road/street must be at least 16 ft wide.

Are there any overhead obstructions when accessing containers for service? ..... YES NO

If yes, what are the heights of these overhead obstructions? _____

Will the service containers be housed below ground level? ..... YES NO

*Containers that are housed underground will need to be brought to street level for service.

Will RSMC trucks have direct drive up access to the containers? ..... YES NO

Will RSMC trucks have permission to be on the property? ..... YES NO

*Signed Release of Liability Waiver is required to service on private property.

Will there be a grade? ..... YES NO

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What is the percent grade? _____

*Fees may apply for any service location with a grade of more than 7%, however, some grades may be deemed unsafe and customer may be required to bring containers to an accessible location for service.

What type of material will the driveway be constructed of? Concrete

***Concrete is recommended.** Pavers and other decorative or delicate surfaces such as, but not limited to: pavers, flagstone, brick, and/or driving on a private road or street, will require a signed liability waiver from the customer.

Will there be a loading pad at service location? ..... YES NO

*RSMC requires using concrete loading **pads designed to withstand 60,000 lbs.** and that extend 12ft x 12ft from the enclosure opening or furthest part of the roof. Installing wear plates at the service location and using concrete over asphalt should help to avoid more than normal wear on the pavement.

What is the thickness of the concrete slab? 6 inches

Will access to the service area be on a pedestal above underground facilities? ..... YES NO

Service Containers and Enclosures

Which type of containers are you considering for service?

*All compactors will require power hook ups on site and RSMC does not provide compacted containers.

☐ Carts ☒ Metal Bins ☐ Front-load Compactors ☐ Roll-off Compactors



Plastic Carts

SIZE	LENGTH	WIDTH	HEIGHT
32-gallons	24.25"	19.25"	38.50"
64-gallons	31.75"	24.25"	41.75"
96-gallons	35.25"	29.75"	43.25"



SIZE	LENGTH	WIDTH	HEIGHT
1-cubic yard	82"	29"	39"
2-cubic yards	82"	40"	53"
3-cubic yards	82"	47"	62"
4-cubic yards	82"	56"	68"
6-cubic yards	82"	70"	72"
8-cubic yards	82"	73"	91"

*Container dimensions may vary. Not all bin sizes are available with wheels.

Will there be an enclosure? ..... YES NO

Will the enclosure be located outside the building? ..... YES NO

What are the dimensions of the enclosure? (W x H x D) 7'-1"W x 8'-2"H x 9'-5"D

If multiple enclosures, please provide dimensions for each enclosure:

Additional Enclosure size: (W x H x D) n/a

Additional Enclosure size: (W x H x D) n/a

What material will the enclosure be made of? Concrete, Cement Fiber Lap Siding

Will there be a roof on the enclosure? Ceiling of open parking garage ..... YES NO

*Check with the local jurisdiction for roof requirements as some jurisdictions require it.

What is the interior height clearance of the enclosure? 8'-2"

How many enclosure doors will there be? None. It will be an alcove in a parking garage

What type of material are these doors made of? n/a

How will the doors open?

☐ Glide ☐ Swing-In/Out ☐ Tracking Rail ☐ Roll-Up

Will there be door support? ..... YES NO

Will there be a gate/key/code? ..... YES NO

*Fee associated with additional service provided for key subscription.

Additional Considerations

Doors: must open a **minimum of 90 degrees** utilizing cane bolts to secure doors to the ground during service.

Signage: Weatherproof "No Parking Signs" placed on the outside of the enclosure will mitigate enclosures from being blocked on service days.

Drainage: Steel grates are acceptable; however, grates must not be placed directly in front of the enclosure. Visit the applicable jurisdiction's website for acceptable drainage options. If service to be provided with roll-off compactors, it is recommended to have a wash-down drain beneath the compactor.

Proper Lighting: Consider installation of lights around enclosure to allow adequate visibility in early morning hours. Lighting should not impede accessibility to enclosure or containers.

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Service Times: Service times may vary. For commercial properties, collection is from 3:00am-6:00pm Mon – Fri. For residential/multi-family dwellings, collection is from 6:00am-6:00pm Mon – Fri. Weekend service for both commercial and multi-family properties begin at 6:00am. If containers are kept underground, they will need to be brought to the street or curb prior to the collection times listed above.

Fat, Oil, and Grease (FOG): Please note, RSMC does not service FOG containers. The space needed to accommodate this container should still be addressed in designing the enclosure.

Additional Services

Towing Package: Pneumatic wheels and/or Tow Hitches are available for a one-time fee per bin for $500. Pneumatic wheels will decrease the noise caused by rolling out bins for service.

Key Subscription: Containers and enclosures that require drivers to unlock/lock or use a remote or a code for entry are subject to a monthly subscription determined by the number of containers/enclosures and frequency of collection.

Distance Subscription: Containers and enclosures that drivers must move greater than a distance of 50ft from the curb/street require a distance evaluation upon completion of construction for the project.

Distance Subscription Pricing

<50 Feet	No additional cost
51-100 Feet	10% of monthly garbage rate—includes recycling—organics is charged separately at the same rate
>100 Feet	25% of monthly garbage rate—includes recycling—organics is charged separately at the same rate

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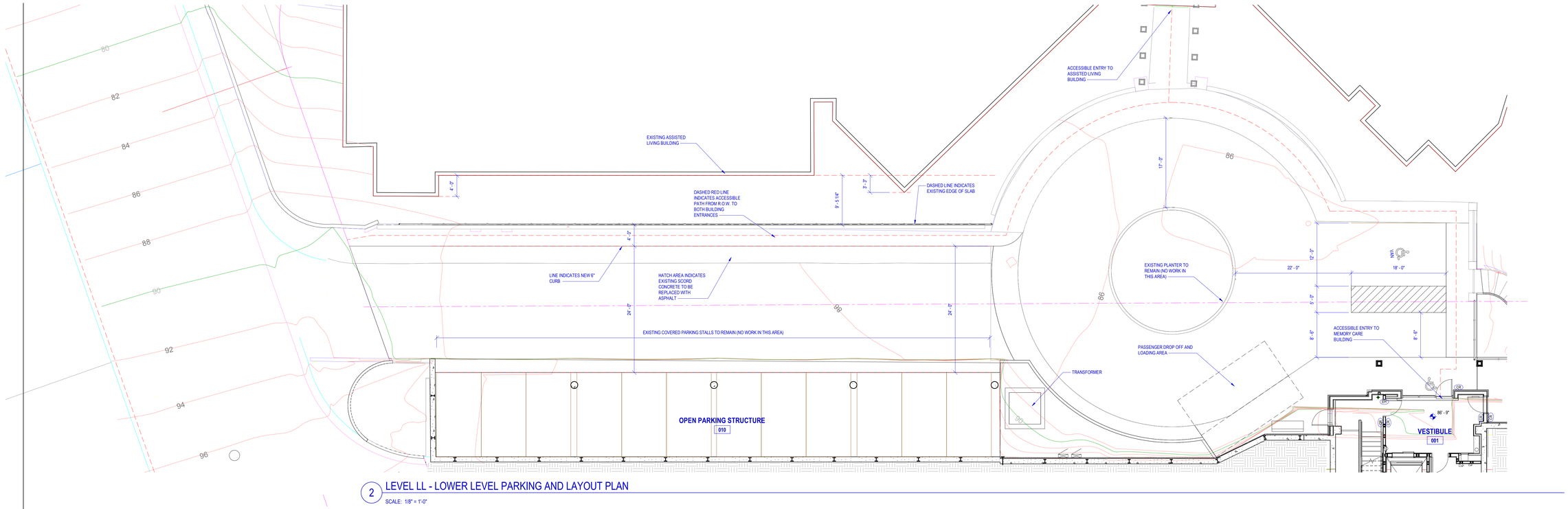
Packet Completion

Reviewed by Developer, Property Manager and/or Owner: _____

Title: VP Asset Management

Signature: _____

Date: 5/26/23



2 LEVEL LL - LOWER LEVEL PARKING AND LAYOUT PLAN

SCALE: 1/8" = 1'-0"

1 LEVEL 1 - UPPER LEVEL PARKING AND LAYOUT PLAN

SCALE: 1/8" = 1'-0"

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VISTA TERRACE OF BELMONT MEMORY CARE

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No.	Description	Date
	Document Release	

Sheet Name
PARKING AND LAYOUT PLAN

Dm:Author Chk:Checker

Sheet Number
AS101

JOB # 674300

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San Mateo County
WASTE ZERO

Recommended Service Level Form

Project Name:	Vista Terrace of Belmont Memory Care		
Contact Name:	Darcy Perrault	Company:	ERDMAN
Service Address:	1041 Hill St	Franchise:	BEL
Contact Number:	206.409.5705	SIC:	73016

GARBAGE

Metal Bins

❑ REAR LOAD

# of Containers	Size (yards)	Service Per Week	Yards Per Week
1	2.00	3	6.00

RECYCLE

Metal Bins

❑ REAR LOAD

# of Containers	Size (yards)	Service Per Week	Yards Per Week
1	3.00	4	12.00

COMPOST

Sharing Compost Service with 800 6th Ave; Assisted Living Complex

Completed By:	Jennifer Hannan	Date:	11.16.23

Alternate Means (AMMR) Application

FRM-002
Date: 1/1/17
Mod:1/13/19

Approved by:
RWM

INSTRUCTIONS TO APPLICANT: Fill out this application as completely as possible. Incomplete applications, including signatures, will be rejected. See the appropriate code sections below for further info.

☐ **REQUEST FOR MODIFICATION OF CODE (CFC 104.8)**

■ **REQUEST FOR ALTERNATE MATERIAL OR METHOD OF CONSTRUCTION (CFC 104.9)**

1	JOB ADDRESS	1041 Hill St, Belmont, CA 94002	APN			
OWNER	GAHC4 Belmont CA ALF, LLC C/O American Healthcare REIT		LOT		BLOCK	
ADDRESS	18191 Von Karman Ave, Suite 300,		PERMIT #		CONSTRUCT TYPE	IIA
ADDRESS	Irvine, CA, 94612				STORIES	3
PHONE	720-309-5225		PA #		OCCUPANCY CLASS	I-2
PETITIONER	Brian Salyers, PE				OCC LOAD	364
ADDRESS	1939 Harrison St #320,		CITY		ZIP	
ADDRESS	Oakland, CA 94612				# of UNITS	36
PHONE	510-250-0893		USE(S) OF BLDG	Memory care facility		

2 **Code section needing alternate/modification:** Aerial Apparatus road

3 **REQUEST:** *Submit plans if necessary to illustrate request. Additional sheets or data may be attached:*

Aerial apparatus access and perimeter building access will not directly meet CFC code provisions. The proposed mitigation measures include two stair with roof access, firefighter footpath around the building's perimeter with exterior standpipes and increased sprinkler hydraulic requirements. See attached narrative for expanded description of both request and justification.

Alternate Means (AMMR) Application

4 **JUSTIFICATION/FINDINGS OF EQUIVALENCY:** *Applicant shall demonstrate Suitability, Strength, Effectiveness, Fire resistance, Durability, and Safety of justification. PLEASE NOTE: Any alternate must provide for an equivalent level of protection as required by State Law. Equivalencies will be evaluated through the use of NFPA 550, or other nationally recognized standards, or engineering judgements.*

Existing site constraints make it infeasible to provide aerial apparatus access and perimeter building access per CFC code provisions. The requirements have been tailored to the project to address mitigation measures primarily to improve firefighting capabilities and limit the risk of fire inside the building. See attached narrative for expanded description of both request and justification.

Attach additional sheets if necessary.

PETITIONER: Brian Salyers, PE

SIGNATURE: Brian Salyers

DATE: 03/16/2023

POSITION: Fire Protection Engineering Consultant

For Office Use Only:

REVIEWED BY: M. Martin
Melinda Martin

DATE: 5/5/2023

Alternate Means (AMMR) Application

FRM-002
Date: 1/1/17
Mod:1/13/19

Approved by:
RWM

The Fire Marshal evaluated the proposal based on nationally recognized codes and standards, as well as recognized practices to ensure that the request is <u>at least equivalent</u> to the original code provisions.

DEPARTMENT ACTION: After determination, copies to: 1) applicant by mail, 2) attach copy to office plans, and 3) file copy to central filing system.

The Request is:	GRANTED ☒	DENIED ☐

Reason for Denial:

CONDITIONS OF APPROVAL:

For Office Use Only	
No. of Items:	1
Fee Due:	$257.00
Date Paid:	5/4/2023
Receipt No.	
Processed By:	T. Veimoen

Fire Marshal Signature: _____ DATE: 8/9/23

DATE: February 24, 2023
TO: Melinda Martin
San Mateo Consolidated Fire Department
PROJECT: Belmont Memory Care Facility, 1041 Hill St, Belmont, CA 94002
SUBJECT: Fire Department Access AMMR Application

Dear Melinda,

The following letter is provided to summarize the site fire department access to the proposed renovations for the Memory Care Facility located at 1041 Hill St, Belmont, CA. In particular, this document describes the alternative fire protection strategy for providing aerial access and firefighter hose pull access around the site. The project is under the 2022 California Building Code (CBC), 2022 California Fire Code (CFC), and 2022 California Exiting Buildings Code (CEBC) as amended by the city of Belmont.

This letter is provided as a supplement to the Alternate Means (AMMR) application. Existing road and site constraints make it infeasible to provide aerial apparatus access and perimeter building access directly meeting CFC code provisions. Therefore, the following alternate methods are proposed.

Project Summary

The proposed renovations are to an existing site that will be expanded vertically by to serve as the Belmont Memory Care Facility. The Memory Care building will be approximately 50 ft tall (with the highest occupied floor at approximately 34 ft above the driveway) and will be designed as sprinklered Type II-A noncombustible construction with Group I-2 as the primary occupancy. The building shall be protected with a full sprinkler system, standpipes, and fire alarm systems as required by code.

Code Requirements Necessitating Alternates

- **CFC 503.1.1** requires the exterior walls of the first story of the building(s) to be within 150 feet from the fire access road as measured along the path of travel. The exception allows the fire marshal to increase this distance for sprinklered buildings.

- **CFC D105.1** states that aerial fire apparatus access is required where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet. The proposed project exceeds this distance and therefore aerial fire apparatus access would be required. The road width is a minimum of 26 feet (CFC D105.2) and should be located between 15 feet and 30 feet from the building parallel to at least one entire side of the building (CFC D105.3).

Proposed Conditions & Basis of Request

Existing road and site constraints that make it infeasible to provide aerial apparatus access and perimeter building access directly meeting CFC code provisions for the single site access point. Therefore, the requirements below have been tailored to the project to address mitigation measures primarily to improve firefighting capabilities and limit the risk of fire inside the building.

Several active fire protection systems are required to be provided in the building:

1. **Both Stairs Providing Roof Access**
   The project would be able to meet code by utilizing roof access with a hatch from both stairs, per CBC 1011.12.2. This will be improved by providing access from both stairs. The stair closest to the Fire Control Room will continue to the roof on the interior before being terminated with a hatch. The second stair located by the cul-de-sac will also include roof access through a sloped ladder or alternating tread device.

2. **Building Perimeter Access from a Footpath**
   The proposed scope of work includes the construction of footpath around the exterior of the building for the sole purpose of firefighters' access. The path shall be a minimum of 44 inches wide and shall include both stairs and horizontal surfaces. A minimum of 10 ft vertical clearance shall be maintained above the fire access footpath where there is a covered walkway.

3. **Two Exterior Standpipes**
   The building has a floor level located more than 30 feet above the lowest level of fire department vehicle access such that interior standpipes are required, per CBC 905.3.1. Exterior standpipes will also be provided to address the portions of the building's exterior wall that will exceed 150-ft from the fire department access roads. A single exterior standpipe would be able to meet the criteria of maintaining the distance from an exterior wall to a fire access road or exterior standpipe under 150-ft. However, two exterior standpipes will be provided as shown in the attached drawing along the firefighter's footpath.

4. **Hydrant, FDC and Fire Control Room Location**

   A fire hydrant, FDC, and Fire Control Room shall be located at the top of Hill Street. These locations have been coordinated with the fire department as a way to provide a preferred staging area for firefighters when responding to emergencies.

5. **Ordinary Hazard Sprinkler Increase**

   The minimum design criteria for the sprinkler system shall be Ordinary Hazard Group 1 per 2022 NFPA 13. Additionally, the minimum required design area shall be increased from 1500 ft^2 to 2000 ft^2. The corresponding design density will be permitted to be decreased from 0.2 gpm/ft^2 to 0.14 gpm/ft^2 to correspond with the higher design area.

Conclusion

The project team respectfully requests the proposed site fire access strategy to achieve the code intended level of safety for a single access site without aerial fire apparatus roads and exterior perimeter walls that exceed 150-ft from the fire access roads. The proposed mitigation measure include improved roof access, firefighter footpath, exterior standpipes and increased sprinkler hydraulic requirements.

Sincerely,

COFFMAN ENGINEERS, INC.

Brian Salyers, P.E.
General Manager
brian.salyers@coffman.com

CONCEPT SITE PLAN

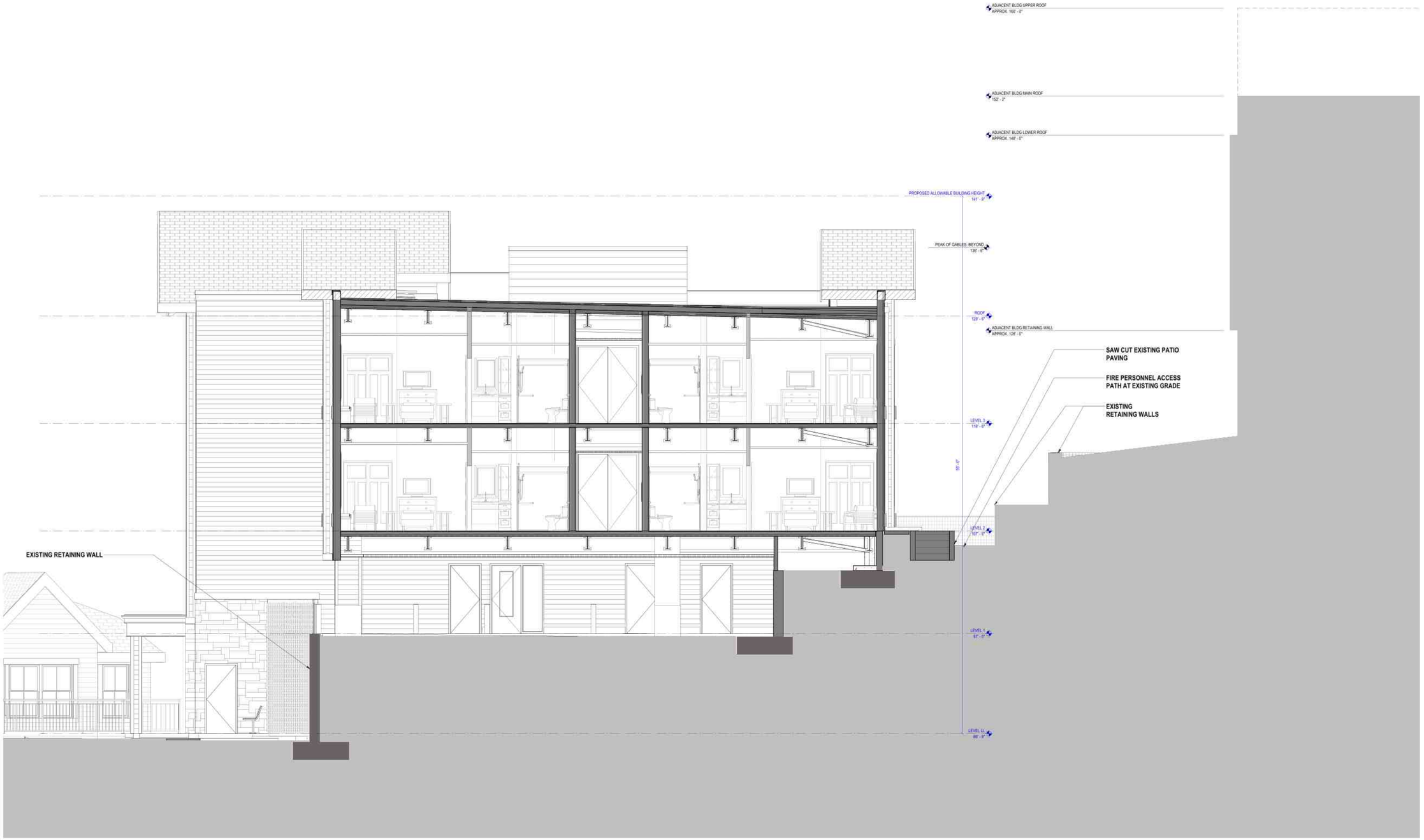


CONCEPT SITE PLAN

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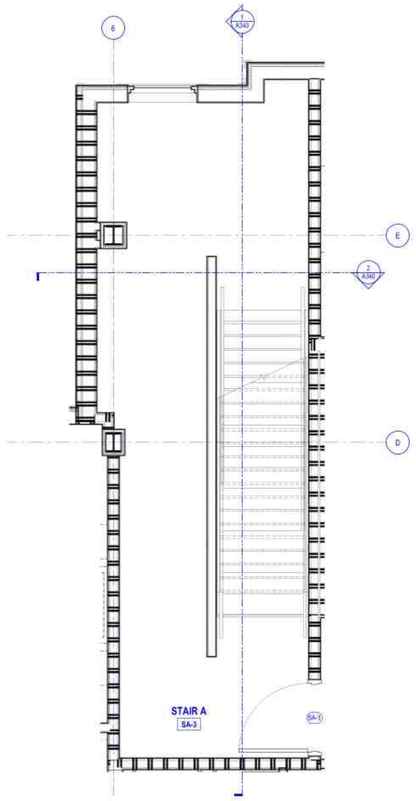
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CONCEPT SITE SECTION

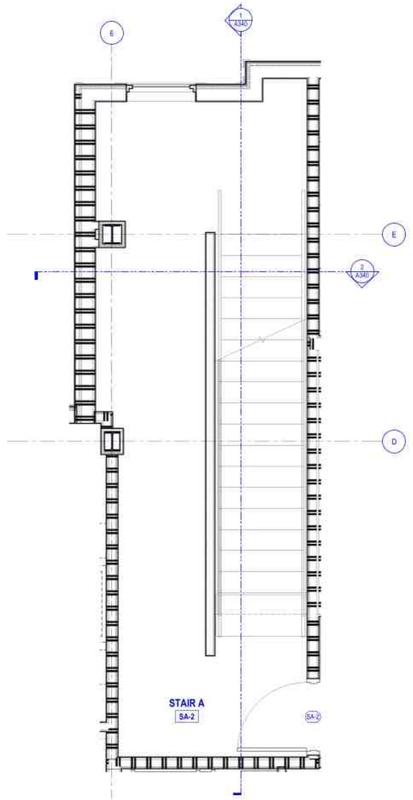


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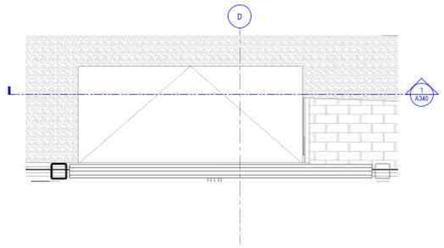
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6 STAIR A - LEVEL 3
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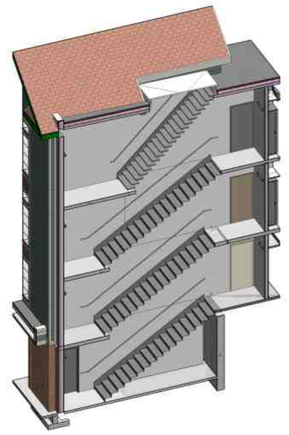


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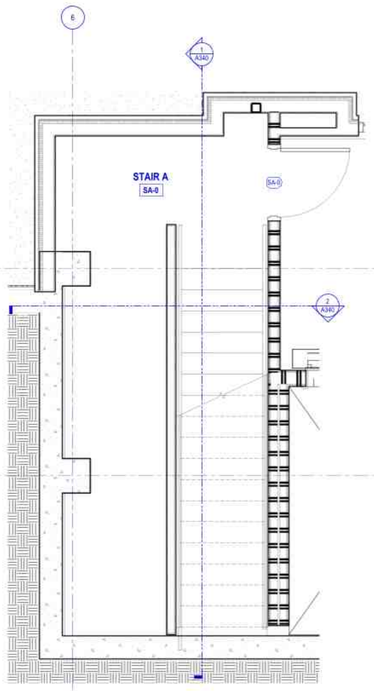
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7 STAIR A - ROOF
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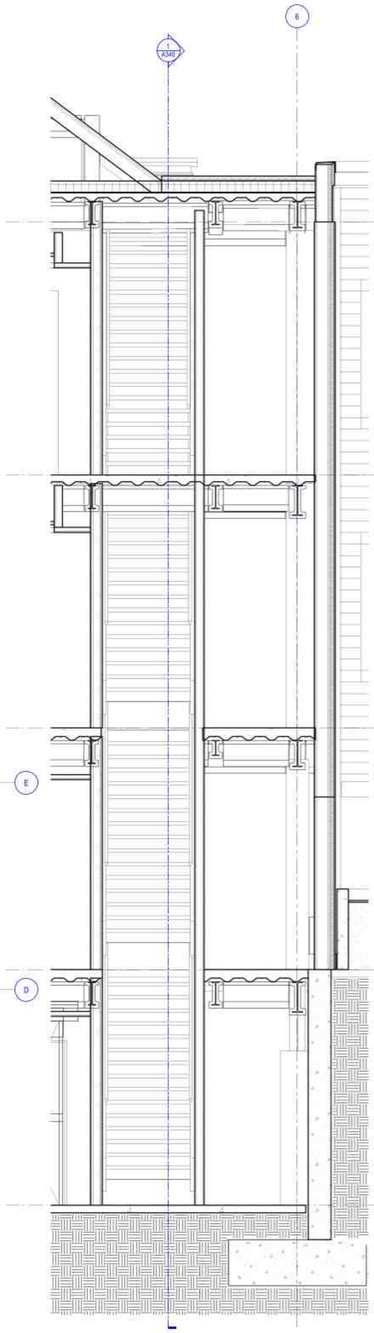


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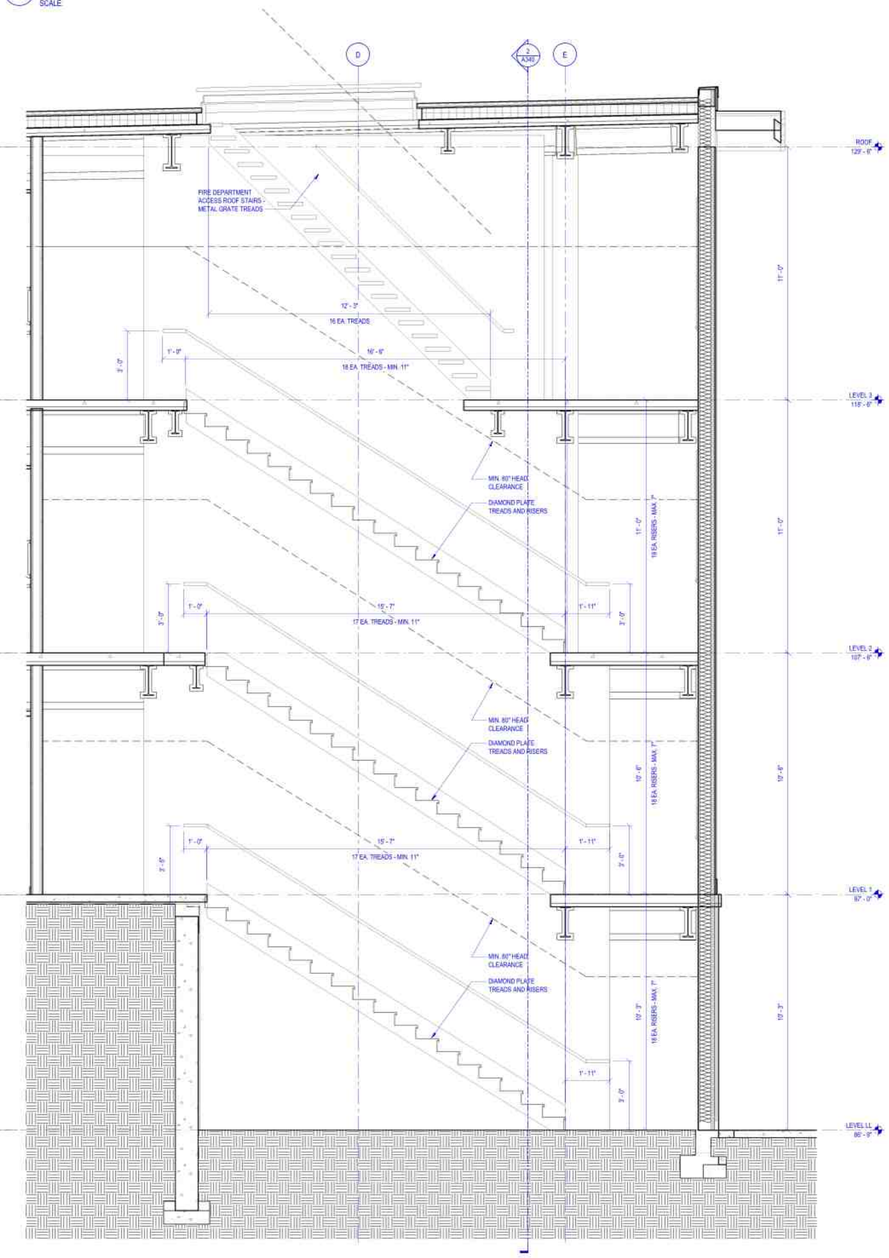
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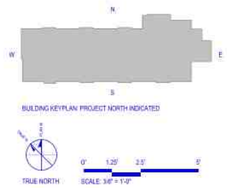
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2 STAIR A - CROSS SECTION
SCALE: 3/8" = 1'-0"



1 STAIR A - LONGITUDINAL SECTION
SCALE: 3/8" = 1'-0"



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VISTA TERRACE OF BELMONT MEMORY CARE

BELMONT, CA

Architectural Services Provided By:
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Engineering Services Provided By:
ERDMAN COMPANY

Contractor Services Provided By:
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Lic. No. 194614

Consultant Services Provided By:

No.	Description	Date
4	ZONING APPLICATION SET	02-08-2023
3	DESIGN DEVELOPMENT SET	02-02-2023
2	ZONING PRE-APPLICATION SET	12-21-2022
1	SCHEMATIC DESIGN SET	11-09-2022

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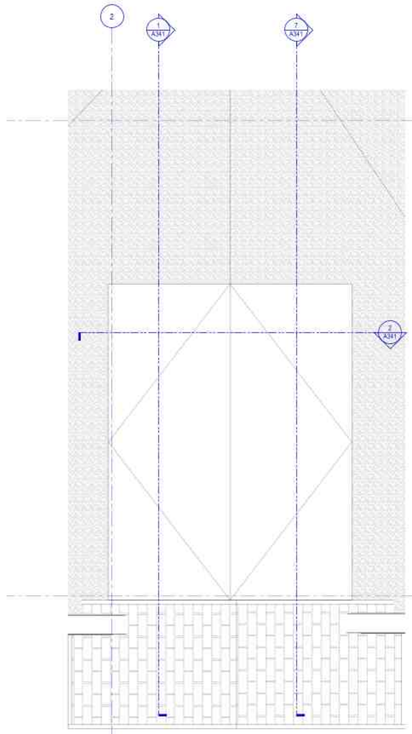
Dm:DPerrault Chk:tWallace

Sheet Number
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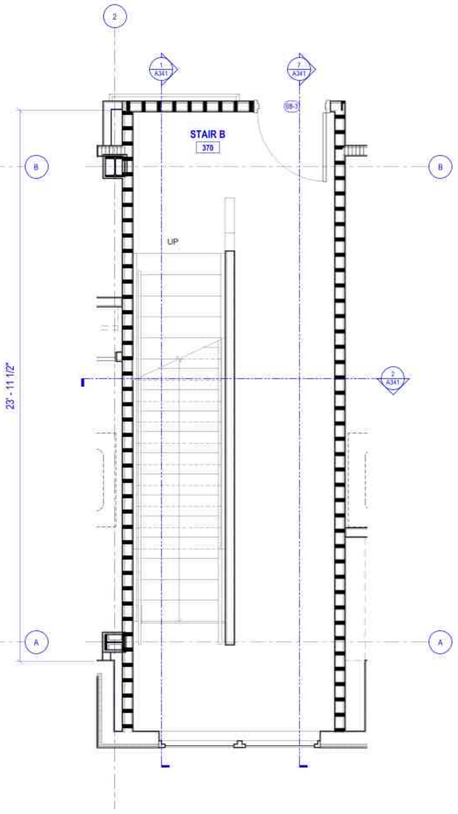
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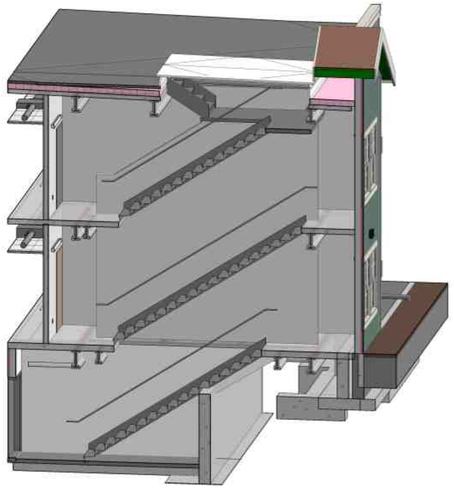
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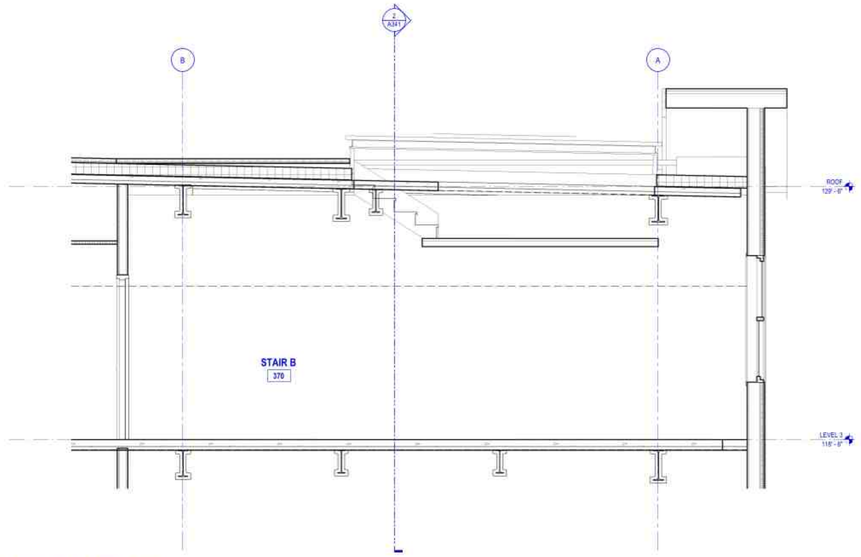
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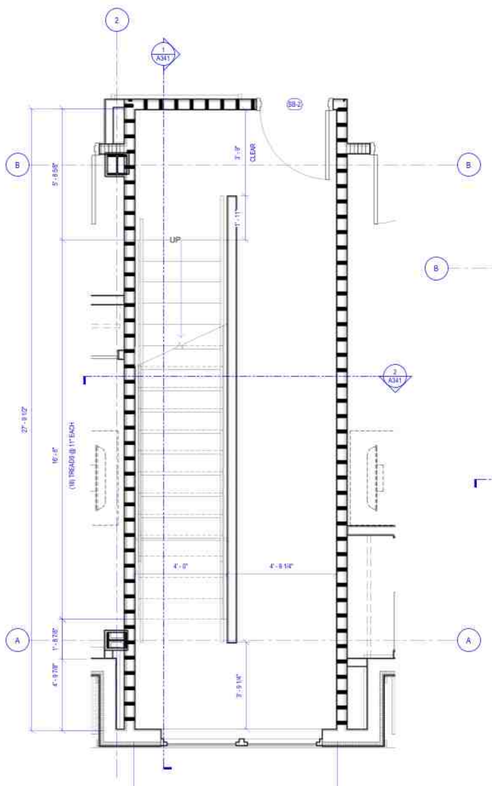
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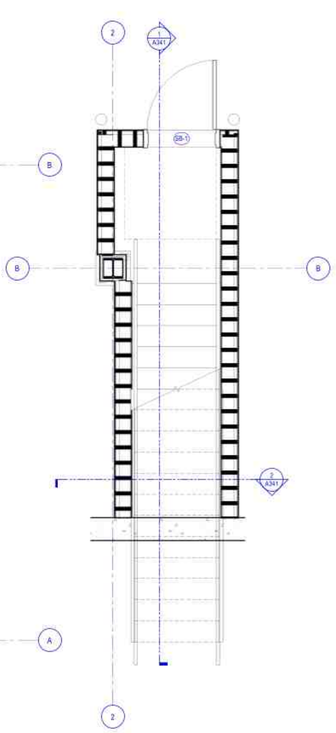
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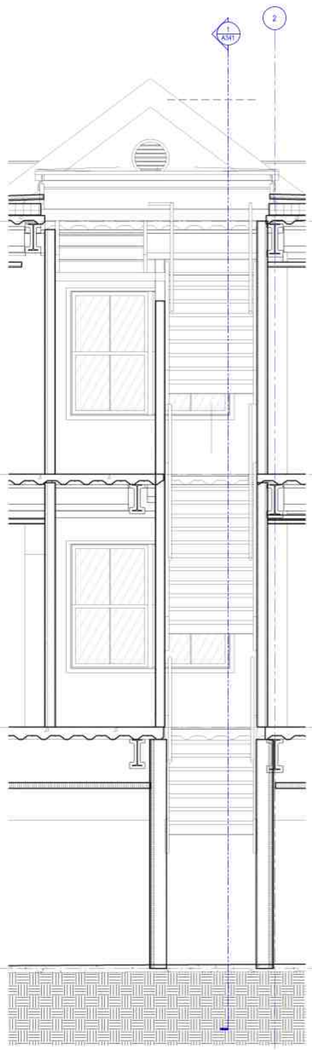
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SCALE: 3/8" = 1'-0"



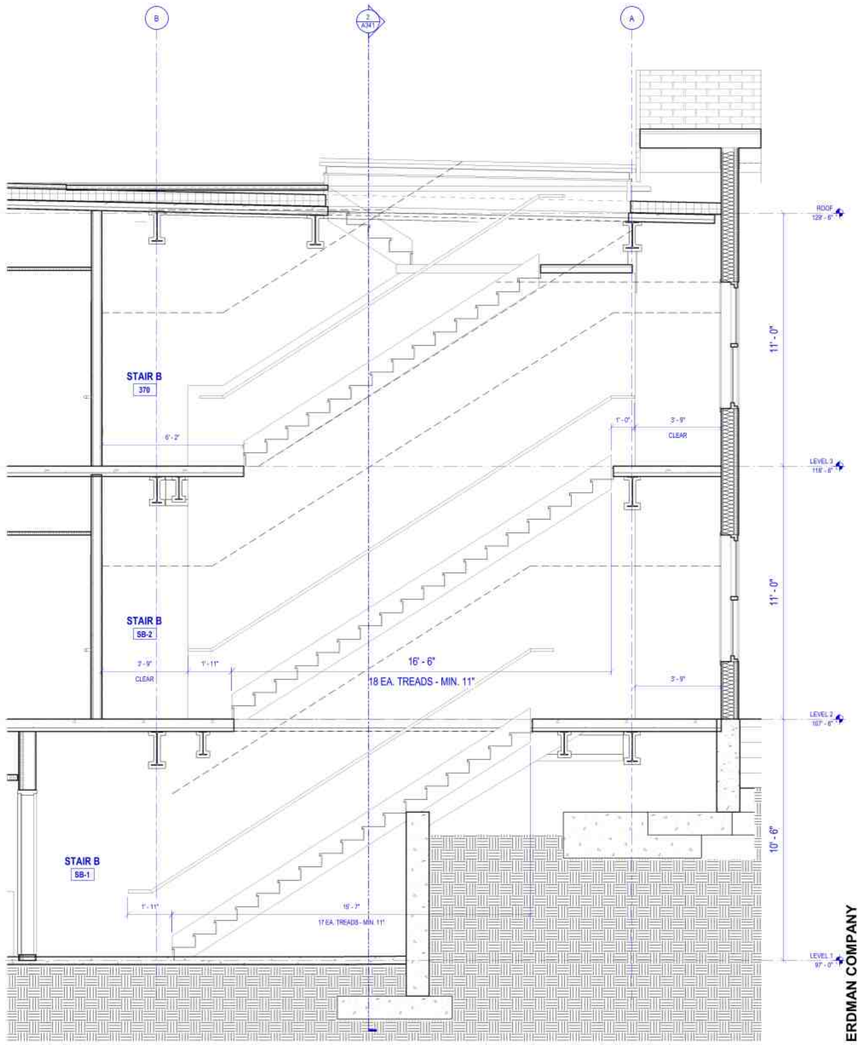
4 STAIR B - LEVEL 2
SCALE: 3/8" = 1'-0"



3 STAIR B - LEVEL 1
SCALE: 3/8" = 1'-0"



2 STAIR B - CROSS SECTION
SCALE: 3/8" = 1'-0"



1 STAIR B - LONGITUDINAL SECTION
SCALE: 3/8" = 1'-0"

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STAIR B - ENLARGED PLANS AND SECTIONS

Drn:DPerrault Chk:IWallace

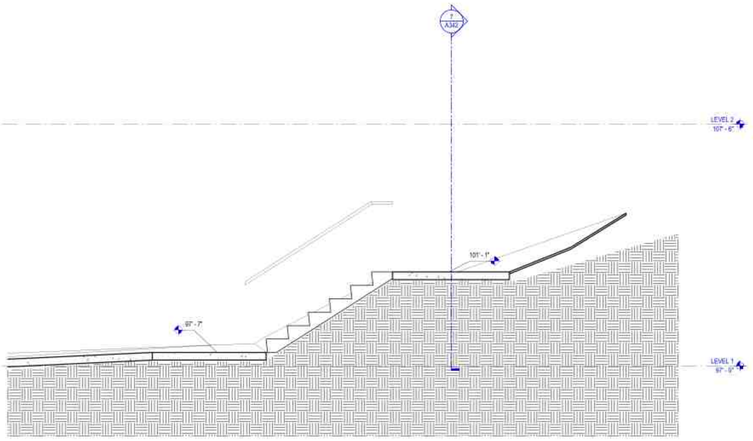
Sheet Number
A341

JOB # 674300

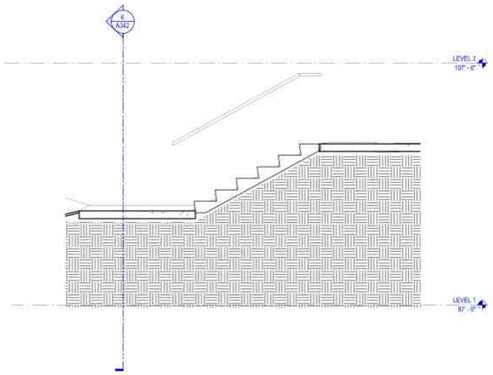
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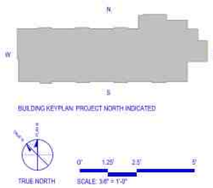
5 EAST SITE STAIR - SECTION 2
SCALE: 3/8" = 1'-0"



6 EAST SITE STAIR - SECTION 3
SCALE: 3/8" = 1'-0"



7 EAST SITE STAIR - SECTION 4
SCALE: 3/8" = 1'-0"

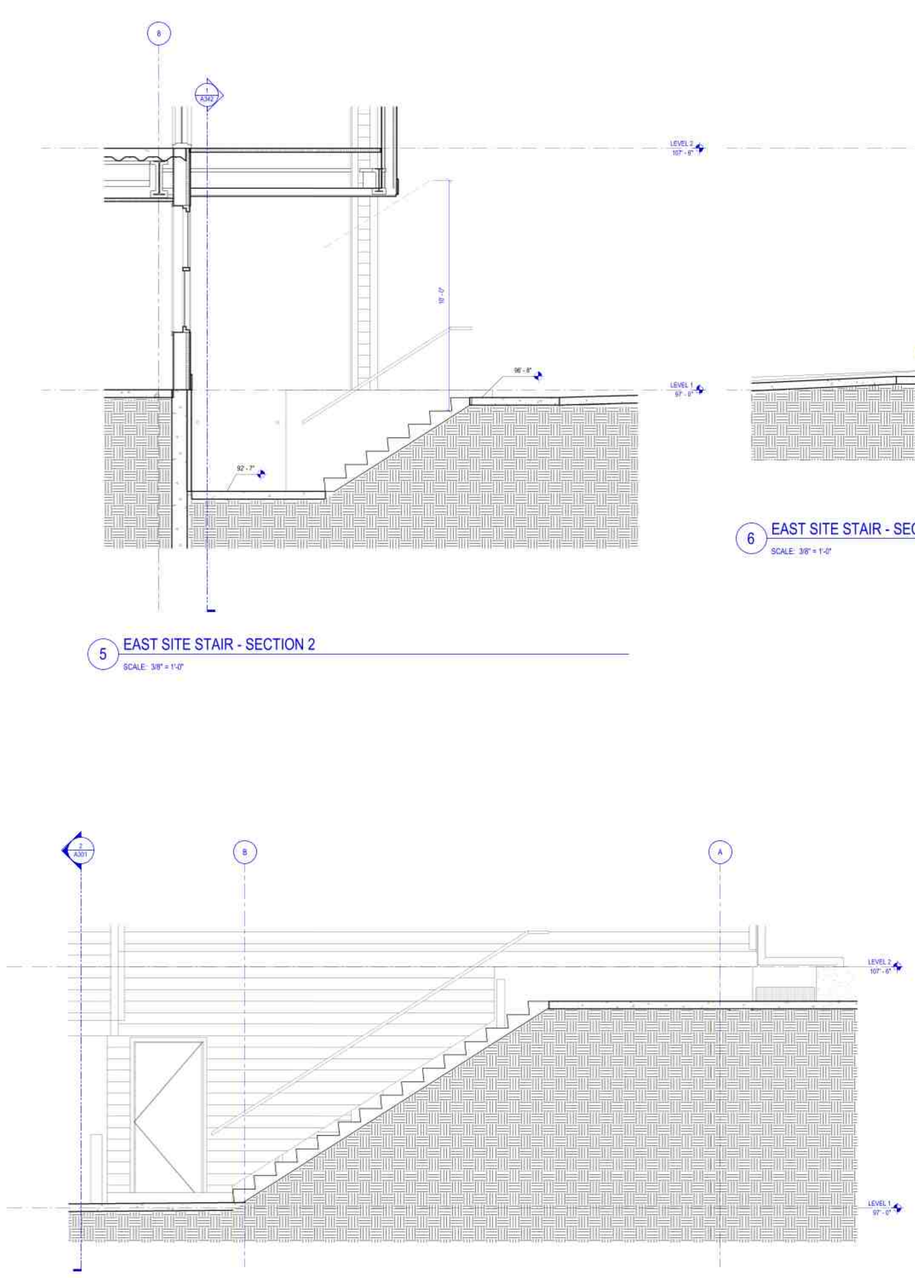


BUILDING KEYPLAN: PROJECT NORTH INDICATED

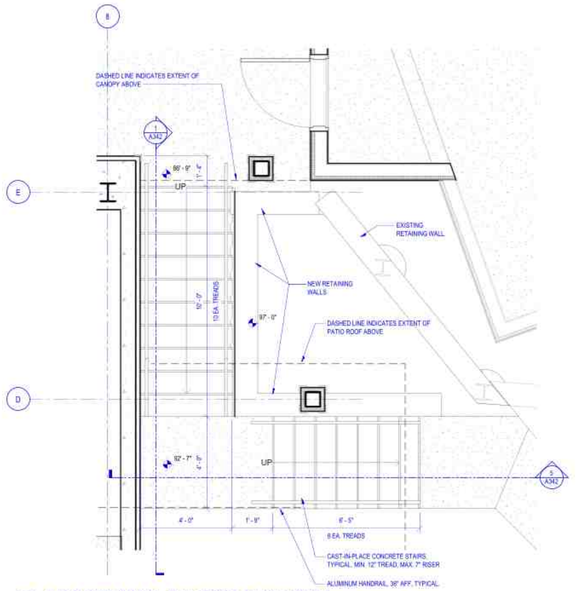
TRUE NORTH

0' 1.25' 2.5' 5'

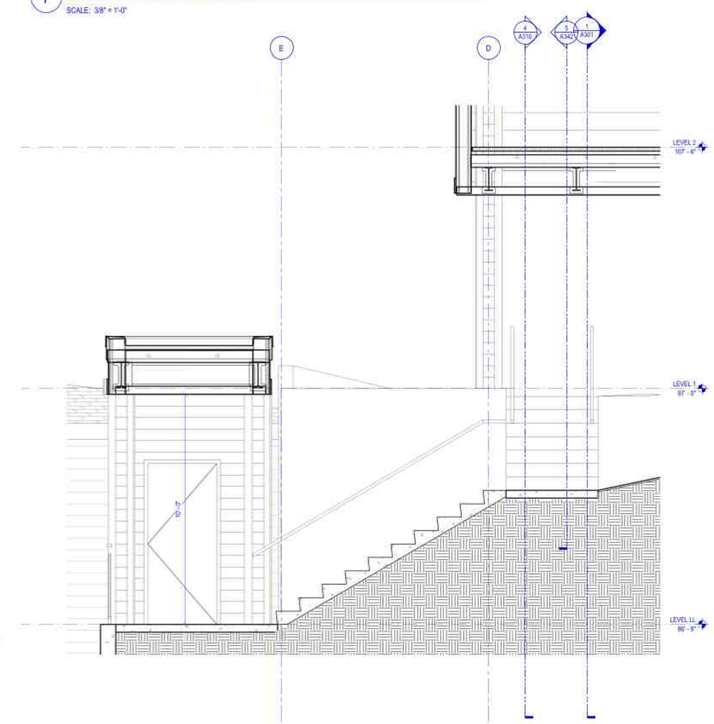
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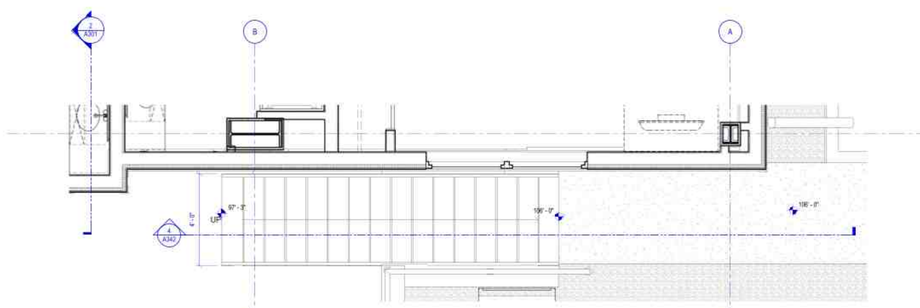
4 WEST SITE STAIR - SECTION
SCALE: 3/8" = 1'-0"



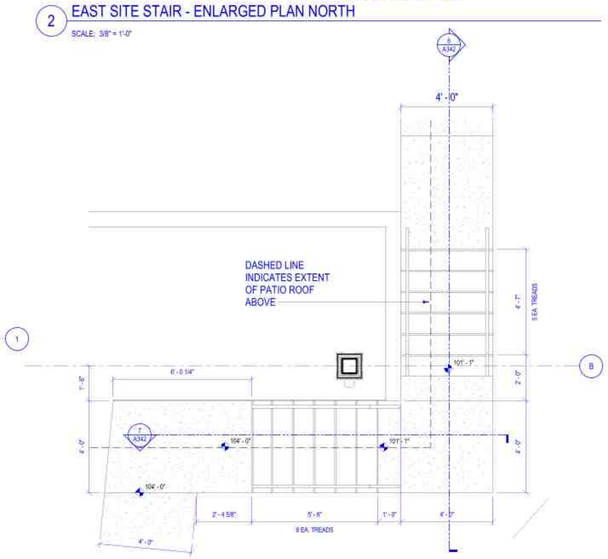
2 EAST SITE STAIR - ENLARGED PLAN NORTH
SCALE: 3/8" = 1'-0"



1 EAST SITE STAIR - SECTION 1
SCALE: 3/8" = 1'-0"



3 WEST SITE STAIR - ENLARGED PLAN
SCALE: 3/8" = 1'-0"



8 EAST SITE STAIR - ENLARGED PLAN SOUTH
SCALE: 3/8" = 1'-0"



9 EAST SITE STAIR 3D
SCALE:

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AMERICAN HEALTHCARE REIT
VISTA TERRACE OF BELMONT MEMORY CARE

BELMONT, CA

Architectural Services Provided By:
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Sheet Name
SITE STAIR SECTIONS AND ENLARGED PLANS

Dm:DPerrault Chk:IWallace

Sheet Number
A342

JOB # 674300

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AMERICAN HEALTHCARE REIT
1041 HILL ST, BELMONT, CA



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G110	LEVEL LL & 1 CODE PLANS AND DIAGRAMS
G111	LEVEL 2 & 3 FIRE & LIFE SAFETY DIAGRAMS
G112	ROOF, CANOPY, AND OPEN GARAGE DIAGRAMS
G113	PROXIMITY TO PROPERTY LINE ALLOWABLE OPENING DIAGRAMS
G200	CAL GREEN CODE CHECKLIST - NON-RESIDENTIAL
G201	GREEN BUILDING CODE - NON-RESIDENTIAL
G202	GREEN BUILDING CODE - NON-RESIDENTIAL
G203	GREEN BUILDING CODE - NON-RESIDENTIAL
G204	GREEN BUILDING CODE - RESIDENTIAL
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SURVEY

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C3.0	CIVIL SITE AND GRADING PLAN
C3.1	DRIVEWAY PROFILE
C4.0	UTILITY PLAN
C5.0	STORMWATER TREATMENT PLAN
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PLUMBING

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P202	LEVEL 1 - PLUMBING FLOOR PLAN - WATER

ELECTRICAL

EP100	ELECTRICAL PHOTOMETRIC OUTDOOR LIGHTING PLAN

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No.	Description	Date
8	PERMIT / ZONING RESUBMITTAL	03-21-2024
7	PERMIT / ZONING RESUBMITTAL	11-27-2023
5	ZONING RESUBMITTAL	06-28-2023
4	ZONING APPLICATION SET	02-08-2023
2	ZONING PRE-APPLICATION SET	12-21-2022

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3.21.24

Sheet Name
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PARKING REQUIREMENT

	ORDINANCE REQ.		REQUIRED SUBTOTAL
REQUIRED PARKING	1 SPACE PER 4 RESIDENTS	68 AL RESIDENTS 42 MC RESIDENTS 110 TOTAL RESIDENTS	17 SPACES 10.5 SPACES 27.5 SPACES
	1 SPACE PER 2 ON DUTY STAFF	45 STAFF ON DUTY (MAX)	22.5 SPACES
	1 SPACE PER 1 DOCTOR	0 DOCTORS	0 SPACES
REQUIRED PARKING			50 SPACES
TOTAL SPACES PROVIDED			34 SPACES

10

NOTE 1: MC RESIDENTS DO NOT DRIVE AND WILL NOT BE ALLOWED TO STORE VEHICLES ON SITE

NOTE 2: SHUTTLE BUS PARKING IS NOT INCLUDED IN PARKING COUNT

BELMONT VISTA: UNIT ANALYSIS

	UNIT TYPE	NUMBER OF UNITS	BEDS PER UNIT	TOTAL NUMBER OF BEDS
MEMORY CARE:				
SECOND FLOOR	STUDIO UNIT COMPANION UNIT	15 3	1 2	15 6
THIRD FLOOR	STUDIO UNIT COMPANION UNIT	15 3	1 2	15 6
BUILDING TOTAL		36	-	42
ASSISTED LIVING:				
FIRST FLOOR	STUDIO 1-BED 2-BED	5 5 1	1 1 2	5 5 2
		11	-	12
SECOND FLOOR	STUDIO 1-BED 2-BED	13 15 1	1 1 2	13 15 2
		29	-	30
THIRD FLOOR	STUDIO 1-BED 2-BED	11 13 1	1 1 2	11 13 2
		25	-	26
BUILDING TOTAL		65	-	68
COMBINED TOTALS		101		110

BELMONT VISTA: SITE ANALYSIS

	PARCEL SIZE	GROSS BUILDING AREA (PER ZONING CODE)	FLOOR AREA RATIO	IMPERVIOUS AREA - BUILDING	IMPERVIOUS AREA - PAVING & WALLS	PERVIOUS AREA	BUILDING % LOT COVERAGE	PERVIOUS % LOT COVERAGE	COVERED AND UNCOVERED PARKING SPACES
COMBINED TOTAL	58,142 SF	24,806 SF	1.33	30,556 SF	16,216 SF	11,370 SF	52.6%	19.6%	34

NOTE: ASSISTED LIVING BUILDING AREA IS 51,296 SF PER 1998 BUILDING PERMIT DRAWINGS

ELECTRIC VEHICLE NOTES

1. PROVIDE RESIDENTIAL ELECTRIC VEHICLE CHARGING PROVISIONS PER CAL GREEN 4.106.4.2.2:

   10% OF SPACES TO BE EV CAPABLE OF SUPPORTING EV LEVEL 2: 35 X 0.10 = 4 EV CAPABLE SPACES

   25% OF SPACES TO BE EV READY 35 X 0.25 = 9 EV CAPABLE SPACES

   5% OF SPACES TO BE EQUPED WITH LEVEL 2 EVSE 35 X 0.05 = 2 SPACES EQUIPPED WITH LEVEL 2 EVSE

2. PROVIDE COMMERCIAL ELECTRIC VEHICLE CHARGING PROVISIONS PER CAL GREEN 5.106.5.3.1:

   PER TABLE 5.106.5.3.1, PROVIDE 8 EV CAPABLE SPACES (8 IS LESS THAN 9 EV CAPABLE SPACES REQUIRED PER 4.106.4.2.2 SO PROVIDE 9 EV CAPABLE SPACES.

   PER TABLE 5.106.5.3.1, PROVIDE 2 EV CAPABLE SPACES PROVIDED WITH EVSE

3. PER CBC 11B-228.3 EXCEPTION 1 AND 2, ELECTRIC VEHICLE CHARGING SPACES ARE NOT BEING PROVIDED TO THE PUBLIC AND WILL BE ASSIGNED TO FLEET VEHICLES, STAFF OR RESIDENTS. THEREFORE, EVCS ARE NOT REQUIRED TO COMPLY WITH THE MININUM NUMBER OF ACCESSIBLE SPACES PER CBC 11B-228.3 OR THE MINIMUM DIMENSIONS OF EV SPACES AND ACCESS AISLES PER CBC 11B-812.5.4.4.

4. SEE SHEETS A100 AND A101 FOR LOCATIONS OF SPACES WITH ELECTRIC VEHICLE CHARGING PROVISIONS.

5. SEE ELECTRIC PLANS FOR ASDDITIOAL EVCS INFORMATION.

KITCHEN NOTES

1. PROVIDE KITCHEN EQUIPMENT PER CBC 420.9
2. DOMENSIC COOKING HOOD NOT REQUIRED SINCE RANGE OR COOKTOP IS NOT PROVIDED
3. PROVIDE A SHUTOFF FOR THE FUEL AND ELECTRICAL SUPPLY TO THE COOKING EQUIPMENT IN A LOCATION TO WHICH ONLY STAFF HAS ACCESS.
4. PROVIDE A TIMER THAT AUTOMATICALLY DEACTIVATES THE COOKING APPLIANCES WITHIN A PERIOD OF NOT MORE THAN 120 MINUTES.
5. PROVIDE A PORTABLE FIRE EXTINGUISHER IN EACH KITCHEN.

ELEVATOR NOTES

1. ELEVATOR CAB SHALL BE LARGE ENOUGH TO ACCOMMODATE THE LOADING AND TRANSPORT OF TWO EMERGENCY PERSONNEL ()21" DIAMETER MIN.) AND AN AMBULANCE STRETCHER (24" X 84" WITH NOT LESS THAN 5" RADIUS CORNERS IN THE HORIZONTAL OPEN POSITION PER CBC 4002.4.1a.
2. THE HOISTWAYLANDING OPENINGS SHALL BE PROVIDED WIHT POWER OPERATED DOORS PER CBC 3002.4.2a.
3. THE ELEVATOR SHALL BE EQUIPPED WITH A KEY SWITCH TO RECALL THE ELEVATOR NONSTOP TO THE MAIN FLOOR PER 3002.4.3a.
4. THE ELEVATOR SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL (STAR OF LIFE) FOR EMERGENCY MEDICAL SERVICES PER 3002.4.4a.
5. THE SYMBOL SHALL NOT BE LESS THAN 3 INCHES IN SIZE PER 3002.4.5a.
6. THE SYMBOL SHALL BE PERMANENTLY ATTACHED TO EACH SIDE OF THE HOISTWAY DOOR FRAME ON THE PORTION OF THE FRAME AT RIGHT ANGLES TO THE HALLWAY OR LANDING AREA. EACH SYSBOL SHALL BE NOT LESS THAN 78 INCHES AND NOT MORE THAN 84 INCHES ABOVE THE FLOOR LEVEL AT THE THRESHOLD PER 3002.4.6a.

SYMBOL LEGEND

DESCRIPTION	GRAPHIC
DRAWING TITLE	DTL VIEW NAME SCALE: 1/8" = 1'-0"
ROOM NAME AND NUMBER	ROOM NAME 0000
DOOR TAG	1001
WALL TAG	
CEILING TAG	0' - 0" ACT
KEYNOTE NOTE	?
CASEWORK TAG	X0 X0 XX XX XX
ELEVATION TAG	XX XX A101 XX XX
BUILDING SECTION	REF 1 A101 — REF 1 A101
WALL SECTION	REF 1 A101
DETAIL SECTION	REF 1 A101
ENLARGED PLAN/DETAIL	REF 1 A101
ELEVATION MARK	FIRST FLOOR 100' - 0"
SPOT ELEVATION	0'-0"
NORTH ARROW	45° N
EXISTING COLUMN LINE	AA.8
NEW COLUMN LINE	AA.8
REVISION	10
AREA TAG	Area name 101 150 SF
FINISH TAG TYP. GROUP	? ? ?
MATCHLINE	

ABBREVIATIONS

AC AIR CONDITIONING
AC/FL ACCESS FLOOR
ACT ACOUSTICAL CEILING TILE
AD AREA DRAIN
ADJ ADJUSTABLE
AFF ABOVE FINISHED FLOOR
ALUM ALUMINUM
ALT ALTERNATE
ANOD ANODIZED
ANT ANTENNA
APPD APPROVED
ARCH ARCHITECT
ARCH'L ARCHITECTURAL
BG BUMPER GUARD
BMK BENCH MARK
BETW BETWEEN
BIT BITUMINOUS
BLDG BUILDING
BLK BLOCK
BLKG BLOCKING
BM BEAM
BT BOTTOM
BRG BEARING
BSMT BASEMENT
CA CABINET
C/C CENTER TO CENTER
CFCI CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CFOI CONTRACTOR FURNISHED, OWNER INSTALLED
CF CONCRETE FLOOR
CG CORNER GUARD
CH COAT HOOK
CJ CONTROL JOINT
CL CENTER LINE
CR CHAIR RAIL
CT CERAMIC TILE
CFB CONCRETE FLOOR BASE
CLG CEILING
CLO CLOSET
CLR CLEAR
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONN CONNECTION
CONST CONSTRUCTION
CONT CONTINUOUS
CORR CORRIDOR
CPT CARPET
CPTB CARPET BASE
DBL DOUBLE
DET DETAIL
DRW DECORATIVE RESIN WALL
DER DECORATIVE RESIN
DIA DIAMETER
DIM DIMENSION
DG DECORATIVE GLASS
DN DOWN
DR DOOR
DS DOWNSPOUT
DWG DRAWING
DWGS DRAWINGS
EA EACH
EJ EXPANSION JOINT
ELEC ELECTRIC(AL)
ELEV ELEVATOR
EMER EMERGENCY
ENCL ENCLOSED
ENG ENGINEER
EQ EQUAL
EQMT EQUIPMENT
ESC ESCALATOR
EWC ELECTRIC WATER COOLER
EXIST EXISTING
EXH EXHAUST
EXP EXPANSION OR EXPOSED
EXT EXTERIOR
FD FLOOR DRAIN
FDVC FIRE DEPARTMENT VALVE CABINET
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FEVC FIRE EXTINGUISHER & VALVE CABINET
F/F FINISH TO FINISH
FHC FIRE HOSE CABINET
FIN FINISH(ED)
FLG FLASHING
FLR FLOOR
FRT FIRE RETARDANT TREATED
FT FULL TILE
FUT FUTURE
FVC FIRE VALVE CABINET
GA GAUGE
GALV GALVANIZED
GB GRAB BAR
GFRC GLASS FIBER REINFORCED CONC
GFRP GLASS FIBER REINFORCED PLASTER
GL GLASS, GLAZING
GYPBD GYPSUM WALL BOARD
HC HOLLOW CORE
HM HOLLOW METAL
HP HIGH POINT
HD HEAD
HDWE HARDWARE
HDWD HARDWOOD
HORIZ HORIZONTAL
HT HEIGHT
HVAC HEATING, VENTILATION, AND AIR CONDITIONING
INCL INCLUDE (ED) (ING)
INFO INFORMATION
INSUL INSULATION
INT INTERIOR
JC JANITOR'S CLOSET
JB JAMB
JT JOINT
KS KNEE SPACE
LP LOW POINT
LAM LAMINATE
LAV LAVATORY
LH LEFT HAND
LT LIGHT
LVR LOUVER
MCM METAL COMPOSITE MATERIAL
MO MASONRY OPENING
MACH MACHINE
MAX MAXIMUM
MDF MEDIUM DENSITY FIBERBOARD
MECH MECHANICAL
WED MEDIUM
MEZZ MEZZANINE
MFR MANUFACTURER
MIN MINIMUM
NIC NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NRC NOISE REDUCTION COEFFICIENT
NTS NOT TO SCALE
OC ON CENTER
OA OVERALL
OH OVERHEAD
OFCI OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI OWNER FURNISHED, OWNER INSTALLED
OFF OFFICE
OPG OPENING
OPP OPPOSITE
ORN ORNAMENTAL
PC PRECAST CONCRETE
PCT PRIVACY CURTAIN TRACK
PLAM PLASTIC LAMINATE
PERF PERFORATED
PH PHASE
PLAS PLASTIC
PLMG PLUMBING
PLYWD PLYWOOD
PNL PANEL
PKG PARKING
PR PAIR
PROT PROTECTION
PNT PAINT
PVMT PAVEMENT
QT QUARRY TILE
QTY QUANTITY
RAD RADIUS
RB RESILIENT BASE
RO ROUGH OPENING
RT RUBBER TILE
RD ROOF DRAIN
REF REFERENCE
REINF REINFORCED
REM'D REMOVED
REQ'D REQUIRED
RES RESILIENT
REV REVISION OR REVISED
RF ROOF
RFG ROOFING
RH RIGHT HAND
RM ROOM
RS ROOF SCUPPER
RV REVEAL
S&BR SEALANT & BACKER ROD
SCWD SOLID CORE WOOD
SHTG SHEATHING
SS SOLID SURFACE
STS STAINLESS STEEL
STRUCT STRUCTURAL
SHT SHEET
SIM SIMILAR
STD STANDARD
STL STEEL
STO STORAGE
SUSP SUSPENDED
SV SHEET VINYL
STN STONE
T/ TOP OF
T&B TOP AND BOTTOM
T&G TONGUE AND GROOVE
TB TILE BASE
TEL TELEPHONE
TEMP TEMPORARY
THK THICK
TYP TYPICAL
TZ TERRAZZO
UL UNDERWRITERS LABORATORY
UNO UNLESS NOTED OTHERWISE
VB VINYL BASE
VCT VINYL COMPOSITE TILE
VT VINYL TILE
VAPB VAPOR BARRIER
VERT VERTICAL
VEST VESTIBULE
VIF VERIFY IN FIELD
VWC VINYL WALL COVERING
W/ WITH
W/O WITHOUT
WB WOOD BASE
WC WALL COVERING
WD WOOD
WF WOOD FLOOR
WP WATERPROOFING
WT WALL TILE
WW WOOD WALL
WPS WALL PANEL SYSTEM
WDC WOOD CEILING
WPR WALL PROTECTION

GENERAL NOTES

1. ALL WORK PERFORMED TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS OF ALL AGENCIES, DEPARTMENTS AND COMMISSIONS HAVING JURISDICTION.
2. WHERE DISCREPANCIES OCCUR AND/OR WHERE THERE ARE CONFLICTS OR OMISSIONS IN THE DRAWINGS AND APPLICATIONS, THE CONTRACTOR TO NOTIFY THE ARCHITECT IMMEDIATELY AND REFRAIN FROM STARTING AND COMPLETING SUCH WORK, OR DEPENDENT WORK, UNTIL DIRECTED BY THE ARCHITECT AND OWNER'S REPRESENTATIVE TO PROCEED.
3. THE CONTRACTOR WILL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND WILL REPORT TO THE ARCHITECT ANY CONDITIONS OR DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS REQUIRING MODIFICATIONS BEFORE PROCEEDING WITH THE WORK.
4. DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
5. REFERENCING OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWING.
6. THE CONTRACTOR TO BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREAS. THE CONTRACTOR WILL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
7. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS, SYMBOLS, AND LEGENDS. ALL NOTES ARE TO BE REVIEWED AND APPLIED TO RELATED BUILDING COMPONENTS.
8. NOTES APPEAR ON VARIOUS DRAWINGS FOR VARIOUS SYSTEMS AND MATERIALS. NOTES ON ANY ONE DRAWING ARE TO BE APPLIED TO RELATED SYSTEMS AND MATERIALS DEPICTED ON OTHER DRAWINGS.
9. ANY DETAIL NOT ILLUSTRATED/SHOWN SHALL BE CONSTRUCTED AS SIMILAR IN CHARACTER TO THOSE ILLUSTRATED/SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE CONTINUING WITH THE WORK.
10. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQ'D TO PERFORM ALL THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQ'D FOR A COMPLETE INSTALLATION.
11. THE TERM "FINISHED FLOOR" WHERE INDICATED ON THE DRAWINGS REFERS TO THE NORMAL FINISHED FLOOR LEVEL OF THAT FLOOR.
12. UNLESS OTHERWISE INDICATED, HEIGHTS NOTED IN SCHEDULES ARE HEIGHTS ABOVE FINISHED FLOOR. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL LINTELS, STRUTS, BRACKETS, HANGERS, ETC. WHEREVER NECESSARY TO SUPPORT OR BRACE FINISHES, EQUIPMENT RECESSES, OPENINGS, FURNITURE, ETC. FOR ITS WORK.
13. CONTRACTORS SHALL OBTAIN AND PAY FOR ALL PERMITS, THE OWNER WILL REIMBURSE THE CONTRACTOR FOR DIRECT COST OF THE BUILDING PERMIT (NO OH&P), THE OWNER WILL PAY FOR TESTING LAB SERVICES, TESTING INSPECTIONS, CERTIFICATES AND APPROVALS AS MAY BE REQUIRED BY ALL GOVERNMENT AGENCIES HAVING JURISDICTION.
14. CONTRACTOR SHALL PROVIDE ALL TESTING AS REQUIRED OF EXISTING AND NEW SUBSTRATES TO VERIFY CONFORMANCE WITH MANUFACTURER INSTALLATION REQUIREMENTS.
15. CONTRACTOR SHALL PREPARE ALL EXISTING AND NEW SUBSTRATES AS REQUIRED TO MEET MANUFACTURERS INSTALLATION REQUIREMENTS.
16. IN ADDITION TO DRAWINGS AND SPECIFICATIONS, CONTRACTOR SHALL BE REQUIRED TO REVIEW ALL MANUFACTURER SPECIFICATIONS, INSTALLATION GUIDES, PRODUCT INFORMATION, PRODUCT BULLETINS, OR OTHER TO VERIFY ALL REQUIREMENTS OF ALL MATERIALS PRIOR TO THE START OF WORK. CONTRACTOR SHALL INCLUDE COSTS FOR ALL SUCH REQUIREMENTS IN THE SCOPE OF BID/CONTRACT. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO MATERIAL ACQUISITION AND INSTALLATION.
17. COMBUSTIBLE MATERIALS MAY NOT BE USED IN ANY ASSEMBLY WITH REQUIRED FIRE RESISTANCE OF 2 HOURS OR MORE.
18. ALL RATED DOORS SHALL BE SELF-CLOSING.
19. DOOR OPENING FORCE SHALL BE 8.5 LBS FOR EXTERIOR AND 5 LBS FOR INTERIOR.
20. ALL AUDIO/VISUAL ALARMS SHALL BE SYNCHRONIZED.
21. ALL EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL U.N.O.
22. ALL MECHANICAL, ELECTRICAL, AND HAZARDOUS ROOM DOORS SHALL HAVE KNURLED HARDWARE
23. GLAZING: SAFETY GLASS SHALL BE PROVIDED IN CONFORMANCE WITH ANSI Z97.1 SAFETY PERFORMANCE SPECIFICATIONS AND METHODS FOR SAFETY GLAZING USED FOR BUILDINGS AND CPSC 16 CFR 1201.
24. EXITING: THE CONTRACTOR SHALL MAINTAIN UNOBSTRUCTED AND CLEARLY MARKED EGRESS PATHS FROM OCCUPIED AREAS AT ALL TIMES.
25. THIS PROJECT WILL BE LICENSED BY THE CALIFORNIA DEPARTMENT OF SOCIAL SERVICES (DSS), COMMUNITY CARE LICENSING DIVISION, AS A RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCFE). THE EXISTING LICENSE FOR THE ADJACENT VISTA TERRACE ASSISTED LIVING BUILDING WILL BE EXPANDED TO INCLUDE THE MEMORY CARE ADDITION.
26. THIS PROJECT SHALL BE EQUIPPED WITH EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC SECTION 907.5.2.2 PER CBC 1005.3.1.

CITY OF BELMONT CONDITIONS

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 PERMITTED.
3. ANY LANE/ROAD CLOSURES MUST ONLY BE CONDUCTED DURING NON-COMMUTE HOURS (9AM- 3PM).
4. CONSTRUCTION TRAFFIC ROUTES SHALL BE APPROVED BY THE CITY.
5. NO TRESPASSING SIGNS, PER 602 PC, REQUIRED TO BE POSTED AROUND PROPERTY TO DISCOURAGE UNAUTHORIZED ENTRY AND AID IN CRIMINAL PROSECUTIONS FOR TRESPASSING/THEFT.
6. THE PROPERTY ADDRESS MUST BE CLEARLY POSTED AT ALL TIMES DURING AND AFTER CONSTRUCTION, VISIBLE AND LEGIBLE FROM ENTIRE ROADWAY FRONTAGE(S).
7. ENSURE PD HAS ACCESS TO ANY SECURED EMERGENCY ACCESS EASEMENTS/GATES/PATHWAYS.
8. 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.
9. 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 HYPERLINK "HTTP://WWW.HCD.CA.GOV/CALGREEN.HTML" WWW.HCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE. CALGREEN SECTION 4.408
10. PROVIDE ON THE PLANS THE EXISTING AND PROPOSED LOCATIONS OF THE ELECTRIC AND GAS METERS, SUBPANELS, WATER HEATER AND FURNACE.
11. THE APPLICANT SHALL OBTAIN ALL DEPARTMENT FINAL SIGNATURES PRIOR REQUESTING A BUILDING FINAL.
12. 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 YEARS DAY, PRESIDENTS 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.
13. 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.PRE-CON MTG PRIOR TO PERMIT ISSUANCE WITH ALL CITY DEPTS AND FIRE DEPT.
14. THE PROJECT IS SUBJECT TO AN ENGINEERED RETAINING WALL DESIGN REQUIREMENT.
15. ALL UTILITIES SHOULD BE SHOWN ON THE PLANS. THE RELATIONSHIP BETWEEN PROPOSED IMPROVEMENTS SUCH AS RETAINING WALL AND UTILITY METERS, VALVES, BACKFLOW PREVENTERS, AND OTHER UTILITY FACILITIES SHOULD BE SHOWN ON THE PLANS. PLANS SHOULD SHOW ALL EXISTING EASEMENTS ON THE PROPERTY.
16. AMEND THE PLANS TO SHOW THE LOCATION OF ALL TRANSFORMERS, FIRE STANDPIPES, AND BACK FLOW PREVENTERS. PROVIDE ON THE PLANS THE EXISTING AND PROPOSED LOCATION OF THE MAIN ELECTRICAL SERVICE, ALL SUBPANELS, GAS METER, FURNACE AND WATER HEATER.
17. 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
18. 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.
19. OBSERVE BELMONT REACH CODE PROVISIONS, PV SYSTEM REQURIEMENTS IN CA ENERGY CODE, AND EV CHARGING IN CA GREEN CODE.

BUILDING CODE INFORMATION

GOVERNING BUILDING CODES:	2022 CALIFORNIA BUILDING CODE	
ACCESSIBILITY	2022 CBC CHAPTER 11B	
BUILDING USE GROUP:	B, R2.1, S-1 & S-2	
CONSTRUCTION TYPE:	I-B	
SEISMIC DESIGN CATEGORY:	SITE CLASS C	
	ALLOWABLE:	ACTUAL:
NUMBER OF STORIES:	6	3
HEIGHT:	160 FT.	55 FT
LARGEST FLOOR AREA ALLOWED:	142,000 SF	10,920 SF
AUTOMATIC SPRINKLERS:	YES	YES, NFPA13
FIRE ALARM SYSTEM:	YES	YES
STRETCHER CAPABLE ELEVATOR:	YES	YES
ELEVATOR STANDBY POWER:	YES	YES
BUILDING AREA CALCULATIONS (SQ.FT.):		
LOWER LEVEL	2,584 SF	
LEVEL 1	8,612 SF	
LEVEL 2	10,920 SF	
LEVEL 3	10,920 SF	
TOTAL	33,035 SF	

PROJECT SCOPE AND PERMITS

PROJECT DESCRIPTION:

A 3-STORY, TYPE IB BUILDING ADACENT TO THE EXISTING VISTA TERRACE ASSISTED LIVING BUILDING FOR RESIDENTS WITH DEMENTIAL OR OTHER MEMORY IMPAIRMENTS. THE BUILDING WILL CONTAIN 36 UNITS WITH 42 BEDS, SUPPORT SPACES, AND OPEN PARKING GARAGE.

THE FOLLOWING ITEMS WILL BE SUBMITTED WITH A SEPARATE PERMIT OR DEFERRED SUBMITTALS:

1. FIRE SPRINKLER SYSTEM INSTALLATION TYPE (NFPA 13)
2. TWO-WAY COMMUNICATION SYSTEM
3. ELEVATOR
4. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM
5. ERRCS (EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM)

HATCH PATTERNS

- EARTH
- CONCRETE
- BRICK
- CONCRETE MASONRY UNIT
- STEEL
- ALUMINUM
- CERAMIC TILE/ VCT TILE SEE FINISH SCHEDULE
- TERRAZZO
- INSULATION (RIGID)
- PLYWOOD
- WOOD (FINISHED FRAMING)
- WOOD (ROUGH FRAMING)
- WOOD (BLOCKING)
- GYPSUM WALLBOARD
- INSULATION (LOOSE OR BATT)
- GLASS LARGE SCALE

ALLOWABLE AREA & STORIES PER OCCUPANCY GROUP	
OCCUPANCY	ALLOWABLE AREA, HEIGHT & STORIES
B	UNLIMITED, 180 FT & 12 STORIES
R2.1	165,000 SF, 160 FT & 6 STORIES
S-1	144,000 SF, 180 FT & 12 STORIES
S-2	237,000 SF, 180 FT & 12 STORIES
U	106,500 SF, 180 FT & 6 STORIES
GRAND TOTAL	

NOTE: THE ALLOWABLE AREAS AND STORIES INDICATED IN THE TABLE ABOVE ARE PER CBC TABLES 504.4 & 506.2 FOR CONSTRUCTION TYPE IB AND SPRINKLER TYPE NFPA13. SPECIAL PROVISIONS AVAILALBE PER SECTION 510 WILL NOT BE UTILIZED.

SEPARATED OCCUPANCIES - RATIO TOTALS	
SEPARATED OCCUPANCY GROUP	RATIO PER CBC 508.4.2
LEVEL LL	
AREA A	0.00185
AREA B	0.001618
AREA C	0.001239
AREA D	0.008439
	0.013146
LEVEL 1	
AREA A	0.001339
AREA B	0.001679
AREA C	0.023042
AREA D	0.009224
AREA E	0.001728
AREA F	0.00154
AREA G	0.005431
	0.043983
LEVEL 2	
AREA A	0.054824
AREA B	0.002842
AREA C	0.008509
	0.066176
LEVEL 3	
AREA A	0.054824
AREA B	0.002842
AREA C	0.008509
	0.066176
GRAND TOTAL	0.189481

NOTE: WHERE B OCCUPANCY ALLOWS UNLIMITED AREA AS TYPE 1B CONSTRUCTION, AND A RATIO CAN'T BE CALCULATED WITH AN UNLIMITED DENOMINATOR, THE ALLOWABLE AREA FOR R2.1 OCCUPANCY HAS BEEN SUBSTITUTED.

SEPARATED OCCUPANCIES - ALL LEVELS PER DETAILS 10 & 20 / G111 & G112				
SEPARATED OCCUPANCY GROUP	MAIN OCCUPANCY PER SEPARATED AREA	AREA PER SEPARATED OCCUPANCY	ALLOWABLE BUILDING AREA	RATIO PER CBC 508.4.2
LEVEL LL				
AREA A	B	185	100000	0.00185
AREA B	R2.1	267	165000	0.001618
AREA C	U	132	106500	0.001239
AREA D	S-2	2000	237000	0.008439
LEVEL 1				
AREA A	R2.1	221	165000	0.001339
AREA B	R2.1	277	165000	0.001679
AREA C	S-2	5461	237000	0.023042
AREA D	B	1522	165000	0.009224
AREA E	U	184	106500	0.001728
AREA F	U	164	106500	0.00154
AREA G	S-1	782	144000	0.005431
LEVEL 2				
AREA A	R2.1	9046	165000	0.054824
AREA B	B	469	165000	0.002842
AREA C	B	1404	165000	0.008509
LEVEL 3				
AREA A	R2.1	9046	165000	0.054824
AREA B	B	469	165000	0.002842
AREA C	B	1404	165000	0.008509

TOTAL BUILDING AREA	
OCCUPANCY GROUP PER CBC 302.1	AREA
LEVEL LL	
B	185 SF
R2.1	267 SF
S-2	2,000 SF
U	132 SF
	2,584 SF
LEVEL 1	
B	1,522 SF
R2.1	498 SF
S-1	782 SF
S-2	5,419 SF
U	390 SF
	8,612 SF
LEVEL 2	
B	2,145 SF
R2.1	8,775 SF
	10,920 SF
LEVEL 3	
B	2,145 SF
R2.1	8,775 SF
	10,920 SF
GRAND TOTAL	33,035 SF

NOTE: ALL SPACES WITH USED FOR ASSEMBLY PURPOSES HAVE AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ARE CONSIDERED GROUP B OCCUPANCIES PER CBC SECTION 303.1.2.1.

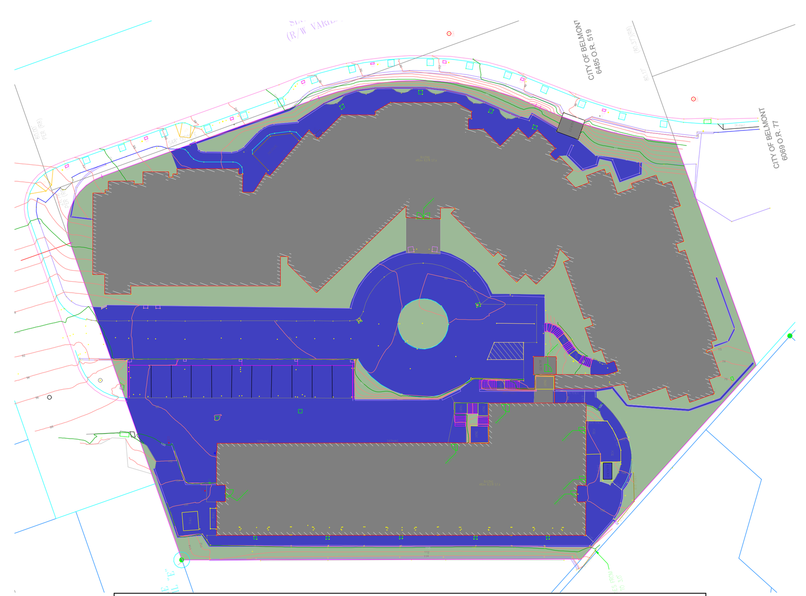
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CBC OPEN PARKING AREA EXCLUDED FROM BELMONT ZONING CODE GROSS BUILDING AREA	
LEVEL	TOTAL AREA PER LEVEL
LEVEL LL	2,000 SF
LEVEL 1	5,419 SF
GRAND TOTAL	7,419 SF

CBC COVERED DECK AREA EXCLUDED FROM BELMONT ZONING CODE GROSS BUILDING AREA	
LEVEL	TOTAL AREA PER LEVEL
LEVEL 2	405 SF
LEVEL 3	405 SF
GRAND TOTAL	810 SF

EXISTING AND PROPOSED GROSS BUILDING AREA ON COMBINED LOT (GARAGE AREA AND COVERED DECK AREA EXCLUDED)	EXISTING	PROPOSED
ASSISTED LIVING	48,663 SF	48,663 SF
SKILLED NURSING	8,528 SF	
MEMORY CARE		24,806 SF
GRAND TOTAL	57,191 SF	73,469 SF

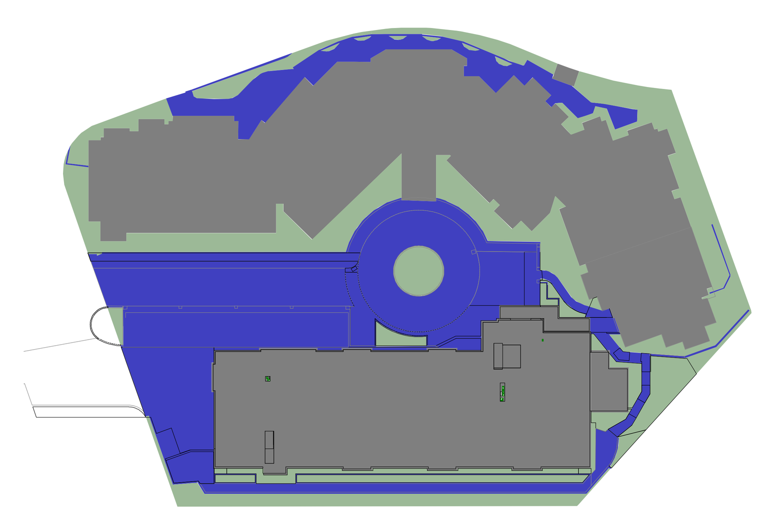
GROSS BUILDING AREA PER BELMONT ZONING CODE	
OCCUPANCY GROUP PER CBC 302.1	AREA
LEVEL LL	
B	185 SF
R2.1	267 SF
U	132 SF
	584 SF
LEVEL 1	
B	1,522 SF
R2.1	498 SF
S-1	782 SF
U	390 SF
	3,193 SF
LEVEL 2	
B	1,740 SF
R2.1	8,775 SF
	10,514 SF
LEVEL 3	
B	1,740 SF
R2.1	8,775 SF
	10,514 SF
GRAND TOTAL	24,806 SF



SITE AREA - EXISTING		
IMPERVIOUS AREA - BUILDING	27,841 SF	47.9%
IMPERVIOUS AREA - PAVING AND SITE WALLS	19,398 SF	33.4%
PERVIOUS AREA - LANDSCAPING	10,903 SF	18.8%
	58,142 SF	100.0%

1 EXISTING SITE AREA

SCALE: 1" = 60'-0"



SITE AREA - NEW		
IMPERVIOUS AREA - BUILDING	30,556 SF	52.6%
IMPERVIOUS AREA - PAVING AND SITE WALLS	16,216 SF	27.9%
PERVIOUS AREA - LANDSCAPING	11,370 SF	19.6%
	58,142 SF	100.0%

2 NEW SITE AREA

SCALE: 1" = 60'-0"

PARKING DISTRIBUTION - EXISTING	
1 - LOWER LEVEL	
ACCESSIBLE STALL (UNCOVERED)	1
ACCESSIBLE VAN STALL (UNCOVERED)	1
STANDARD STALL (COVERED)	12
STANDARD STALL (UNCOVERED)	1
	15
2 - UPPER LEVEL	
STANDARD STALL (COVERED)	11
STANDARD STALL (UNCOVERED)	15
	26
GRAND TOTAL	41

PARKING DISTRIBUTION - NEW CONSTRUCTION	
1 - LOWER LEVEL	
ACCESSIBLE VAN STALL (UNCOVERED)	1
COMPACT STALL (COVERED)	3
COMPACT STALL W/ EV CHARGER (COVERED)	2
COMPACT STALL W/ EV READY (COVERED)	7
STANDARD STALL (UNCOVERED)	1
	14
2 - UPPER LEVEL	
ACCESSIBLE STALL (COVERED)	1
STANDARD STALL (COVERED)	9
STANDARD STALL (UNCOVERED)	10
	20
GRAND TOTAL	34

NOTE 1: PARKING TOTALS DO NOT INCLUDE 9 PARKING SPACES AND ONE LOADING SPACE IN THE RIGHT OF WAY ON 6TH AVE.

NOTE 2: NEW CONSTRUCTION ALSO INCLUDES 9 BICYCLE PARKING SPACES.

NOTE 3: SHUTTLE BUS PARKING IS NOT INCLUDED IN PARKING COUNT

UNIT SUMMARY

SL - ROOM PROGRAM	BED COUNT / UNIT	UNIT COUNT	TOTAL BED COUNT	UNIT AREA (AVG)	AREA TOTAL
MEMORY CARE					
MC STUDIO	1	30	30	301 SF	9,017 SF
MC COMPANION	2	6	12	578 SF	3,468 SF
		36	42		12,485 SF
GRAND TOTAL: 36		36	42		12,485 SF

ACCESSIBLE UNITS SUMMARY				
UNIT NUMBER	UNIT TYPE	BED COUNT / UNIT	TOTAL BED COUNT	AREA TOTAL
MOBILITY & COMMUNICATION FEATURES				
219	MC STUDIO	1	1	317 SF
221	MC COMPANION	2	2	582 SF
			3	899 SF
MOBILITY FEATURES				
206	MC STUDIO	1	1	296 SF
208	MC STUDIO	1	1	309 SF
210	MC STUDIO	1	1	296 SF
212	MC STUDIO	1	1	296 SF
214	MC STUDIO	1	1	307 SF
216	MC STUDIO	1	1	296 SF
220	MC COMPANION	2	2	595 SF
306	MC STUDIO	1	1	296 SF
308	MC STUDIO	1	1	309 SF
310	MC STUDIO	1	1	296 SF
312	MC STUDIO	1	1	296 SF
314	MC STUDIO	1	1	308 SF
316	MC STUDIO	1	1	296 SF
319	MC STUDIO	1	1	317 SF
320	MC COMPANION	2	2	595 SF
321	MC COMPANION	2	2	582 SF
			19	5,691 SF
STANDARD				
201	MC COMPANION	2	2	557 SF
203	MC STUDIO	1	1	308 SF
205	MC STUDIO	1	1	295 SF
207	MC STUDIO	1	1	294 SF
209	MC STUDIO	1	1	306 SF
211	MC STUDIO	1	1	293 SF
213	MC STUDIO	1	1	294 SF
215	MC STUDIO	1	1	306 SF
217	MC STUDIO	1	1	294 SF
301	MC COMPANION	2	2	557 SF
303	MC STUDIO	1	1	308 SF
305	MC STUDIO	1	1	295 SF
307	MC STUDIO	1	1	294 SF
309	MC STUDIO	1	1	306 SF
311	MC STUDIO	1	1	293 SF
313	MC STUDIO	1	1	294 SF
315	MC STUDIO	1	1	306 SF
317	MC STUDIO	1	1	294 SF
			20	5,895 SF
GRAND TOTAL: 36			42	12,485 SF

CBC / ENERGY CODE AREAS		
LEVEL	OCCUPANCY	AREA
CONDITIONED NON-RESIDENTIAL		
LEVEL LL	B	185 SF
LEVEL LL	U	132 SF
LEVEL 1	B	1,522 SF
LEVEL 1	S-1	782 SF
LEVEL 1	U	390 SF
LEVEL 2	B	1,468 SF
LEVEL 3	B	1,468 SF
		5,948 SF
CONDITIONED RESIDENTIAL		
LEVEL LL	R2.1	267 SF
LEVEL 1	R2.1	498 SF
LEVEL 2	B	272 SF
LEVEL 2	R2.1	8,775 SF
LEVEL 3	B	272 SF
LEVEL 3	R2.1	8,775 SF
		18,858 SF
UNCONDITIONED		
LEVEL LL	S-2	2,000 SF
LEVEL 1	S-2	5,419 SF
LEVEL 2	B	405 SF
LEVEL 3	B	405 SF
		8,229 SF
GRAND TOTAL		33,035 SF

EXISTING & PROPOSED SETBACKS

	EXISTING	PROPOSED
FRONT (NORTH)	3'-0"	3'-0"
REAR (SOUTH)	11'-6"	15'-0"
SIDE (EAST)	5'-11"	7'-0"
SIDE (WEST)	19'-6"	22'-4"

NOTE: SEE SHEET AD100 FOR EXISTING REAR AND SIDE SETBACKS, SEE AS100 FOR PROPOSED REAR AND SIDE SETBACKS, AND SEE SHEET A1.01 OF PERMIT SET FOR ASSISTED LIVING BUILDING AT 900 6TH AVE. FOR FRONT SETBACKS.

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AMERICAN HEALTHCARE REIT VISTA TERRACE OF BELMONT MEMORY CARE

BELMONT, CA

Architectural Services Provided By:
ERDMAN COMPANY

Engineering Services Provided By:
ERDMAN COMPANY

Contractor Services Provided By:
ERDMAN COMPANY
Lic. No. 194614

No.	Description	Date
9	PERMIT / ZONING RESUBMITTAL	05-21-2024
8	PERMIT / ZONING RESUBMITTAL	03-21-2024
7	PERMIT / ZONING RESUBMITTAL	11-27-2023
6	FOR PERMIT	07-28-2023
5	ZONING RESUBMITTAL	06-28-2023
4	ZONING APPLICATION SET	02-08-2023
3	DESIGN DEVELOPMENT SET	02-02-2023
2	ZONING PRE-APPLICATION SET	12-21-2022
1	SCHEMATIC DESIGN SET	11-09-2022

Document Release

Sheet Name
GENERAL INFORMATION

Drn:DPerrault Chk:IWallace

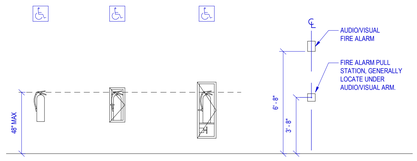
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LIFE SAFETY EQUIPMENT

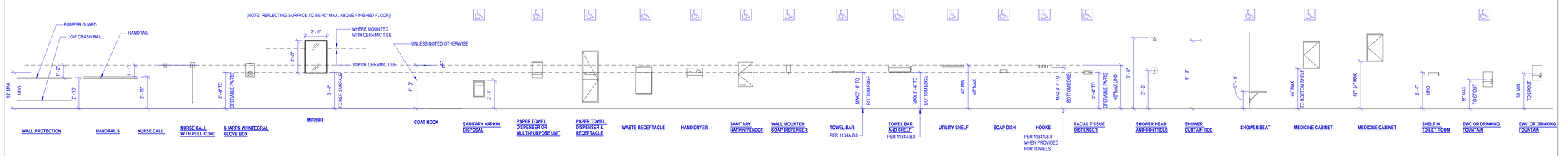


FIRE EXTINGUISHER | FIRE EXTINGUISHER CABINET | FIRE EXTINGUISHER AND VALVE CABINET | STROBE

GENERAL NOTES

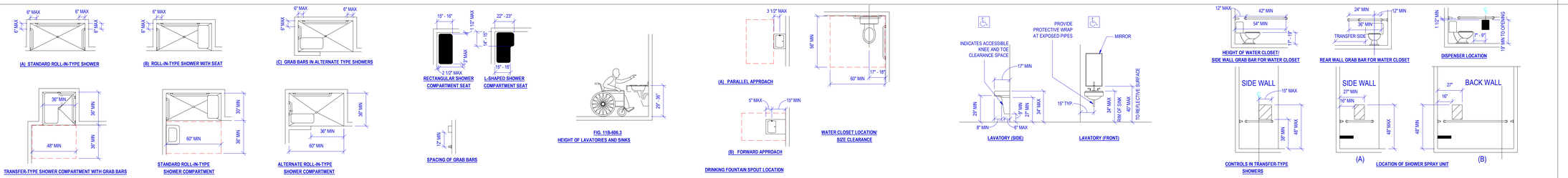
1. NOT ALL CONDITIONS SHOWN ON THIS SHEET MAY BE REQUIRED BY THIS PROJECT. COMPARE THE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS WITH THIS SHEET FOR RELEVANCE OF INFORMATION.
2. DIMENSIONS INDICATED ARE THE MINIMUM OR MAXIMUM CLEAR DIMENSIONS REQUIRED BY THE ACCESSIBILITY GUIDELINES. THE CONTRACTOR IS RESPONSIBLE FOR LAYOUT OF BUILDING ELEMENTS TO ASSURE THAT DIMENSIONS SHOWN ARE PROVIDED.
3. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THE INFORMATION GIVEN ON THIS SHEET.
4. DO NOT SCALE THESE DRAWINGS.
5. ALL DIMENSIONS ARE TYPICAL UNLESS NOTED OTHERWISE IN ARCHITECTURAL DRAWINGS.

ACCESIBLE PLUMBING FIXTURES & ACCESSORIES

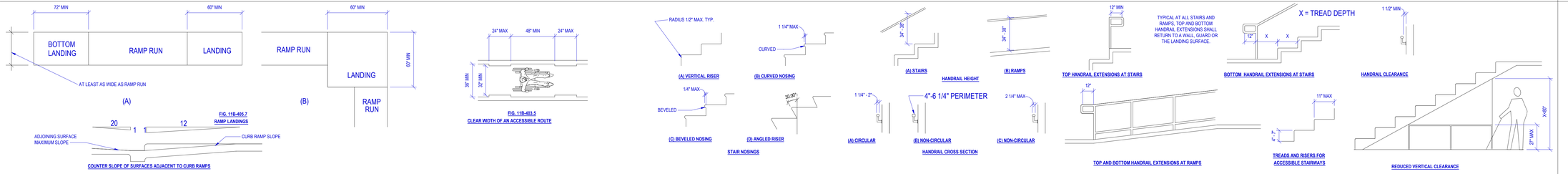


WALL PROTECTION | HANDRAILS | NURSE CALL | NURSE CALL WITH PULL CORD | SHARPS WI INTEGRAL GLOVE BOX | MIRROR | COAT HOOK | SANITARY NAPKIN DISPOSAL | PAPER TOWEL DISPENSER OR MULTI-PURPOSE UNIT | PAPER TOWEL DISPENSER & RECEPTACLE | WASTE RECEPTACLE | HAND DRYER | SANITARY NAPKIN VENDOR | WALL MOUNTED SOAP DISPENSER | TOWEL BAR PER 1134A.8.8 | TOWEL BAR AND SHELF PER 1134A.8.8 | UTILITY SHELF | SOAP DISH | HOOKS PER 1134A.8.8 WHEN PROVIDED FOR TOWELS | FACIAL TISSUE DISPENSER | SHOWER HEAD AND CONTROLS | SHOWER CURTAIN ROD | SHOWER SEAT | MEDICINE CABINET | MEDICINE CABINET | SHELF IN TOILET ROOM | EWC OR DRINKING FOUNTAIN | EWC OR DRINKING FOUNTAIN

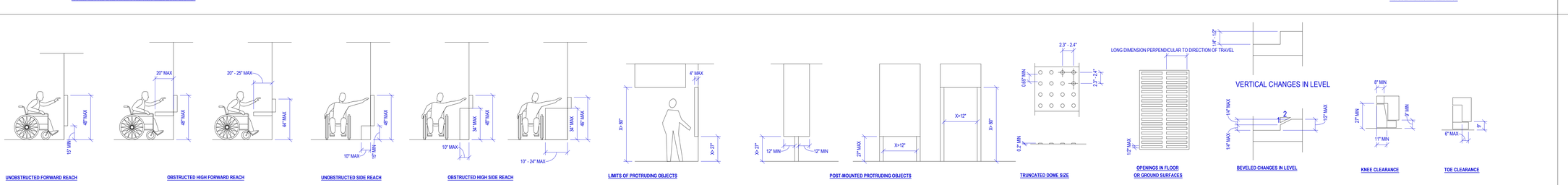
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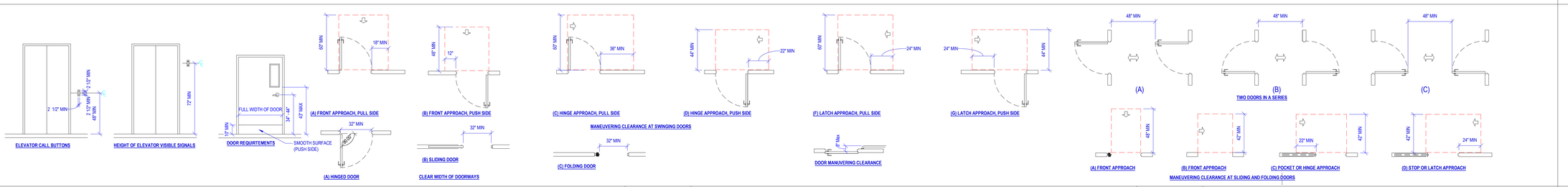
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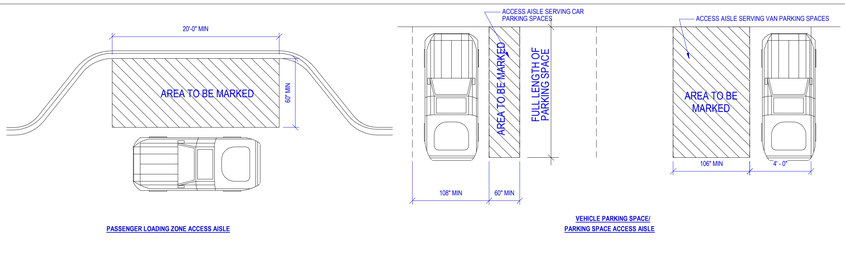
PROTRUDING OBJECTS AND REACH CLEARANCES



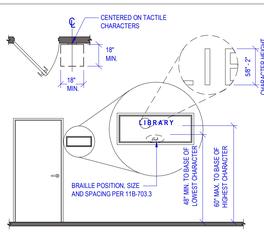
DOOR MANUVERING CLEARANCES



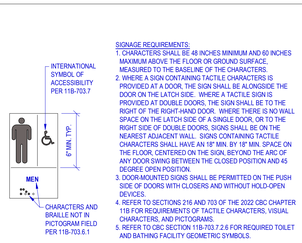
CLEAR FLOOR SPACE



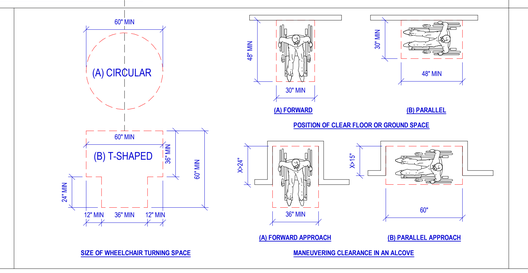
MISC.



SIGNAGE



SIGNAGE REQUIREMENTS:
1. CHARACTERS SHALL BE 48 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE, MEASURED TO THE BASELINE OF THE CHARACTERS.
2. WHERE A SIGN CONTAINING TACTILE CHARACTERS IS PROVIDED AT A DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR ON THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS, THE SIGN SHALL BE TO THE RIGHT OF THE RIGHT-HAND DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF A SINGLE DOOR, OR TO THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL HAVE AN 18" MIN. BY 18" MIN. SPACE ON THE FLOOR, CENTERED ON THE SIGN, BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.
3. DOOR-MOUNTED SIGNS SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH CLOSERS AND WITHOUT HOLD-OPEN DEVICES.
4. REFER TO SECTIONS 216 AND 703 OF THE 2022 CBC CHAPTER 11B FOR REQUIREMENTS OF TACTILE CHARACTERS, VISUAL CHARACTERS, AND PICTOGRAMS.
5. REFER TO CBC SECTION 11B-703.7.2.6 FOR REQUIRED TOILET AND BATHING FACILITY GEOMETRIC SYMBOLS.



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AMERICAN HEALTHCARE REIT
VISTA TERRACE OF BELMONT MEMORY CARE

BELMONT, CA

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No.	Description	Date
8	PERMIT / ZONING RESUBMITTAL	03-21-2024
7	PERMIT / ZONING RESUBMITTAL	11-27-2023
6	FOR PERMIT	07-28-2023
3	DESIGN DEVELOPMENT SET	02-02-2023

Document Release

LICENSED ARCHITECT PAMELA J. DUCHARME C-36208 7/2025 RENEWAL DATE STATE OF CALIFORNIA
3.21.24

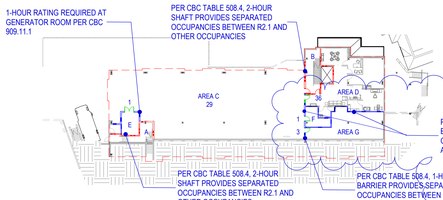
Sheet Name
MOUNTING HEIGHTS & ACCESSIBILITY DIAGRAMS

Drn:DPerrault Chk:IWallace

Sheet Number
G012

JOB # 674300

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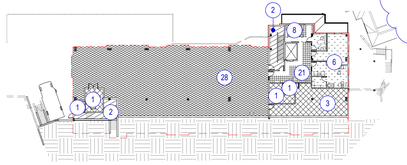


SEPARATED OCCUPANCIES - LEVEL 1		
OCCUPANCY	OCCUPANTS	AREA
AREA A		
R2.1	2	221 SF
	2	221 SF
AREA B		
R2.1	2	277 SF
	2	277 SF
AREA C		
S-2	28	5,419 SF
U	1	42 SF
	29	5,461 SF
AREA D		
B	36	1,522 SF
	36	1,522 SF

SEPARATED OCCUPANCIES - LEVEL 1		
OCCUPANCY	OCCUPANTS	AREA
AREA E		
U	1	184 SF
	1	184 SF
AREA F		
U	1	164 SF
	1	164 SF
AREA G		
S-1	3	782 SF
	3	782 SF
GRAND TOTAL	74	8,612 SF

20 LEVEL 1 - OCCUPANCY CLASSIFICATION DIAGRAM

SCALE: 1" = 40'-0"



OCCUPANT LOAD PER CBC 1004.5

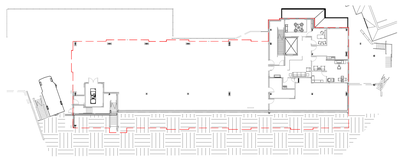
- ASSEMBLY (CIRCULATION) - 0 NET
- ASSEMBLY (UNCONCENTRATED) - 15 NET
- BUSINESS - 150 GROSS
- PARKING GARAGE - 200 GROSS
- RESIDENTIAL - 200 GROSS
- STORAGE/MECHANICAL ROOM - 300 GROSS

SEPARATED OCCUPANCIES - LEVEL 1		
OCCUPANCY	OCCUPANTS	AREA
AREA A		
R2.1	2	221 SF
	2	221 SF
AREA B		
R2.1	2	277 SF
	2	277 SF
AREA C		
S-2	28	5,419 SF
U	1	42 SF
	29	5,461 SF
AREA D		
B	36	1,522 SF
	36	1,522 SF

SEPARATED OCCUPANCIES - LEVEL 1		
OCCUPANCY	OCCUPANTS	AREA
AREA E		
U	1	184 SF
	1	184 SF
AREA F		
U	1	164 SF
	1	164 SF
AREA G		
S-1	3	782 SF
	3	782 SF
GRAND TOTAL	74	8,612 SF

19 LEVEL 1 - OCCUPANT LOAD DIAGRAM

SCALE: 1" = 40'-0"



SMOKE COMPARTMENTS

N/A

18 LEVEL 1 - SMOKE COMPARTMENTS DIAGRAM

SCALE: 1" = 40'-0"

LEVEL 1 COLUMNS:

2-HOUR RATING REQUIRED AT ALL LEVEL 1 COLUMNS SUPPORTING THE FLOOR LEVEL ABOVE.

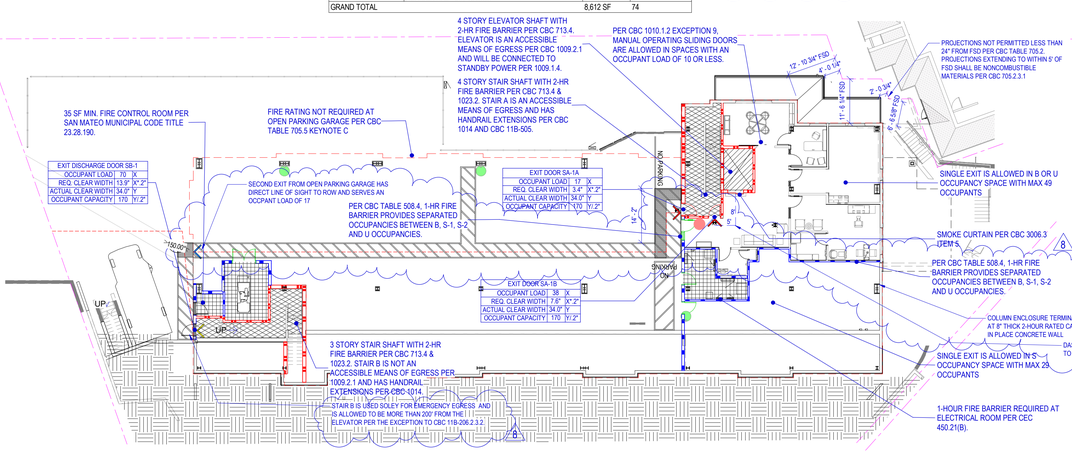
OCCUPANT LOAD CALCULATIONS - LEVEL 1

OCCUPANCY GROUP PER CBC 302.1	OCC. LOAD FACTOR PER CBC 1004.5	AREA	OCCUPANTS
S-2	PARKING GARAGE - 200 GROSS	5,419 SF	28
S-1	STORAGE/MECHANICAL ROOM - 300 GROSS	782 SF	3
B	BUSINESS - 150 GROSS	836 SF	6
U	STORAGE/MECHANICAL ROOM - 300 GROSS	164 SF	1
B	ASSEMBLY (UNCONCENTRATED) - 15 NET	309 SF	21
B	ASSEMBLY (UNCONCENTRATED) - 15 NET	117 SF	8
B	ASSEMBLY (CIRCULATION) - 0 NET	195 SF	
B	BUSINESS - 150 GROSS	66 SF	1
U	STORAGE/MECHANICAL ROOM - 300 GROSS	184 SF	1
U	STORAGE/MECHANICAL ROOM - 300 GROSS	42 SF	1
R2.1	RESIDENTIAL - 200 GROSS	221 SF	2
R2.1	RESIDENTIAL - 200 GROSS	277 SF	2
GRAND TOTAL		8,612 SF	74

LIFE SAFETY

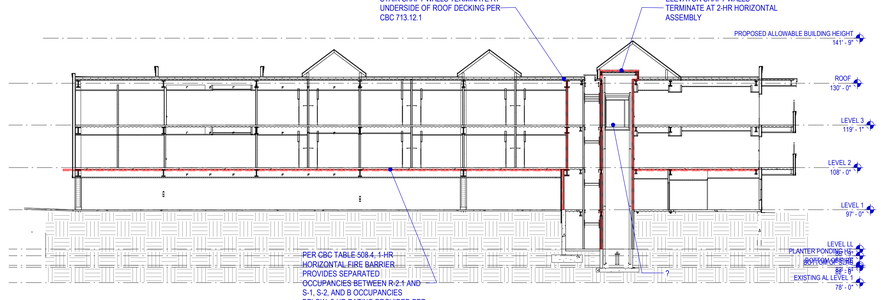
- ELEVATOR SHAFT / ACCESSIBLE EXIT
- INTERIOR EXIT STAIR
- INCIDENTAL/HAZARDOUS

NOTE: ALL SPACES USED FOR ASSEMBLY PURPOSES HAVE AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ARE CONSIDERED GROUP B OCCUPANCIES PER CBC SECTION 303.1.2.1.



17 LEVEL 1 - LIFE SAFETY DIAGRAM

SCALE: 1/16" = 1'-0"

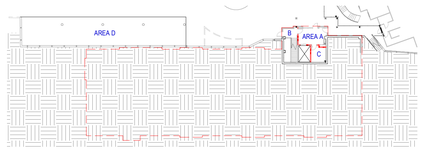


16 CODE SECTION DIAGRAM 2

SCALE: 1/16" = 1'-0"

10 LEVEL LL - OCCUPANCY CLASSIFICATION DIAGRAM

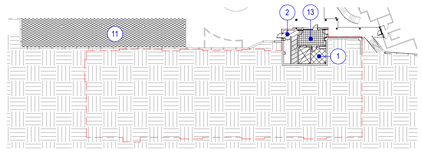
SCALE: 1" = 40'-0"



SEPARATED OCCUPANCIES - LOWER LEVEL		
OCCUPANCY	OCCUPANTS	AREA
AREA A		
B	13	185 SF
	13	185 SF
AREA B		
R2.1	2	267 SF
	2	267 SF
AREA C		
U	1	132 SF
	1	132 SF
AREA D		
S-2	11	2,000 SF
	11	2,000 SF
GRAND TOTAL	27	2,584 SF

9 LEVEL LL - OCCUPANT LOAD DIAGRAM

SCALE: 1" = 40'-0"



OCCUPANT LOAD PER CBC 1004.5

- ASSEMBLY (UNCONCENTRATED) - 15 NET
- PARKING GARAGE - 200 GROSS
- RESIDENTIAL - 200 GROSS
- STORAGE/MECHANICAL ROOM - 300 GROSS

SEPARATED OCCUPANCIES - LOWER LEVEL		
OCCUPANCY	OCCUPANTS	AREA
AREA A		
B	13	185 SF
	13	185 SF
AREA B		
R2.1	2	267 SF
	2	267 SF
AREA C		
U	1	132 SF
	1	132 SF
AREA D		
S-2	11	2,000 SF
	11	2,000 SF
GRAND TOTAL	27	2,584 SF

SMOKE COMPARTMENTS

N/A

8 LEVEL LL - SMOKE COMPARTMENTS DIAGRAM

SCALE: 1" = 40'-0"

LOWER LEVEL COLUMNS:

2-HOUR RATING REQUIRED AT ALL LOWER LEVEL COLUMNS SUPPORTING THE FLOOR LEVEL ABOVE.

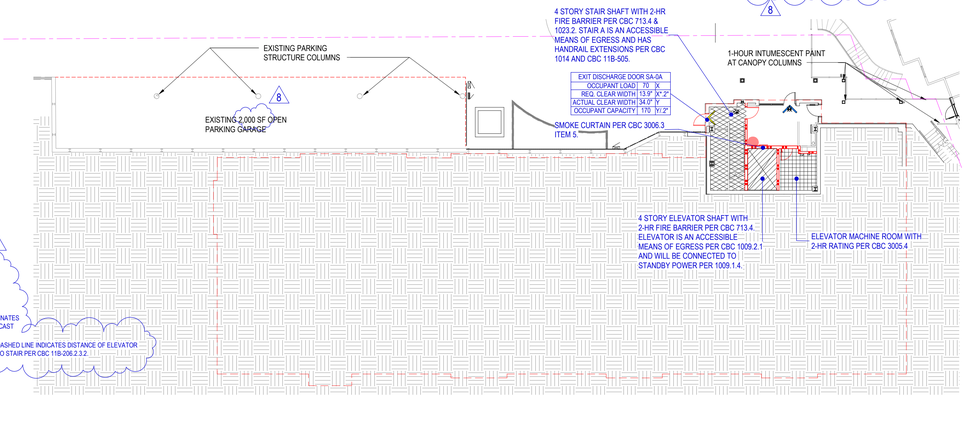
OCCUPANT LOAD CALCULATIONS - LOWER LEVEL

OCCUPANCY GROUP PER CBC 302.1	OCC. LOAD FACTOR PER CBC 1004.5	AREA	OCCUPANTS
B	ASSEMBLY (UNCONCENTRATED) - 15 NET	185 SF	13
U	STORAGE/MECHANICAL ROOM - 300 GROSS	132 SF	1
S-2	PARKING GARAGE - 200 GROSS	2,000 SF	11
R2.1	RESIDENTIAL - 200 GROSS	267 SF	2
GRAND TOTAL		2,584 SF	27

LIFE SAFETY

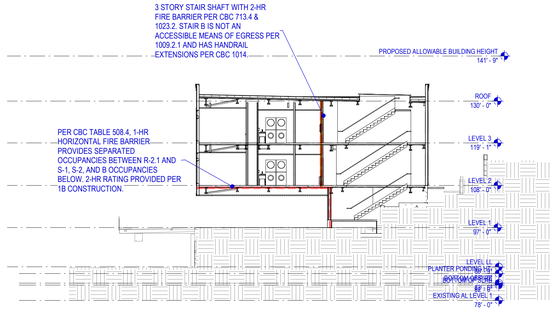
- ELEVATOR SHAFT / ACCESSIBLE EXIT
- INTERIOR EXIT STAIR
- INCIDENTAL/HAZARDOUS

NOTE: ALL SPACES USED FOR ASSEMBLY PURPOSES HAVE AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ARE CONSIDERED GROUP B OCCUPANCIES PER CBC SECTION 303.1.2.1.



7 LEVEL LL - LIFE SAFETY DIAGRAM

SCALE: 1/16" = 1'-0"



6 CODE SECTION DIAGRAM 1

SCALE: 1/16" = 1'-0"

LIFE SAFETY GENERAL NOTES

1. ALL EGRESS DOORS TO PROVIDE 32" CLEAR WIDTH WHICH EXCEEDS REQUIREMENTS OF CBC 1005.3.2.

2. ALL EGRESS STAIRS TO PROVIDE 44" CLEAR WIDTH PER CBC 1011.2 WHICH EXCEEDS THE REQUIREMENTS OF CBC 1005.3.1

LIFE SAFETY WALLS

- 2 HR FIRE BARRIER
- 1 HR FIRE BARRIER
- 1 HR FIRE PARTITION

NOTE: ALL RATED WALLS ARE SMOKE RESISTANT

NOTE: SMOKE BARRIERS TO MEET OR EXCEED EQUAL-RATED FIRE BARRIER CONSTRUCTION

LIFE SAFETY DOORS

- 20 MINUTE DOORS
- 45 MINUTE DOORS
- 60 MINUTE DOORS
- 90 MINUTE DOORS

LIFE SAFETY PLAN SYMBOLS

- EXIT DOOR
- EXIT ACCESS DOOR
- EXIT DISCHARGE DOOR
- SMOKE COMPARTMENT DUAL EGRESS
- EXIT ACCESS TRAVEL DISTANCE
- TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL
- EXIT SIGNAGE LIGHT
- RECESSED FIRE DEPARTMENT VALVE CABINET
- FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER BRACKET MOUNTED
- FIRE ALARM PULL STATIONS

LIFE SAFETY AREAS

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VISTA TERRACE OF BELMONT MEMORY CARE

BELMONT, CA

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No.	Description	Date
8	PERMIT / ZONING RESUBMITTAL	03-21-2024
7	PERMIT / ZONING RESUBMITTAL	11-27-2023

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Sheet Name
LEVEL LL & 1 CODE PLANS AND DIAGRAMS

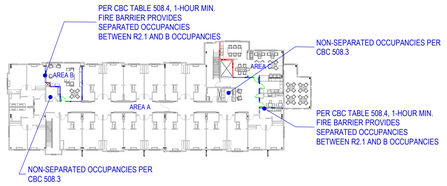
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Sheet Number
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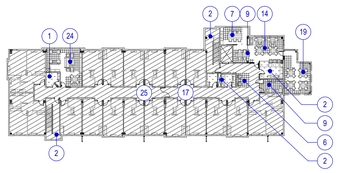
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20 LEVEL 3 - OCCUPANCY CLASSIFICATION DIAGRAM

SCALE: 1" = 40'-0"

SEPARATED OCCUPANCIES - LEVEL 3		
OCCUPANCY	OCCUPANTS	AREA
AREA A		
B	3	272 SF
R2.1	52	8,775 SF
	55	9,046 SF
AREA B		
B	24	469 SF
	24	469 SF
AREA C		
B	60	1,404 SF
	60	1,404 SF
GRAND TOTAL	139	10,920 SF



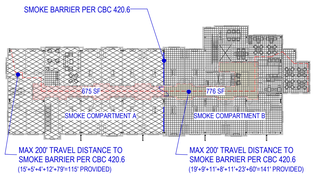
19 LEVEL 3 - OCCUPANT LOAD DIAGRAM

SCALE: 1" = 40'-0"

OCCUPANT LOAD PER CBC 1004.5

- ASSEMBLY (CIRCULATION) - 0 NET
- ASSEMBLY (UNCONCENTRATED) - 15 NET
- BUSINESS - 150 GROSS
- RESIDENTIAL - 200 GROSS

SEPARATED OCCUPANCIES - LEVEL 3		
OCCUPANCY	OCCUPANTS	AREA
AREA A		
B	3	272 SF
R2.1	52	8,775 SF
	55	9,046 SF
AREA B		
B	24	469 SF
	24	469 SF
AREA C		
B	60	1,404 SF
	60	1,404 SF
GRAND TOTAL	139	10,920 SF



18 LEVEL 3 - SMOKE COMPARTMENTS DIAGRAM

SCALE: 1" = 40'-0"

SMOKE COMPARTMENTS

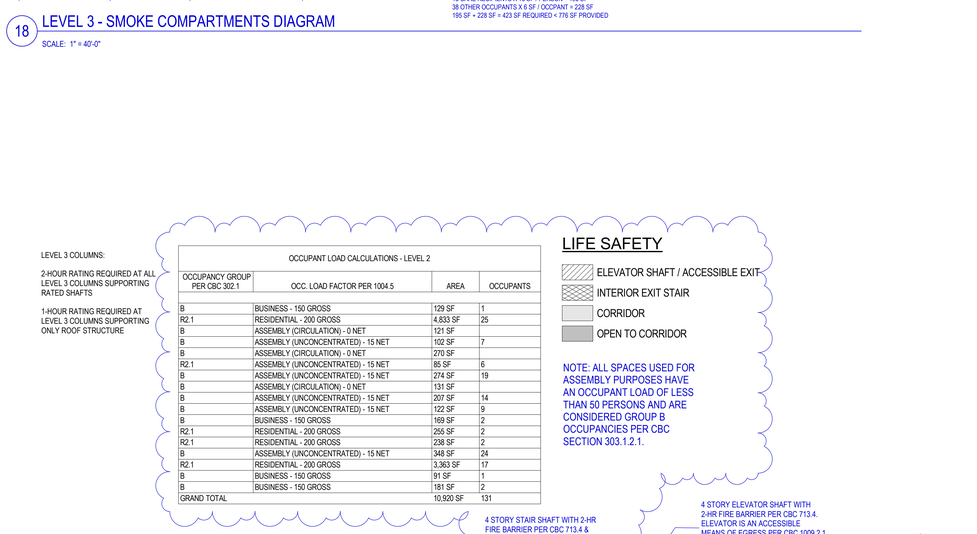
- SMOKE COMPARTMENT A
- SMOKE COMPARTMENT B

REFUGE AREA CALCULATIONS: PER CBC 420.6, BOTH SMOKE COMPARTMENTS MUST ACCOMMODATE ALL OCCUPANTS IN THE ADJACENT SMOKE COMPARTMENT.

SMOKE COMPARTMENT A REFUGE AREA: 91 OCCUPANTS
8 CARE RECIPIENTS X 15 SF / PERSON = 120 SF
83 OTHER OCCUPANTS X 6 SF / OCCPANT = 498 SF
120 SF + 498 sf = 618 SF REQUIRED < 675 SF PROVIDED

SMOKE COMPARTMENT B REFUGE AREA: 51 OCCUPANTS
13 CARE RECIPIENTS X 15 SF / PERSON = 195 SF
38 OTHER OCCUPANTS X 6 SF / OCCPANT = 228 SF
195 SF + 228 SF = 423 SF REQUIRED < 776 SF PROVIDED

SMOKE COMPARTMENTS - LEVEL 3		
OCCUPANCY	OCCUPANTS	AREA
SMOKE COMPARTMENT A		
B	24	469 SF
R2.1	27	5,071 SF
	51	5,540 SF
SMOKE COMPARTMENT B		
B	63	1,676 SF
R2.1	25	3,704 SF
	88	5,379 SF
GRAND TOTAL	139	10,920 SF



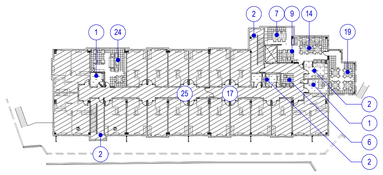
16 LEVEL 3 - LIFE SAFETY DIAGRAM

SCALE: 1/16" = 1'-0"

10 LEVEL 2 - OCCUPANCY CLASSIFICATION DIAGRAM

SCALE: 1" = 40'-0"

SEPARATED OCCUPANCIES - LEVEL 2		
OCCUPANCY	OCCUPANTS	AREA
AREA A		
B	3	272 SF
R2.1	52	8,775 SF
	55	9,046 SF
AREA B		
B	24	469 SF
	24	469 SF
AREA C		
B	52	1,404 SF
	52	1,404 SF
GRAND TOTAL	131	10,920 SF



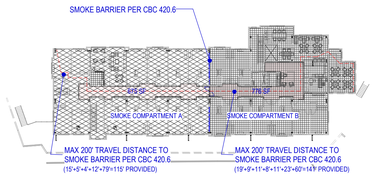
9 LEVEL 2 - OCCUPANT LOAD DIAGRAM

SCALE: 1" = 40'-0"

OCCUPANT LOAD PER CBC 1004.5

- ASSEMBLY (CIRCULATION) - 0 NET
- ASSEMBLY (UNCONCENTRATED) - 15 NET
- BUSINESS - 150 GROSS
- RESIDENTIAL - 200 GROSS

SEPARATED OCCUPANCIES - LEVEL 2		
OCCUPANCY	OCCUPANTS	AREA
AREA A		
B	3	272 SF
R2.1	52	8,775 SF
	55	9,046 SF
AREA B		
B	24	469 SF
	24	469 SF
AREA C		
B	52	1,404 SF
	52	1,404 SF
GRAND TOTAL	131	10,920 SF



8 LEVEL 2 - SMOKE COMPARTMENTS DIAGRAM

SCALE: 1" = 40'-0"

SMOKE COMPARTMENTS

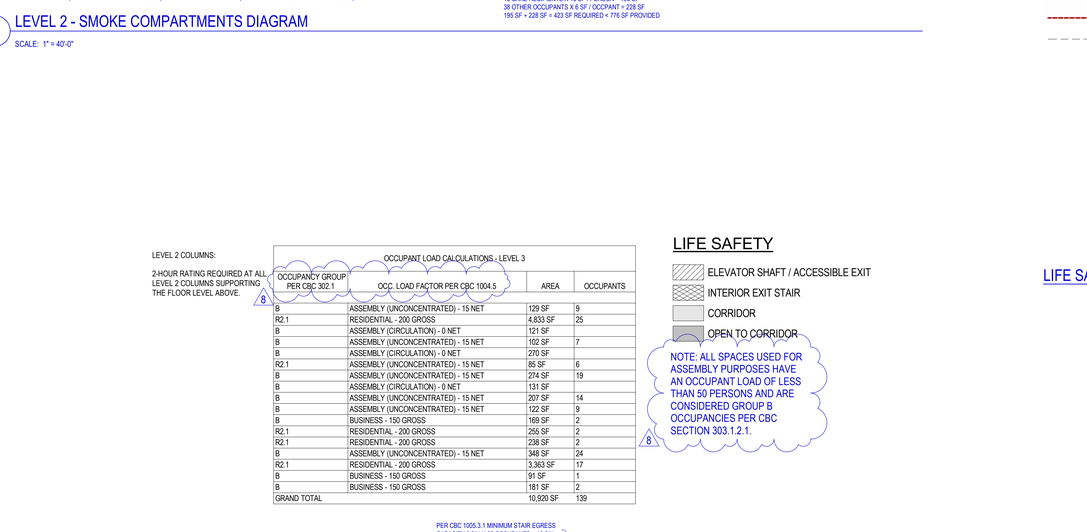
- SMOKE COMPARTMENT A
- SMOKE COMPARTMENT B

REFUGE AREA CALCULATIONS: PER CBC 420.6, BOTH SMOKE COMPARTMENTS MUST ACCOMMODATE ALL OCCUPANTS IN THE ADJACENT SMOKE COMPARTMENT.

SMOKE COMPARTMENT A REFUGE AREA: 83 OCCUPANTS
8 CARE RECIPIENTS X 15 SF / PERSON = 120 SF
75 OTHER OCCUPANTS X 6 SF / OCCPANT = 450 SF
120 SF + 450 SF = 570 SF REQUIRED < 675 SF PROVIDED

SMOKE COMPARTMENT B REFUGE AREA: 51 OCCUPANTS
13 CARE RECIPIENTS X 15 SF / PERSON = 195 SF
38 OTHER OCCUPANTS X 6 SF / OCCPANT = 228 SF
195 SF + 228 SF = 423 SF REQUIRED < 776 SF PROVIDED

SMOKE COMPARTMENTS - LEVEL 2		
OCCUPANCY	OCCUPANTS	AREA
SMOKE COMPARTMENT A		
B	24	469 SF
R2.1	27	5,071 SF
	51	5,540 SF
SMOKE COMPARTMENT B		
B	55	1,676 SF
R2.1	25	3,704 SF
	80	5,379 SF
GRAND TOTAL	131	10,920 SF



6 LEVEL 2 - LIFE SAFETY DIAGRAM

SCALE: 1/16" = 1'-0"

LIFE SAFETY GENERAL NOTES

1. ALL EGRESS DOORS TO PROVIDE 32" CLEAR WIDTH WHICH EXCEEDS REQUIREMENTS OF CBC 1005.3.2.

2. ALL EGRESS STAIRS TO PROVIDE 44" CLEAR WIDTH PER CBC 1011.2 WHICH EXCEEDS THE REQUIREMENTS OF CBC 1005.3.1

LIFE SAFETY WALLS

- 2 HR FIRE BARRIER
- 1 HR FIRE BARRIER
- 1 HR FIRE PARTITION

NOTE: ALL RATED WALLS ARE SMOKE RESISTANT

NOTE: SMOKE BARRIERS TO MEET OR EXCEED EQUAL-RATED FIRE BARRIER CONSTRUCTION

LIFE SAFETY DOORS

- 20 MINUTE DOORS
- 45 MINUTE DOORS
- 60 MINUTE DOORS
- 90 MINUTE DOORS

LIFE SAFETY PLAN SYMBOLS

- EXIT DOOR
- EXIT ACCESS DOOR
- EXIT DISCHARGE DOOR
- SMOKE COMPARTMENT DUAL EGRESS
- EXIT ACCESS TRAVEL DISTANCE
- TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL
- EXIT SIGNAGE LIGHT
- RECESSED FIRE DEPARTMENT VALVE CABINET
- FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER BRACKET MOUNTED
- FIRE ALARM PULL STATIONS

LIFE SAFETY AREAS

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VISTA TERRACE OF BELMONT MEMORY CARE

BELMONT, CA

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6	FOR PERMIT	07-28-2023

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Sheet Name
LEVEL 2 & 3 FIRE & LIFE SAFETY DIAGRAMS

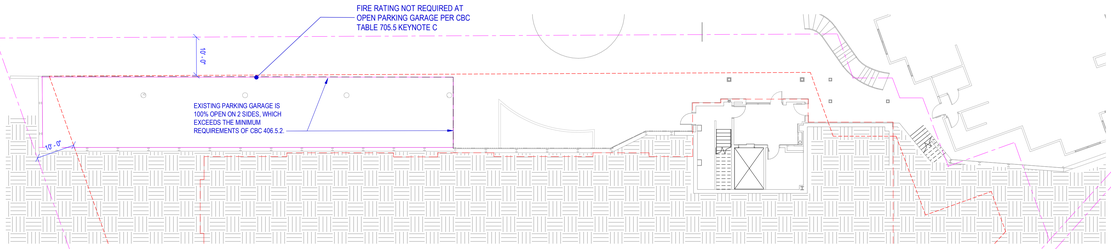
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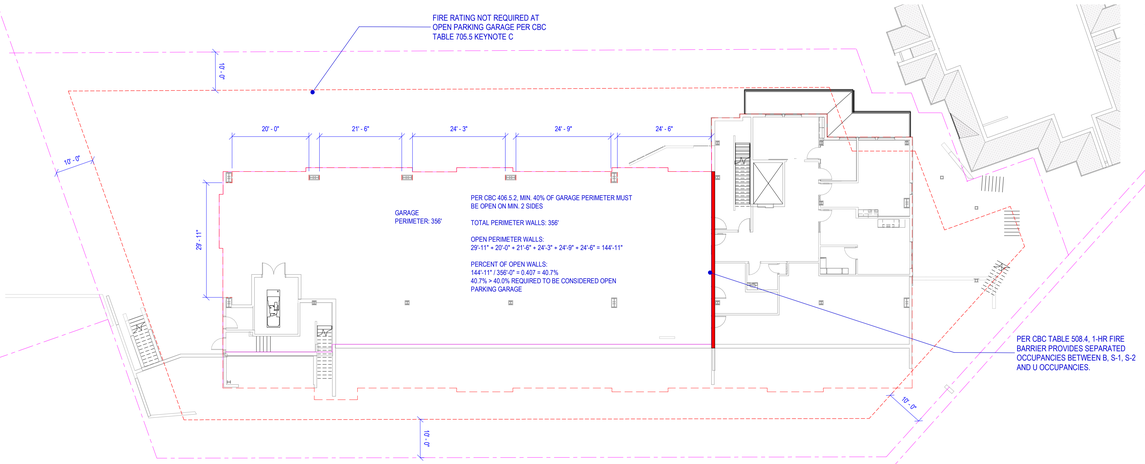
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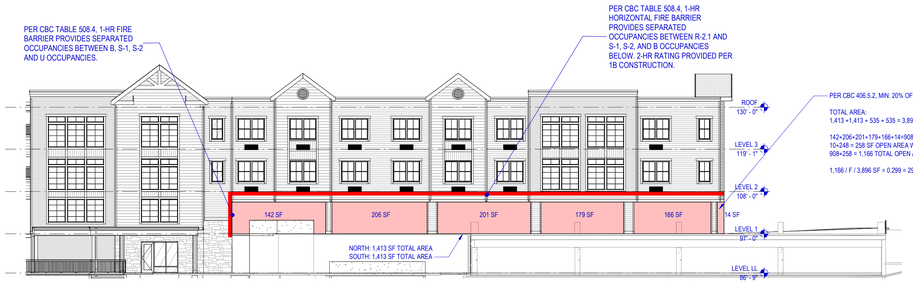
10 OPEN GARAGE CALCULATION - LOWER LEVEL

SCALE: 1/16" = 1'-0"



9 OPEN GARAGE PERIMETER CALCULATION - LEVEL 1

SCALE: 1/16" = 1'-0"



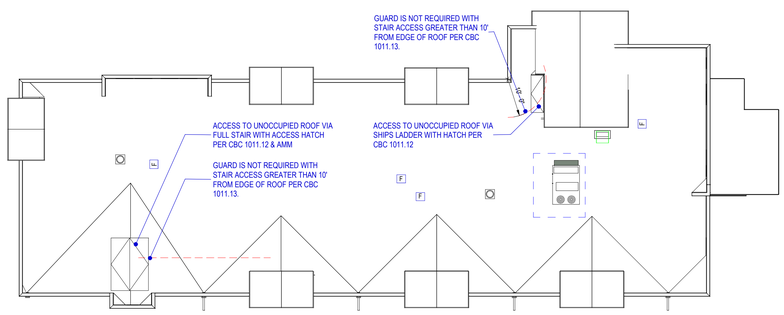
8 OPEN GARAGE AREA CALCULATION - NORTH ELEVATION

SCALE: 1/16" = 1'-0"



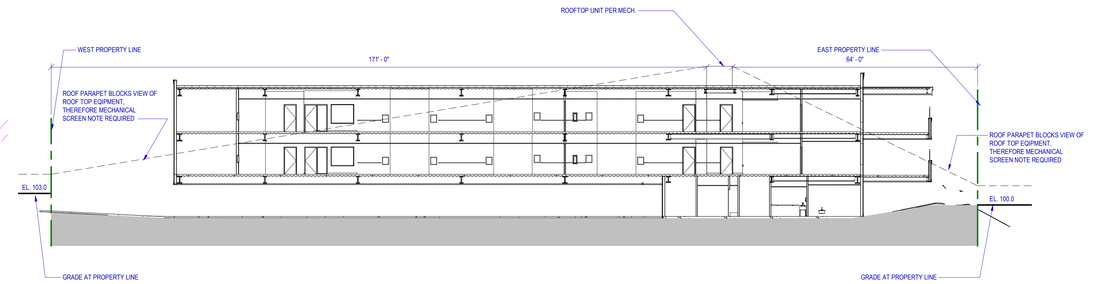
7 OPEN GARAGE AREA CALCULATION - WEST ELEVATION

SCALE: 1/16" = 1'-0"



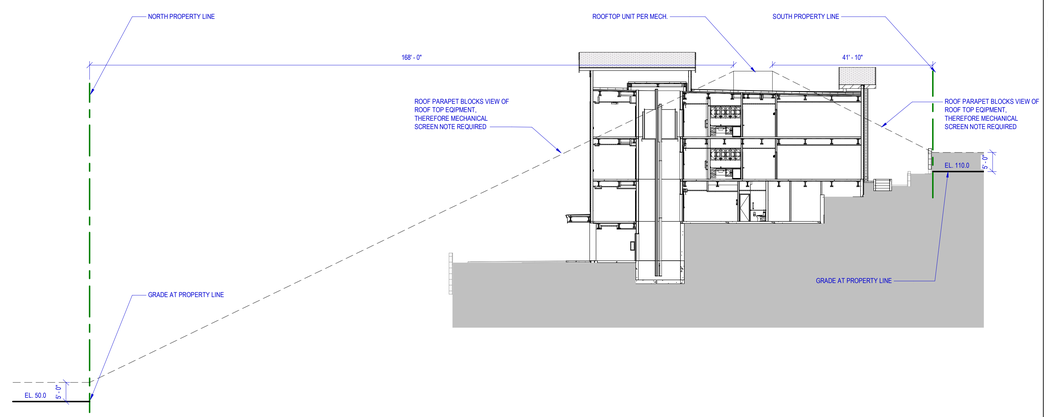
6 ROOF - LIFE SAFETY DIAGRAM

SCALE: 1/16" = 1'-0"



5 MECHANICAL SCREEN DIAGRAM 2

SCALE: 1/16" = 1'-0"



3 MECHANICAL SCREEN DIAGRAM 1

SCALE: 1/16" = 1'-0"

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5	ZONING RESUBMITTAL	06-28-2023
4	ZONING APPLICATION SET	02-08-2023
3	DESIGN DEVELOPMENT SET	02-02-2023
2	ZONING PRE-APPLICATION SET	12-21-2022
1	SCHEMATIC DESIGN SET	11-09-2022

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ROOF, CANOPY, AND OPEN GARAGE DIAGRAMS

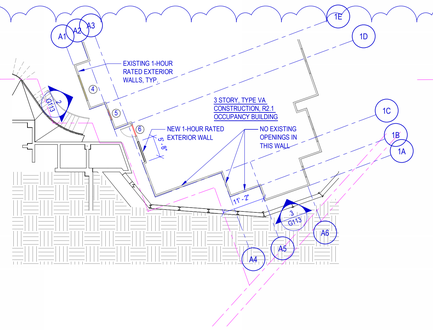
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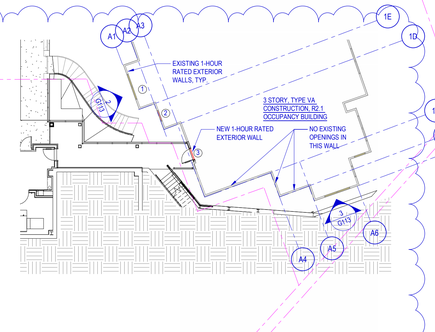
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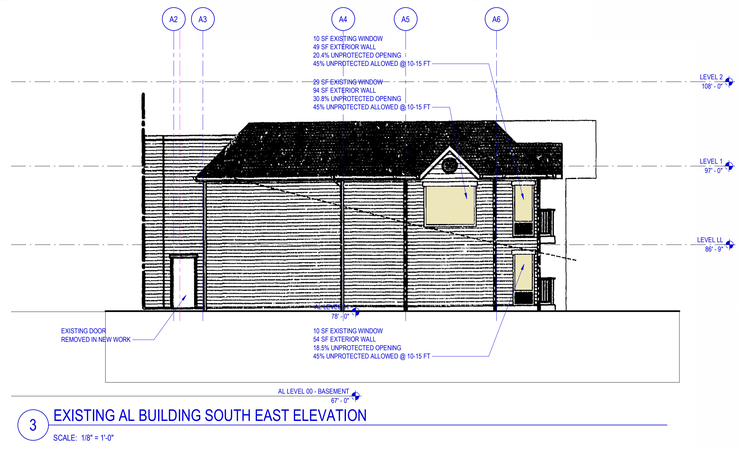
9 IMAGINARY PROP. LINE - AL LEVEL 1 (BELOW MC LEVEL LL)

SCALE: 1/16" = 1'-0"



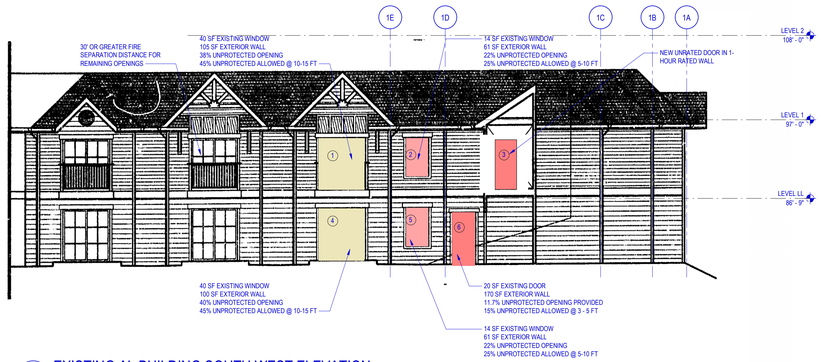
8 IMAGINARY PROP. LINE - AL LEVEL 2 (MC LEVEL LL)

SCALE: 1/16" = 1'-0"



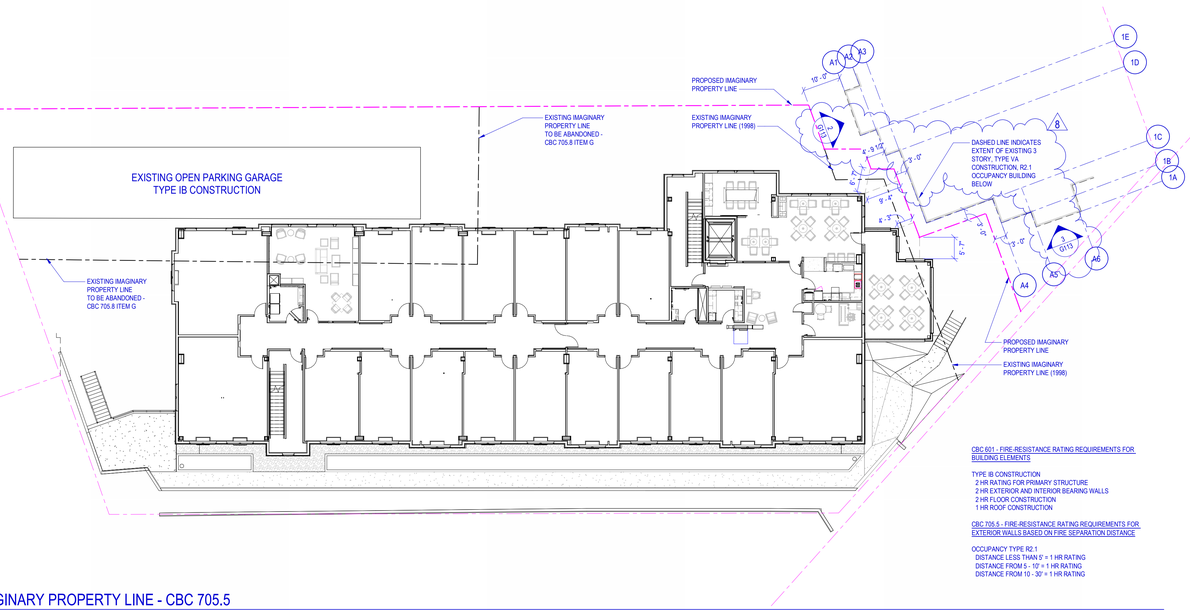
3 EXISTING AL BUILDING SOUTH EAST ELEVATION

SCALE: 1/8" = 1'-0"



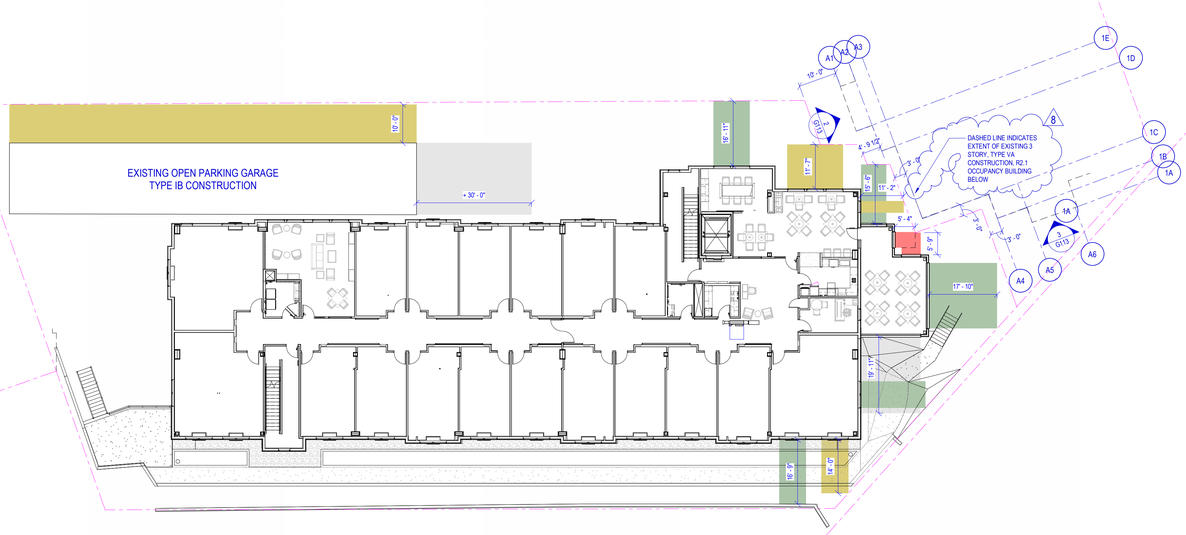
2 EXISTING AL BUILDING SOUTH WEST ELEVATION

SCALE: 1/8" = 1'-0"



7 IMAGINARY PROPERTY LINE - CBC 705.5

SCALE: 1/16" = 1'-0"



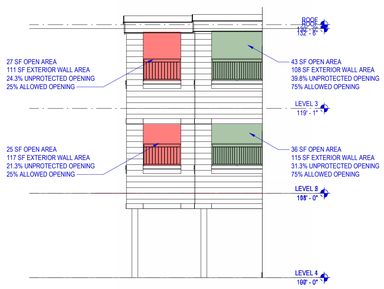
1 OPENING AREA CALCULATION - CBC 705.8

SCALE: 1/16" = 1'-0"



5 EAST ELEVATION CBC 705.8

SCALE: 1/8" = 1'-0"



6 BALCONY NORTH ELEVATION CBC 705.8

SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION CBC 705.8

SCALE: 1/8" = 1'-0"

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PROXIMITY TO PROPERTY LINE ALLOWABLE OPENING DIAGRAMS

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A5.602
***CALGreen* VERIFICATION GUIDELINES**
MANDATORY MEASURES CHECKLIST
2022 CALGreen Code

Application: This checklist shall be used for nonresidential projects that meet one of the following: new construction, building additions of 1,000 square feet or greater, or building alterations with a permit valuation of $200,000 or more pursuant to Section 301.3 AND do not trigger a Tier 1 or Tier 2 requirement:

Y = Yes (section has been selected and/or included)
N/A = Not Applicable (code section does not apply to the project—mainly used for additions and alterations)
O = Other (provide explanation)
[N] = New construction pursuant to Section 301.3
[A] = Additions and/or Alterations pursuant to Section 301.3

Chapter 5 Divisions

DIVISION 5.1 Planning and Design

Requirement	SECTION TITLE	CODE SECTION	Y	N	N/A	O	PLAN SHEET, SPEC, OR ATTACH REFERENCE
Mandatory	Storm water pollution prevention for projects that disturb less than 1 acre of land	5.106.1 through 5.106.2					G201
Mandatory	Short-term bicycle parking (with exception)	5.106.4.1.1	X				A101
Mandatory	Long-term bicycle parking	5.106.4.1.2 through 5.106.4.1.5	X				A101
Mandatory	Electric vehicle (EV) charging [N] w/ exceptions	5.106.5.3			X		
Mandatory	EV capable spaces [N]	5.106.5.3.1	X				E201, E602
Mandatory	Electric vehicle (EV) charging Stations (EVCS)	5.106.5.3.2			X		
Mandatory	Use of automatic load management systems (ALMS)	5.106.5.3.3			X		
Mandatory	Accessible EVCS	5.106.5.3.4			X		
Mandatory	Note for EVCS signs	5.106.5.3.4			X		
Mandatory	TABLE 5.106.5.3.1 w/ footnotes	5.106.3.1, 5.106.3.2 and 5.106.3.3	X				E201
Mandatory	Electric vehicle (EV) charging: medium-duty and heavy-duty [N]	5.106.5.4			X		
Mandatory	Electric vehicle charging readiness requirements for warehouses, grocery stores and retail stores with planned off-street loading spaces [N]	5.106.5.4.1			X		
Mandatory	TABLE 5.106.5.4.1	5.106.5.4 and 5.106.5.4.1			X		
Mandatory	Light pollution reduction [N] (with exceptions, notes and table)	5.106.8 through 5.106.8.2			X		Exceptions: 5. Luminaires with less than 6,200 initial lumens. (Applies to all lighting)
Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10					G201

DIVISION 5.2 Energy Efficiency

Requirement	SECTION TITLE	CODE SECTION	Y	N	N/A	O	PLAN SHEET, SPEC, OR ATTACH REFERENCE
Mandatory	Meet the minimum energy efficiency standard	5.201.1	X				M003

DIVISION 5.3 Water Efficiency and Conservation

Requirement	SECTION TITLE	CODE SECTION	Y	N	N/A	O	PLAN SHEET, SPEC, OR ATTACH REFERENCE
Mandatory	Separate meters (new buildings or additions > 50,000 sf that consume more than 100 gal/day)	5.303.1.1	X				P202 & Civil Plans
Mandatory	Separate meters (for tenants in new buildings or additions that consume more than 1,000 gal/day)	5.303.1.2			X		
Mandatory	Water closets shall not exceed 1.28 gallons per flush (gpf)	5.303.3.1	X				SPEC 224000
Mandatory	Wall-mounted urinals shall not exceed 0.125 gpf	5.303.3.2.1			X		
Mandatory	Floor-mounted urinals shall not exceed 0.5 gpf	5.303.3.2.2			X		
Mandatory	Single showerhead shall have maximum flow rate of 1.8 gpm (gallons per minute) at 80 psi	5.303.3.3.1	X				SPEC 224000
Mandatory	Multiple showerheads serving one shower shall have acombined flow rate of 1.8 gpm at 80 psi	5.303.3.3.2			X		
Mandatory	Nonresidential lavatory faucets	5.303.3.4.1	X				SPEC 224000
Mandatory	Kitchen faucets	5.303.3.4.2	X				SPEC 224000
Mandatory	Wash fountains	5.303.3.4.3			X		
Mandatory	Metering faucets	5.303.3.4.4			X		
Mandatory	Metering faucets for wash fountains	5.303.3.4.5			X		
Mandatory	Pre-rinse spray valve	5.303.3.4.6			X		
Mandatory	Food waste disposers	5.303.4.1			X		
Mandatory	Areas of additions or alterations	5.303.5			X		
Mandatory	Standards for plumbing fixtures and fittings	5.303.6	X				SPEC 224000
Mandatory	Outdoor potable water use in landscape areas(with notes)	5.304.1	X				Per WELO Requirements

DIVISION 5.4 Material Conservation and Resource Efficiency

Requirement	SECTION TITLE	CODE SECTION	Y	N	N/A	O	PLAN SHEET, SPEC, OR ATTACH REFERENCE
Mandatory	Weather protection	5.407.1	X				G202, A260-A261, A500-A505
Mandatory	Moisture control: sprinklers	5.407.2.1					G202
Mandatory	Moisture control: exterior door protection	5.407.2.2.1	X				G202, A505, A620
Mandatory	Moisture control: flashing	5.407.2.2.2	X				G202, A260-A261, A500-A505
Mandatory	Construction waste management—comply with either: Sections 5.408.1.1, 5.408.1.2, 5.408.1.3 or more stringent local ordinance	5.408.1.1, 5.408.1.2, 5.408.1.3					G202
Mandatory	Construction waste management: documentation	5.408.1.4	X				G202
Mandatory	Universal waste [A]	5.408.2			X		
Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3					G202
Mandatory	Recycling by occupants (with exception)	5.410.1	X				A101
Mandatory	Recycling by occupants: additions (with exception)	5.410.1.1	X				G202
Mandatory	Recycling by occupants: sample ordinance	5.410.1.2	X				G202
Mandatory	Commissioning new buildings (≥ 10,000 sf) [N]	5.410.2	X				G202
Mandatory	Owner's or owner representative's Project Requirements (OPR) [N]	5.410.2.1	X				G202
Mandatory	Basis of Design (BOD) [N]	5.410.2.2	X				G202
Mandatory	Commissioning plan [N]	5.410.2.3	X				G202, SPEC 230800
Mandatory	Functional performance testing [N]	5.410.2.4	X				G202, SPEC 230800
Mandatory	Documentation and training [N]	5.410.2.5	X				G202, SPEC 230800
Mandatory	Systems manual [N]	5.410.2.5.1	X				G202, SPEC 230800
Mandatory	Systems operation training [N]	5.410.2.5.2	X				G202, SPEC 230800
Mandatory	Commissioning report [N]	5.410.2.6	X				G202, SPEC 230800
Mandatory	Testing and adjusting for new buildings < 10,000 sf ornew systems that serve additions or alterations [A]	5.410.4			X		Not less than 10,000 SF
Mandatory	System testing plan for renewable energy, landscapeirrigation and water reuse [A]	5.410.4.2			X		Not less than 10,000 SF
Mandatory	Procedures for testing and adjusting	5.410.4.3			X		Not less than 10,000 SF
Mandatory	Procedures for HVAC balancing	5.410.4.3.1			X		Not less than 10,000 SF
Mandatory	Reporting for testing and adjusting	5.410.4.4			X		Not less than 10,000 SF
Mandatory	Operation and maintenance (O&M) manual	5.410.4.5			X		Not less than 10,000 SF
Mandatory	Inspection and reports	5.410.4.5.1			X		Not less than 10,000 SF

DIVISION 5.5 Environmental Quality

Requirement	SECTION TITLE	CODE SECTION	Y	N	N/A	O	PLAN SHEET, SPEC, OR ATTACH REFERENCE
Mandatory	Fireplaces	5.503.1			X		No fireplaces
Mandatory	Woodstoves	5.503.1.1			X		No woodstoves
Mandatory	Temporary ventilation	5.504.1	X				G202
Mandatory	Covering of ducts openings and protection of mechanical equipment during construction	5.504.3	X				G202, SPEC 233100
Mandatory	Adhesives, sealants, and caulks	5.504.4.1	X				G203, SPEC 078400 & 079200
Mandatory	Paints and coatings	5.504.4.3	X				G203, SPEC 099113 & 099123
Mandatory	Aerosol paints and coatings	5.504.4.3.1	X				G203, SPEC 099113 & 099123
Mandatory	Aerosol paints and coatings: verification	5.504.4.3.2	X				G203, SPEC 099113 & 099123
Mandatory	Carpet systems	5.504.4.4	X				G203, SPEC 090561 & 096813
Mandatory	Carpet cushion	5.504.4.4.			X		No carpet cushions
Mandatory	Carpet adhesives per Table 5.504.4.1	5.504.4.4.2	X				G203, SPEC 090561 & 096813
Mandatory	Composite wood products	5.504.4.5	X				G203
Mandatory	Composite wood products: documentation	5.504.4.5.3	X				G203
Mandatory	Resilient flooring systems	5.504.4.6	X				G203, SPEC 090561 & 096500
Mandatory	Resilient flooring: verification of compliance	5.504.4.6.1	X				G203, SPEC 090561 & 096500
Mandatory	Thermal insulation	5.504.4.7	X				G203, SPEC 072100 & 072119
Mandatory	Verification of compliance	5.504.4.7.1	X				G203, SPEC 072100 & 072119
Mandatory	Acoustical ceilings and wall panels	5.504.4.8	X				G203, tSPEC 095100
Mandatory	Verification of compliance	5.504.4.8.1	X				G203
Mandatory	Filters (with exceptions)	5.504.5.3	X				G203
Mandatory	Filters: labeling	5.504.5.3.1	X				G203
Mandatory	Environmental tobacco smoke (ETS) control	5.504.7	X				G203
Mandatory	Indoor moisture control	5.505.1	X				G203
Mandatory	Outside air delivery	5.506.1	X				G203
Mandatory	Carbon dioxide (CO_2) monitoring	5.506.2	X				G203
Mandatory	Acoustical control (with exception)	5.507.4	X				G203
Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1	X				G203
Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1	X				G203
Mandatory	Performance method	5.507.4.2			X		Prescriptive method will be used
Mandatory	Site features	5.507.4.2.1			X		Prescriptive method will be used
Mandatory	Documentation of compliance	5.507.4.2.2			X		Prescriptive method will be used
Mandatory	Interior sound transmission (with note)	5.507.4.3	X				G203, A560
Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1	X				G203, M601
Mandatory	Chlorofluorocarbons (CFCs)	5.508.1.1	X				G203, M601
Mandatory	Halons	5.508.1.2			X		
Mandatory	Supermarket refrigerant leak reduction for retail food stores 8,000 square feet or more	5.508.2 through 5.508.2.6.3			X		
	END OF MANDATORY PROVISIONS						

Documentation Author's / Responsible Designer's Declaration Statement
X **Mandatory:** I attest that these mandatory provisions checklist is accurate and complete.

Signature: Darcy Perrault
Company: ERDMAN — Date: 8-1-23
Address: 1 Erdman Place — License:
City/State/Zip: Madison, WI 53717 — Phone: 608-410-8038

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VISTA TERRACE OF BELMONT
MEMORY CARE

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CAL GREEN CODE CHECKLIST - NON-RESIDENTIAL

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AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 303.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 PLANNING AND DESIGN
SECTION 5.101 GENERAL
5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating od 9 oe 10 as regulated under 40 CFR Section 600 Subpart D.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT
5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g. Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section

5.106.5.3.1 EV capable spaces.
[N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:
1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)^2
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20% of total[1]	25% of EV capable spaces[1]

1. Where there is insufficient electrical supply.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.

5.106.5.3.2 Electric vehicle charging stations (EVCS)
EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section
5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.
Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.
Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.
[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformers(s), service panels(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:
1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS [1,2]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting [3]	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING [4] (G)					
MAXIMUM ALLOWABLE GLARE RATING [4] (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING [4] (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING [4] (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING [4] (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet *U*-value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.
Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
   Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY
SECTION 5.201 GENERAL
5.201.1 Scope [BSC-CG]. *California Energy Code [DSA-SS]*. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION
SECTION 5.301 GENERAL
5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS
5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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No.	Description	Date
8	PERMIT / ZONING RESUBMITTAL	03-21-2024
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Document Release

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GREEN BUILDING CODE - NON-RESIDENTIAL

Drn:DPerrault Chk:IWallace

Sheet Number
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AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY
X		

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

Y	N/A	RESPON. PARTY
X		

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

Y	N/A	RESPON. PARTY
X		

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.

Y	N/A	RESPON. PARTY
	X	

5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

Y	N/A	RESPON. PARTY
X		

5.303.3.3 Showerheads. [BSC-CG]

5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

Y	N/A	RESPON. PARTY
X		

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Y	N/A	RESPON. PARTY

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

Y	N/A	RESPON. PARTY
X		

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

Y	N/A	RESPON. PARTY
	X	

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

Y	N/A	RESPON. PARTY
X		

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

Y	N/A	RESPON. PARTY
X		

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

Y	N/A	RESPON. PARTY
X		

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

Y	N/A	RESPON. PARTY
	X	

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

Y	N/A	RESPON. PARTY
X		

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

Y	N/A	RESPON. PARTY
X		

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

Y	N/A	RESPON. PARTY
X		

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

Y	N/A	RESPON. PARTY

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

Y	N/A	RESPON. PARTY

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32° Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009)**.**

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

Y	N/A	RESPON. PARTY
	X	

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

Y	N/A	RESPON. PARTY
X		

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

Y	N/A	RESPON. PARTY
X		

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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No.	Description	Date
8	PERMIT / ZONING RESUBMITTAL	03-21-2024
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LICENSED ARCHITECT — PROJECT DOCUMENTS — C-36208 — 7/2025 RENEWAL DATE — STATE OF CALIFORNIA
3.21.24

Sheet Name
GREEN BUILDING CODE - NON-RESIDENTIAL

Dm:DPerrault Chk:IWallace

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - CONT.

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code,* shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:
1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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GREEN BUILDING CODE - NON-RESIDENTIAL

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to 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.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains.
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations,* Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. 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 with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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AMERICAN HEALTHCARE REIT
VISTA TERRACE OF BELMONT MEMORY CARE

BELMONT, CA

Architectural Services Provided By:
ERDMAN COMPANY

Engineering Services Provided By:
ERDMAN COMPANY

Contractor Services Provided By:
ERDMAN COMPANY
Lic. No. 194614

No.	Description	Date
8	PERMIT / ZONING RESUBMITTAL	03-21-2024
7	PERMIT / ZONING RESUBMITTAL	11-27-2023

Document Release

LICENSED ARCHITECT PAUL J. DOCHNAHL C-36208 7/2025 RENEWAL DATE STATE OF CALIFORNIA
3.21.24

Sheet Name
GREEN BUILDING CODE - RESIDENTIAL

Drn:DPerrault Chk:IWallace

Sheet Number
G204

JOB # 674300

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

Y | N/A | RESPON. PARTY
☐ | ☐ | 00

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

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4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

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4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

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4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

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4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

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4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

☐ | ☐

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

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4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

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4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

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4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

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4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

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4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

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4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

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4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

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4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

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4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

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4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

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4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

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4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

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702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

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703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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8	PERMIT / ZONING RESUBMITTAL	03-21-2024
7	PERMIT / ZONING RESUBMITTAL	11-27-2023

Document Release

LICENSED ARCHITECT — FRANCIS DUCHARME — C-36208 — 11/2025 RENEWAL DATE — STATE OF CALIFORNIA
3.21.24

Sheet Name
GREEN BUILDING CODE - RESIDENTIAL

Dm:DPerrault Chk:IWallace

Sheet Number
G205

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STATE OF CALIFORNIA
Nonresidential Building Commissioning
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-CXR-E
This document is used to demonstrate compliance with mandatory commissioning requirements in 120.8 for nonresidential buildings and hotel/motel or mixed-use buildings with nonresidential spaces. This document does not demonstrate compliance with commissioning requirements within Title 24, Part 11, which need to be documented separately if they apply.		
Project Name: American Healthcare REIT Vista Terrace Memory Care Facility - Belmont, CA	**Report Page:**	**(Page 1 of 6)**
Project Address:	**Date Prepared:**	2023-11-28T15:57:18-05:00

A. GENERAL INFORMATION

01	Project Location (city)	Belmont	04	Building Size (ft²)	33035
02	Occupancy Type	Nonresidential	05		< 10,000 ft²
03	Project Type	Newly constructed	06		All other HVAC system types (indicates "complex")
			07	Climate Zone	3

B. PROJECT SCOPE

Based on project information provided in Table A, Table B indicates which commissioning related requirements apply per 120.8. Table B is not editable by the user.

Commissioning Requirements per 120.8

01	Table F: Design Review Kickoff	120.8(d)1 and 120.8(d)2	The design review kickoff meeting establishes who will play the role of the design reviewer, the project schedule and identify owner's requirements. This meeting should be conducted during schematic design.
02	Table G: Owner's Project Requirements (OPR)	120.8(b)	This requirement does not apply.
03	Table H: Basis of Design (BOD)	120.8(c)	This requirement does not apply.
04	Table I: Design Review	120.8(d) and 120.8(e)	The design reviewer(s) reviews the construction documents for clarity, completeness, and adherence to the owner's goals. Commissioning measures must be included in the construction documents to facilitate the design review and commissioning process. For projects with >= 10,000 ft² of nonresidential conditioned floor area, the design review is for adherence with the Owner's Project Requirements (OPR) and Basis of Design (BOD). This should be conducted during design.
05	Table J: Commissioning Plan	120.8(f)	This requirement does not apply.
06	Table K: Functional Performance Testing	120.8(g)	This requirement does not apply.
07	Table L: Documentation and Training	120.8(h)	This requirement does not apply.
08	Table M: Commissioning Report	120.8(i)	This requirement does not apply.

STATE OF CALIFORNIA
Nonresidential Building Commissioning
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-CXR-E
Project Name: American Healthcare REIT Vista Terrace Memory Care Facility - Belmont, CA	**Report Page:**	**(Page 2 of 6)**
	Date Prepared:	2023-11-28T15:57:18-05:00

C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with commissioning requirements per 120.8. This table is not editable by the user. If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

01	02	03	04	05	06	07	08	09	
Design Kickoff Review	Owner's Project Requirements	Basis of Design	Design Review	Commissioning Plan	Functional Performance Testing	Documentation and Training	Commissioning Report		
Table F	Table G	Table H	Table I	Table J	Table K	Table L	Table M		
Yes			Yes						COMPLIES
10					Mark Springer				COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Generated Date/Time:
Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101
Compliance ID: 160661-1123-0002
Report Generated: 2023-11-28 12:57:20

STATE OF CALIFORNIA
Nonresidential Building Commissioning
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-CXR-E
Project Name: American Healthcare REIT Vista Terrace Memory Care Facility - Belmont, CA	**Report Page:**	**(Page 3 of 6)**
	Date Prepared:	2023-11-28T15:57:18-05:00

F. DESIGN REVIEW KICKOFF MEETING

This table indicates that the design reviewer meets the qualification requirements per Title 24, Part 1 Section 10-103(a)1 and demonstrates compliance with design review kickoff requirements per 120.8(d)2. This meeting should occur during the Schematic Design phase of the project.

Design Review Kickoff Meeting Details

01	Date of Design Review Kickoff Meeting		2022-08-15	
02	Meeting Attendees: (one person may play multiple roles)			
☒	Owner/Facility Manager:	Scott Marshall	☐ Design Reviewer(s)	
☐	Project Manager:		☒ Design Architect/ Engineer(s):	Isaac Wallace
☐	Contractor:		☐ Certified Acceptance Test Tech(s):	
☐	Commissioning Provider:		☐ Energy/ T24 Part 6 Consultant:	

Design Reviewer Qualifications per Title 24 Part 1 Section 10-103(a)1

	The design reviewer(s) must be licensed professional engineers or licensed architects, or licensed contractors representing services performed by or under the direct supervision of a licensed engineer or architect, as specified in the provisions of Division 3 of the Business and Professions Code.	Do the Design Reviewer(s) meet these qualifications?	
		Yes	No
03	In addition, for buildings with >= 50,000 ft², or complex mechanical systems², the design reviewer(s) shall be a third party design engineer, architect, or contractor.	●	○
04	The design reviewer(s) for this project will be:	Mark Springer	

Preliminary Construction Schedule

		Start Date	Completion Date
05	Schematic Design	2022-03-16	2022-08-15
06	Design Development	2022-08-15	2022-11-28
07	Construction Documents	2022-11-28	2023-07-28
08	Construction	2024-04-15	2025-07-31
09	Building Turnover	2025-07-01	2025-07-31

Project Goals Related to Energy Efficiency

10	Operational Costs	Energy efficient building meeting the minimum requirements for commissioning with the lowest initial costs available.
11	Desired Building Lifespan	30-50 years
12	Equipment Lifecycle	Easily maintained system with a minimum 15 year lifespan.
13	Project Energy Efficiency Goals	Owner did not express a specific goal other than meeting energy code requirements.

Generated Date/Time:
Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101
Compliance ID: 160661-1123-0002
Report Generated: 2023-11-28 12:57:20

STATE OF CALIFORNIA
Nonresidential Building Commissioning
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-CXR-E
Project Name: American Healthcare REIT Vista Terrace Memory Care Facility - Belmont, CA	**Report Page:**	**(Page 4 of 6)**
	Date Prepared:	2023-11-28T15:57:18-05:00

F. DESIGN REVIEW KICKOFF MEETING

14	Envelope Goals	The goal is to meet the energy code minimum requirements.
15	HVAC System Goals	This system is designed to be operated 24 hours per day with limited occupant control due to the limited cognitive abilities of the occupants.
16	Indoor Lighting System Goals	The goal was to meet code minimum requirements for energy efficient lighting.
17	Outdoor Lighting System Goals	The goal was to meet code minimum requirements for energy efficient lighting along with any municipal zoning requirements.
18	Water Heating System Goals	Increased water temperature for bacterial control and then blended back down for non-scalding distribution.
19	Equipment and System Specifications	Owner did not express preferences other than using national brands.
20	Operations and Maintenance	8 hours of training.

G. OWNER'S PROJECT REQUIREMENTS (OPR)

This section does not apply to this project.

H. BASIS OF DESIGN (BOD)

This section does not apply to this project.

I. CONSTRUCTION DOCUMENT DESIGN REVIEW CHECKLIST

This table is only completed if a design review document is not attached to permit application to demonstrate compliance with 120.8(b) and 120.8(e). For buildings with >= 10,000 ft² conditioned floor area, the design review will ensure the construction documents meet the Owner's Project Requirements (Table G.) and the Basis of Design Documents (Table H.). For buildings with < 10,000 ft² conditioned floor area, the design review will ensure the construction documents meet the goals documented in Table F. during the Design Review Kickoff.

		YES	NO
01	Attaching Completed Design Review Documentation?	○	●

Design Review Checklist

02	Envelope Design	This building is part residential and part non-residential so the issues that were identified involved which code to use for compliance.
03	HVAC System Design	The construction documents are in alignment with the Owner's Project Requirements.
04	HVAC Controls Design	The construction documents are in alignment with the Owner's Project Requirements.
05	Indoor Lighting System Design	The construction documents are in alignment with the Owner's Project Requirements.

Generated Date/Time:
Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101
Compliance ID: 160661-1123-0002
Report Generated: 2023-11-28 12:57:20

STATE OF CALIFORNIA
Nonresidential Building Commissioning
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-CXR-E
Project Name: American Healthcare REIT Vista Terrace Memory Care Facility - Belmont, CA	**Report Page:**	**(Page 5 of 6)**
	Date Prepared:	2023-11-28T15:57:18-05:00

I. CONSTRUCTION DOCUMENT DESIGN REVIEW CHECKLIST

06	Indoor Lighting Controls Design	The construction documents are in alignment with the Owner's Project Requirements.
07	Outdoor Lighting System and Controls Design	The construction documents are in alignment with the Owner's Project Requirements.
08	Water Heating System Design	The construction documents are in alignment with the Owner's Project Requirements.
09	Other Systems and Features	The acoustic concerns related to the outdoor generator were addressed by moving the generator into the parking garage.

J. COMMISSIONING PLAN

This section does not apply to this project.

K. FUNCTIONAL PERFORMANCE TESTING

This section does not apply to this project.

L. DOCUMENTATION AND TRAINING

This section does not apply to this project.

M. COMMISSIONING REPORT

This section does not apply to this project.

N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

There are no forms required for this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no forms required for this project.

Generated Date/Time:
Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101
Compliance ID: 160661-1123-0002
Report Generated: 2023-11-28 12:57:20

STATE OF CALIFORNIA
Nonresidential Building Commissioning
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-CXR-E
Project Name: American Healthcare REIT Vista Terrace Memory Care Facility - Belmont, CA	**Report Page:**	**(Page 6 of 6)**
Project Address:	**Date Prepared:**	2023-11-28T15:57:18-05:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Darcy Perrault	Documentation Author Signature:
Company:	Signature Date:
Address:	CEA/ HERS Certification Identification (if applicable):
City/State/Zip:	Phone:

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	Paul DuCharme	Responsible Designer Signature:	
Company:	Erdman Company	Date Signed:	3/15/2024
Address:	1 Erdman Place, Ste. 300	License:	C36208
City/State/Zip:	Madison, WI 53589	Phone:	608.410.8199

8

Generated Date/Time:
Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
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One Erdman Place Suite 300
Madison, Wisconsin 53717
Phone: (608) 410-8000
FAX: (608) 410-8500

AMERICAN HEALTHCARE REIT VISTA TERRACE OF BELMONT MEMORY CARE

BELMONT, CA

Architectural Services Provided By:
ERDMAN COMPANY

Engineering Services Provided By:
ERDMAN COMPANY

Contractor Services Provided By:
ERDMAN COMPANY
Lic. No. 194614

No.	Description	Date
8	PERMIT / ZONING RESUBMITTAL	03-21-2024
7	PERMIT / ZONING RESUBMITTAL	11-27-2023

Document Release

LICENSED ARCHITECT PAUL J DUCHARME C-36208 7/2025 RENEWAL DATE STATE OF CALIFORNIA
3.21.24

Sheet Name
NON-RESIDENTIAL BUILDING COMMISSIONING

Dm:DPerrault Chk:IWallace

Sheet Number
G206

JOB # 674300

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3/22/2024 3:13:40 PM BIM 360://674320 - American Healthcare REIT - Belmont CA\674300_Memory Care-New Build_A_R21.rvt

DEMO PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. CONTRACTOR TO PROVIDE SHORING AS NECESSARY TO FACILITATE DEMOLITION OF EXISTING CONSTRUCTION.
3. CONTRACT RESPONSIBLE FOR REPAIR OF ALL DAMAGES TO ADJACENT WORK INC. DAMAGED AREAS TO BE RESTORED TO ORIGINAL CONDITION.
4. CONTRACTOR TO VERIFY WITH OWNER PRIOR TO REMOVAL OR DISPOSAL OF ALL FURNISHINGS, HARDWARE, MILLWORK, LIGHTING FIXTURES, PLUMBING FIXTURES, INTERIOR ELEMENTS, ETC.
5. CONTRACTOR TO CLEAN, REPAIR AND PREPARE ALL EXISTING CONSTRUCTION AS REQUIRED TO PROVIDE SUITABLE CONDITIONS RELATIVE TO ALL MANUFACTURER SPECIFICATIONS FOR INSTALLATION OF NEW FINISHES.
6. CONTRACTOR TO TEST AND VERIFY THAT ALL MOISTURE CONDITIONS OF EXISTING AND NEW SUBSTRATES MEET MANUFACTURER TOLERANCES AND SPECIFICATION REQUIREMENTS PRIOR TO INSTALLATION OF NEW FINISHES.
7. CONTRACTOR TO PATCH, REPAIR AND LEVEL ALL EXISTING FLOOR SURFACES AS REQUIRED FOR INSTALLATION OF NEW FLOOR FINISHES AND ASSEMBLIES.
8. CONTRACTOR TO REPAIR ANY AREA OF EXISTING FIRE-PROOFING DISTURBED BY CONSTRUCTION TO MAINTAIN EXISTING LEVEL OF PROTECTION.

EXISTING SWITCHGEAR TO BE REPLACED

DASHED LINE INDICATES EDGE PARKING STRUCTURE ABOVE TO REMAIN

EXISTING PARKING TO REMAIN, RESTRIPE TO BE 16' LONG COMPACT STALLS

2 DEMO PLAN - PARTIAL LOWER LEVEL
SCALE: 1/8" = 1'-0"

PILLARS, GUARDRAIL, RETAIONING WALL AND SIDEWALK TO REMAIN

EXISTING STAIR TO REMAIN

EXISTING PILLARS AND GUARDRAIL TO BE REMOVED

EXISTING RETAINING WALL TO REMAIN

EXISTING SIDEWALK TO BE REMOVED

EXISTING CATCH BASIN TO BE REMOVED AND REPLACED

DEMO EXISTING PLANTER

PLANTER AND TREE TO REMAIN

DEMO EXISTING PARKING STRIPING

PORTION OF EXISTING RETAINING WALL TO BE DEMOLISHED

EXISTING SITE STAIRS TO REMAIN

ADD FRAMING AND ROOFING TO PATCH ROOF

EXISTING SIDEWALK TO REMAIN AS PART OF ENLARGED DRIVE AISLE

EXISTING PARKING STRUCTURE, GUARDRAIL, BOLLARDS & COLUMNS TO REMAIN

EXISTING RETAINING WALL TO REMAIN

DASHED LINE INDICATES EXTENT OF PROPOSED NEW BUILDING

EXTENT OF SAW CUT

DEMO OUTER RING OF EXISTING PAVING, PROTECT INNER RING OF EXISTING PAVING

DEMO EXISITNG AL ELEVATOR & BRIDGE

DEMO EXISITNG STAIRS

EXISTING RETAINING WALL TO REMAIN

DEMO EXISTING CORRIDOR

EXISTING UPPER LEVEL PARKING STRIPING TO BE REMOVED

DEMO EXISTNG ASPHALT ON SITE

EXISTING GUARDRAIL TO REMAIN

DEMO EXISTING GUARDRAIL EAST OF THIS POINT

DEMO EXISITNG DECK

DEMO EXISITNG PATH

DEMO PART OF RETAINING WALL

DEMO EXISITNG GENERATOR

DEMO PORTION OF EXISITNG PATIO

EXISITNG PATIO TO REMAIN

19'-6" EXISTING SETBACK

4'-0"

11'-6" EXISTING SETBACK

5'-11" EXISTING SETBACK

EXISTING RETAINING WALLS TO REMAIN

DEMO EXISTING SWITCHGEAR

DEMO EXISTING TRANSFORMER

4' OF EXISTING PATIO TO REMAIN

EXISITNG RETAINING WALLS TO REMAIN

DEMO EXISITNG BUILDING, FIN WALLS & ADJACENT PATIO

NOTE: SEE ELECTRICAL FOR TEMPORARY POWER REQUIREMENTS

1 DEMO PLAN
SCALE: 1/8" = 1'-0"

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AMERICAN HEALTHCARE REIT
VISTA TERRACE OF BELMONT MEMORY CARE

BELMONT, CA

Architectural Services Provided By:
ERDMAN COMPANY

Engineering Services Provided By:
ERDMAN COMPANY

Contractor Services Provided By:
ERDMAN COMPANY
Lic. No. 194614

No.	Description	Date
8	PERMIT / ZONING RESUBMITTAL	03-21-2024
7	PERMIT / ZONING RESUBMITTAL	11-27-2023
6	FOR PERMIT	07-28-2023
5	ZONING RESUBMITTAL	06-28-2023
4	ZONING APPLICATION SET	02-08-2023
3	DESIGN DEVELOPMENT SET	02-02-2023
2	ZONING PRE-APPLICATION SET	12-21-2022
1	SCHEMATIC DESIGN SET	11-09-2022

Document Release

LICENSED ARCHITECT — PROJECT DOCUMENTATION — C-36208 — 7/2025 EXPIRATION DATE — STATE OF CALIFORNIA

3.21.24

Sheet Name
DEMOLITION PLAN

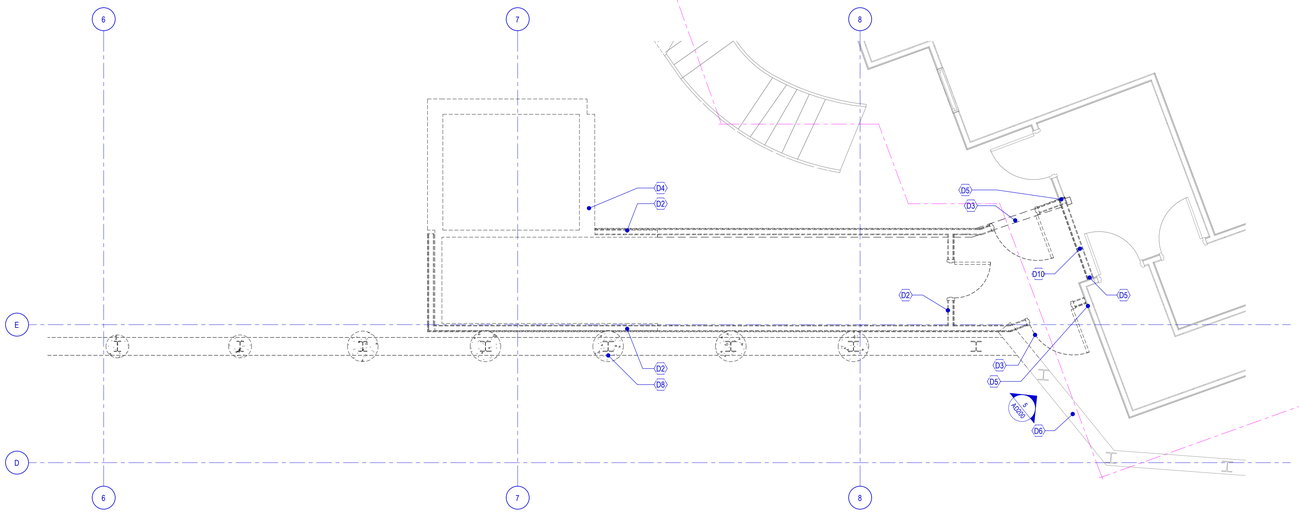
Drn:DPerrault Chk:IWallace

Sheet Number
AD100

JOB # 674300

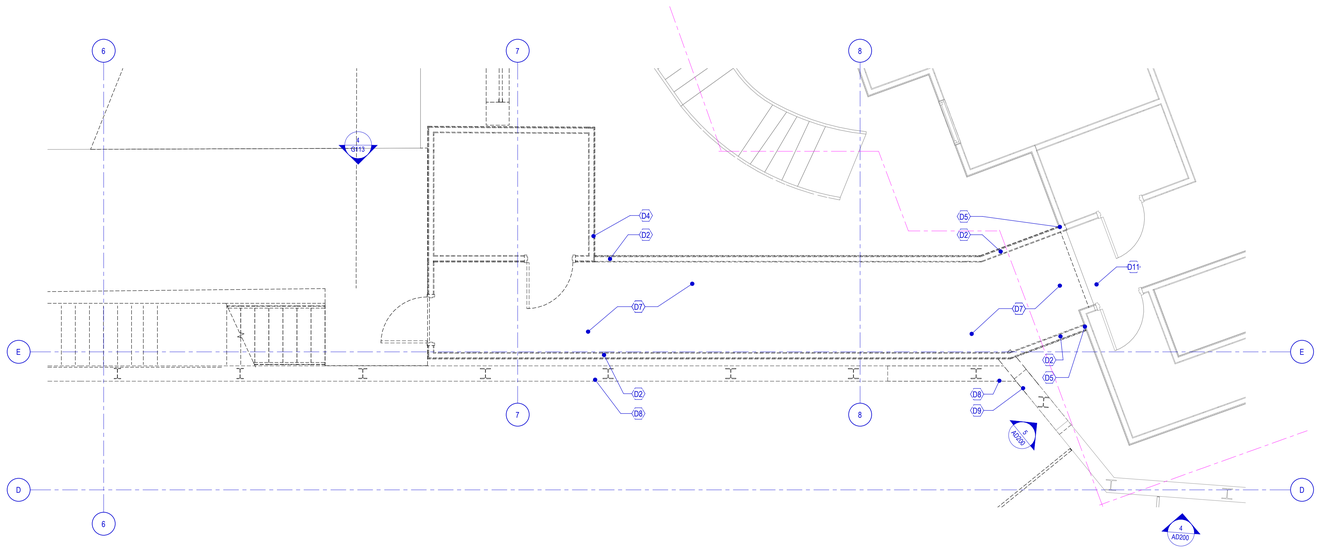
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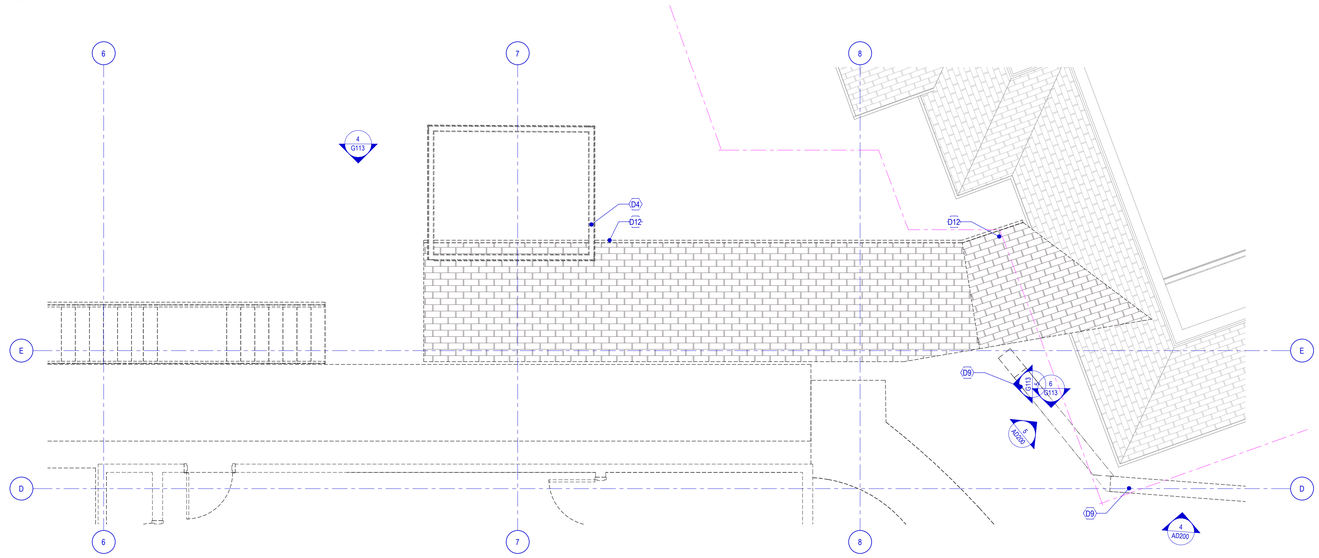
3 LEVEL AL 01 - ENLARGED COVERED WALKWAY DEMO

SCALE: 1/4" = 1'-0"



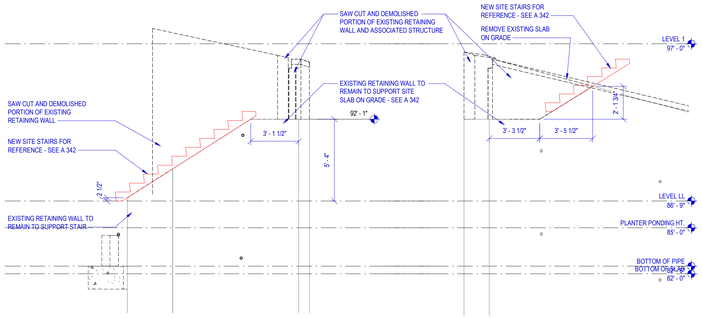
1 LEVEL LL - ENLARGED COVERED WALKWAY DEMO

SCALE: 1/4" = 1'-0"



2 LEVEL 1 - ENLARGED COVERED WALKWAY ROOF DEMO

SCALE: 1/4" = 1'-0"



5 RETAINING WALL DEMOLITION

SCALE: 1/4" = 1'-0"

4 RETAINING WALL DEMOLITION 2

SCALE: 1/4" = 1'-0"

DEMO PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. CONTRACTOR TO PROVIDE SHORING AS NECESSARY TO FACILITATE DEMOLITION OF EXISTING CONSTRUCTION.
3. CONTRACT RESPONSIBLE FOR REPAIR OF ALL DAMAGES TO ADJACENT WORK N/C. DAMAGED AREAS TO BE RESTORED TO ORIGINAL CONDITION.
4. CONTRACTOR TO VERIFY WITH OWNER PRIOR TO REMOVAL OR DISPOSAL OF ALL FURNISHINGS, HARDWARE, MILLWORK, LIGHTING FIXTURES, PLUMBING FIXTURES, INTERIOR ELEMENTS, ETC.
5. CONTRACTOR TO CLEAN, REPAIR AND PREPARE ALL EXISTING CONSTRUCTION AS REQUIRED TO PROVIDE SUITABLE CONDITIONS RELATIVE TO ALL MANUFACTURER SPECIFICATIONS FOR INSTALLATION OF NEW FINISHES.
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8. CONTRACTOR TO REPAIR ANY AREA OF EXISTING FIRE-PROOFING DISTURBED BY CONSTRUCTION TO MAINTAIN EXISTING LEVEL OF PROTECTION.

DEMO PLAN KEYNOTES	
Key Value	Keynote Text
D2	REMOVE EXISTING BUILDING CORRIDOR WALLS AND ASSOCIATED FOUNDATION. COORDINATE WITH STRUCTURAL.
D3	REMOVE EXISTING DOORS, FRAMES AND ASSOCIATED HARDWARE.
D4	REMOVE EXISTING ELEVATOR SHAFT. COORDINATE WITH STRUCTURAL.
D5	PATCH AND REPAIR ADJACENT EXISTING WALLS WHERE NECESSARY. MATCH EXISTING FINISH AND WEATHER-TIGHT ENCLOSURE.
D6	EXISTING RETAINING WALL TO REMAIN AT LOWEST ELEVATION. SEE ELEVATIONS FOR ANY WALL REMOVAL AT HIGHER ELEVATIONS.
D7	REMOVE EXISTING WOOD-FRAMED FLOOR STRUCTURE.
D8	REMOVE EXISTING RETAINING WALL AND FOUNDATIONS IN ENTIRETY. COORDINATE WITH STRUCTURAL.
D9	SAW CUT EXISTING RETAINING WALL AND REMOVE. SEE ELEVATIONS FOR SAW CUT LOCATIONS.
D10	EXISTING WALL FRAMING TO REMAIN. ADD EXTERIOR FINISH AND WEATHER-TIGHT ENCLOSURE TO MATCH EXISTING BUILDING. MATCH EXISTING BUILDING INTERIOR FINISH IF DAMAGED DURING DEMOLITION.
D11	NEW/EXISTING FLOOR FRAMING AND FINISH TO REMAIN.
D12	REMOVE EXISTING ROOFING AND ROOF ACCESSORIES. INFILL EXISTING ROOF WHERE HALLWAY ROOF CONNECTION IS REMOVED. MATCH EXISTING BUILDING ROOFING AND WEATHER-TIGHT ENCLOSURE.

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No.	Description	Date
8	PERMIT / ZONING RESUBMITTAL	03-21-2024
7	PERMIT / ZONING RESUBMITTAL	11-27-2023
6	FOR PERMIT	07-28-2023
5	ZONING RESUBMITTAL	06-28-2023

Document Release

LICENSED ARCHITECT PAUL TOUCHBERRY C-36208 7/2025 RENEWAL DATE STATE OF CALIFORNIA

3.21.24

Sheet Name
COVERED WALKWAY DEMO PLANS & SECTION

Drn:DPerrault Chk:IWallace

Sheet Number
AD200

JOB # 674300

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3/22/2024 3:08:31 PM BIM 360://674300 - American Healthcare REIT - Belmont CA/674300_Memory-Care-New-Build_A_R21.rvt

REFERENCES

(R1) "RECORD OF SURVEY NO. 2918", FILED NOVEMBER 02, 2016 IN BOOK 43 OF LLS MAPS, AT PAGE 58, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

(R2) PARCEL MAP, FILED JANUARY 09, 1976 IN BOOK 30 OF PARCEL MAPS, AT PAGES 18 TO 19, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

(R3) PARCEL MAP, FILED MARCH 30, 1972 IN BOOK 16 OF PARCEL MAPS, AT PAGE 3, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

(R4) "RECORD OF SURVEY, RS NO 3146", FILED APRIL 17, 2018 IN BOOK 45 OF LLS MAPS, AT PAGE 72, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

(R5) MAP ENTITLED "BELWOOD", FILED MARCH 10, 1926 IN VOLUME 13 OF MAPS, AT PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

(R6) GRANT DEED, RECORDED JULY 03, 2017 AS DOCUMENT NUMBER 2017-056398, OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

(R7) RECORD OF SURVEY, FILED OCTOBER 06, 1987 IN BOOK 10 OF LLS MAPS, AT PAGE 121, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

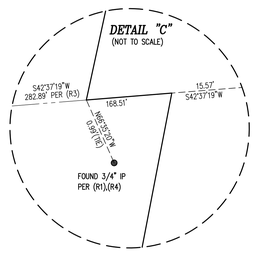
(R8) QUITCLAIM DEED, RECORDED OCTOBER 12, 1973 IN VOLUME 6485, AT PAGE 519, OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

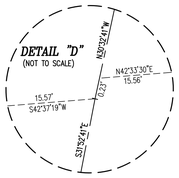
(R9) JOINT TENANCY DEED, RECORDED SEPTEMBER 26, 1945 IN VOLUME 1199, AT PAGE 491, OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

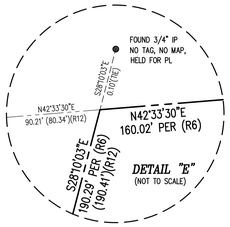
(R10) GRANT DEED, RECORDED DECEMBER 29, 1971 IN VOLUME 6069, AT PAGE 77, OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

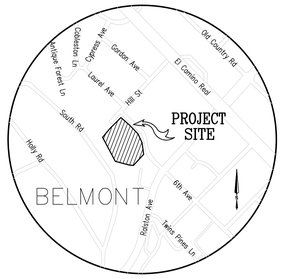
(R11) MAP ENTITLED "SUBDIVISION OF LOT NO 6 OF THE MEZES RANCH, BELMONT", FILED MARCH 30, 1894 IN VOLUME 2 OF MAPS, AT PAGE 64, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

(R12) DOCUMENT ENTITLED "TRUSTEE'S DEED UPON SALE", RECORDED FEBRUARY 24, 2021 AS DOCUMENT NUMBER 2021-031317, OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

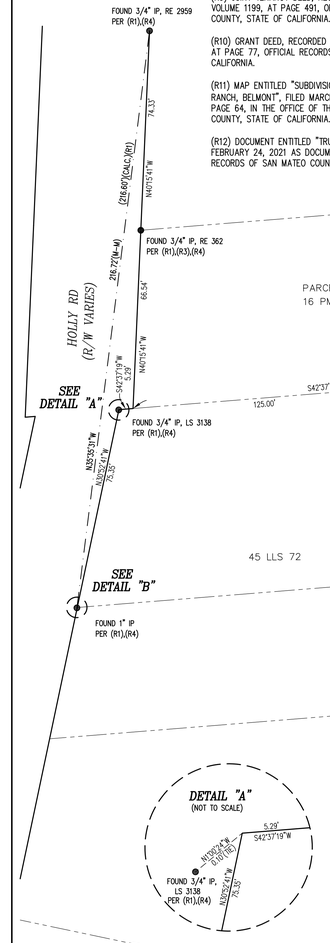


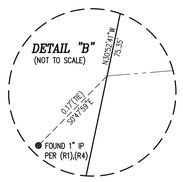


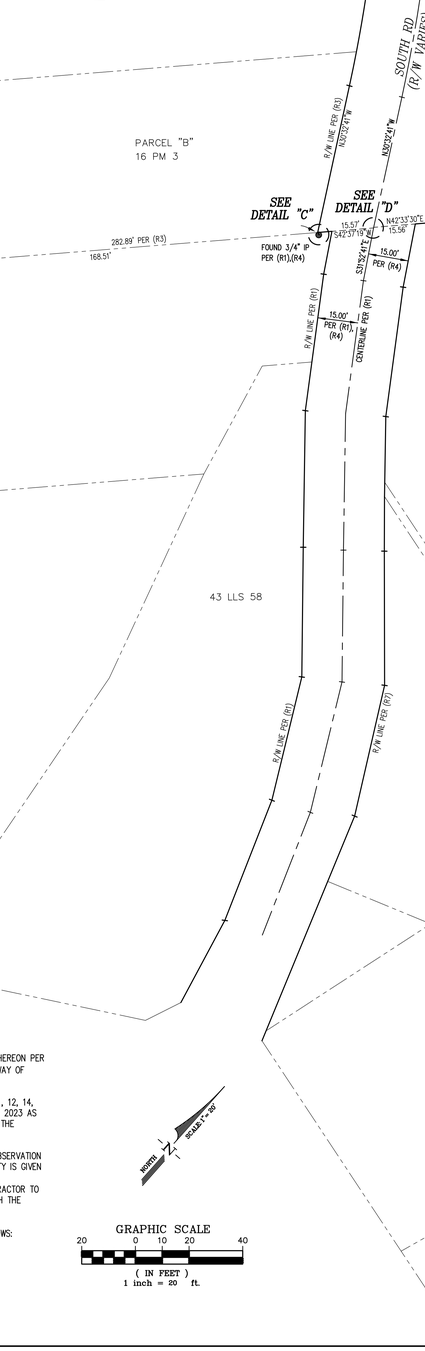




VICINITY MAP
NO SCALE







LEGEND

	BOUNDARY OF SUBJECT PROPERTY
	RIGHT OF WAY LINE
	INTERIOR PROPERTY LINE
	CENTERLINE
	TIE LINE
	MONUMENT LINE
	OLD LOT LINE
●	FOUND MONUMENT AS NOTED
IP	IRON PIPE
(M-M)	MONUMENT TO MONUMENT
(CL-CL)	CENTERLINE TO CENTERLINE
(CALC.)	CALCULATED
PM	PARCEL MAPS
LLS	LICENSED LAND SURVEYOR'S MAPS
BSW	BACK OF SIDEWALK
TFC	TOP FACE OF CURB
(R)	RADIAL BEARING
PL	PROPERTY LINE
±	MORE OR LESS
(R1)	REFERENCE
R/W	RIGHT OF WAY
APN	ASSESSOR'S PARCEL NUMBER
DOC. NO.	DOCUMENT NUMBER
S.F.	SQUARE FEET
(200')	RECORD DATA

NOTES

1. EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE PTR. OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
2. DATE OF FIELD SURVEY: OCTOBER 28, NOVEMBER 1, 12, 14, 18 AND 19, DECEMBER 15, 2022 AND OCTOBER 10, 2023 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
3. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
4. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
   STORM DRAINS: CITY OF BELMONT
   SANITARY SEWER: CITY OF BELMONT
   WATER: MID PENINSULA WATER DISTRICT
   ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
   NATURAL GAS: PACIFIC GAS & ELECTRIC CO.

NORTH
SCALE 1" = 40'

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

BENCHMARK

BELMONT CONTROL SHEET POINT 404, BEING SET LEAD AND TACK IN NORTHERLY SIDEWALK OF MIDDLE ROAD AT HAINLINE DRIVE AND 6 FEET DOWNHILL FROM A POWER POLE. ELEVATION = 210.91, CITY OF BELMONT DATUM.

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE IMPROVEMENTS ALONG HILL STREET AS SHOWN ON THAT CERTAIN MAP ENTITLED "SUBDIVISION OF LOT NO 6 OF THE MEZES RANCH, BELMONT", FILED MARCH 30, 1894 IN VOLUME 2 OF MAPS, AT PAGE 64, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA.TAKEN AS SOUTH 42°33'30" WEST PER THAT CERTAIN GRANT DEED, RECORDED JULY 03, 2017 AS DOCUMENT NUMBER 2017-056398, OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

SURVEYOR'S STATEMENT

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT IN OCTOBER 2023.

JACQUELINE LUK, P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

DATE OCTOBER 18, 2023

PROFESSIONAL LAND SURVEYOR
JACQUELINE LUK
LS 8934
STATE OF CALIFORNIA

TOPOGRAPHIC AND BOUNDARY SURVEY

OF

1041 HILL STREET
CITY OF BELMONT, SAN MATEO COUNTY, CALIFORNIA
OCTOBER 2023

PREPARED BY

LUK AND ASSOCIATES
CIVIL ENGINEER — LAND PLANNERS — LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

SIXTH AVE

LAUREL AVE

BUILDING AREA= 8,578 S.F.±

BUILDING AREA= 8,578 S.F.±

ADJACENT BUILDING

ADJACENT BUILDING

LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY – SUBJECT PROPERTY
	RIGHT-OF-WAY LINE
	INTERIOR PROPERTY LINE
	OLD LOT LINE
	CENTERLINE
	TIE LINE
	BUILDING LINE
COL	COLUMN
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MAN HOLE
TRANS	TRANSFORMER
HCR	HANDICAP RAMP
DI	DRAIN INLET
CATV	CABLE AND TELEVISION BOX
TEL	TELECOMMUNICATION BOX
MH	MANHOLE
TWELL	TREE WELL
SLB	STREET LIGHT BOX
SL	STREET LIGHT
CB	CATCH BASIN
CO	CLEAN OUT
JP	JOINT POLE
AC UNIT	AIR CONDITION UNIT
GUY	GUY WIRE

WM	WATER METER
ELEC PANEL	ELECTRIC PANEL
GR	GAS RISER
LNDNG	LANDING
WV	WATER VALVE
ELEC TRANS	ELECTRIC TRANSFORMER
AC PAVEMENT	ASPHALT PAVEMENT
GRD	GROUND
CONC	CONC
GUY	GUY WIRE
FS	FIRE SPRINKLER
RD	ROOF DRAIN
HNDRL	HANDRAIL
CONC	CONC
CD	CURB DRAIN
BSW 65.60	BACK OF SIDEWALK ELEVATION
TC 65.64	TOP OF CURB ELEVATION
TP 65.64	TOP OF PAVEMENT ELEVATION
LIP 65.64	LIP OF ELEVATION

TOP STAIR 65.64	TOP OF STAIR ELEVATION
BOT STAIR 65.64	BOTTOM OF STAIR ELEVATION
TOP BLDG 65.64	TOP OF BUILDING ELEVATION
THRSH 65.60	THRESHOLD ELEVATION
CONC 65.60	TOP OF CONC ELEVATION
GRD 65.60	TOP OF GROUND ELEVATION
	TREE

NORTH SCALE 1"= 10'

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

1 inch = 10 ft.

PROFESSIONAL LAND SURVEYOR
JACQUELINE LINGWALL
LS 8934
STATE OF CALIFORNIA

TOPOGRAPHIC AND BOUNDARY SURVEY

OF

1041 HILL STREET

CITY OF BELMONT, SAN MATEO COUNTY, CALIFORNIA

OCTOBER 2023

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CIVIL SITE IMPROVEMENTS

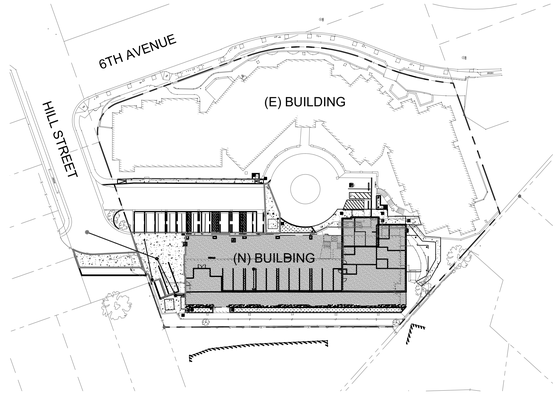
1041 HILL STREET
BELMONT, CA 94002

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY / PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	SUB	SUBDRAIN LINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
		SETBACK LINE
		CONCRETE VALLEY GUTTER
CB	CB	CATCH BASIN
MH	MH	MANHOLE
		FIRE HYDRANT
		SIGN
XX.XX	XX.XX	SPOT ELEVATION
X.X%	X.X%	SLOPE
		BENCHMARK
200	200	CONTOURS

ABBREVIATIONS

AB	AGGREGATE BASE	INV	INVERT ELEVATION
AC	ASPHALT CONCRETE	JB	JUNCTION BOX
AD	AREA DRAIN	JT	JOINT TRENCH
BC	BEGINNING OF CURVE	L	LENGTH
B & D	BEARING & DISTANCE	LF	LINEAR FEET
BM	BENCHMARK	MAX	MAXIMUM
BW/FG	BOTTOM OF WALL/FINISH GRADE	MH	MANHOLE
CB	CATCH BASIN	MIN	MINIMUM
℄	CENTER LINE	(N)	NEW
CPP	CORRUGATED PLASTIC PIPE	NTS	NOT TO SCALE
CO	CLEANOUT	O.C.	ON CENTER
CY	CUBIC YARD	PIV	POST INDICATOR VALVE
DI	DROP INLET	℄	PROPERTY LINE
EA	EACH	PVC	POLYVINYL CHLORIDE
EC	END OF CURVE	RCP	REINFORCED CONCRETE PIPE
EG	EXISTING GRADE	RIM	RIM ELEVATION
EL	ELEVATIONS	ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	S	SLOPE
(E)	EXISTING	SD	STORM DRAIN
FC	FACE OF CURB	SPEC	SPECIFICATION
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEANOUT
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOW LINE	T	TELEPHONE
FS	FINISHED SURFACE	TC	TOP OF CURB
G	GAS	TP	TOP OF PAVEMENT
GB	GRADE BREAK	TW/FG	TOP OF WALL/FINISH GRADE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	TYP	TYPICAL
HP	HIGH POINT		



1 C1.0 SITE PLAN
SCALE: 1"=50'

50 25 0 50 100
SCALE: 1 INCH = 50 FEET

BENCHMARK

BELMONT CONTROL SHEET POINT 404, BEING SET LEAD AND TACK IN NORTHERLY SIDEWALK OF MIDDLE ROAD AT HAINLINE DRIVE AND 6 FEET DOWNHILL FROM A POWER POLE. ELEVATION = 210.91, CITY OF BELMONT DATUM.

FEMA FLOOD ZONE NOTE

THE PROPOSED PROJECT FALLS IN ZONE X - AREAS OF MINIMAL FLOOD HAZARD PER FEMA FLOOD INSURANCE RATE MAP NUMBER 06081C0169G, DATED 04/05/2019.

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE IMPROVEMENTS ALONG HILL STREET AS SHOWN ON THAT CERTAIN MAP ENTITLED "SUBDIVISION OF LOT NO 6 OF THE MEZES RANCH, BELMONT" FILED MARCH 30, 1894 IN VOLUME 2 OF MAPS, AT PAGE 64, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA. TAKEN AS SOUTH 42°33'30" WEST PER THAT CERTAIN GRANT DEED, RECORDED JULY 3, 2017 AS DOCUMENT NUMBER 2017-056398, OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA.

ESTIMATED EARTHWORK QUANTITIES	
CUBIC YARDS	TOTAL CUBIC YARDS
CUT	1570 CY
FILL	280 CY
NET (EXPORT/IMPORT)	1290 CY EXPORT
NOTE:	
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS, QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS, OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.	

THE EXISTING INFORMATION SHOWN ON THESE PLANS IS PER THE SURVEY COMPLETED BY:
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CA 94547
(510) 724-3388
DATED: 11/23/2022
THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND CONTACT THE ENGINEER IF DISCREPANCIES ARE NOTED.

UTILITY STATEMENT
LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.

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SITE INFORMATION

1041 HILL STREET
BELMONT, CA 94002

REFERENCES

SITE PLAN PROVIDED BY:

ERDMAN
ONE ERDMAN PLACE
MADISON, WI 53797
(866) 855-1001

SURVEY DATED NOVEMBER 23, 2022 BY:

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CA 94547
(510) 724-3388

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWING AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, ELEVATIONS AND LOCATIONS FOR SITE WORK PER THE PLANS AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED.

SHEET INDEX

C1.0	COVER SHEET
C2.0	DEMOLITION PLAN
C3.0	CIVIL SITE & GRADING PLAN
C3.1	DRIVEWAY PROFILE
C4.0	UTILITY PLAN
C5.0	STORMWATER TREATMENT PLAN
C6.0	EROSION & SEDIMENT CONTROL PLAN
C6.1	EROSION & SEDIMENT CONTROL DETAILS
C7.0	SPECIFICATIONS/GENERAL NOTES
C8.0	STANDARD DETAILS
C9.0	CONSTRUCTION BEST MANAGEMENT PRACTICES

NOTE:

CONTRACTOR TO VERIFY ELEVATION AND LOCATIONS OF EXISTING UTILITIES AS FIRST ORDER OF BUSINESS PRIOR TO ANY CONSTRUCTION.

DISTURBED AREA

TOTAL DISTURBED AREA = 18,000 SF.

ERDMAN
One Erdman Place Suite 300
Madison, Wisconsin 53717
Phone: (608) 410-8000
FAX: (608) 410-8500

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BELMONT, CA

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Contractor Services Provided By:
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1939 Harrison Street, Suite 320
Oakland, CA 94612
ph 510.251.9578
www.coffman.com

REGISTERED PROFESSIONAL ENGINEER
RAYMOND L. BARRO
No. 68283
CIVIL
STATE OF CALIFORNIA

No.	Description	Date
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7	PERMIT / ZONING RESUBMITTAL	11-27-2023
6	FOR PERMIT	07-28-2023
5	ZONING RESUBMITTAL	06-28-2023
4	ZONING APPLICATION SET	02-08-2023

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Sheet Name
COVER SHEET

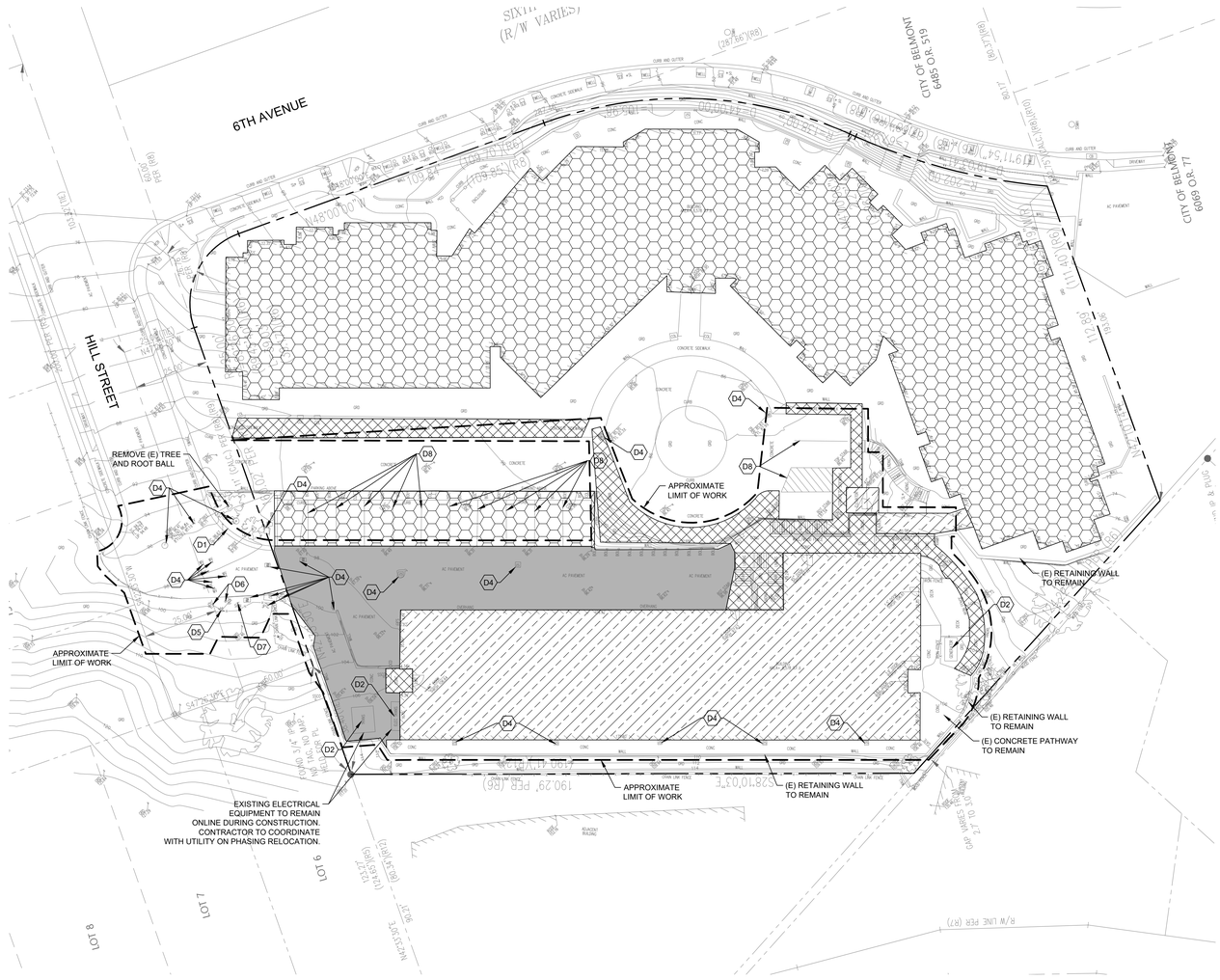
CEI # 222902
Drn: J.Osterhout Chk: R.Barro

Sheet Number
C1.0

JOB # 674300

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DEMOLITION LEGEND

- DEMO AND REMOVE EXISTING ASPHALT PAVEMENT, INCLUDING BASE MATERIAL AND ALL UNDERGROUND UTILITIES WITHIN THE PROJECT SITE LIMITS.
- DEMO AND REMOVE PCC PAVEMENT, INCLUDING BASE MATERIAL AND ALL UNDERGROUND UTILITIES WITHIN THE PROJECT SITE LIMITS.
- DEMO AND REMOVE EXISTING BUILDING AND FOUNDATION, INCLUDING ALL UNDERGROUND UTILITIES WITHIN THE BUILDING LIMITS. CONTRACTOR SHALL FOLLOW ALL JURISDICTIONAL AIR QUALITY AND WASTE/RECYCLING REQUIREMENTS.
- PROTECT EXISTING BUILDING AND FOUNDATION, INCLUDING ALL UNDERGROUND UTILITIES WITHIN THE BUILDING LIMITS TO REMAIN. SEE ARCHITECTURAL PLANS FOR DETAILS.

DEMOLITION KEY NOTES

- D1 DEMO AND REMOVE EXISTING CURB AND GUTTER INCLUDING BASE MATERIAL.
- D2 DEMO AND REMOVE EXISTING UTILITY.
- D3 PROTECT EXISTING TREE TO REMAIN.
- D4 PROTECT EXISTING UTILITY TO REMAIN. ADJUST RIM TO FINISHED GRADE IF NECESSARY.
- D5 SALVAGE EXISTING FIRE HYDRANT FOR RELOCATION. SEE UTILITY PLAN FOR LOCATION.
- D6 DEMO AND REMOVE EXISTING BOLLARDS.
- D7 SALVAGE AND RELOCATE EXISTING DRIVEWAY & ADDRESS SIGN.
- D8 REMOVE EXISTING PARKING STRIPES.

DEMOLITION GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND/ORE PROTECTION OF THE EXISTING ITEMS AS NOTED ON THIS PLAN.
2. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES.
3. CONTRACTOR IS TO DISPOSE OF ALL MATERIAL RESULTING FROM DEMOLITION IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL LAWS.
4. CONTRACTOR TO LOCATE ALL EXISTING UTILITY AND CONFLICTS. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY CONSTRUCTION ACTIVITY IN ORDER TO FIELD VERIFY EXISTING UTILITY INFORMATION.
5. EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS.
6. LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND ARE SHOWN BASED ON LOCATIONS OF EXISTING VISIBLE UTILITY STRUCTURES SURVEYED IN THE FIELD. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR.
7. CONTRACTOR TO VERIFY LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
8. CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES IN PLACE NOT SHOWN TO BE REMOVED.
9. CONTRACTOR TO PROTECT EXISTING STREET LIGHTS & POSTS, TRAFFIC SIGNALS & POSTS, TRAFFIC CONTROL DEVICES, SIGNS, AND UTILITY BOXES UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS AND PROCEDURES AS DESCRIBED IN THE GEOTECHNICAL REPORT.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DEMOLITION PERMITS AS REQUIRED FROM THE LOCAL JURISDICTION.

20 10 0 20 40
SCALE: 1 INCH = 20 FEET

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HERCULES, CA 94547
(510) 724-3388
DATED: 11/23/2022
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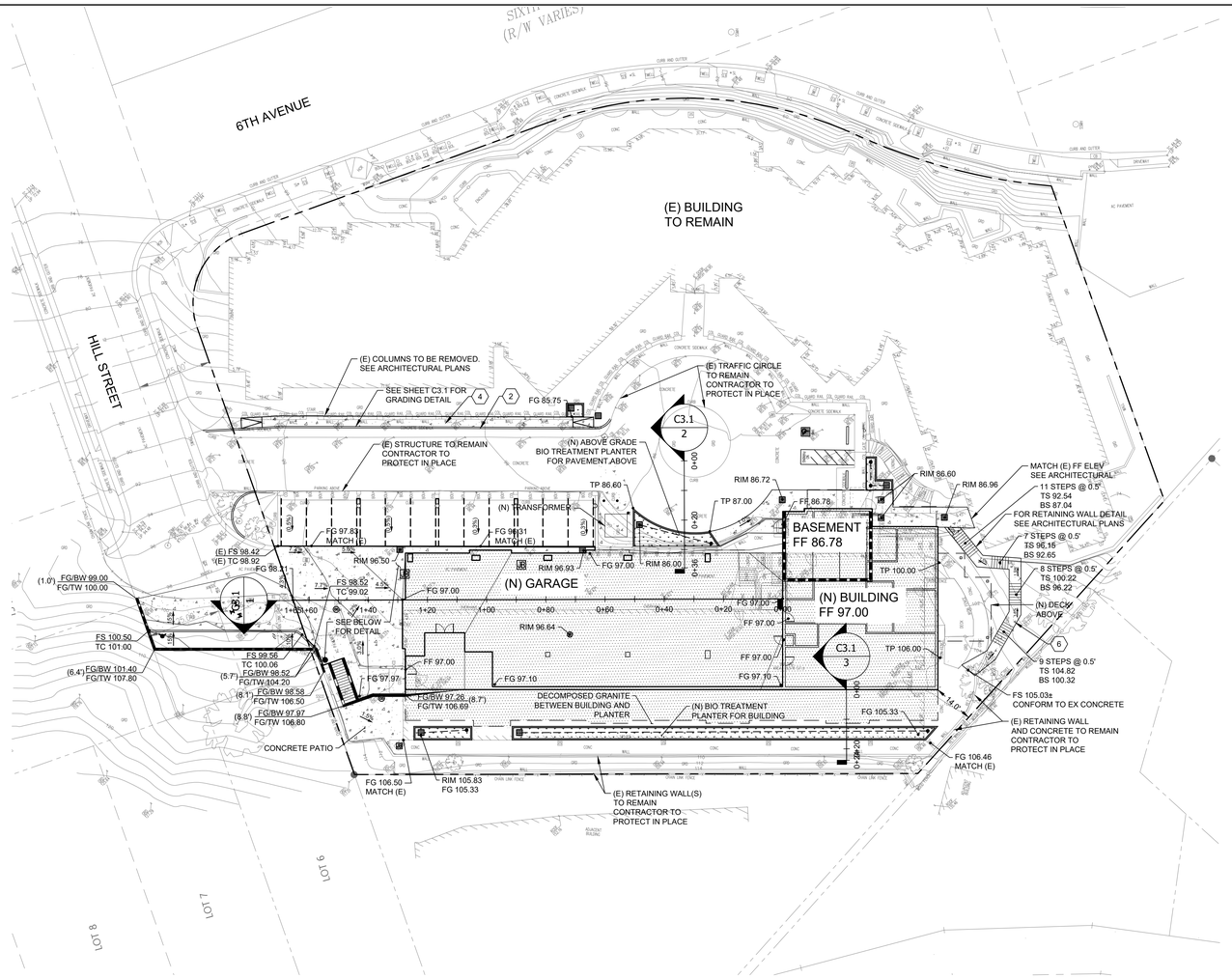
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DEMOLITION PLAN

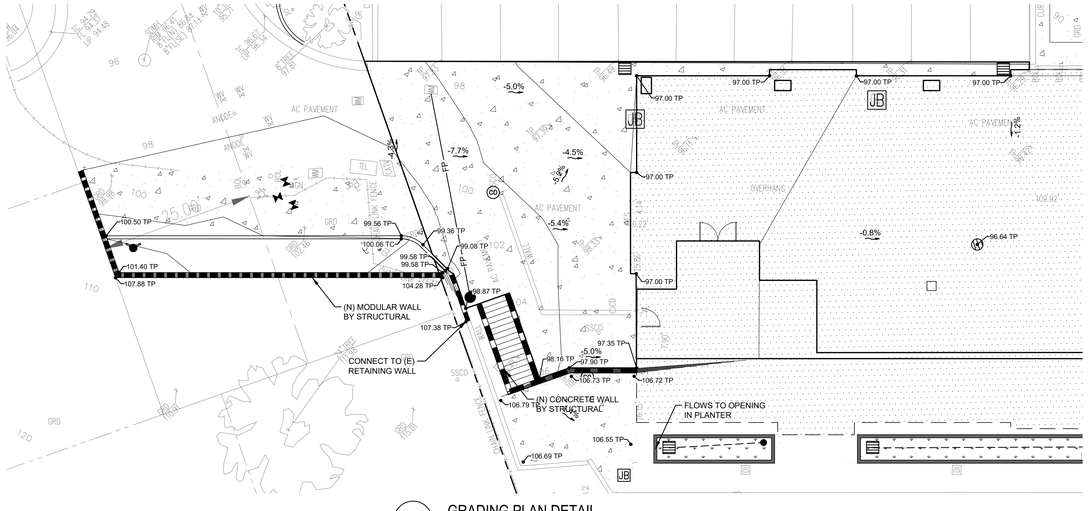
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Drn:J.Osterhout Chk:R.Barro

Sheet Number
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JOB # 674300

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1 GRADING PLAN DETAIL
SCALE: 1" = 10'

GRADING KEY NOTES

1. (N) CITY OF BELMONT TYPE A 6" CONCRETE CURB AND GUTTER PER DETAIL SI-100.
2. (N) 6" CONCRETE VERTICAL CURB.
3. NOT USED.
4. (N) PCC SIDEWALK PER CITY OF BELMONT DETAIL SI-105.
5. (N) PCC PAVEMENT SECTION. SEE DETAIL SHEET.
6. (N) 4"PCC PATHWAY. SEE DETAIL SHEET.
7. (N) RETAINING WALL. FINAL TOP OF WALL AND BOTTOM OF WALL HEIGHTS (X.X') TO BE DESIGNED PER GRADES SHOWN. CONTRACTOR TO VERIFY IN THE FIELD.

GRADING GENERAL NOTES

1. ALL CURBS ARE TO BE PER CITY OF BELMONT STANDARD DETAIL SI-100 ON SHEET C8.0.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CITY OF BELMONT AND SAN MATEO COUNTY STANDARDS.
3. ANY EXISTING INFRASTRUCTURE, SITE FEATURES, OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
4. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND/OR LOCAL CODES. THE CONTRACTOR SHALL HAVE A COPY OF CURRENT CODES MAINTAINED ON SITE AT ALL TIMES.
5. ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
6. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE UTILITY PROTECTION CENTER AT LEAST 72 HOURS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
7. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS TO REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
8. UNLESS OTHERWISE NOTED, PAVEMENT ELEVATION IS 6" BELOW THE TOP OF CURB ELEVATION.
9. ALL GRADE BREAKS SHALL BE CONSTRUCTED AS A VERTICAL CURVE TO AVOID ANY DEFINED CRESTS OR SUMPS.

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BIO-INFILTRATION SWALE BOTTOM
- INFILTRATION GALLERY
- XXXX — EXISTING CONTOUR
- XXXX — PROPOSED CONTOUR
- PROPERTY LINE
- CURB
- SS — SEWER PIPE
- SD — STORM PIPE
- WA — WATER PIPE
- XXXX — SPOT ELEVATION
- CATCH BASIN
- CLEANOUT
- DRYWELL
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- WATER VALVE
- POST INDICATOR VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER METER

50 25 0 50 100
SCALE: 1 INCH = 50 FEET

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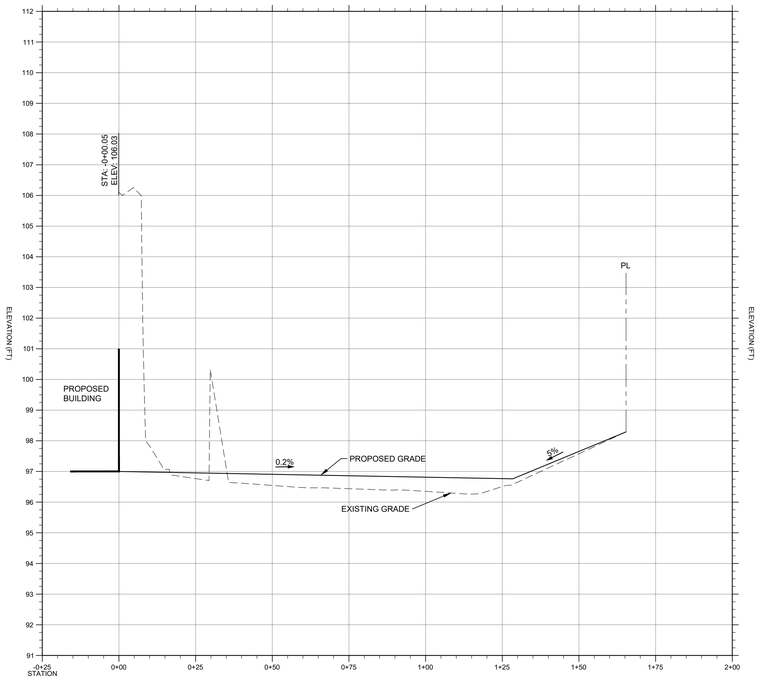
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CIVIL SITE & GRADING PLAN

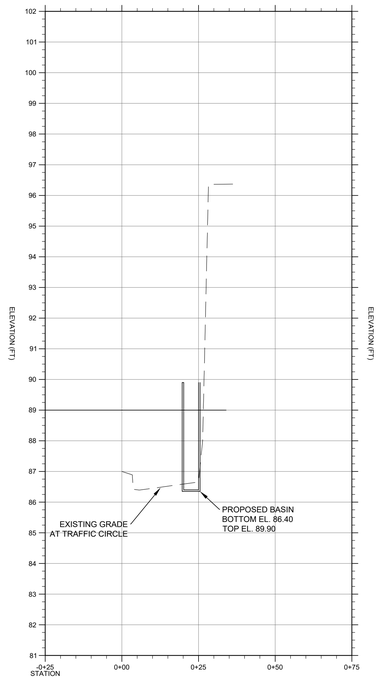
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Drn:J.Osterhout Chk:R.Barro

Sheet Number
C3.0

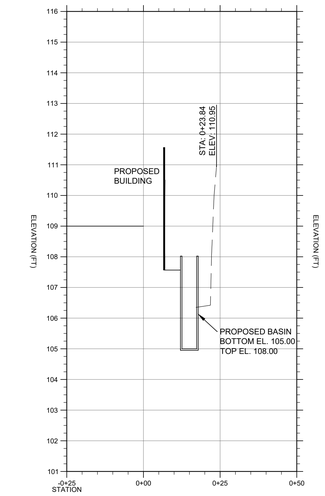
JOB # 674300



PROFILE OF FF TO PROPERTY LINE
VERT SCALE: 1"=1' HOR SCALE: 1"=10'



PROFILE OF LOWER TRAFFIC CIRCLE TO UPPER PARKING
VERT SCALE: 1"=1' HOR SCALE: 1"=10'

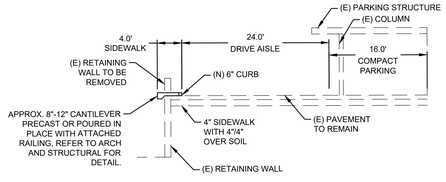


PROFILE OF SOUTHERN BUILDING TO BIOTREATMENT
VERT SCALE: 1"=1' HOR SCALE: 1"=10'

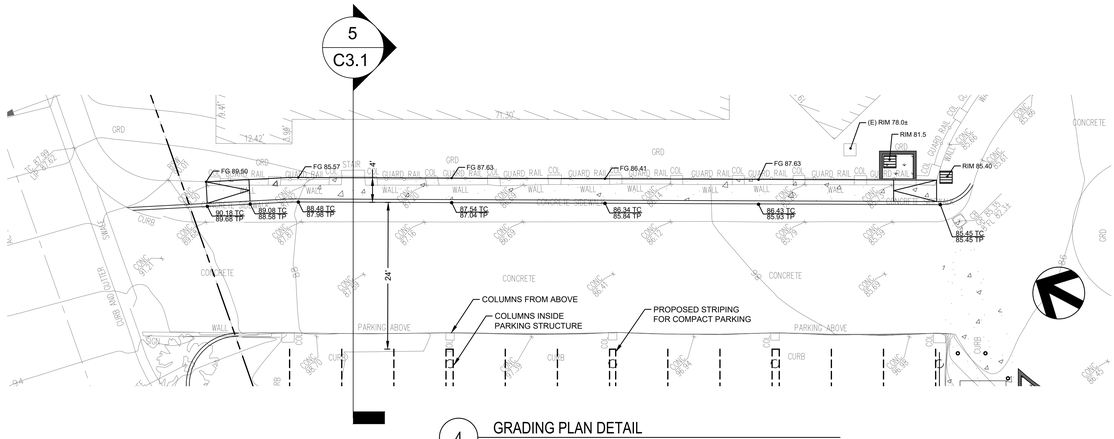
1 FF TO PROPERTY LINE
SCALE: 1" = 20'

2 LOWER TRAFFIC CIRCLE TO UPPER PARKING
SCALE: 1" = 20'

3 SOUTHERN BUILDING TO BIOTREATMENT
SCALE: 1" = 20'



5 DRIVE AISLE CROSS SECTION
SCALE: 1" = 10'



4 GRADING PLAN DETAIL
SCALE: 1" = 10'

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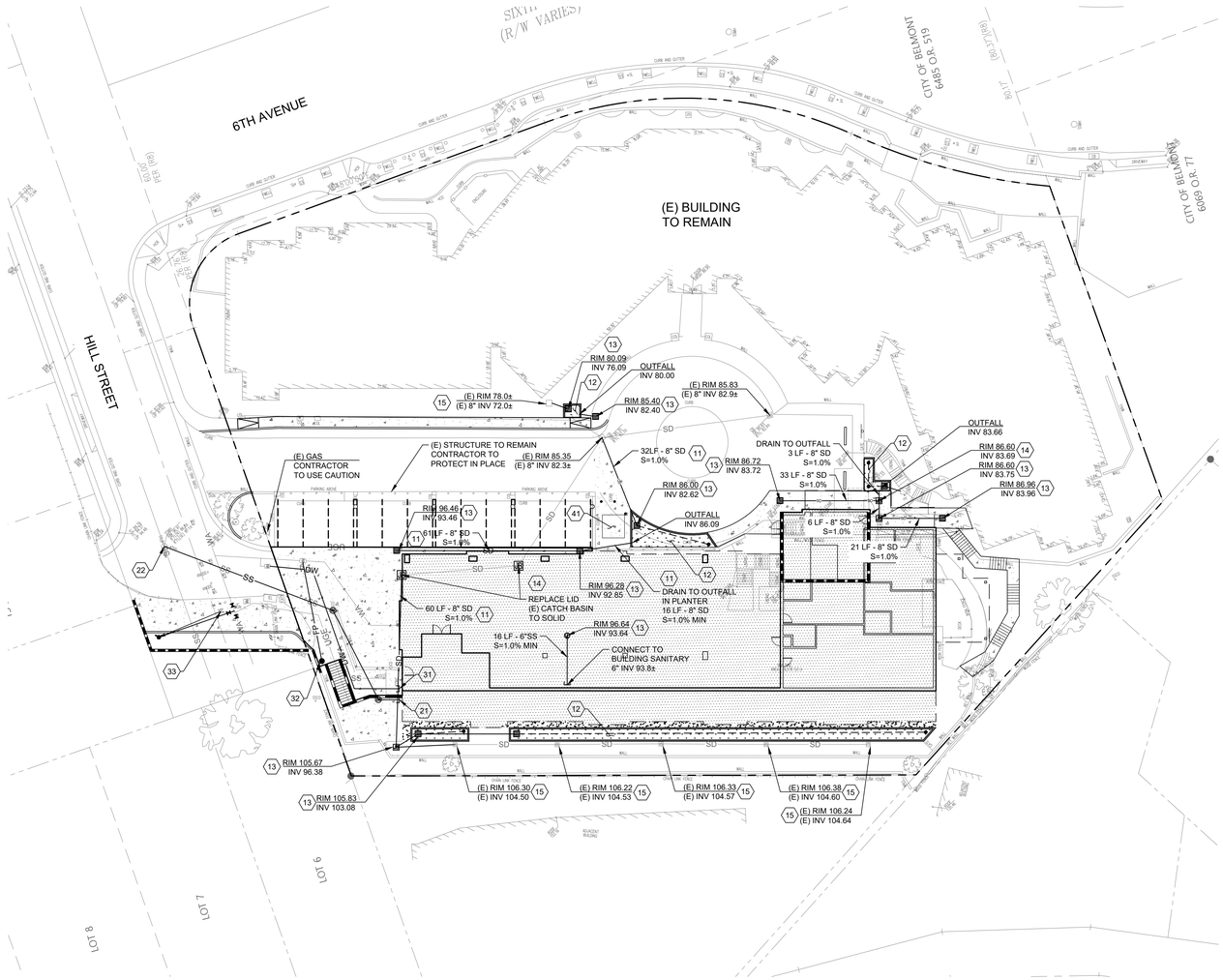
Sheet Name
DRIVEWAY PROFILE

CEI # 222902
Drn:J.Osterhout Chk:R.Barro

Sheet Number
C3.1

JOB # 674300

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STORM DRAIN KEY NOTES

(11) INSTALL (N) STORM DRAIN SYSTEM. USE MINIMUM 8" PVC (SDR-35) OR HDPE (ADS N-12 WITH SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1.0% MINIMUM AT ALL TIMES. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION.

(12) (N) BIO-INFILTRATION PLANTER. SEE STORM WATER SHEET FOR ADDITIONAL DETAILS.

(13) INSTALL (N) "CHRISTY V-24" CATCH BASIN WITH CONCRETE BOTTOM FLUSH WITH LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL.

(14) INSTALL (N) "CHRISTY V-24" WITH CLOSED LID AND CONCRETE BOTTOM FLUSH WITH LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL.

(15) (E) CATCH BASIN TO REMAIN. CONTRACTOR TO CLEAN OUT DEBRIS FROM BOTTOM OF CATCH BASIN AND VERIFY FLOW TO NEXT INLET.

SANITARY SEWER KEY NOTES

(21) (N) 6" SANITARY SEWER LATERAL TO CONNECT TO (E) SANITARY SEWER MANHOLE IN HILL STREET. CONTRACTOR TO VERIFY IN FIELD CONDITION OF EXISTING LATERAL AND ELEVATION PRIOR TO DEMOLITION.

(22) REPLACE (E) CLEANOUT. CONTRACTOR TO VERIFY (E) LINE FLOWS UNOBSTRUCTED TO MAIN IN STREET.

WATER KEY NOTES

(31) (N) WATER LATERAL TO CONNECT TO (E) WATER METER IN DRIVEWAY. CONTRACTOR TO VERIFY IN FIELD CONDITION AND LOCATION OF EXISTING LATERAL PRIOR TO DEMOLITION.

(32) (N) FDC. SEE MECHANICAL DRAWINGS FOR DETAIL. CONTRACTOR TO VERIFY IN FIELD CONDITION AND LOCATION OF EXISTING LATERAL PRIOR TO DEMOLITION.

(33) RELOCATE (E) FIRE HYDRANT.

DRY UTILITY KEY NOTES

(41) (N) TRANSFORMER, SEE MECHANICAL PLANS FOR SIZE AND LOCATION.

UTILITY GENERAL NOTES

1. REFER TO STORMWATER TREATMENT PLAN ON SHEET C5.0 FOR ADDITIONAL STORM DRAIN UTILITY DESIGN INFORMATION.
2. DRY UTILITIES INCLUDING GAS, TELEPHONE AND ELECTRIC ARE TO BE PROVIDED BY THE UTILITY PURVEYORS UPON NEW SERVICE APPLICATIONS BEING FILED. ANY INFORMATION SHOWN ON THESE PLANS ARE SCHEMATIC.
3. LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND ARE SHOWN BASED ON LOCATIONS OF EXISTING VISIBLE UTILITY STRUCTURES SURVEYED IN THE FIELD. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTIONS.
4. CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED FOR UNDERGROUND UTILITY WORK FROM THE CITY OF BELMONT.

20 10 0 20 40
SCALE: 1 INCH = 20 FEET

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Sheet Name
UTILITY PLAN

CEI # 222902
Drn:J.Osterhout Chk:R.Barro

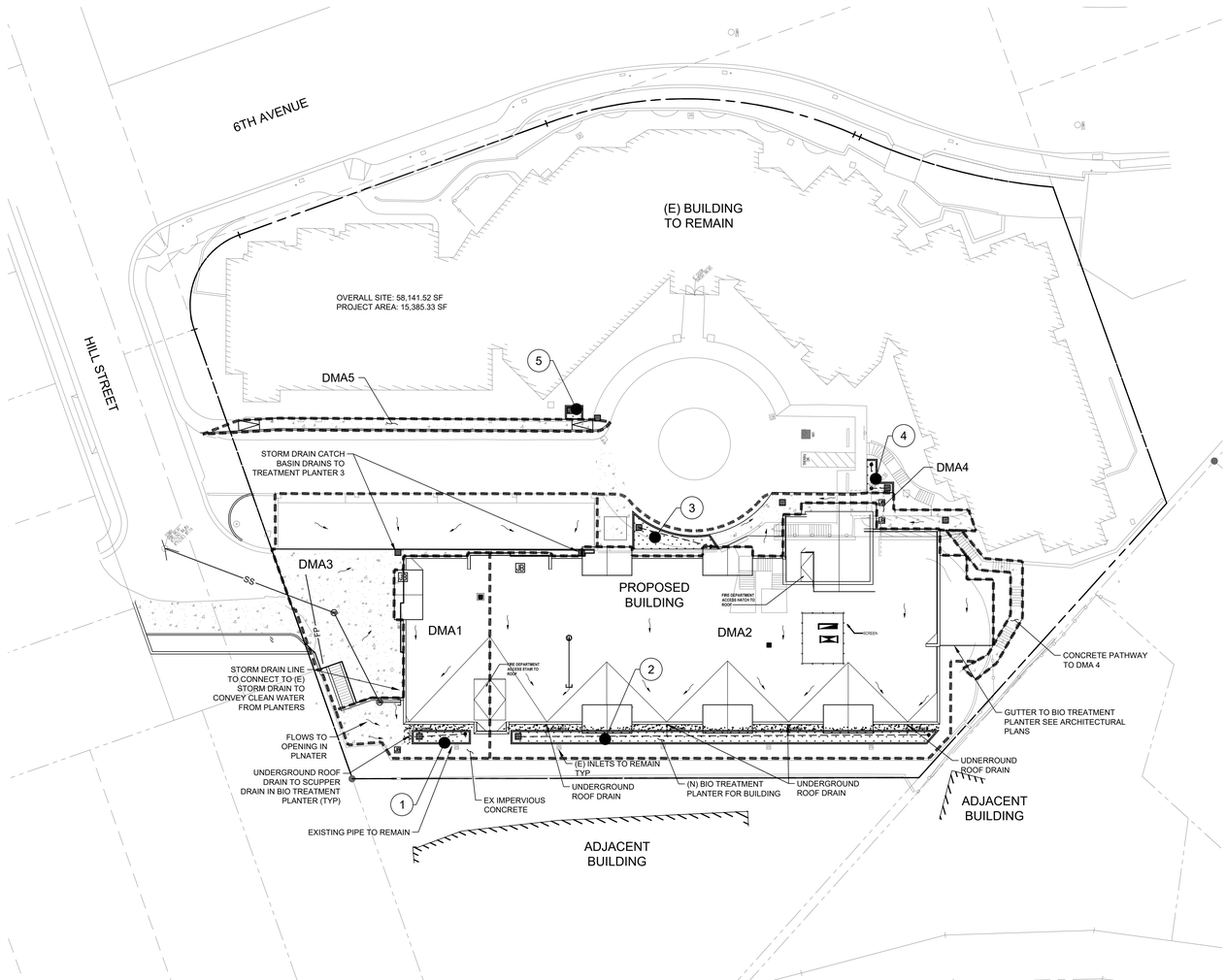
Sheet Number
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JOB # 674300

SITE DRAINAGE AREAS AND BMP'S

BMP	AREA	BMP TYPE	TOTAL DRAINAGE AREA [SF]	IMPERVIOUS AREA [SF] / PERVIOUS AREA [SF]	PERVIOUS GREATER THAN 5%	EFFECTIVE IMPERVIOUS AREA	BMP AREA REQUIRED [SF]	BMP AREA PROVIDED [SF]
1	DMA1	* TREATMENT CONTROL (FLOW-THROUGH PLANTER)	2366	2297 / 69	NO	2366	94	95
2	DMA2	* TREATMENT CONTROL (FLOW-THROUGH PLANTER)	11785	11273 / 512	NO	11785	471	512
3	DMA3	* TREATMENT CONTROL (FLOW-THROUGH PLANTER)	3827	3827 / 0	NO	3827	153	200
4	DMA4	* TREATMENT CONTROL (FLOW-THROUGH PLANTER)	1443	1283 / 160	YES	1283	51	52
5	DMA5	* TREATMENT CONTROL (FLOW-THROUGH PLANTER)	517	517 / 0	NO	517	21	22

* CALCULATED PER SAN MATEO COUNTY C.3 MANUAL PREFERRED METHOD - 4% OF EFFECTIVE IMPERVIOUS AREA. BIORETENTION AREA DESIGNED TO POND A MIN. OF 6 INCHES OF RAINFALL BEFORE ENTERING OVERFLOW CATCH BASINS.



LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BIO-INFILTRATION SWALE BOTTOM
- PROPERTY LINE
- DMA BOUNDARY
- EX STORM PIPE
- STORM PIPE
- SPOT ELEVATION
- CATCH BASIN
- CLEANOUT
- STORM DRAIN MANHOLE

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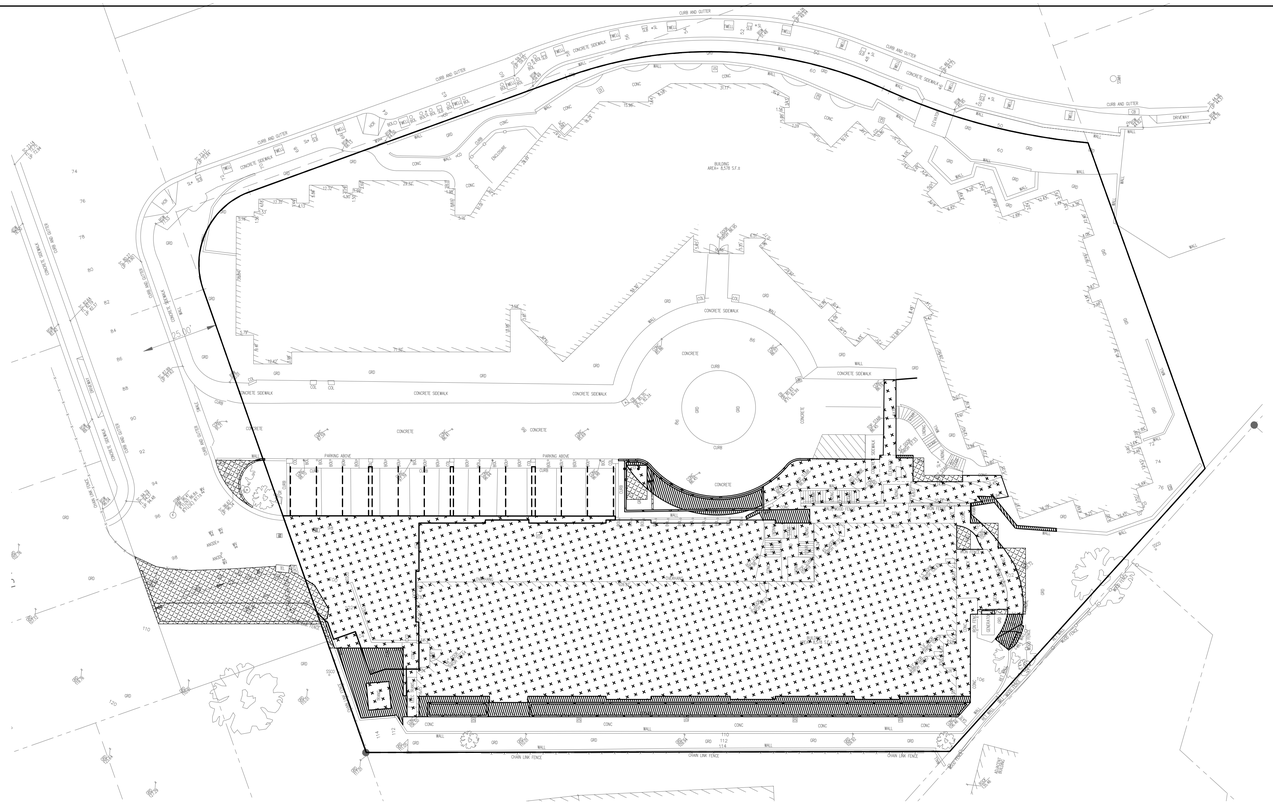
Sheet Name
STORMWATER TREATMENT PLAN

CEI # 222902
Drn:J.Osterhout Chk:R.Barro

Sheet Number
C5.0

JOB # 674300

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LEGEND

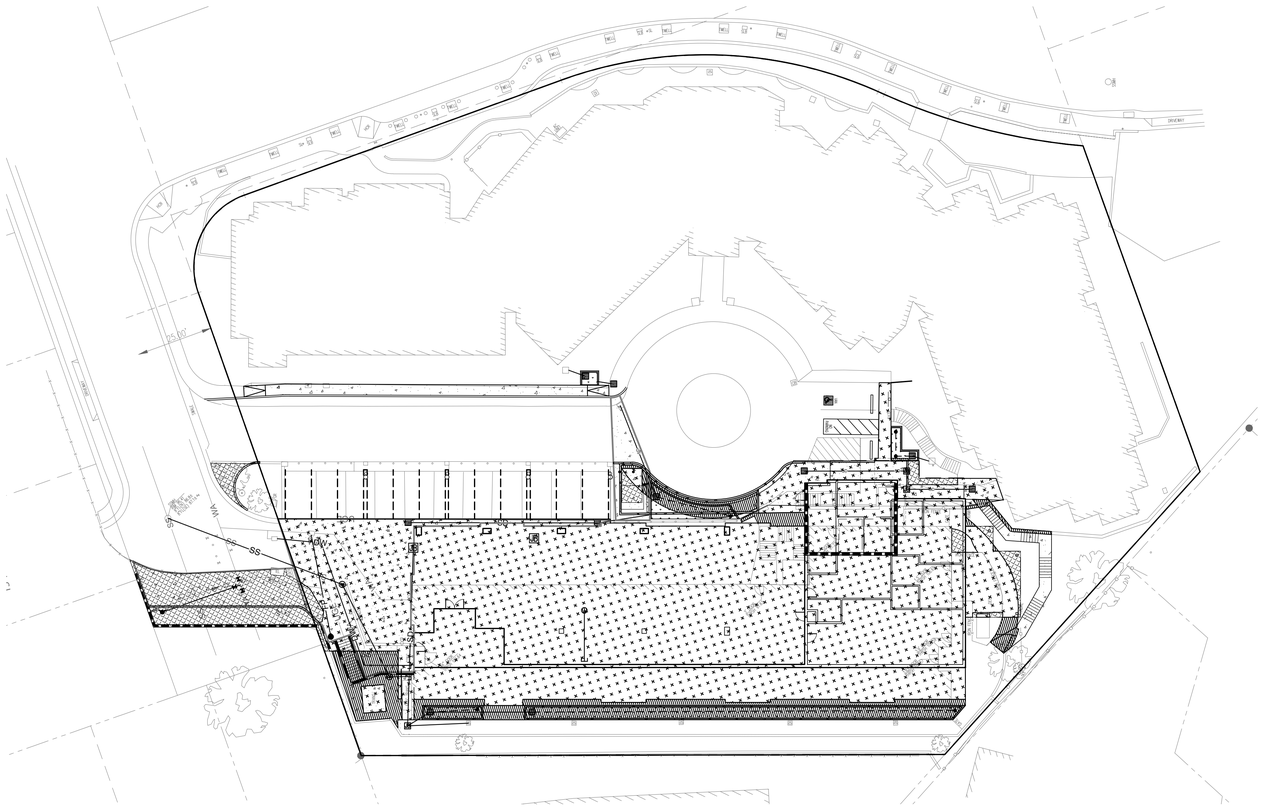
- EX IMPERVIOUS TO IMPERVIOUS
- EX IMPERVIOUS TO PERVIOUS
- EX PERVIOUS TO IMPERVIOUS
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BIO-INFILTRATIONSWALE BOTTOM
- INFILTRATION GALLERY
- XXXX — EXISTING CONTOUR
- XXXX — PROPOSED CONTOUR
- PROPERTY LINE
- CURB
- SS — SEWER PIPE
- SD — STORM PIPE
- WA — WATER PIPE
- XXXX — SPOT ELEVATION
- CATCH BASIN
- CLEANOUT
- DRYWELL
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- WATER VALVE
- POST INDICATOR VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER METER

50 25 0 50 100

SCALE: 1 INCH = 50 FEET

PRE-PROJECT:

DISTURBED EX IMPERVIOUS AREA: 15,762 SF
DISTURBED EX PERVIOUS AREA: 1,306 SF



LEGEND

- EX IMPERVIOUS TO IMPERVIOUS
- EX IMPERVIOUS TO PERVIOUS
- EX PERVIOUS TO IMPERVIOUS
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BIO-INFILTRATIONSWALE BOTTOM
- INFILTRATION GALLERY
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- WATER VALVE
- POST INDICATOR VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER METER

50 25 0 50 100

SCALE: 1 INCH = 50 FEET

POST-PROJECT:
NEW/REPLACED IMPERVIOUS AREA: 15,391 SF
NEW PERVIOUS AREA: 1,677 SF

EX IMPERVIOUS TO IMPERVIOUS AREA: 14,085 SF
EX PERVIOUS TO IMPERVIOUS AREA: 1,306 SF
EX IMPERVIOUS TO PERVIOUS AREA: 1,677 SF

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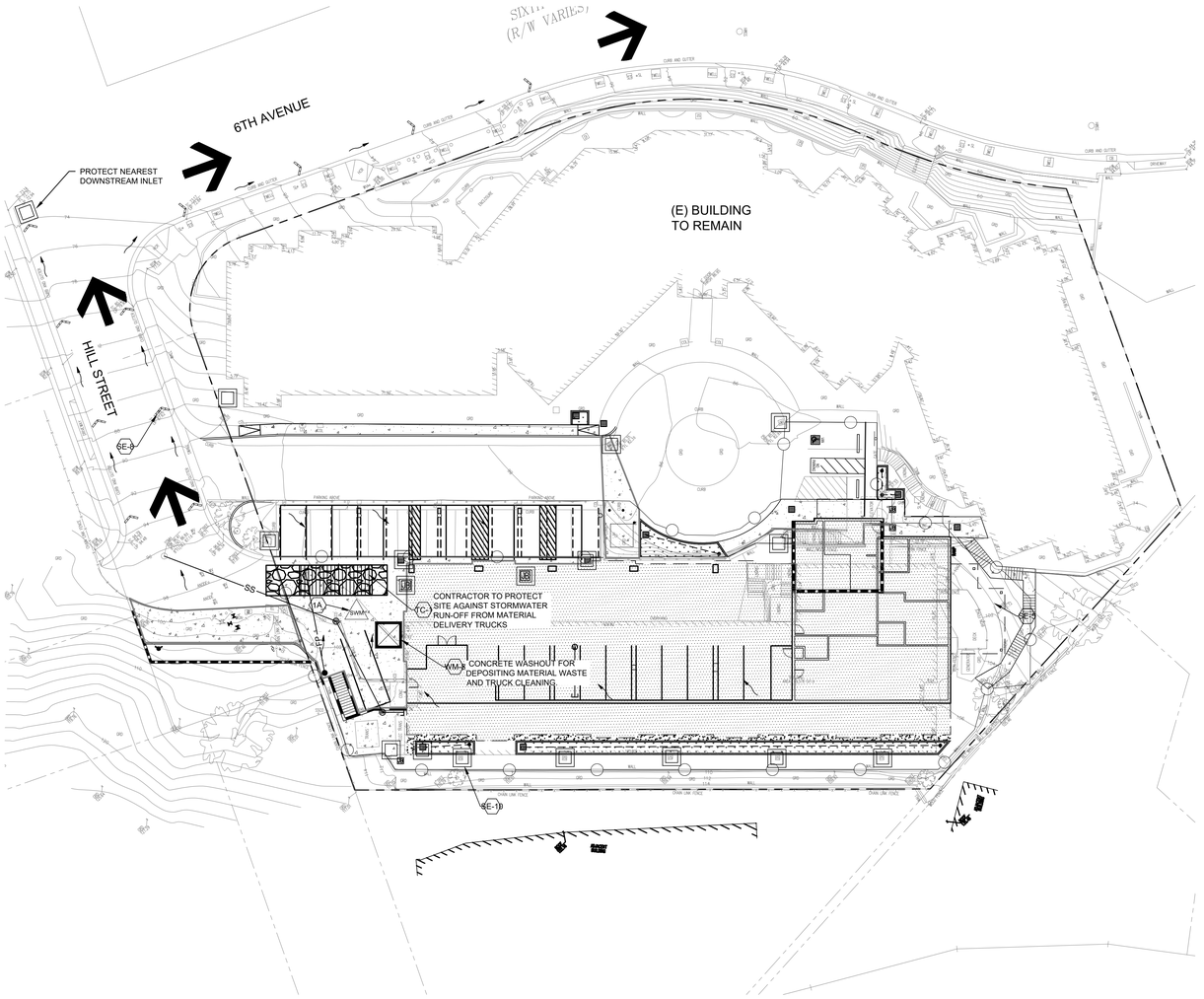
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STORWATER IMPERVIOUS AREAS

CEI # 222902
Drn:J.Osterhout Chk:R.Barro

Sheet Number
C5.1

JOB # 674300



EROSION CONTROL KEY NOTES:

- SE-5 INSTALL FIBER ROLLS PER SE-5. CONTRACTOR TO VERIFY FINAL LOCATION IN ACCORDANCE WITH SIDEWALK REMOVAL.
- SE-8 INSTALL SANDBAG BARRIER PER SE-8.
- SE-1 ALL (E) INLETS SHALL BE PROTECTED PER SE-10. CONTRACTOR TO VERIFY INLET LOCATIONS.
- TC-1 CONSTRUCTION ENTRANCE/EXIT PER TC-1.
- WM-8 INSTALL CONCRETE WASHOUT ROLL OFF BIN WITH LID REFER TO WM-8 FOR ADDITIONAL INFORMATION.
- 1A SOLID WASTE MANAGEMENT AREA. CONTRACTOR TO DETERMINE EXACT LOCATION.
- 2A CONTRACTOR STAGING AREA. CONTRACTOR TO DETERMINE EXACT LOCATION

EROSION AND SEDIMENT CONTROL BMP NOTES

1. THIS PLAN MAY NOT COVER ALL THE SITUATIONS OR PHASES THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. 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 INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
2. EROSION CONTROL FACILITIES SHALL BE MAINTAINED DAILY. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT FREE STORM WATER INTO EXISTING AND PROPOSED STORM DRAIN FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED AND UPDATED EACH YEAR BY THE ENGINEER (OCTOBER 1 TO APRIL 15).
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH CITY STANDARD.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTOR AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND / OR A PROJECT STOP ORDER.
5. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
6. DURING THE RAINY SEASON, ALL PAVED AREAS WITH SPOILS STORAGE SHALL BE PROTECTED AND COVERED. THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT RUNOFF TO ANY STORM DRAIN SYSTEM.
7. DURING PERIODS WHEN STORMS ARE FORECAST,
   A. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
   B. ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF DAY.
   C. WHERE STOCKPILING IS NECESSARY, USE A TARPAULIN OR SURROUND THE STOCKPILE WITH FIBER ROLLS, GRAVEL SEDIMENT BARRIER, SILT FENCE, OR OTHER RUNOFF CONTROLS.
   D. USE INLET CONTROLS AS NEEDED (E.G. BLOCK AND GRAVEL SEDIMENT BARRIER) FOR STORM DRAIN ADJACENT TO THE PROJECT SITE OR STOCKPILED SOIL.
8. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.
9. STAND-BY CREWS SHALL BE ALERTED BY THE OWNER OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
10. AFTER OCTOBER 1ST TO APRIL15TH, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE ENGINEER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING SAFETY OF VEHICLES OPERATING IN ROADWAY ADJACENT TO EROSION CONTROL FACILITY.
13. DUST CONTROL SHOULD BE PRACTICED ON ALL CONSTRUCTION SITES WITH EXPOSED SOILS AS NEEDED. IT IS IMPORTANT IN WINDY OR WIND-PRONE AREAS. DUST CONTROL IS CONSIDERED A TEMPORARY MEASURE AND AS INTERMEDIATE TREATMENT BETWEEN SITE DISTURBANCE AND CONSTRUCTION, PAVING, OR REVEGETATION. REFER TO CASQA BMP HANDBOOK.

EROSION AND SEDIMENT CONTROL BMP MAINTENANCE NOTES

1. USE FIBER ROLL ALONG CONTOURS OF SHORT SLOPES OR SLOPES 3:1 OR FLATTER, KEYED INTO GROUND AT LEAST 3" DEEP (TYPICALLY 25' APART).
2. INSTALL SILT FENCE ALONG CONTOURS AS SECONDARY MEASURE TO KEEP SEDIMENT ONSITE AND TO MINIMIZE VEHICLE AND FOOT TRAFFIC BEYOND LIMITS OF SITE DISTURBANCE. SILT FENCING MUST BE KEYED IN.
3. CONSTRUCT A CONCRETE WASHOUT SITE ADJACENT TO STABILIZED ENTRANCE. CLEAN AS NEEDED AND REMOVE AT END OF PROJECT.
4. COVER ALL STOCKPILES AND LANDSCAPE MATERIAL AND BERM PROPERLY WITH STRAW WATTLES OR SAND BAGS. KEEP BEHIND SILT FENCE, AWAY FROM WATER BODIES. HAZARDOUS MATERIALS AND REFUSE MUST BE KEPT IN CLOSED CONTAINERS THAT ARE COVERED AND UTILIZE SECONDARY CONTAINMENT, NOT DIRECTLY ON SOIL.
5. USE PEA-GRAVEL BAGS, (OR SIMILAR PRODUCT) AROUND DRAIN INLETS LOCATED BOTH ONSITE AND IN GUTTER AS A LAST LINE OF DEFENSE.
6. PLACE PORT-A-POTTY WITH SECONDARY CONTAINMENT, BEHIND THE CURB AND AWAY FROM GUTTERS, STORM DRAIN INLETS, AND WATER BODIES.
7. COVER ALL EXPOSED SOIL WITH STRAW MULCH AND TACKIFIER (OR EQUIVALENT).
8. EXISTING VEGETATION SHOULD BE PRESERVED AS MUCH AS POSSIBLE. AREAS OF DISTURBED SOIL/VEGETATION SHOULD BE REVEGETATED AS SOON AS PRACTICAL.
9. PREVENT EQUIPMENT FLUID LEAKS ONTO GROUND BY PLACING DRIP PANS OR PLASTIC TARPS UNDER EQUIPMENT. REPAIR EQUIPMENT AS NECESSARY.

ADDITIONAL BMPS DURING CONSTRUCTION

1. LIMIT THE EXTENT OF LAND DISTURBANCE TO THE MINIMUM AMOUNT NECESSARY TO CONSTRUCT THE PROJECT.
2. HYDROSEED DISTURBED AREAS WITH NATIVE PLANTS IMMEDIATELY UPON CONCLUSION OF CONSTRUCTION ACTIVITIES.
3. STAGING AREAS OF CONSTRUCTION EQUIPMENT AND MATERIALS, INCLUDING RECEPTACLES AND TEMPORARY STOCKPILES OF GRADED MATERIALS MUST BE COVERED ON A DAILY BASIS.
4. GOOD CONSTRUCTION MEASURES SUCH AS THE USE OF DRY CLEANUP MEASURES WHENEVER POSSIBLE, COLLECTING AND FILTERING CLEANUP WATER WHEN DRY CLEANUP METHODS ARE NOT FEASIBLE, CLEANING AND REFUELING CONSTRUCTION EQUIPMENT AT DESIGNATED OFF SITE MAINTENANCE AREAS, AND IMMEDIATE CLEANUP OF ANY LEAKS OR SPILLS.

LEGNED:

- FIBER ROLLS
- SANDBAG BARRIER
- STORM DRAIN INLET PROTECTION
- CONSTRUCTION ENTRANCE/EXIT
- CONCRETE WASHOUT
- PROPOSED FLOW DIRECTION
- SOLID WASTE MANAGEMENT (SWM)
- CONTRACTOR STAGING AREA
- PEDESTRIAN PATH OF TRAVEL TO REMAIN OPEN DURING CONSTRUCTION
- TEMPORARY CONSTRUCTION FENCING
- TEMPORARY PARKING FOR CONSTRUCTION VEHICLES
- CONSTRUCTION TRUCK ROUTE DIRECTION OF TRAVEL

50 25 0 50 100
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EMAIL ADDRESS:
PHONE NUMBER:

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AMERICAN HEALTHCARE REIT
VISTA TERRACE OF BELMONT MEMORY CARE

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No.	Description	Date
9	PERMIT / ZONING RESUBMITTAL	03-21-2024
8	FOR BID	12-06-2023
7	PERMIT / ZONING RESUBMITTAL	11-27-2023
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4	ZONING APPLICATION SET	02-08-2023

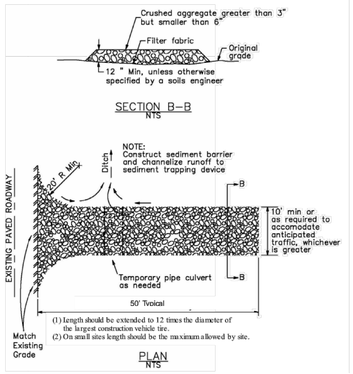
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Sheet Name
EROSION CONTROL PLAN

CEI # 222902
Drn:J.Osterhout Chk:R.Barro

Sheet Number
C6.0

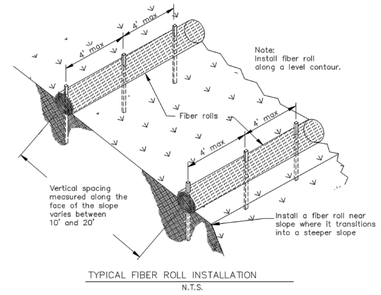
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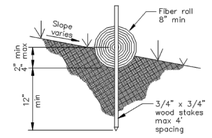
TC-1 – STABILIZED CONSTRUCTION ENTRANCE/EXIT

SCALE: NTS

Fiber Rolls SE-5



TYPICAL FIBER ROLL INSTALLATION
N.T.S.

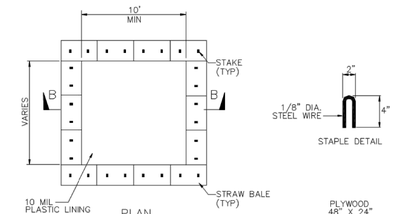


ENTRENCHMENT DETAIL
N.T.S.

SE-5 – FIBER ROLLS

SCALE: NTS

Concrete Waste Management WM-8



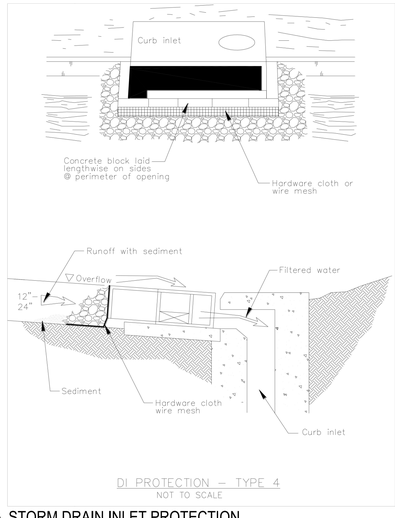
NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

WM-8 – CONCRETE WASTE MANAGEMENT

SCALE: NTS

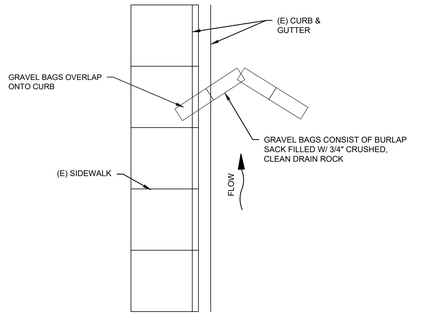
Storm Drain Inlet Protection SE-10



DI PROTECTION – TYPE 4
NOT TO SCALE

SE-10 – STORM DRAIN INLET PROTECTION

SCALE: NTS



NOTE:
3 LAYERS OF GRAVEL BAGS (BURLAP SACK FILLED WITH ¾" CRUSHED DRAIN ROCK)

OVERLAP ENDS OF GRAVEL BAGS. PLACE IN 3 LAYERS.

SE-8 – SANDBAG BARRIER

SCALE: NTS

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JOB # 674300

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GENERAL NOTES

1. CONSTRUCTION HOURS SHALL BE LIMITED TO:
   I. WEEKDAYS BETWEEN 7:00 AM AND 6:00 PM.
   II. SATURDAYS BETWEEN 9:00 AM AND 6:00 PM.
   III. SUNDAYS AND HOLIDAYS NO CONSTRUCTION PERMITTED.
2. WORK AND MATERIALS SHALL COMPLY WITH THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS AND STANDARDS OF THE AUTHORITIES HAVING JURISDICTION. IF STANDARDS ARE NOT PROVIDED BY THE AUTHORITIES HAVING JURISDICTION, WORK AND MATERIALS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE CALTRANS STANDARD SPECIFICATIONS.
3. THE CONTRACTOR SHALL CALL THE UNDERGROUND SERVICE ALERT ONE-CALL NUMBER 811 TWO BUSINESS DAYS PRIOR TO EXCAVATION.
4. INFORMATION ON EXISTING CONDITIONS AND BOUNDARIES / RIGHT OF WAY SHOWN ON THESE PLANS WAS OBTAINED FROM A SURVEY NOT PERFORMED BY COFFMAN ENGINEERS. NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND REQUIRED ELEVATIONS AT THE SUBJECT SITE. VERIFY THE LOCATION AND SIZE OF EXISTING UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION ACTIVITIES, INCLUDING UNDERGROUND AND OVERHEAD UTILITIES, UTILITY STRUCTURES, POINTS OF CONNECTION, AND UTILITY CROSSINGS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR EXCEPTIONS ENCOUNTERED PRIOR TO PROCEEDING. ANY COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF APPROVED CONSTRUCTION DOCUMENTS (INCLUDING ADDENDA) ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET THE REQUIREMENTS AND STANDARDS OF THE AUTHORITIES HAVING JURISDICTION.
7. ALL MATERIALS, REQUIRED FOR THE COMPLETE EXECUTION OF THE PROJECT, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
8. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, REFERENCES, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION. WORK NOT FULLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE FULLY DETAILED.
9. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE APPROVALS AND PERMITS FROM THE AUTHORITIES HAVING JURISDICTION PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL COORDINATE WITH THE AUTHORITIES HAVING JURISDICTION TO CONFIRM INSPECTION, TESTING, AND CERTIFICATION REQUIREMENTS.
10. CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).
11. EXISTING PROPERTY CORNERS AND SURVEY MONUMENTS SHALL BE PROTECTED DURING CONSTRUCTION. ANY DAMAGED OR OBLITERATED CORNERS OR MONUMENTS SHALL BE RE-ESTABLISHED BY A PROFESSIONAL SURVEYOR AT THE CONTRACTOR'S EXPENSE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS. COORDINATE REQUIREMENTS WITH THE AUTHORITIES HAVING JURISDICTION.
13. THE CONTRACTOR SHALL HAVE A SUPERINTENDENT OR REPRESENTATIVE ON SITE AT ALL TIMES DURING CONSTRUCTION.
14. SAFETY STANDARDS AND REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COMPLIED WITH AS SET FORTH BY OSHA.
15. CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE POLICE AND FIRE DEPARTMENTS.
16. CONTRACTOR SHALL POST ON THE SITE, EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORK, AMBULANCE, POLICE AND FIRE DEPARTMENTS.
17. THE CONTRACTOR SHALL HAVE THE APPROPRIATE LICENSES TO PERFORM THE SPECIFIED WORK IN CONFORMANCE WITH THE AUTHORITIES HAVING JURISDICTION.
18. CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MUFFLED. UNNECESSARY IDLING OF GRADING CONSTRUCTION EQUIPMENT IS PROHIBITED.
19. MAINTAIN EXISTING UTILITIES AND PROTECT THEM AGAINST DAMAGE DURING CONSTRUCTION. DO NOT INTERRUPT EXISTING UTILITIES SERVING ADJACENT OCCUPIED OR OPERATING FACILITIES UNLESS AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND AUTHORITIES HAVING JURISDICTION.
20. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER AND OWNER.
21. AREAS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE CONSTRUCTED OR RESTORED TO ORIGINAL CONDITIONS OR BETTER, TO THE SATISFACTION OF THE OWNER, AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING CONDITIONS PRIOR TO CONSTRUCTION ACTIVITIES AND ANY DAMAGE THAT MAY OCCUR.
22. REMOVE WASTE MATERIALS AND DEBRIS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
23. REFER TO ARCHITECTURAL AND STRUCTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING CONSTRUCTION OF STRUCTURES, ENCLOSURES, STAIRS, SIDEWALKS/PATHS, LANDINGS/PATIOS, FENCING, RAILING, AND GATES.
24. RECORD DRAWINGS IDENTIFYING AND ACCURATELY LOCATING SUBSURFACE UTILITIES AND IMPROVEMENTS AND NOTING AS-CONSTRUCTED CONDITIONS SHALL BE PROVIDED BY THE CONTRACTOR AT THE END OF CONSTRUCTION.

TREE PROTECTION NOTES

1. UNLESS OTHERWISE NOTED, ALL TREES ARE TO BE PROTECTED IN PLACE.
2. LIMITS OF PROTECTION MEASURES SHALL BE NO LESS THAN THE DRIP LINE OF ANY TREE. CONTRACTOR TO PROVIDE TEMPORARY FENCING AROUND TREES AT DRIP LINES WITH FLUORESCENT FLAGGING TAPE AT EVERY 10 FEET BEFORE BEGINNING WORK.
3. TREE PROTECTION MEASURES MUST BE IMPLEMENTED BEFORE THE BEGINNING OF ANY WORK AND SHALL REMAIN UNTIL ALL WORK IS COMPLETED.
4. IF EXCAVATION AND TRENCHING SHOULD TAKE PLACE WITHIN TREE SITE, CONTRACTOR SHOULD CUT AS FEW ROOTS AS POSSIBLE AND CUT CLEANLY. CONTRACTOR TO PAINT CUT ROOTS WITH APPROVED DRESSING AND BACKFILL AS SOON AS POSSIBLE TO PREVENT DRYING. WATERING AND MAINTENANCE SHALL TAKE PLACE TO ENSURE TREE SURVIVAL.
5. STORAGE OF MATERIALS, EQUIPMENT, VEHICLES AND TOP SOIL IS NOT PERMITTED WITHIN TREE PROTECTION ZONE.
6. CITY ARBORIST MUST BE PRESENT FOR ANY WORK BEING DONE WITHIN THE VICINITY OF ANY TREE TO BE PROTECTED.

DEMOLITION NOTES

1. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING ADJACENT OCCUPIED OR OPERATING FACILITIES UNLESS AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND AUTHORITIES HAVING JURISDICTION.
2. COORDINATE DEMOLITION OPERATIONS AND ANY REQUIRED UTILITY RELOCATIONS WITH THE OWNER AND APPROPRIATE UTILITY PURVEYOR, INCLUDING REQUIREMENTS AND SCHEDULING.
3. COORDINATE EXTENT OF DEMOLITION WITH PROPOSED IMPROVEMENTS. CONTRACTOR SHALL REVIEW THE PROJECT LIMITS TO DETERMINE THE QUANTITY AND TYPE OF DEMOLITION WASTE MATERIAL AND DEBRIS TO BE INCLUDED IN THEIR BID. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING, AND RELOCATING IF NECESSARY, ANY ITEMS NOT OTHERWISE NOTED THAT CONFLICT WITH THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTING ITEMS NOT SHOWN ON THE PLANS THAT MUST BE REMOVED OR RELOCATED. FAILURE TO NOTIFY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF COST RESPONSIBILITY FOR REMOVING REQUIRED ITEMS.
4. COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
5. CONDUCT DEMOLITION ACTIVITIES AND DEBRIS REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, WALKWAYS, AND OTHER ADJACENT FACILITIES.
6. REMOVE OBSTRUCTIONS, TREES, SHRUBS, GRASS, AND OTHER VEGETATION TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVAL OF TREES AND SHRUBS WITHIN AREA OF NEW CONSTRUCTION SHALL INCLUDE DIGGING OUT STUMPS AND OBSTRUCTIONS AND GRUBBING ROOTS. REMOVAL OF TREES IN AREAS ADJACENT TO TREES THAT ARE TO REMAIN AND BE PROTECTED SHALL INCLUDE TREE REMOVAL AND GRINDING OF STUMP TO 3" BELOW FINISHED GRADE. STUMP AND ROOT REMOVAL IS NOT ALLOWED IN THESE AREAS TO PRESERVE HEALTH OF ADJACENT TREES.
7. ALL CONCRETE AND ASPHALT SURFACES INDICATED TO BE REMOVED, SHALL BE SAWCUT.

EARTHWORK & GRADING NOTES

1. SITE PREPARATION, GRADING, EXCAVATION AND FILL REQUIREMENTS BELOW THE PROPOSED IMPROVEMENTS, EMBANKMENTS, AND UTILITY TRENCHING SHALL BE COMPLETED IN CONFORMANCE WITH CITY OF BELMONT STANDARD DETAILS AND SPECIFICATIONS, AND THE GEOTECHNICAL DATA REPORT FOR THE SUBJECT SITE.
2. EXAMINE EXPOSED SUBGRADES AND BASE SURFACES FOR COMPLIANCE WITH REQUIREMENTS FOR DIMENSIONAL, GRADING, AND ELEVATION TOLERANCES. PREVENT SURFACE WATER AND GROUNDWATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES AND BASE SURFACES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. PROTECT SUBGRADES AND BASE SURFACES FROM SOFTENING, UNDERMINING, WASHOUT, DAMAGE BY RAIN OR WATER ACCUMULATION, AND AGAINST FREEZING TEMPERATURES AND FROST.
3. REFER TO ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING ANY STEPS IN FINISH FLOOR ELEVATION, BASEMENT ELEVATION, AND EXTERIOR DOOR LOCATIONS. COORDINATE ARCHITECTURAL ELEVATIONS WITH SITE GRADING.
4. REFER TO LANDSCAPE DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING BERM ELEVATIONS, LANDSCAPE GRADING, LANDSCAPE DRAINS, PLACEMENT OF TOPSOIL, AND COORDINATION BETWEEN LANDSCAPING AND STORM WATER MANAGEMENT IMPROVEMENTS.
5. SPOT ELEVATIONS ARE FOR FINISH GRADE UNLESS OTHERWISE NOTED.
6. UNLESS ELEVATIONS AND/OR CONTOURS ARE OTHERWISE SHOWN, NEW FINISH GRADE SURFACES SHALL BE PLACED TO ALLOW FOR POSITIVE DRAINAGE TO RUNOFF COLLECTION DEVICES OR FACILITIES. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
7. GROUNDWATER OR UNANTICIPATED SUBSURFACE CONDITIONS SHALL BE REPORTED TO THE GEOTECHNICAL ENGINEER FOR ASSESSMENT AND RECOMMENDATIONS.
8. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HERON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
9. COMPACTION EFFORTS AND MASS GRADING SHALL BE MONITORED AND TESTED BY AN EXPERIENCED SOILS TECHNICIAN, UNDER THE SUPERVISION OF A LICENSED GEOTECHNICAL ENGINEER REPRESENTING THE OWNER.
10. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS OR TRENCHING GREATER THAN 5 FEET IN DEPTH.
11. NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

PAVING NOTES

1. DO NOT APPLY PAVEMENT MATERIALS IF SUBGRADE IS WET OR EXCESSIVELY DAMP, OR IF RAIN IS IMMINENT OR EXPECTED BEFORE TIME REQUIRED FOR ADEQUATE CURE. SURFACE AND AIR TEMPERATURES SHALL CONFORM TO REQUIREMENTS OF CALTRANS STANDARD SPECIFICATIONS.
2. COMPLY WITH CITY OF BELMONT STANDARD DETAILS AND SPECIFICATION FOR HOT MIX ASPHALT PAVEMENT.
3. WHERE NEW ASPHALT PAVEMENT JOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAWCUT TO A NEAT, VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION IN ACCORDANCE WITH CITY OF BELMONT STANDARD DETAILS AND SPECIFICATIONS.
4. COMPLY WITH CITY OF BELMONT STANDARD DETAILS AND SPECIFICATIONS REQUIREMENTS FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CEMENT CONCRETE PAVEMENT.
5. APPLY PAVEMENT MARKING MATERIALS TO CLEAN, DRY PAVEMENT SURFACES ACCORDING TO CITY OF BELMONT STANDARD DETAILS AND SPECIFICATIONS. PAVEMENT MARKINGS SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
6. CONSTRUCTION STAKING FOR CURB AND GUTTER, PAVEMENT GRADES, SIDEWALK GRADES, AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENT SHALL BE PROVIDED BY A SURVEYING OR ENGINEERING FIRM CAPABLE OF PERFORMING SUCH WORK.
7. STRIPING AND SIGN PARKING STALL PER ARCHITECT PLANS AND ADA REQUIREMENTS.

ADA NOTES

1. ALL SITE WORK SHALL BE IN ACCORDANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.
2. CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).
3. PATH OF TRAVEL TO BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAILINGS ARE SHOWN ON ARCHITECTURAL PLANS, IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%).
4. A 2% MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT PRIMARY ENTRANCES TO BUILDINGS, THE LANDINGS SHALL HAVE MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS WIDTH OF THE DOOR.
5. IF A DOOR SWINGS ONTO A TOP LANDING, THE MINIMUM LANDING DIMENSION SHALL BE NOT LESS THAN 42 INCHES CLEAR PLUS THE WIDTH OF THE DOOR IN ANY POSITION.
6. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES OF 1:20 (5%) AND 1:12 (8.33%), AND SHALL HAVE A MINIMUM WIDTH OF 48" AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 2'-6" VERTICAL SHALL HAVE INTERMEDIATE (2% MAXIMUM SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60". BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE MINIMUM LENGTH OF 72".
7. MAXIMUM CROSS SLOPE ON ANY SIDEWALK OR RAMP SHALL BE 2%. MAXIMUM. MAXIMUM SLOPE WITHIN PARKING STALLS DESIGNATED AS ACCESSIBLE PARKING SHALL BE 2% IN ANY DIRECTION.
8. ALL SIDEWALK SHALL HAVE A 4' MINIMUM CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

UTILITY & DRAINAGE NOTES

1. DRAWING PLANS AND DETAILS INDICATE GENERAL LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITY AND STORM DRAIN PIPING. LOCATION AND ARRANGEMENT OF PIPING LAYOUT TAKE DESIGN CONSIDERATIONS INTO ACCOUNT. INSTALL PIPING AS INDICATED, TO EXTENT PRACTICAL. WHERE SPECIFIC INSTALLATION IS NOT INDICATED, FOLLOW PIPING MANUFACTURER'S WRITTEN INSTRUCTIONS AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
2. UTILITIES SHALL BE STUBBED FIVE (5) FEET OUTSIDE OF THE BUILDING. THE SITE CONTRACTOR SHALL COORDINATE CONTINUATION OF UTILITY SERVICES AND UTILITY CONNECTIONS TO THE BUILDING WITH THE BUILDING CONTRACTOR AND BUILDING PLANS. A PLUG OR CAP SHALL BE INSTALLED AT THE END OF SERVICE LINES UNTIL SUCH TIME THAT SERVICE IS EXTENDED TO THE BUILDING FOR CONNECTION.
3. REFER TO ARCHITECTURAL AND MECHANICAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING ROOF DRAINS AND CANOPY DRAINS.
4. REFER TO ELECTRICAL PLANS FOR INFORMATION REGARDING SITE LIGHTING, POWER, AND COMMUNICATIONS. COORDINATE REQUIREMENTS AND SCHEDULING FOR POWER AND UTILITY INSTALLATIONS WITH UTILITY PURVEYOR, INCLUDING TRENCH EXCAVATION, BEDDING, AND BACKFILL REQUIREMENTS.
5. REFER TO FIRE PROTECTION PLANS FOR ADDITIONAL INFORMATION REGARDING FIRE SUPPRESSION IMPROVEMENTS.
6. FOR EACH TYPE OF PIPE, USE JOINING MATERIALS RECOMMENDED BY PIPING SYSTEM MANUFACTURER, UNLESS OTHERWISE INDICATED.
7. CONNECT UTILITY PIPING TO EXISTING SYSTEM ACCORDING TO REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. ARRANGE WITH THE GOVERNING REGULATORY AGENCY OR UTILITY COMPANY FOR TAP OF SIZE AND IN LOCATION INDICATED. COORDINATE REQUIREMENTS AND SCHEDULING WITH AUTHORITIES HAVING JURISDICTION.
8. COMPLY WITH NFPA 24 FOR FIRE SUPPRESSION SYSTEM PIPING MATERIALS AND INSTALLATION.
9. BURY PIPING WITH DEPTH OF COVER IN COMPLIANCE WITH REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE AUTHORITIES HAVING JURISDICTION FOR ALL REQUIREMENTS AND TO CONFIRM THAT AN ADEQUATE DEPTH OF COVER IS MAINTAINED OVER THE UTILITIES, INCLUDING CLEARANCES BETWEEN THE VARIOUS UTILITIES.
10. INSTALL PRESSURIZED UNDERGROUND PIPING WITH RESTRAINED JOINTS AT HORIZONTAL AND VERTICAL CHANGES IN DIRECTION. RESTRAINMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
11. CONTRACTOR SHALL MAINTAIN A MINIMUM TEN (10) FEET OF HORIZONTAL SEPARATION BETWEEN WATER PIPE AND PIPE CARRYING NON-POTABLE WATER. AT CROSSINGS, PROVIDE A MINIMUM VERTICAL CLEARANCE OF 18 INCHES BETWEEN WATER PIPE (ABOVE) AND PIPE CARRYING NON-POTABLE WATER (BELOW). INSTALLATIONS FOR PIPE CARRYING NON-POTABLE WATER MAY BE INSTALLED AT A CLEARANCE LESS THAN THOSE STATED ABOVE IF THE NON-POTABLE LINE IS SLEEVED. THE SLEEVE PIPE SHALL BE ONE (1) SIZE LARGER THAN THE CONSTRUCTION PIPE. THE SLEEVE SHALL BE AT LEAST TWENTY (20) FEET IN LENGTH AND CENTERED ON THE CROSSING TO PROVIDE FOR A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET EACH SIDE OF THE CROSSING, MEASURED PERPENDICULAR TO THE CROSSED LINE. EACH END OF THE SLEEVE SHALL BE SEALED WITH A FERNCO RUBBER COUPLER.
12. UTILITY PIPE AND CONDUITS SHALL BE INSTALLED WITH CONTINUOUS WARNING TAPE DIRECTLY OVER PIPING AT DEPTHS IN COMPLIANCE WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND AT OUTSIDE EDGE OF UNDERGROUND STRUCTURES. USE DETECTABLE WARNING TAPE OVER NONFERROUS PIPING.
13. CONTRACTOR SHALL COORDINATE WITH THE UTILITY PURVEYOR REGARDING NATURAL GAS IMPROVEMENTS, INCLUDING TRENCH EXCAVATION, BEDDING, AND BACKFILL REQUIREMENTS. INSTALLATION OF THE NATURAL GAS LINE FROM THE POINT OF CONNECTION UP TO AND INCLUDING THE METER SHALL BE BY THE UTILITY PURVEYOR. COORDINATE REQUIREMENTS AND SCHEDULING WITH THE UTILITY PURVEYOR.
14. FIELD QUALITY CONTROL SHALL COMPLY WITH THE AUTHORITIES HAVING JURISDICTION. INSPECT, TEST, DISINFECT, AND CLEAN UTILITY LINES IN ACCORDANCE WITH REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.

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4	ZONING APPLICATION SET	02-08-2023

Document Release

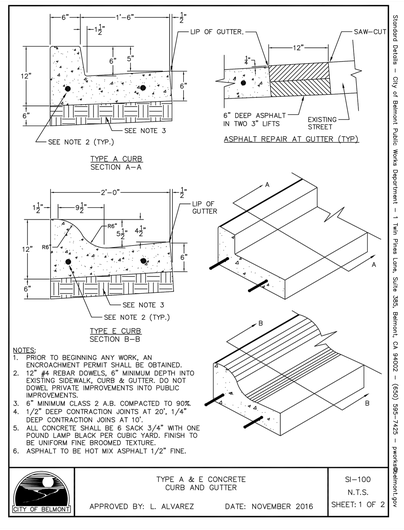
Sheet Name
SPECIFICATIONS & GENERAL NOTES

CEI # 222902
Drn:J.Osterhout Chk:R.Barro

Sheet Number
C7.0

JOB # 674300

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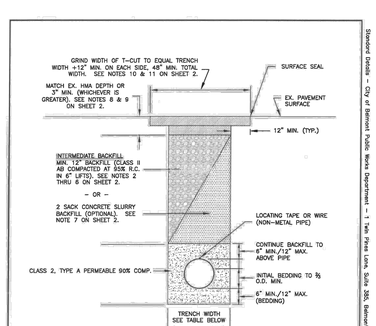
TYPE A CURB
SECTION A–A

ASPHALT REPAIR AT GUTTER (TYP)

TYPE E 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 JOINTS 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	SI–100 N.T.S.
	APPROVED BY: L. ALVAREZ DATE: NOVEMBER 2016	SHEET: 1 OF 2



NOTE: THE SURFACE COURSE OF TRENCH RESTORATION SHALL EXTEND TO THE LIP OF GUTTER IF THE EDGE OF T–CUT IS WITHIN 4' OF LIP OF GUTTER, AND TO THE EDGE OF PAVEMENT IF THE EDGE OF T–CUT IS WITHIN 4' OF AN UNPAVED SHOULDER.

CONDUIT SIZE	LESS THAN 6"	6" TO 24"	OVER 24" TO 60"	OVER 60"
TRENCH WIDTH	O.D. + 12"	O.D. + 24"	O.D. + 24"	O.D. + 24"

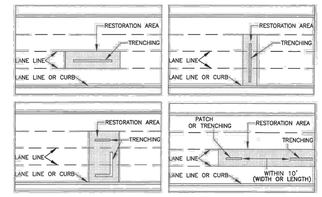
CITY OF BELMONT	RESTORATION STANDARDS	TRENCH BACKFILL STD. DWG. NO. 1	SI–109A N.T.S.
	APPROVED BY: L. ALVAREZ	DATE: JANUARY 2020	SHEET: 1 OF 3

MATERIAL, COMPACTION & LIMITS REQUIREMENTS FOR TRENCH BACKFILL

1. PRIOR TO BEGINNING ANY WORK, AN ENCROACHMENT PERMIT IS REQUIRED FOR WORK WITHIN A PUBLIC EASEMENT OR STREET/RIGHT OF WAY. WORK MUST CONFORM WITH ALL FEDERAL OR STATE SAFETY REGULATIONS AND RECOMMENDATIONS INCLUDING TRENCH SHORING (LABOR CODE SECTION 6705) AND TRAFFIC CONTROL.
2. CONTROLLED LOW STRENGTH MATERIAL (CLSM) WITH COMPRESSIVE STRENGTH OF 100 PSI MAY BE USED WITH ENGINEER APPROVAL.
3. CLASS II AGGREGATE BASE SHALL CONFORM TO SECTION 26–1 OF THE 2015 CALTRANS STANDARD SPECIFICATIONS. AGGREGATE BASE MATERIAL SHALL EXTEND TO MATCH THE TOP OF THE EXISTING AGGREGATE BASE LAYER. AGGREGATE BASE SHALL BE PLACED AND COMPACTED IN 6" MAX. LIFTS.
4. THE USE OF PEA GRAVEL (OR SIMILAR ROUND AGGREGATE) FOR BACKFILL MATERIAL IS NOT PERMITTED.
5. "JETTING" OF BACKFILL MATERIAL IS NOT PERMITTED.
6. TESTING OF MATERIALS AND PERFORMANCE SHALL BE IN CONFORMANCE WITH METHODS STATED IN THE APPLICABLE SECTIONS OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS (2015 EDITION), EXCEPT THAT RELATIVE COMPACTION MAY BE TESTED BY AASHTO METHOD T180, ASTM D–1557, OR TEST METHOD CALIF. 231 (NUCLEAR DENSOMETER). ALL MATERIALS TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
7. THE USE OF 2 SACK SLURRY BACKFILL MAY BE USED AS AN ALTERNATE INTERMEDIATE BACKFILL MATERIAL IF APPROVED BY THE CITY PRIOR TO PLACEMENT. SLURRY BACKFILL SHALL CONFORM WITH SECTION 19–3 OF THE 2015 CALTRANS STANDARD SPECIFICATIONS.
8. HMA SHALL BE 1/2" HMA TYPE A PG 64–10 PER SECTION 39 OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS 2010 (UNREVISED EDITION). TARGET AIR VOIDS AT 4.0%.
9. PLACE HMA IN 2" MIN., 3" MAX. LIFTS, EXCEPT FINAL LIFT SHALL BE 2" MAX., MATCHING FLUSH TO THE SURROUNDING PAVEMENT SURFACE. ADDITIONAL THICKNESS AND/OR LIFTS OF HOT MIX ASPHALT MAY BE REQUIRED TO MATCH EXISTING STRUCTURAL SECTION ON MAJOR ROADS.
10. TRENCH EDGES SHALL BE TRIMMED TO A NEAT LINE AS REQUIRED BY THE CITY. TRIMMING SHALL BE BY SAWCUT OR ROTARY GRINDER. ANY BROKEN OR DAMAGED EDGES SHALL BE RE–SAWCUT TO PROVIDE A CLEAN, STRAIGHT LINE.
11. THE SURFACE COURSE OF TRENCH RESTORATION SHALL EXTEND TO THE LIP OF GUTTER IF THE EDGE OF T–CUT IS WITHIN 4' OF LIP OF GUTTER, AND TO THE EDGE OF PAVEMENT IF THE EDGE OF T–CUT IS WITHIN 4' OF AN UNPAVED SHOULDER.
12. CONTRACTOR SHALL SHORE ALL TRENCHES IN CONFORMANCE WITH OSHA AND STATE SAFETY STANDARDS.

CITY OF BELMONT	RESTORATION STANDARDS	TRENCH BACKFILL STD. DWG. NO. 1	SI–109A N.T.S.
	APPROVED BY: L. ALVAREZ	DATE: JANUARY 2020	SHEET: 2 OF 3

FOR WORK ON STREETS UNDER 70 PCI

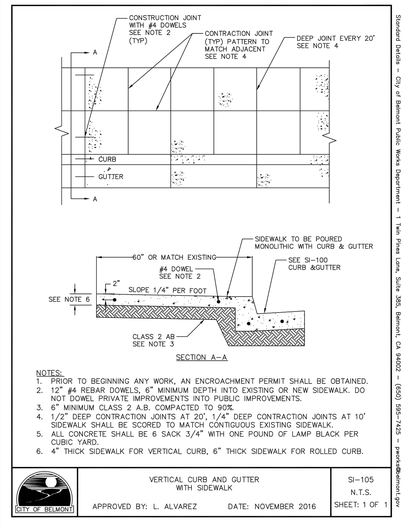


RESTORATION AREA

RESTORATION AREA SHALL EXTEND MINIMUM 2' BEYOND TRENCH PARALLEL TO STREET.

1. SAW CUT LINES SHALL BE PARALLEL OR PERPENDICULAR TO THE TRAVEL LANE AND NO IRREGULAR CUT WILL BE PERMITTED. THE RESTORATION SHALL BE EXTENDED TO CLOSEST LANE LINE, BIKE LANE, CENTER LINE, LIP OF GUTTER, EDGE OF PAVEMENT OR MEDIAN ISLAND.
2. FOR MULTIPLE CUTS THAT ARE CLOSER THAN 10' TO EACH OTHER, THE RESTORATION SHALL BE EXTENDED BETWEEN THE CUTS AND TO CLOSEST LANE LINE, BIKE LANE, CENTER LINE, LIP OF GUTTER, EDGE OF PAVEMENT OR MEDIAN ISLAND.
3. IF THE PROPOSED TRENCH IS WITHIN 10' OF AN EXISTING OR PROPOSED PATCH, THE RESTORATION SHALL BE EXTENDED TO THE EDGE OF THE ADJACENT PATCH.
4. IF PAVEMENT IS DAMAGED DURING CONSTRUCTION, THE RESTORATION SHALL BE EXTENDED TO INCLUDE THE REMOVAL OF THE FAILED SECTION / AREA TO SOUND PAVEMENT.

CITY OF BELMONT	RESTORATION STANDARDS	TRENCH BACKFILL STD. DWG. NO. 1	SI–109A N.T.S.
	APPROVED BY: L. ALVAREZ	DATE: JANUARY 2020	SHEET: 3 OF 3



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" MINIMUM 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 N.T.S.
	APPROVED BY: L. ALVAREZ DATE: NOVEMBER 2016	SHEET: 1 OF 1

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BELMONT, CA

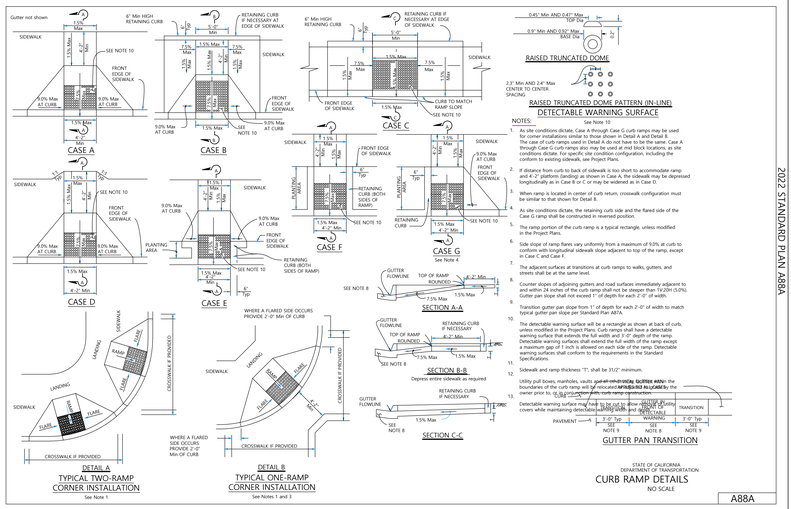
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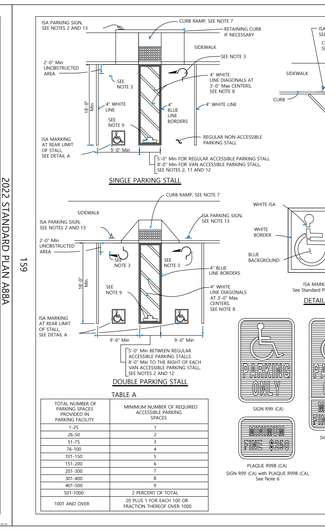
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CIVIL
STATE OF CALIFORNIA





DETECTABLE WARNING SURFACE

NOTES:
1. As site conditions dictate, Case A through Case G curb ramps may be used individually or in combination to provide access to a single corner. The case of curb ramps used in Detail A do not have to be the same. Case A through Case G curb ramps also may be used at mid block locations, as site conditions dictate. For specific site condition configuration, including the conform to existing sidewalk, see Project Plans.
2. If distance from curb to back of sidewalk is too short to accommodate ramp and 4'–0" platform (landing) as shown in Case A, the sidewalk may be depressed longitudinally as in Case B or C or may be widened as in Case D.
3. When ramp is located in center of curb return, crosswalk configuration must be similar to that shown for Detail B.
4. As site conditions dictate, the retaining curb and the flared side of the Case G ramp shall be constructed in reversed position.
5. The ramp portion of the curb ramp is a typical rectangle, unless modified in the Project Plans.
6. Side slope of ramp flares vary uniformly from a maximum of 9.0% at curb to conform with longitudinal sidewalk slope adjacent to top of the ramp, except in Case C and Case F.
7. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.
8. Counter slopes of adjoining gutters and road surfaces immediately adjacent to curb ramps shall not exceed 5.0% unless modified in the Project Plans. Curb ramps modified in the Project Plans, Curb ramps shall have a detectable warning surface that extends the full width and 3'–0" depth of the ramp. Detectable warning surfaces shall extend the full width of the ramp except a maximum gap of 1 inch is allowed on each side of the ramp. Detectable warning surfaces shall conform to the requirements in the Standard Specifications.
9. Transition gutter pan slope from 1" of depth for each 2'–0" of width to match typical gutter pan slope per Standard Plan A87A.
10. The detectable stable surface will be a rectangle as shown at back of curb, unless modified in the Project Plans. Curb ramps shall have a detectable warning surface that extends the full width and 3'–0" depth of the ramp. Detectable warning surfaces shall conform to the requirements in the Standard Specifications.
11. Sidewalk and ramp thickness "T", shall be 3'1/2" minimum.
12. Utility pull boxes, manholes, vaults, and similar facilities shall not be located within the curb ramp will be relocated **OUTSIDE OF THE** curb ramp by the owner prior to, or concurrent with, curb ramp construction.
13. Detectable warning surface may need to be cut to allow flexible drainage covers while maintaining detectable warning width and depth.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
CURB RAMP DETAILS
NO SCALE

A88A

TABLE A

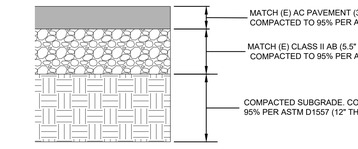
TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1–25	1
26–50	2
51–75	3
76–100	4
101–150	5
151–200	6
201–300	7
301–400	8
401–500	9
501–1000	2 PERCENT OF TOTAL
1001 AND OVER	20 PLUS 1 FOR EACH 100 OR FRACTION THEREOF OVER 1000

NOTES:
1. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility.
2. One in every six accessible off-street parking stalls, but not less than one, shall be served by an accessible aisle of 8'-0" minimum width and shall be signed van accessible. The R7-8b sign shall be mounted below the R99B (CA) plaque or the R99C (CA) sign.
3. In each parking stall, a curb or parking bumper shall be provided if required to prevent encroachment of vehicles over the required width of walkways. Parking stalls shall be so located that persons with disabilities are not compelled to wheel or walk behind parked vehicles other than their own. For more parking bumper requirements, see the Standard Specifications.
4. Parking spaces and access aisles shall be level with surface slopes not exceeding 1.5% in all directions.
5. Table A shall be used to determine the required number of accessible parking stalls in each parking lot or garage.
6. Where Plaque R99B (CA), Sign R99C (CA) or Sign R7-8b are installed, the bottom of the sign or plaque panel shall be a minimum of 7'-0" above the surrounding surface.
7. Curb ramps shall conform to the details shown on Standard Plan A88A.
8. Blue paint, instead of white may be used for marking accessibility aisles in areas where snow may cause white markings to not be visible.
9. The words "NO PARKING", shall be painted in white letters no less than 1'-0" high and located so that it is visible to traffic enforcement officials. See Standard Plan A90B for details of the "NO PARKING" pavement marking.
10. A R100B (CA) sign shall be posted in a conspicuous place at each entrance to off-street parking facilities or immediately adjacent to and visible from each stall. The sign shall include the address where the towed vehicle may be reclaimed and the telephone number of the local traffic law enforcement agency.
11. Where a single (non–van) accessible parking space is provided, the loading and unloading access aisle shall be on the passenger side of the vehicle as the vehicle is going forward into the parking space.
12. Where a van accessible parking space is provided, the loading and unloading access aisle shall be 8'-0" wide minimum, and shall be on the passenger side of the vehicle as the vehicle is going forward into the parking space.
13. Accessible Parking Only Sign shall be Sign R99C (CA) or Sign R99 (CA) with Plaque R99B (CA).

LEGEND
ISA – International Symbol of Accessibility

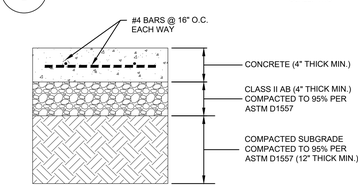
STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
ACCESSIBLE PARKING
OFF-STREET
NO SCALE

A90A



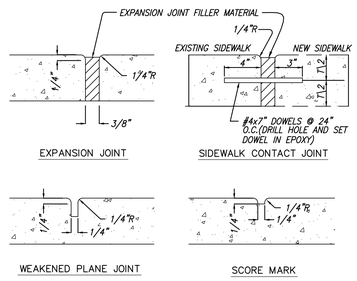
NOTES:
VERIFY IN FIELD EXISTING PAVEMENT SECTION.

A – AC PAVEMENT SECTION
SCALE: NTS

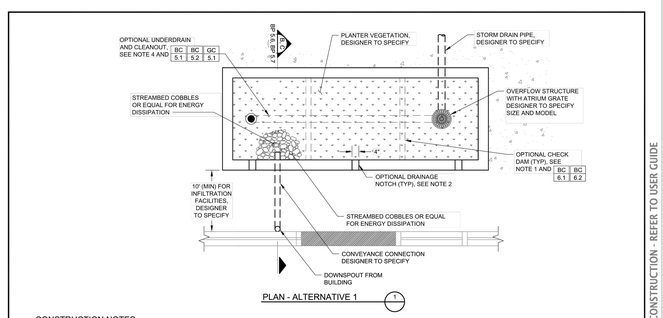


NOTE:
PROVIDE JOINTS AT A DISTANCE EQUAL TO THE SIDEWALK WIDTH OR 5' ON CENTERS, WHICHEVER IS LESS, AND CONTINUOUS ACROSS THE SLAB. PROVIDE DOWELS (INTO SIDEWALK) PER SPECIFICATIONS.

B – CONCRETE SIDEWALK SECTION
SCALE: NTS



C – CONCRETE JOINTS
SCALE: NTS



PLAN - ALTERNATIVE 1

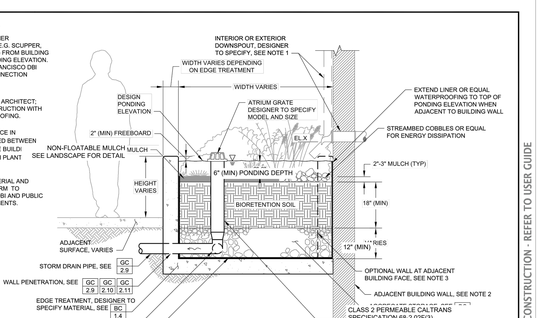
CONSTRUCTION NOTES:
1. CHECK DAMS SHALL BE SPACED TO PROVIDE PONDING PER SITE SPECIFIC DESIGN.
2. LAY OUT DRAINAGE NOTCHES TO PREVENT PONDING BEHIND PLANTER WALL WITH 5' MAXIMUM SPACING BETWEEN NOTCHES.
3. COORDINATE WATERPROOFING AT BUILDINGS WITH ARCHITECT AND ENGINEER.
4. PROVIDE ONE CLEANOUT PER PLANTER (MIN) FOR FACILITIES WITH UNDERDRAINS.
5. MINIMUM UTILITY SETBACKS AND PROTECTION MEASURES MUST CONFORM TO CURRENT SFPUC ASSET PROTECTION STANDARDS. COORDINATE WITH ENGINEER IN THE EVENT OF UTILITY CROSSING AND UTILITY CONFLICTS.

NOTES	W/PARKING	W/O PARKING	BULBOUT					PARCEL APPLICATIONS				
	PLAN SECTIONS	PLAN SECTIONS	ALT 1	ALT 2	ALT 3	ALT 4	ALT 5	ALT 6	NOTES	PLAN	SECTIONS	
BP 1.1	BP 1.2	BP 2.1	BP 2.2	BP 3.1	BP 3.2	BP 4.1	BP 4.2	BP 4.3	BP 4.4	BP 4.5	BP 4.6	BP 5.1	BP 5.2	BP 5.3	BP 5.4	BP 5.5	BP 5.6	BP 5.7

San Francisco Water Power Sewer	GREEN INFRASTRUCTURE TYPICAL DETAILS SAN FRANCISCO PUBLIC UTILITIES COMMISSION	DATE: SEPTEMBER 2016 VERSION: 2.0 REVISED:	BIORETENTION PLANTER PARCEL PLANTER PLAN ALTERNATIVE 1	DWG. NO. BP 5.3

NOT FOR CONSTRUCTION - REFER TO USER GUIDE

CONSTRUCTION NOTES:
1. INSTALL DOWNSPOUTS OR OTHER CONVEYANCE CONNECTIONS (E.G. SCUPPER, CHANNEL, OVERHEAD RUNNEL) FROM BUILDING TO DRAIN ABOVE DESIGN PONDING ELEVATION. REFER TO APPLICABLE SAN FRANCISCO DBI CODES FOR CONVEYANCE CONNECTION REQUIREMENTS.
2. BUILDING WATERPROOFING BY ARCHITECT; COORDINATE PLANTER CONSTRUCTION WITH BUILDING FAÇADE / WATERPROOFING.
3. PROVIDE WALL AT BUILDING FACE IN CASES WHERE GAP IS REQUIRED BETWEEN WALL AND PLANTER OR WHERE BUILDING FAÇADE IS INCOMPATIBLE WITH PLANT CONFIGURATION.
4. OVERFLOW STRUCTURE (MATERIAL AND WORKMANSHIP) SHALL CONFORM TO APPLICABLE SAN FRANCISCO DBI AND PUBLIC WORKS CODES AND REQUIREMENTS.



SECTION - RAISED BIORETENTION PLANTER

NOTES	W/PARKING	W/O PARKING	BULBOUT					PARCEL APPLICATIONS				
	PLAN SECTIONS	PLAN SECTIONS	ALT 1	ALT 2	ALT 3	ALT 4	ALT 5	ALT 6	NOTES	PLAN	SECTIONS	
BP 1.1	BP 1.2	BP 2.1	BP 2.2	BP 3.1	BP 3.2	BP 4.1	BP 4.2	BP 4.3	BP 4.4	BP 4.5	BP 4.6	BP 5.1	BP 5.2	BP 5.3	BP 5.4	BP 5.5	BP 5.6	BP 5.7

San Francisco Water Power Sewer	GREEN INFRASTRUCTURE TYPICAL DETAILS SAN FRANCISCO PUBLIC UTILITIES COMMISSION	DATE: SEPTEMBER 2016 VERSION: 2.0 REVISED:	BIORETENTION PLANTER PARCEL PLANTER RAISED PLANTER SECTION	DWG. NO. BP 5.5

NOT FOR CONSTRUCTION - REFER TO USER GUIDE

No.	Description	Date
9	PERMIT / ZONING RESUBMITTAL	03-21-2024
8	FOR BID	12-06-2023
7	PERMIT / ZONING RESUBMITTAL	11-27-2023
6	FOR PERMIT	07-28-2023
5	ZONING RESUBMITTAL	06-28-2023
4	ZONING APPLICATION SET	02-08-2023

Document Release

Sheet Name
STANDARD DETAILS

CEI # 222902
Drn:J.Osterhout Chk:R.Barro

Sheet Number
C8.0

JOB # 674300

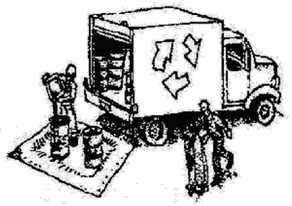
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SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

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



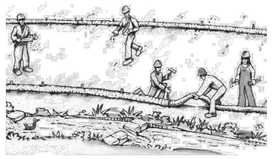
Maintenance and Parking

- ❑ 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

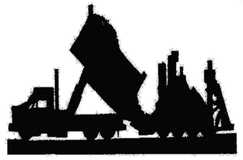


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed 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

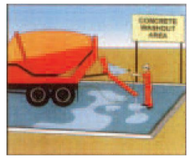


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose 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

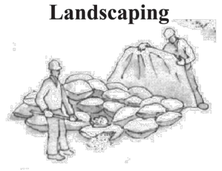
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



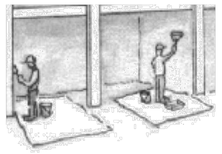
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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!

ERDMAN
One Erdman Place Suite 300
Madison, Wisconsin 53717
Phone: (608) 410-8000
FAX: (608) 410-8500

AMERICAN HEALTHCARE REIT
VISTA TERRACE OF BELMONT MEMORY CARE

BELMONT, CA

Architectural Services Provided By:
ERDMAN COMPANY

Engineering Services Provided By:
ERDMAN COMPANY

Contractor Services Provided By:
ERDMAN COMPANY
Lic. No. 194614

COFFMAN ENGINEERS
1939 Harrison Street, Suite 320
Oakland, CA 94612
ph 510.251.9578
www.coffman.com

REGISTERED PROFESSIONAL ENGINEER
RAYMOND L. BARRO
No. 68283
CIVIL
STATE OF CALIFORNIA

No.	Description	Date
9	PERMIT / ZONING RESUBMITTAL	03-21-2024
8	FOR BID	12-06-2023
7	PERMIT / ZONING RESUBMITTAL	11-27-2023
6	FOR PERMIT	07-28-2023
5	ZONING RESUBMITTAL	06-28-2023
4	ZONING APPLICATION SET	02-08-2023

Document Release

Sheet Name
CONSTRUCTION BEST MANAGEMENT PRACTICES

CEI # 222902
Drn:J.Osterhout Chk:R.Barro

Sheet Number
C9.0

JOB # 674300

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ABREVIATIONS AND SYMBOLS

(•)	ELEVATION	PA	PLANTING AREA
BOS	BOTTOM OF STEPS	POC	POINT OF CONECTION
BOW	BOTTOM OF WALL	RIM	RIM ELEVATION
CJ	CONSTRUCTION JOINT	RL	RIDGE LINE
℄	CENTER LINE	SS	STAINLESS STEEL
(E)	EXISTING	TBD	TO BE DETERMINED
EJ	EXPANSION JOINT	TOS	TOP OF STEP
EW	EACH WAY	TOW	TOP OF WALL
FFE	FINISH FLOOR ELEVATION	TYP	TYPICAL
FG	FINISH GRADE	VIF	VERIFY IN FIELD
FS	FINISH SURFACE		POINT OF BEGINNING
HP	HIGH POINT	←——	DRAIN FLOW DIRECTION
INV	INVERT ELEVATION	⊕	CENTER POINT
(N)	NEW	C / L-3	DETAIL # / SHEET #
OC	ON CENTER		

PROJECT DATA

APN: 045-15-2540
LOT AREA: 58,141 SF

EXCAVATION
CALIFORNIA EXCAVATION LAW. CODE 4216
CALOSHA TITLE 8, SECTION 1541

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE PRECISE LOCATION, DEPTH, AND SIZES OF ALL UNDERGROUND FACILITIES AT LEAST SEVEN (7) BUSINESS DAYS PRIOR TO EXCAVATION, CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA 1-800-227-2600) AT LEAST 48 HOURS PRIOR TO START OF WORK TO DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF UTILITIES

PROJECT NOTE
THE INSTALLATION OF THE PROJECT LANDSCAPE PLAN REQUIRES CERTIFICATION BEFORE CALLING FOR THE BUILDING INSPECTOR'S FINAL INSPECTION.
NO SITE GRADING PROPOSED. ALL GRADES TO REMAIN NATURAL. NO TREES ARE PROPOSED FOR REMOVAL

REFERENCE DOCUMENTS
1. SITE PLAN
ERDMAN COMPANY
2. SURVEY
LUK AND ASSOCIATES
3. CIVIL SITE IMPROVEMENTS
COFFMAN ENGINEERS
4. SOILS REPORT
WAYPOINT ANALYTICAL

IRRIGATION STATEMENT

COMPLIANCE WITH WATER EFFICIENT LANDSCAPE GUIDELINES -
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- WELO INSPECTION NEEDED PRIOR TO CLOSING PERMIT.
- HAND IN WELO INSPECTION AND CERTIFICATE OF COMPLETION TO CITY OF BELMONT AND MID PENINSULA.
- CONTACT BRANDON SPEARS TO SET UP WELO INSPECTION.

2

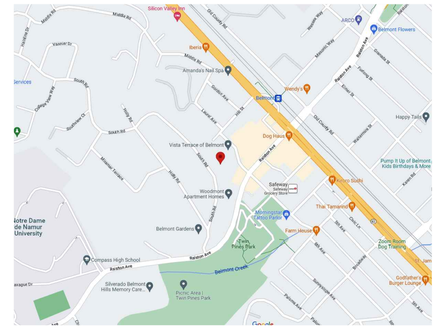
09-18-2023
DATE
KEITH WILLIG
LANDSCAPE ARCHITECT
LIC.#3851

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VICINITY MAP



DESIGN TEAM

LANDSCAPE ARCHITECT:
KEITH WILLIG LANDSCAPE ARCHITECTURE
889 SANTA CRUZ AVE, SUITE 206
MENLO PARK, CA 94025
A:(650) 326-2294
E-MAIL: KEITH@KEITHWILLIGLANDSCAPE.COM

ARCHITECT:
ERDMAN COMPANY
ONE ERDMAN PLACE
MADISON, WI 53791
(866) 855-1001

SURVEYOR:
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CA 94547
(510) 724-3388

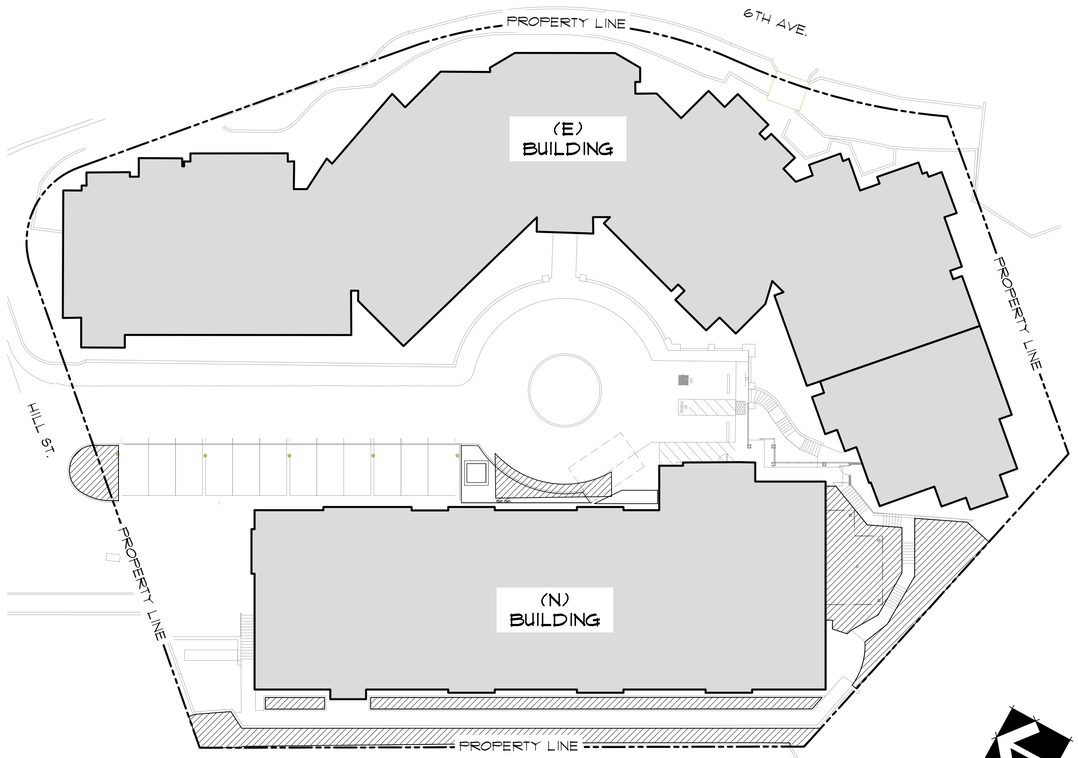
CIVIL ENGINEER:
COFFMAN ENGINEERING
1939 HARRISON ST. SUITE 320
OAKLAND, CA. 94612
(510) 251-9678

PROJECT SCOPE

- (N) PLANTINGS OVER 2,500 SQF (WELO)
- (E) IRRIGATION SYSTEM TO BE RENEWED
- IRRIGATION SCHEDULE
- TREE PROTECTION PLAN

SHEET INDEX

L-0.0	TITLE SHEET
L-0.1	DEMOLITION AND TREE PROTECTION PLAN
L-2.0	HYDROZONE PLAN
L-2.1	IRRIGATION PLAN
L-3.0	PLANTING PLAN
L-3.1	PLANT PALETTE
L-5.0	PLANTING AND IRRIGATION DETAILS
L-6.0	BMP



PROPOSED AREA OF WORK

NORTH

LANDSCAPE PLANS

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1041 HILL ST. BELMONT. CA. 94002
APN: 045-15-2540

COVER SHEET

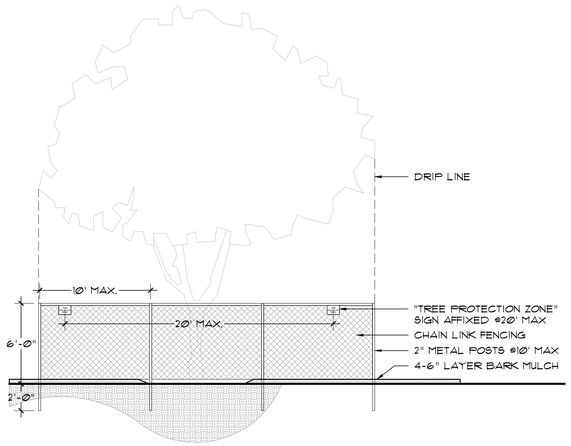
scale: NA
date: 11/27/2023
drawn by: CM
review by: KW
revision:
1 TOWN COMMENTS 08/01/2023
2 MPWD COMMENTS 09/15/2023

notes:

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SHEET NO.
L-0.0
1 OF 8 SHEETS

TREE PROTECTION ZONES



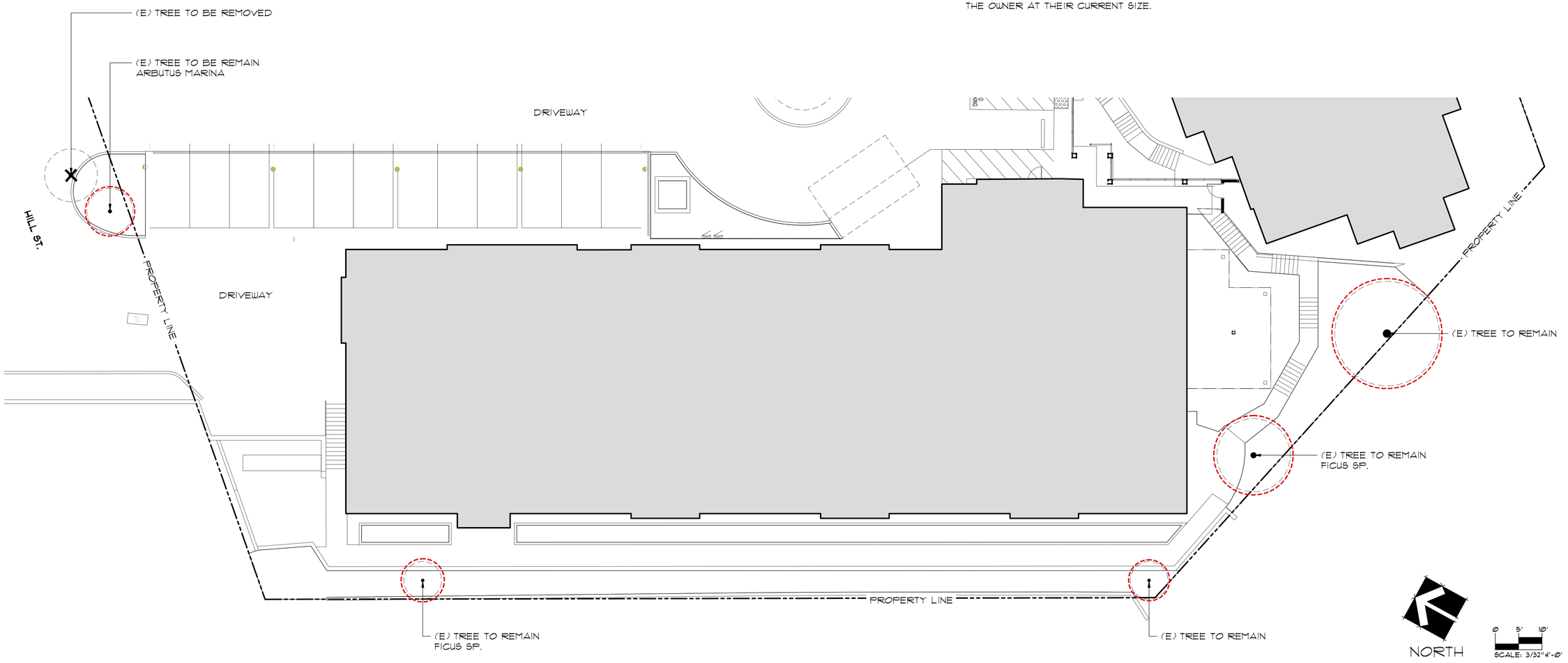
LAYOUT LEGEND:

SYMBOL	DESCRIPTION
	(E) TREE TO REMAIN
	(E) TREE TO REMOVE
	TREE PROTECTION ZONE

NOTE: SEE "CIVIL SITE IMPROVEMENTS" SET BY COFFMAN ENGINEERS AND "SITE PLAN" FROM ERDMAN COMPANY.

DEMOLITION NOTES:

1. SPECIFICATIONS: SEE GENERAL NOTES FOR ADDITIONAL INFORMATION INCLUDING UTILITIES VERIFICATION, PROTECTION, AND RESTORATION INFORMATION AND REQUIREMENTS.
2. CLEARING AND GRUBBING: CLEAR AND GRUB TO THE LIMITS OF WORK PER SPECIFICATIONS TAKING CARE TO NOT DISTURB THE ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
3. EXISTING UTILITY BOXES: ADJUST ALL UTILITY BOXES TO BE FLUSH WITH FINISHED GRADE.
4. EXISTING PAVING TO REMAIN: IN LOCATIONS WHERE NEW PAVING WILL BE CONSTRUCTED NEXT TO EXISTING PAVING, ENSURE DURING THE CONSTRUCTION PROCESS THAT A SMOOTH TRANSITION CAN BE MADE FROM THE EXISTING PAVING TO THE PROPOSED PAVING. RECONSTRUCT EXISTING PAVING AT SUCH LOCATIONS IF NECESSARY.
5. REMOVAL OF EXISTING TREES: SEVERAL EXISTING TREES ARE BEING REMOVED DUE TO POOR CONDITION OR HEALTH, OR LOCATION IN RELATION TO FUTURE BUILDING SITES OR FOOTINGS AND OTHER STRUCTURES.
6. EXISTING TREES TO REMAIN: EXISTING TREES TO REMAIN SHALL BE PRUNED UNDER THE DIRECTION OF A CERTIFIED ARBORIST IN ACCORDANCE WITH INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) GUIDELINES PRIOR TO BEGINNING OF CONSTRUCTION. DURING CONSTRUCTION, CONSTRUCTION FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL EXISTING TREES TO REMAIN, PER ARBORIST AND TREE PROTECTION PLAN. ALL EXCAVATION WITHIN THE DRIP LINES OF EXISTING TREES TO REMAIN SHALL BE DONE BY HAND WITH CARE TAKEN NOT TO DAMAGE THE ROOT SYSTEMS OF THESE TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND INSURING THE HEALTH OF THE TREES TO REMAIN. DO NOT WATER CALIFORNIA NATIVE OAK TREES TO REMAIN DURING THE DRY SEASON (APRIL-OCTOBER). TREES THAT DIE DURING THE CONSTRUCTION AND MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER AT THEIR CURRENT SIZE.
7. CONTRACTOR TO VERIFY EXISTING DRAINAGE SYSTEM BEFORE CONSTRUCTION, SAVE AND PROTECT IN PLACE, REPAIR AS REQUIRED.
8. CONTRACTOR TO VERIFY EXISTING LIGHTING & ELECTRICAL SYSTEMS, SAVE AND PROTECT IN PLACE, REPAIR AS REQUIRED.
9. CONTRACTOR TO VERIFY EXISTING IRRIGATION SYSTEM BEFORE CONSTRUCTION, SAVE AND PROTECT IN PLACE, REPAIR AS REQUIRED.
10. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.



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DEMO AND TREE PROTECTION PLAN

scale:	3/32"=1'-0"
date:	11/27/2023
drawn by:	CM
review by:	KW

revision:
1 TOWN COMMENTS 08/01/2023
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SHEET NO.
L-0.1
2 OF 8 SHEETS

HYDROZONE LEGEND:

ZONE 1: 229 SF (L)
ZONE 2: 257 SF (L)
ZONE 3: 513 SF (L)
ZONE 4: 633 SF (L)
ZONE 5: 580 SF (M)
ZONE 6: 1,047 SF (L)

NEW LANDSCAPE WITHOUT LAWN: 3,235 SF

TOTAL LANDSCAPE: 3,235 SF

SYMBOL	DESCRIPTION
	MEDIUM WATER USAGE ZONE (M)
	LOW WATER USAGE ZONE (L)

NOTE: SEE "CIVIL SITE IMPROVEMENTS" SET BY COFFMAN ENGINEERS AND "SITE PLAN" FROM ERDMAN COMPANY.

WELO CALCULATION:

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) **42.0**

Hydrozone # /Planting Description[1]	Plant Factor (PF)	Irrigation Method[2]	Irrigation Efficiency (IE)[3]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[4]
Regular Landscape Areas							
Zone 1 / Shrub, Low Water	0.20	DRIP	0.81	0.25	229	58	1,539
Zone 2 / Shrub, Low Water	0.20	DRIP	0.81	0.25	257	65	1,725
Zone 3 / Shrub, Low Water	0.20	DRIP	0.81	0.25	513	129	3,423
Zone 4 / Shrub, Low Water	0.20	DRIP	0.81	0.25	633	159	4,219
Zone 5 / Shrub, Medium Water	0.40	DRIP	0.81	0.50	580	290	7,695
Zone 6 / Shrub, Low Water	0.20	DRIP	0.81	0.25	1,047	262	6,952
				TOTALS	3,259 (A)	963 (B)	25,554
Special Landscape Areas							
None				0.00	0	0	0
				TOTALS	0 (C)	0 (D)	0
						ETWU Total	25,554
						Maximum Allowed Water Allowance (MAWA)[5]	47,564

[1] *Hydrozone/Planting Description*
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[2] *Irrigation Method*
overhead spray or drip

[3] *Irrigation Efficiency*
0.75 for spray head
0.81 for drip

[4] *ETWU (Annual Gallons Required)* = ETo x 0.62 x *ETAF x Area*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[5] *MAWA (Annual Gallons Allowed)* = (ETo) (0.62) [(*ETAF* x (A)) + ((1-*ETAF*) x *SLA*)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for nonresidential areas.

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	**B ÷ A**

All Landscape Areas	
Total ETAF x Area	(B + D)
Total Area	(A + C)
Sitewide ETAF	**(B+D) ÷ (A+C)**

Regular Landscape Areas	
Total ETAF x Area	963
Total Area	3,259
Average ETAF	**0.3**

All Landscape Areas	
Total ETAF x Area	963
Total Area	3,259
Sitewide ETAF	**0.3**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

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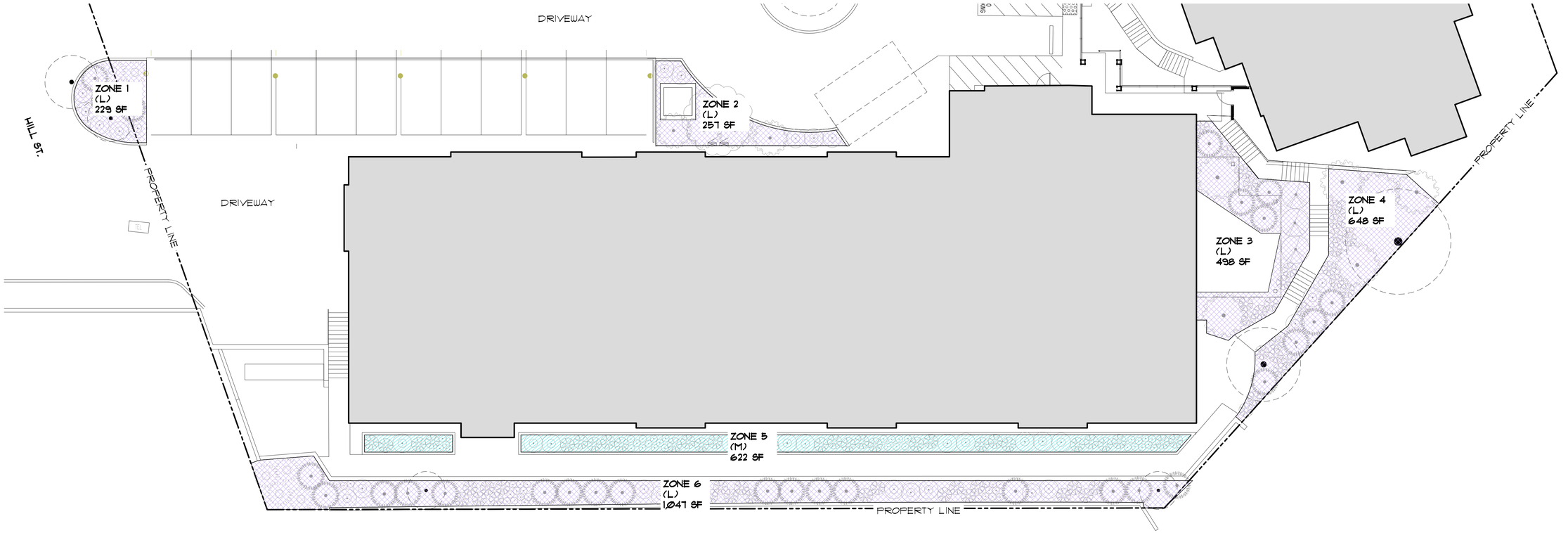
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SHEET NO.
L-2.0
3 OF 8 SHEETS

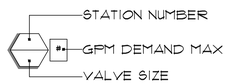
IRRIGATION SCHEDULE:

Irrigation Schedule
1041 Hill St.
Belmont, CA. 94002

Watering Time / Amount of water

Station #	Program	Location	Type	Start Time	Days on	Winter				Spring						Summer								Fall		Winter		Exposure	Terrain
						January		February		March		April		May		June		July		August		September		October		November		December			
						QTY	Time	QTY	Time	QTY	Time	QTY	Time	QTY	Time	QTY	Time	QTY	Time	QTY	Time	QTY	Time	QTY	Time	QTY	Time	QTY	Time		
Station 1	A	Zone 1 Shrubs	Drip	9 P.M.	Mon/Thur	30	15	30	15	34	17	34	17	34	17	40	20	40	20	40	20	40	20	40	20	34	17	30	15	Sun	Level
Station 2	A	Zone 2 Shrubs	Drip	9 P.M.	Tues/Fri	30	10	30	10	36	12	36	12	36	12	45	15	45	15	45	15	45	15	45	15	36	12	30	10	Semi	Level
Station 3	A	Zone 3 Shrubs	Drip	9 P.M.	Tues/Fri	20	5	20	5	28	7	28	7	28	7	40	10	40	10	40	10	40	10	40	10	28	7	20	5	Shade	Level
Station 4	A	Zone 4 Shrubs	Drip	9 P.M.	Tues/Fri	30	5	30	5	42	7	42	7	42	7	60	10	60	10	60	10	60	10	60	10	42	7	30	5	Shade	Slope
Station 5	A	Zone 5 Shrubs	Drip	9 P.M.	Mon/Thur	130	10	130	10	156	12	156	12	156	12	195	15	195	15	195	15	195	15	195	15	156	12	130	10	Semi	Slope
Station 6	A	Zone 6 Shrubs	Drip	9 P.M.	Mon/Thur	140	10	140	10	168	12	168	12	168	12	210	15	210	15	210	15	210	15	210	15	168	12	140	10	Semi	Level

VALVE LEGEND:



IRRIGATION LEGEND:

SYMBOL	MFG	DESCROPTION
	RAINBIRD	PEB SERIES-AUTOMATIC IRRIGATION VALVE-SIZE PER PLAN W RAINBIRD PRF-100-BFF PRESSURE REGULATOR AND FILTER REGULATOR AND RAINBIRD PC-10 EMITTERS PER CHART. EMITTER CHART: • 1 PER 4" AND 1 GAL • 2 PER 2 GAL AND 5 GAL • 5 PER 24" BOX
C	HUNTER	HUNTER HC PRO CONTROLLER WITH RAIN SENSOR
FM		HUNTER HC FLOW SENSOR METER (WIRE)
WM		WATER METER
		SUPERIOR 3200 MASTER VALVE
	FEBCO	835YA REDUCE PRESSURE BACKFLOW PREVENTER-1 1/2", ADD FREEZE BLANKET. INSTALL PER MANUFACTURER
		SCH. 40 PVC LATERAL LINE (SIZE PER PLAN) INSTALL @ 12" BELOW FINISH GRADE
=====		4" IRRIGATION SLEEVE (UNDER ALL PAVEMENT TYPICAL) INSTALL PER PLAN
		IRRIGATION CONTROL VALVE
------		SCH. 40PVC MAIN LINE INSTALL @ MIN. OF 18" BELOW FINISH GRADE
		IRRIGATION ZONES / HYDROZONES

NOTE: SEE "CIVIL SITE IMPROVEMENTS" SET BY COFFMAN ENGINEERS AND "SITE PLAN" FROM ERDMAN COMPANY.

IRRIGATION NOTES:

1. INSTALL ALL IRRIGATION COMPONENT ACCORDING TO LOCAL CODES & ORDINANCES.
2. THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS AND INSPECTIONS AS REQUIRED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY ENCROACHMENT INTO ADJACENT PROPERTY, R.O.W.'S, EASEMENTS, SETBACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL UNDERGROUND UTILITIES CONTRACTOR SHALL REPAIR/REPLACE AT NO ADDITIONAL COST TO THE OWNER, ANY DAMAGE TO UNDERGROUND UTILITIES THAT MAY OCCUR.
5. THE CONTRACTOR SHALL VERIFY THE STATIC PRESSURE, METER SIZE, SIZE OF SERVICE METER, AT EACH POINT OF CONNECTION. CONTRACTOR SHALL NOTIFY OWNER OR LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. (VERIFY IN FIELD.
6. IRRIGATION PLANS AS DRAWN SHALL BE CONSIDERED DIAGRAMMATIC. ALL PIPE, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
7. ADJUST ALL HEADS FOR MINIMUM OVER SPRAY ON NON-PLANTED AREAS AND FOR COMPLETED COVERAGE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING CONDITIONS, ADJUST FOR PLANT REQUIREMENTS.
8. FINAL LOCATION OF CONTROLLER SHALL BE APPROVED BY THE OWNER. POWER SOURCE BY OTHERS.
9. INSTALL ALL HEADS WITH TRIPLE SWING JOINTS.
10. INSTALL ALL DRIP IRRIGATION PER MANUFACTURER'S DETAILS.
11. P.O.C. INFORMATION - CONTRACTOR SHALL TIE INTO DOMESTIC WATER LINE FOR IRRIGATION WATER SUPPLY.

(E) MAIN LINE @ POC. 2"
MAXIMUM DEMAND 14 GPM
STATIC PRESSURE 60 PSI (EXISTING)
DESIGN PRESSURE 60 PSI
VERIFY EXISTING PRESSURE REGULATOR AS REQUIRED

12. BACK FLOW DEVICE SHALL BE LOCATED IN SHRUB AREA AND SCREENED WITH SHRUBS AS SHOWN IN PLAN.
13. IRRIGATION SYSTEM REQUIRED TO HAVE PRESSURE REGULATORS AND SHUT-OFF VALVE.
14. INSTALL ONLY HIGH EFFICIENCY SPRINKLERS.
15. INSTALL COMPONENTS TO WELO REQUIREMENTS.
16. WELO INSPECTION NEEDED PRIOR TO CLOSING PERMIT.
17. HAND IN WELO INSPECTION AND CERTIFICATE OF COMPLETION TO CITY OF BELMONT AND MID PENINSULA.
18. CONTACT BRANDON SPEARS TO SET UP WELO INSPECTION.

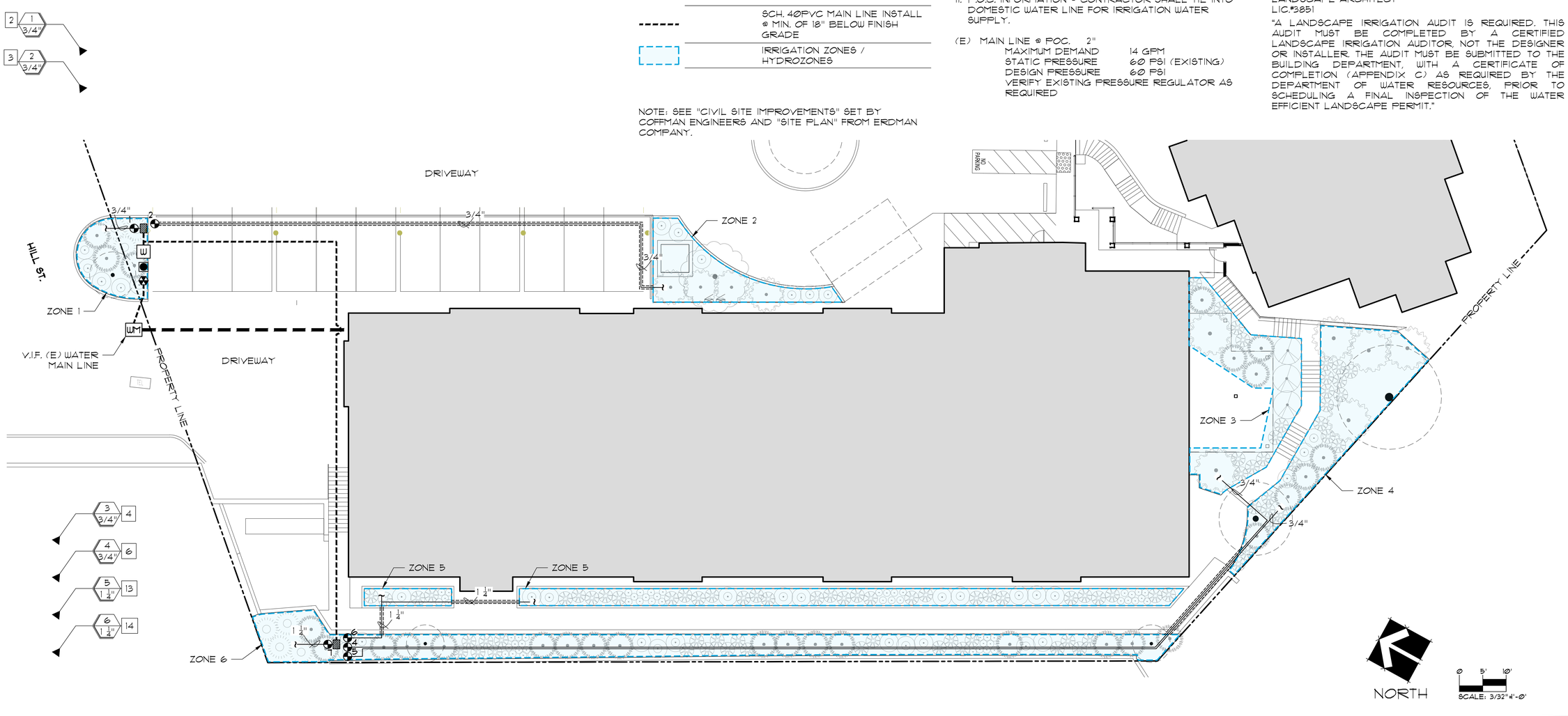
2

11-20-2023
KEITH WILLIG DATE
LANDSCAPE ARCHITECT
LIC.#3851

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

11-20-2023
KEITH WILLIG DATE
LANDSCAPE ARCHITECT
LIC.#3851

"A LANDSCAPE IRRIGATION AUDIT IS REQUIRED. THIS AUDIT MUST BE COMPLETED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR, NOT THE DESIGNER OR INSTALLER. THE AUDIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT, WITH A CERTIFICATE OF COMPLETION (APPENDIX C) AS REQUIRED BY THE DEPARTMENT OF WATER RESOURCES, PRIOR TO SCHEDULING A FINAL INSPECTION OF THE WATER EFFICIENT LANDSCAPE PERMIT."



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AMERICA HEALTHCARE REIT VISTA TERRACE OF BELMONT MEMORY CARE
1041 HILL ST. BELMONT, CA. 94002
APN: 045-15-2540

IRRIGATION PLAN

scale: 3/32"=1'-0"
date: 11/27/2023
drawn by: CM
review by: KW
revision:
1 TOWN COMMENTS 08/01/2023
2 MPWD COMMENTS 09/15/2023

notes:

LICENSED LANDSCAPE ARCHITECT
KEITH E. WILLIG
Lic. No. 3851
07-31-2024
Expires
STATE OF CALIFORNIA

SHEET NO.
L-2.1
4 OF **8** SHEETS

LAYOUT LEGEND:

SYMBOL	DESCRIPTION
	(E) TREE TO REMAIN
	(E) TREE TO REMOVE
	BIORETENTION PLANTER (SEE DETAIL ON PLAN C8.0 FROM THE "CIVIL SITE IMPROVEMENTS" PLANS FROM COFFMAN ENGINEERS.

NOTE: SEE "CIVIL SITE IMPROVEMENTS" SET BY COFFMAN ENGINEERS AND "SITE PLAN" FROM ERDMAN COMPANY.

PLANTING LIST:

TREES

SYMB.	SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	GROWTH RATE	DEER RESIST.	NATIVE	QTY
CCA	*CERCIS CANADENSIS*	EASTERN REDBUD	24" BOX	10 ' 15'	10 - 20'	VERY LOW	MODERATE	YES	YES	1

SHRUBS

SYMB.	SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	GROWTH RATE	DEER RESIST.	NATIVE	QTY
AC	*ARTEMISIA CALIFRONICA 'MONTARA'*	MONTARA SAGEBUSH	5 GAL	3-6'	1-2'	LOW	FAST	YES	YES	3
RC	*RHAMNUS CALIFORNICA*	COFFEEBERRY	5 GAL	5-15'	6-15'	LOW	MODERATE	YES	YES	11
TL	*TRICHOSTEMA LANATUM*	WOOLLY BLUE CURLS	5 GAL	10'	5'	VERY LOW	FAST	YES	YES	7

HERBACEOUS

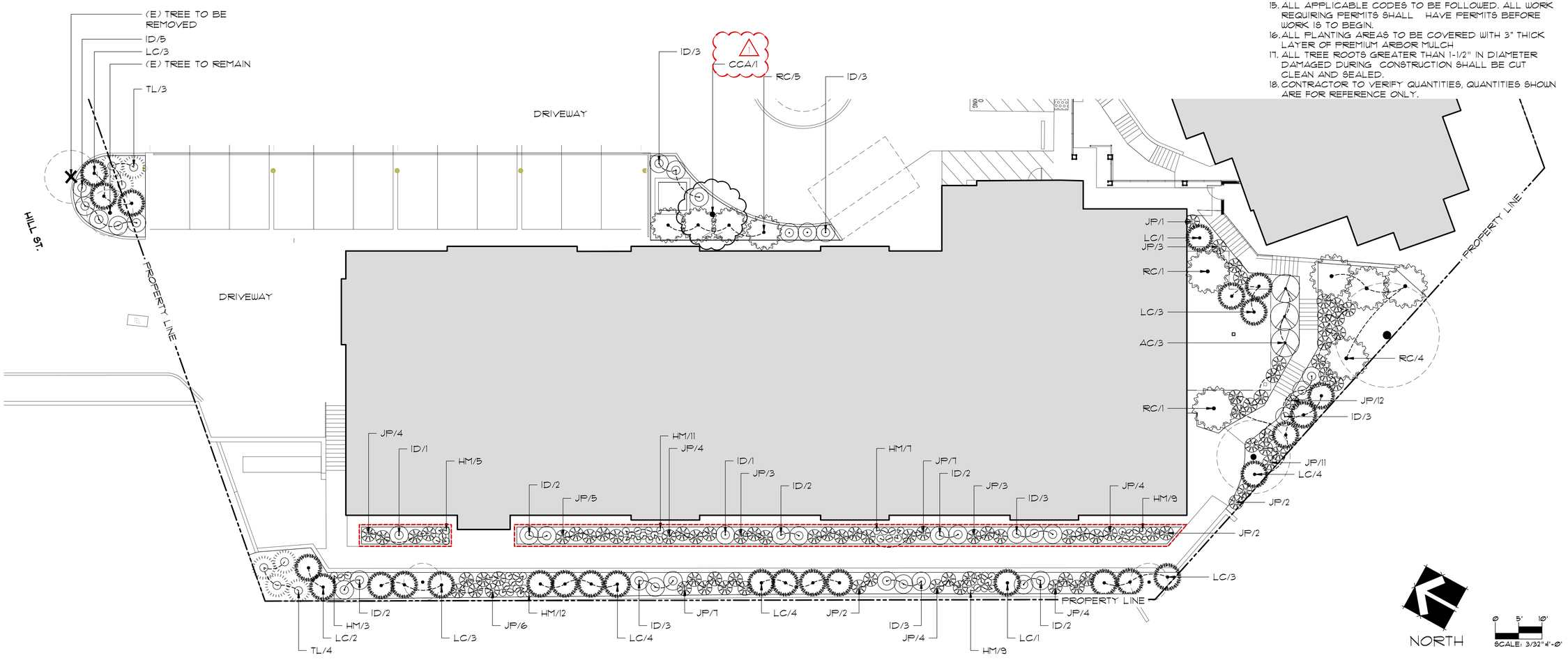
SYMB.	SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	GROWTH RATE	DEER RESIST.	NATIVE	QTY
HM	*HEUCHERA MICRANTHA*	CREVICE ALLUMROOT	1 GAL	1'	1 - 3'	MODERATE	FAST	YES	YES	56
ID	*IRIS DOUGLASIANA*	*DOUGLAS IRIS*	1 GAL	2-4'	.6-2.6'	LOW	FAST / MODERATE	YES	YES	32

GRASSES

SYMB.	SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	GROWTH RATE	DEER RESIST.	NATIVE	QTY
JP	*JUNCUS PATENS 'ELK BLUE'*	ELK BLUE CALIFORNIA GRAY BUSH	1 GAL	4-6'	2-3'	LOW	FAST	YES	YES	84
LC	*LEYMUS CONDENSATUS 'CANYON PRINCE'*	CANYON PRINCE WILD RYE	1 GAL	4-6'	2-3'	LOW	FAST	YES	YES	28

PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL EASEMENTS, UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. LANDSCAPE AREAS SHALL DRAIN AWAY FROM ALL BUILDINGS AND FACILITIES AT 2% MIN. FOR 5' AS PER DRAINAGE PLAN. FOLLOW ALL DRAINAGE PLANS.
4. ALL PLANT MATERIAL SHALL BE OF NURSERY QUALITY AND BE GUARANTEED FOR THREE MONTHS.
5. ALL PLANT MATERIAL SHALL BE APPROVED FOR QUALITY BY THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER.
7. SOIL PREPARATION:
   -ROTOTILL THE FOLLOWING AMENDMENTS 10" INTO THE SOIL AT RATES INDICATED FOR ALL PLANTING AREA AND SOD AREAS: 1 POUND OF IRON SULFATE PER CUBIC YARD OF BACKFILL.
8. A SITE SPECIFIC SOIL, ANALYSIS SHOULD BE FOLLOWED BY CONTRACTOR PER WELO REQUIREMENT.
9. EXCAVATE PLANTING PITS AT LEAST TWICE AS WIDE AS THE DIAMETER OF THE ROOTBALL.
10. SOIL IMMEDIATELY BELOW THE ROOTBALL SHOULD BE LEFT UNDISTURBED TO PROVIDE SUPPORT, BUT THE SIDES AND THE BOTTOM AROUND THE SIDE SHOULD BE CULTIVATED TO IMPROVE POROSITY.
11. THE TOP OF THE ROOTBALL SHOULD BE AT OR SLIGHTLY ABOVE FINAL GRADE.
12. ALL PLANTS SHALL HAVE A 2" MIN. WATERING BERM AROUND THEM.
13. TREES ARE TO BE STAKED WITH A MIN. 2"X2"X REQUIRED HEIGHT STAKE AND TIED TO INSURE VERTICAL GROWTH.
14. ALL PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
15. ALL APPLICABLE CODES TO BE FOLLOWED. ALL WORK REQUIRING PERMITS SHALL HAVE PERMITS BEFORE WORK IS TO BEGIN.
16. ALL PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF PREMIUM ARBOR MULCH
17. ALL TREE ROOTS GREATER THAN 1-1/2" IN DIAMETER DAMAGED DURING CONSTRUCTION SHALL BE CUT CLEAN AND SEALED.
18. CONTRACTOR TO VERIFY QUANTITIES, QUANTITIES SHOWN ARE FOR REFERENCE ONLY.



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1041 HILL ST. BELMONT, CA. 94002
APN: 045-15-2540

PLANTING PLAN

scale:	3/32"=1'-0"
date:	11/27/2023
drawn by:	CM
review by:	KW

revision:
1 TOWN COMMENTS 08/01/2023
2 MPWD COMMENTS 09/15/2023

notes:

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SHEET NO.
L-3.0
5 OF 8 SHEETS

LEGEND:

SYMBOL	DESCRIPTION
N	CALIFORNIA NATIVE
DT	DROUGHT TOLERANT
DR	DEER RESISTANT

TREES



EASTERN REDBUD
Cercis canadensis
N - DT - DR

SHRUBS



MONTARA SAGEBUSH
Artemisia californica 'Montara'
N - DT - DR



COFFEEBERRY
Rhamnus californica
N - DT

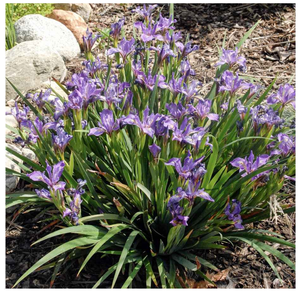


WOOLLY BLUE CURLS
Trichostema lanatum
N - DT - DR

HERBACEOUS



CREVICE ALLUMROOT
Heuchera micrantha
N - DR



DOUGLAS IRIS
Iris douglasiana
N - DT - DR

GRASSES



ELK BLUE CALIFORNIA GRAY BUSH
Juncus patens 'Elk blue'
N - DT - DR



CANYON PRINCE WILD RYE
Leymus condensatus 'Canyon Prince'
N - DT - DR

VINES



CALIFORNIA HONEYSUCKLE
Lonicera hispidula
N - DT - DR

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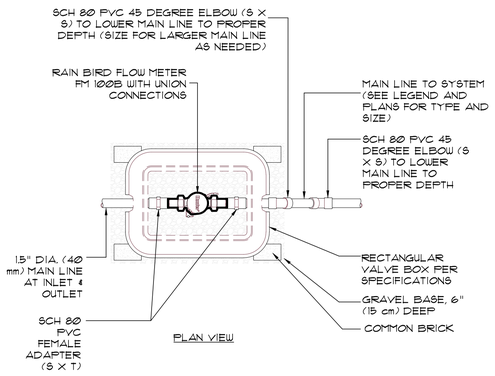
PLANTING PALETTE

scale: NA
date: 11/27/2023
drawn by: CM
review by: KW
revision:
1 TOWN COMMENTS 08/01/2023
2 MPWD COMMENTS 09/15/2023

notes:

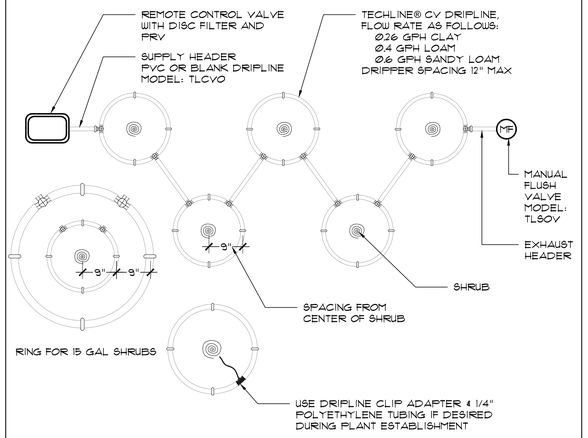
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SHEET NO.
L-3.1
6 OF **8** SHEETS

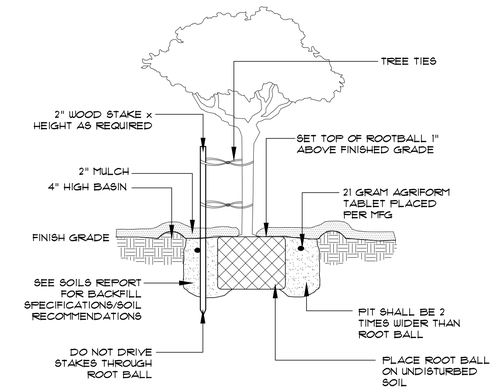


INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.
OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA.
INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.

7 IRRIGATION FLOW METER NTS



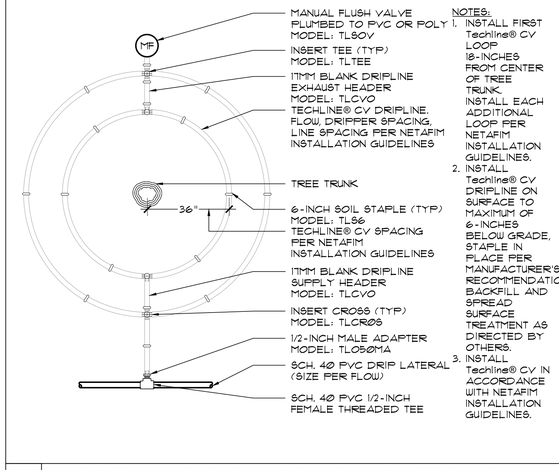
4 1, 5 & 15 GAL SHRUB RING IRRIGATION NTS



NOTES:

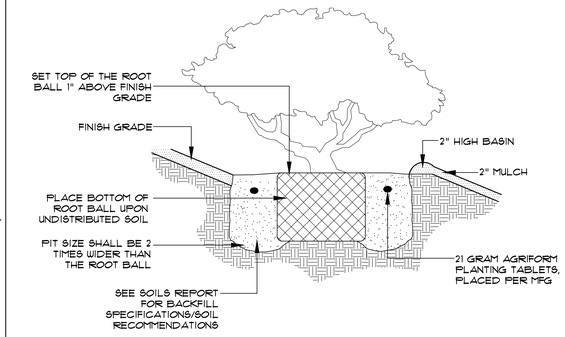
1. STAKES TO BE SET INTO UNDISTURBED SOIL.
2. TREE TIES MADE OF FLEXIBLE MATERIAL, TIED (FIGURE 8 PATTERN) JUST ABOVE POINT WHERE TREE BENDS NATURALLY WHEN HELD BY HAND. DO NOT ALLOW TREE TO RUB AGAINST STAKES
3. USE 1 STAKE FOR 15 GALLON TREE, 2 FOR 24" & 36"

1 TYPICAL TREE PLANTING NTS

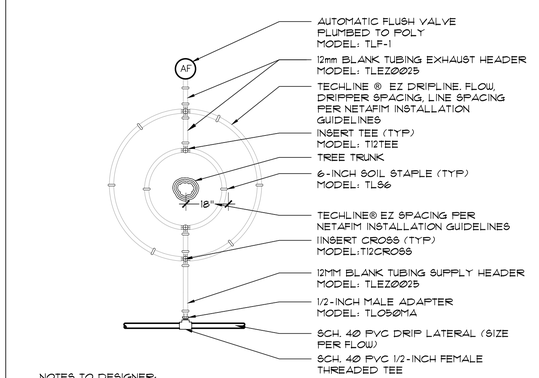


NOTES:
1. INSTALL FIRST Techline® CV LOOP 18-INCHES FROM CENTER OF TREE TRUNK. INSTALL EACH ADDITIONAL LOOP PER NETAFIM INSTALLATION GUIDELINES.
2. INSTALL Techline® CV DRIPLINE ON SURFACE TO MAXIMUM OF 6-INCHES BELOW GRADE, STAPLE IN PLACE PER MANUFACTURER'S RECOMMENDATIONS, BACKFILL AND SPREAD SURFACE TREATMENT AS DIRECTED BY OTHERS.
3. INSTALL Techline® CV IN ACCORDANCE WITH NETAFIM INSTALLATION GUIDELINES.

5 EXISTING TREE RING IRRIGATION NTS

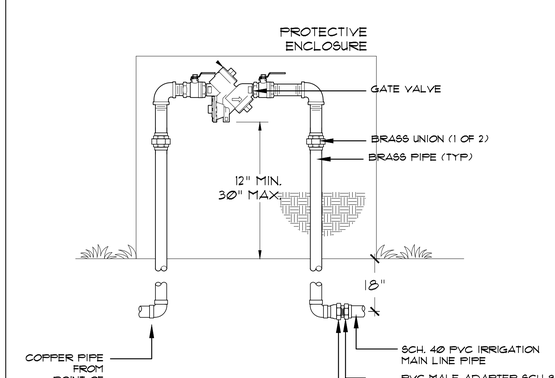


2 TYPICAL SHRUB PLANTING NTS



NOTES TO DESIGNER:
1. INSTALL FIRST TECHLINE® EZ LOOP 18-INCHES FROM CENTER OF TREE TRUNK. INSTALL EACH ADDITIONAL LOOP PER NETAFIM INSTALLATION GUIDELINES.
2. INSTALL TECHLINE® EZ DRIPLINE ON SURFACE TO MAXIMUM OF 6-INCHES BELOW GRADE, STAPLE IN PLACE PER MANUFACTURER'S RECOMMENDATIONS, BACKFILL AND SPREAD SURFACE TREATMENT AS DIRECTED BY OTHERS.
3. INSTALL TECHLINE® EZ IN ACCORDANCE WITH NETAFIM INSTALLATION GUIDELINES.
4. FOR ON SURFACE APPLICATION.

6 24&36 BOX TREE RING IRRIGATION NTS



NOTES:
1. INSTALL ACCORDING TO MANUF'S SPECS
2. INSTALL BACKFLOW PREVENTER AS REQ BY LOCAL CODES AND HEALTH DEPT
3. VERIFY LOCAL REQ'S PRIOR TO INSTALLATION

3 BACKFLOW PREVENTER (N) NTS

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APN: 045-15-2540

PLANTING AND IRRIGATION DETAILS

scale:	NA
date:	11/27/2023
drawn by:	CM
review by:	KW

revision:
1. TOWN COMMENTS 08/01/2023
2. MPWD COMMENTS 09/15/2023

notes:

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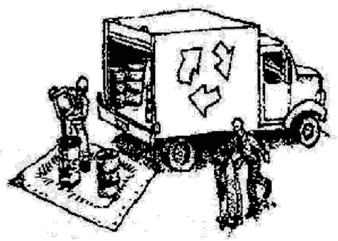
SHEET NO.
L-5.0
7 OF **8** SHEETS

Construction Best Management Practices (BMPs)

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

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



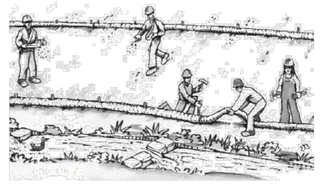
Maintenance and Parking

- ❑ 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 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, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) 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).

Earthwork & Contaminated Soils



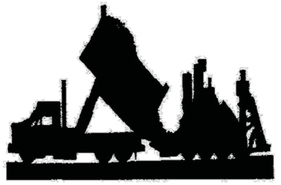
Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ 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 before fresh pavement will have time to cure.
- ❑ 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

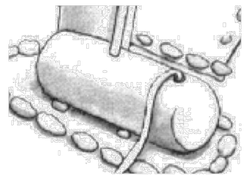
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



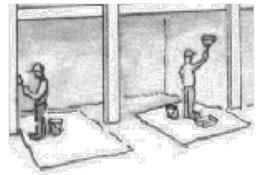
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a 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 residue and unusable thinner/solvents as hazardous waste.

Paint removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of 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.

Landscape Materials



- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to $10,000 per day!

Keith Willig
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(P) 650.326.2294
License #3851

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TERRACE OF BELMONT MEMORY CARE
1041 HILL ST. BELMONT. CA. 94002
APN: 045-15-2540

BEST MANAGEMENT PRACTICES

scale:	NA
date:	11/27/2023
drawn by:	CM
review by:	KW

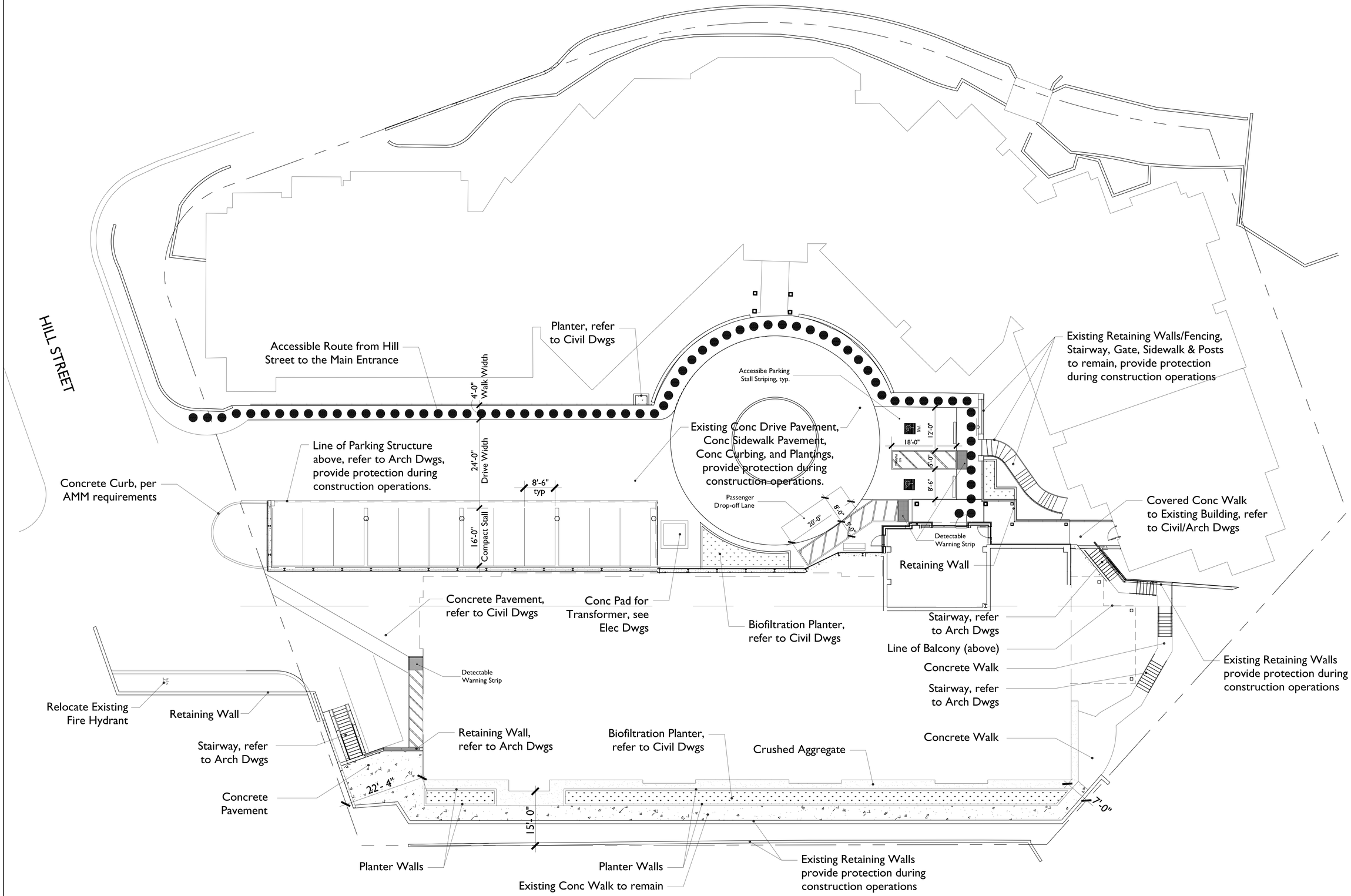
revision:
1 TOWN COMMENTS 08/01/2023
2 MPWD COMMENTS 09/15/2023

notes:

LICENSED LANDSCAPE ARCHITECT
KEITH E. WILLIG
Lic. No. 3851
07-31-2024
Expires
STATE OF CALIFORNIA

SHEET NO.
L-6.0
8 OF 8 SHEETS

677



1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'

0 5' 10' 20'

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BELMONT, CA

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7	PERMIT / ZONING RESUBMITTAL	11-27-2023
6	FOR PERMIT	07-28-2023
5	ZONING RESUBMITTAL	06-28-2023
4	ZONING APPLICATION SET	02-08-2023
3	DESIGN DEVELOPMENT SET	02-02-2023
2	ZONING PRE-APPLICATION SET	12-21-2022
1	SCHEMATIC DESIGN SET	11-09-2022

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Sheet Name
ARCHITECTURAL SITE PLAN

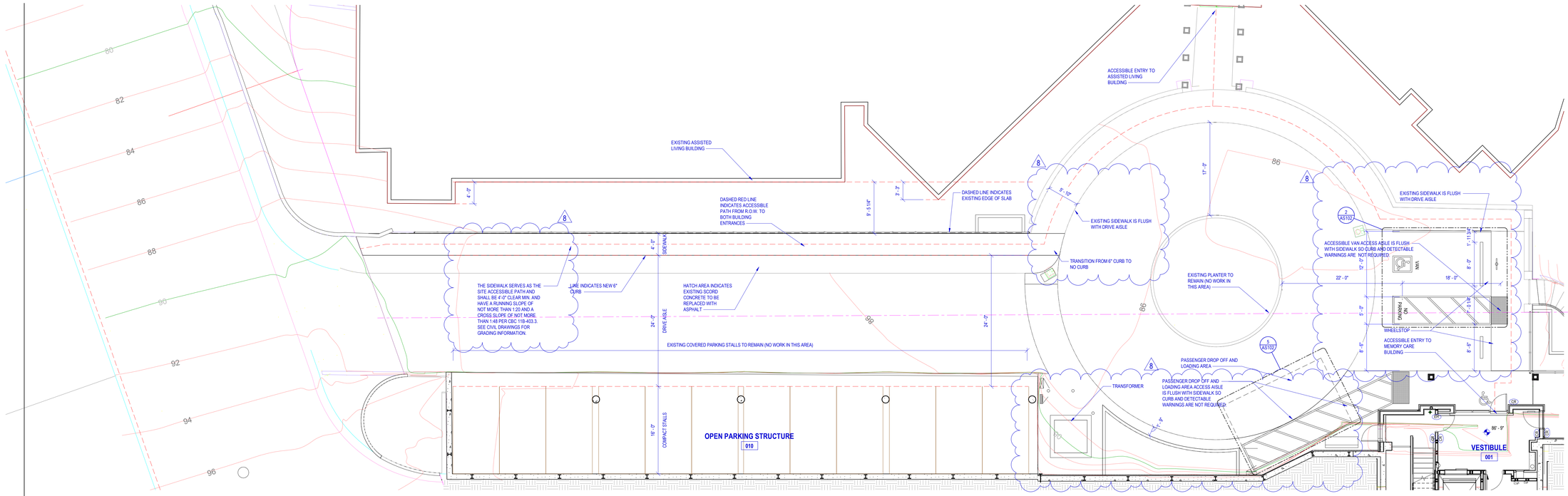
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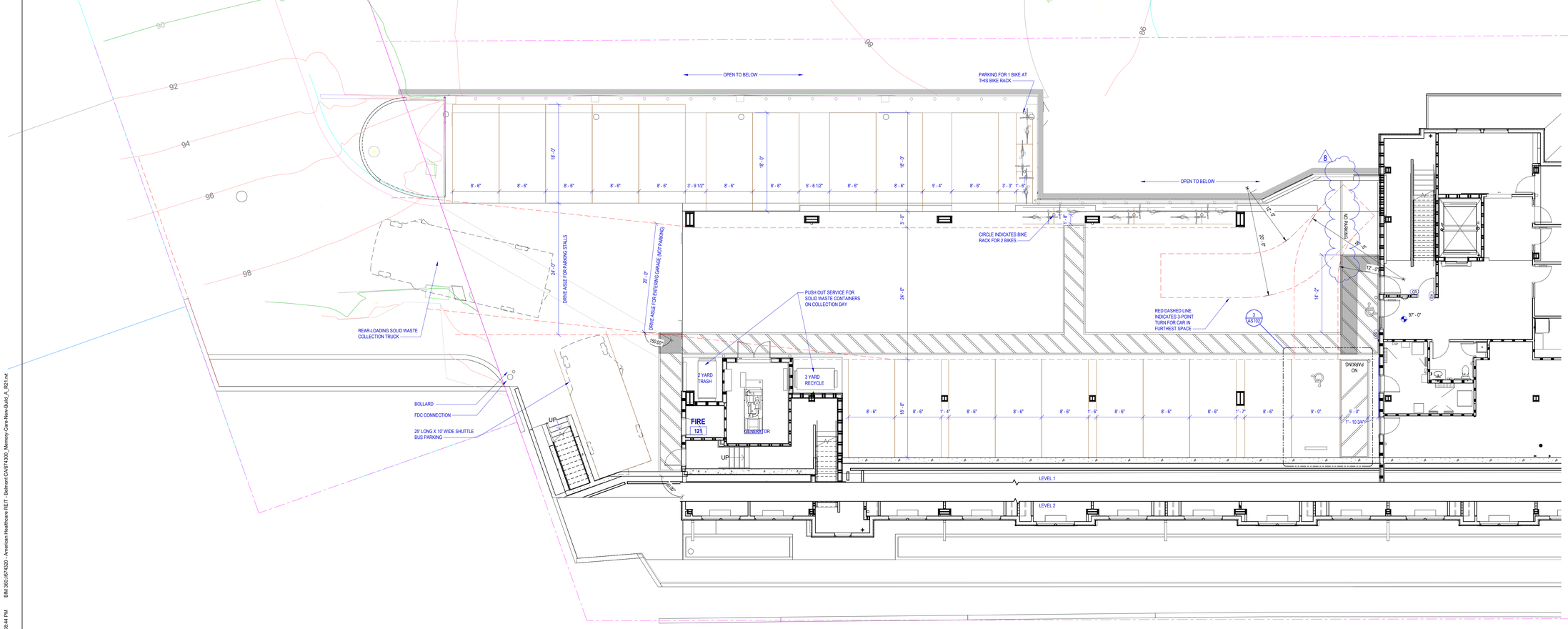
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2 LEVEL LL - LOWER LEVEL PARKING AND LAYOUT PLAN

SCALE: 1/8" = 1'-0"



1 LEVEL 1 - UPPER LEVEL PARKING AND LAYOUT PLAN

SCALE: 1/8" = 1'-0"

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PARKING AND LAYOUT PLAN

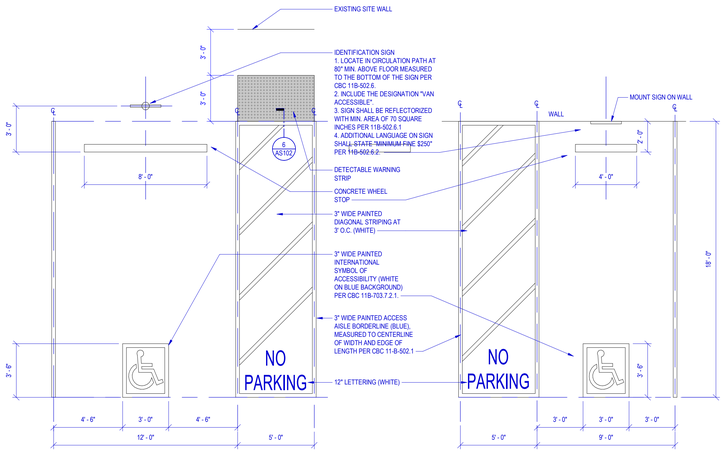
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Sheet Number
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2 ACCESSIBLE VAN STALL

SCALE: 1/4" = 1'-0"

3 ACCESSIBLE PARKING STALL

SCALE: 1/4" = 1'-0"

1. PROVIDE SIGN BELOW INTERNATIONAL SYMBOL OF ACCESSIBILITY THAT STATES "MINIMUM FINE $250" PER 11B-502.6.2

2. PROVIDE PARKING SPACE IDENTIFICALTION SIGN VISIBLE FROM EACH PARKING SPACE PER 11B-502.6.3. SIGNS HSALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF HTE PARKING SPACE. SIGNS MAY ALSO BE PERMENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE.

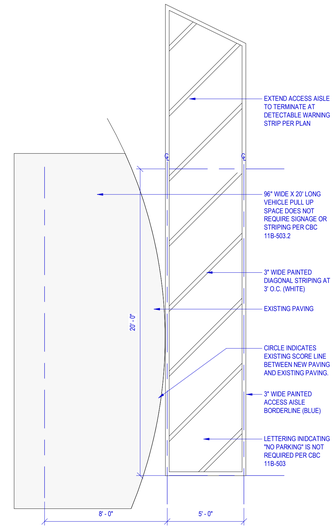
3. PROVIDE SURFACE IDENTIFICATION COMPLYING WITH EITHER SECTION 11B-502.6.4.1 OR 11B-502.6.4.2 AT EACH ACCESSIBLE CAR AND VAN SPACE

11B-502.6.4.1 - THE PARKING SPACE SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH SECTION 11B-703.7.2.1 IN WHITE ON A BLUE BACKGROUND A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH. THE CENTERLINE OF THE ISA SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SAPCE. ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH , THE END OF THE PARKING SPACE LENGTH.

11B-502.6.4.2 - THE PARKING SPACE SHALL BE OUTLINED IN BLUE OR PAINTED BLUE AND SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OR ACCESSIBILIEY TCOMPLYING WITH SECTION 11B-703.7.2.1 A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH IN WHITE OR A SUIABLE CONTRASTING COLOR. THE CENTERLINE OF THE ISA SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SAPCE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH , THE END OF THE PARKING SPACE LENGTH.

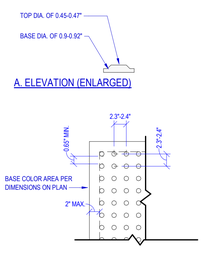
4 ACCESSIBLE PARKING STALL NOTES

SCALE: 1/4" = 1'-0"



5 PASSENGER DROP OFF AND LOADING SPACE

SCALE: 1/4" = 1'-0"

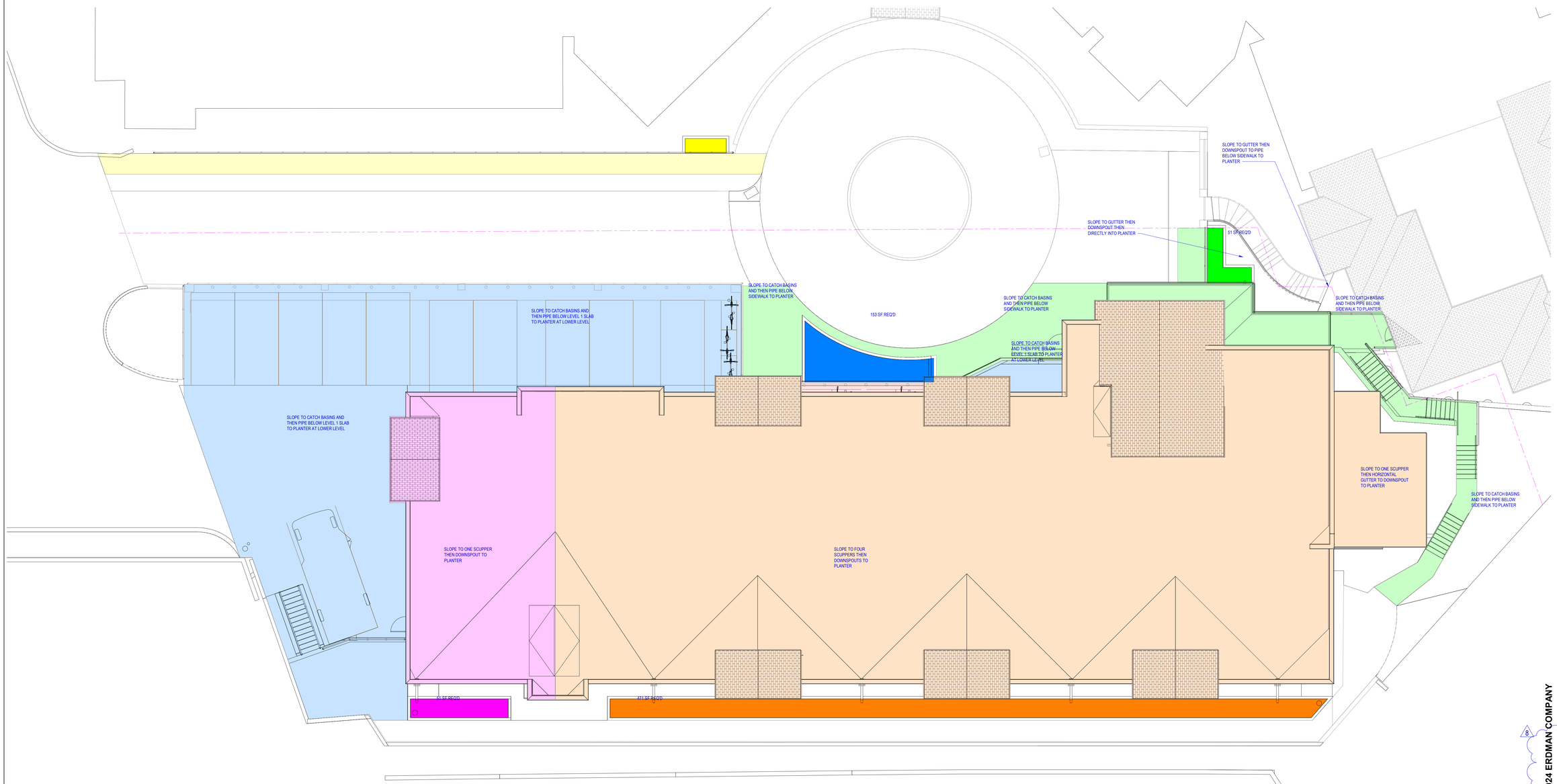


PROVIDE DETECTABLE WARNINGS AT BLENDED TRANSITIONS PER CBC 11B-247.1.2.5 & 11B-705:

1. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCH MINIMUM AND 0.92 INCH MAXIMUM, A TOP DIAMETER OF 0.45 INCH MINIMUM AND 0.47 INCH MAXIMUM, AND A HEIGHT OF 0.2 INCH.
2.TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 2.3 INCHES MINIMUM AND 2.4 INCHES MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCH MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
3.DETECTABLE WARNING SURFACES SHALL COMPLY WITH SECTION 11B-705.1.1.3.1. THE MATERIAL USED TO COMPLY WITH THIS SECTION SHALL BE AN INTEGRAL PART OF THE DETECTABLE WARNING SURFACE.
4. DETECTABLE WARNING SURFACES SHALL BE YELLOW AND APPROXIMATE 33538 OF SAE AMSSTD-595A.
5.DETECTABLE WARNING SURFACES SHALL PROVIDE A 70 PERCENT MINIMUM VISUAL CONTRAST WITH ADJACENT WALKING SURFACES. CONTRAST IN PERCENT SHALL BE DETERMINED BY:
CONTRAST PERCENT = [(B1-B2)/(B1) + 100 WHERE
B1 = LIGHT REFLECTANCE VALUE (LRV) OF THE LIGHTER AREA AND
B2 = LIGHT REFLECTANCE VALUE (LRV) OF THE DARKER AREA.
EXCEPTION: WHERE THE DETECTABLE WARNING SURFACE DOES NOT PROVIDE A 70 PERCENT MINIMUM CONTRAST WITH ADJACENT WALKING SURFACES, A 1-INCH (25 MM) WIDE MINIMUM VISUALLY CONTRASTING SURFACE SHALL SEPARATE THE DETECTABLE WARNING FROM ADJACENT WALKING SURFACES. THE VISUALLY CONTRASTING SURFACE SHALL CONTRAST WITH BOTH THE DETECTABLE WARNING AND ADJACENT WALKING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
6. DETECTABLE WARNING SURFACES SHALL DIFFER FROM ADJOINING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.
7. DETECTABLE WARNINGS AT BLENDED TRANSITIONS SHALL BE 36 INCHES IN WIDTH.

6 DETECTABLE WARNING STRIP

SCALE: 1" = 1'-0"



1 OVERALL STORMWATER ROUTING DIAGRAM

SCALE: 1/8" = 1'-0"

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Sheet Name
SITE DETAILS & STORMWATER TREATMENT DIAGRAM

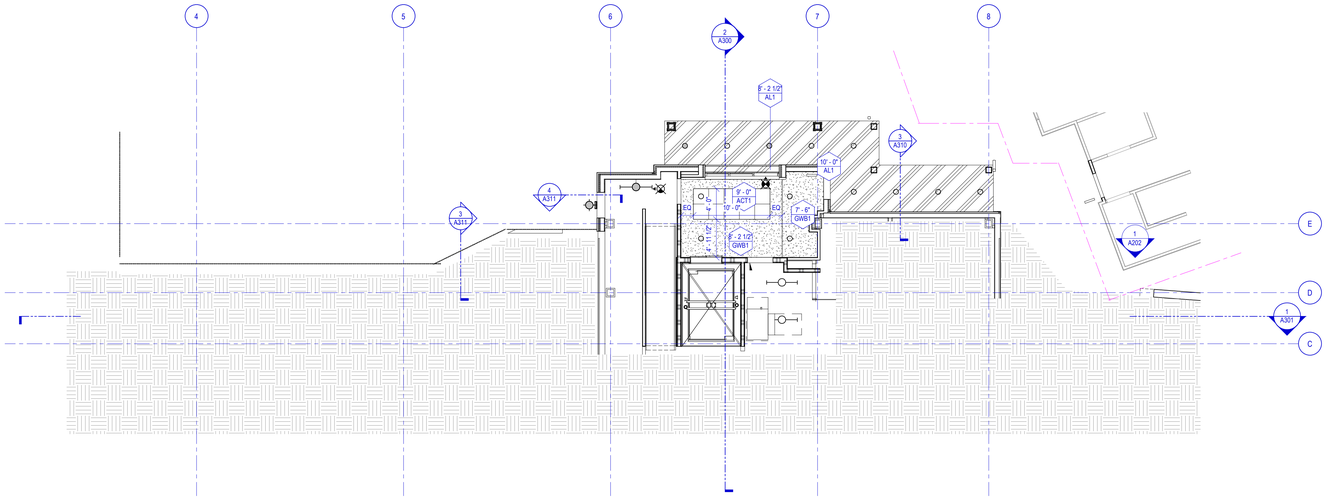
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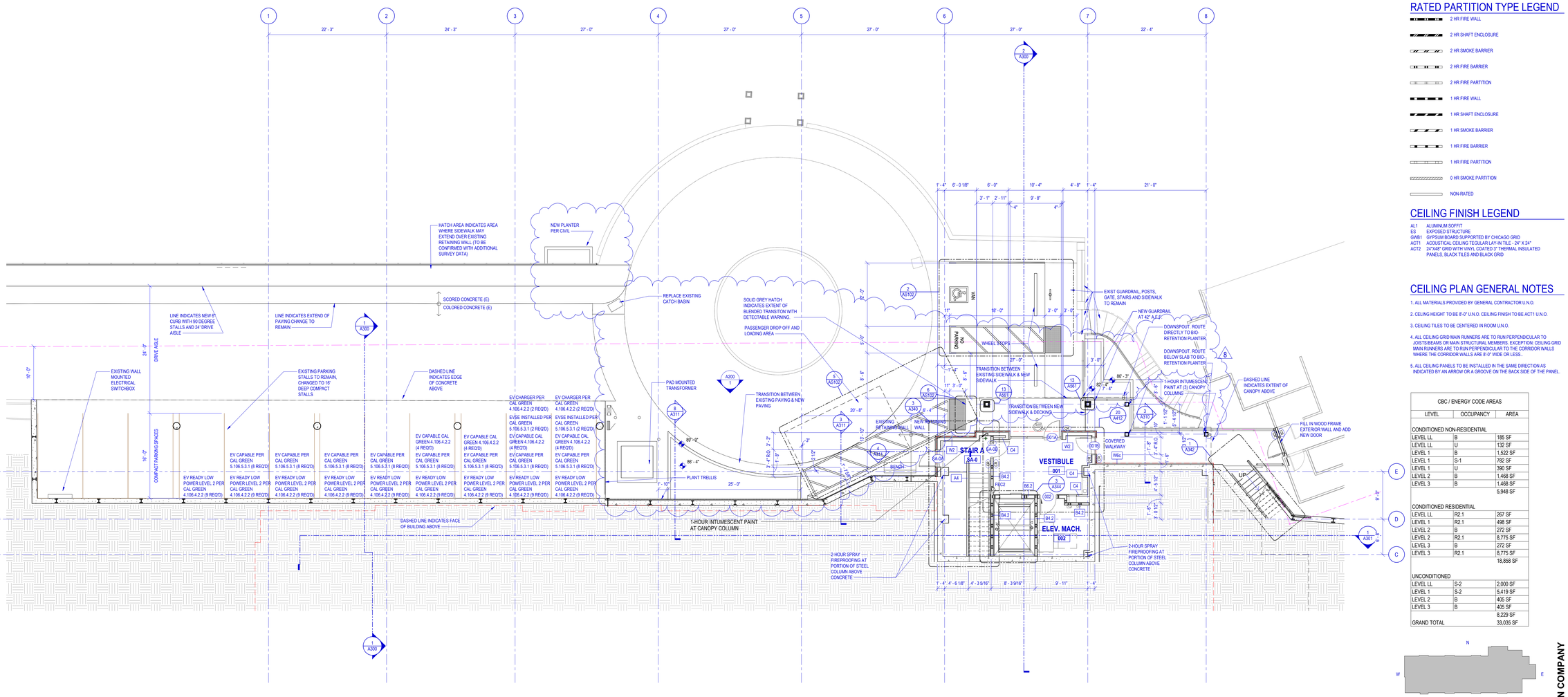
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2 LEVEL LL REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"



1 LEVEL LL - FLOOR PLAN

SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. PROVIDE BLOCKING/STRAPPING AS REQUIRED AT WALL MOUNTED EQUIPMENT; COORDINATE WITH MANUFACTURER. BLOCKING TO BE FIRE RETARDANT LUMBER.
2. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD U.N.O.
3. NOT USED.
4. EQUIPMENT SIZES MAY VARY BY MANUFACTURER. VERIFY SIZES PRIOR TO INSTALLATION.
5. PROVIDE REQUIRED SUPPORT FOR CEILING MOUNTED EQUIPMENT; COORDINATE WITH MANUFACTURER AND STRUCTURAL.
6. WALL PENETRATIONS TO COMPLY WITH RATED WALL ASSEMBLY REGULATIONS. SEE FLOOR PLANS AND DETAILS FOR WALL TYPES AND LOCATIONS.
7. COORDINATE LOCATIONS AND HEIGHTS OF RECEPTACLES WITH ELECTRICAL.
8. COORDINATE LOCATIONS OF FIXTURES, ETC. WITH PLUMBING.
9. DRAIN LOCATIONS TO BE DEPRESSED 2" BELOW TYPICAL SLAB ELEVATION. SLAB TO SLOPE TOWARDS DRAIN AT MINIMUM 1/4" PER FOOT U.N.O.
10. REFER TO SHEETS DETAILING ACOUSTIC ASSEMBLIES AND PROVIDE REQUIRED PROTECTIVES AS REQUIRED TO MAINTAIN CODE MANDATED "STC" RATINGS.
11. PLACE INTERIOR GYPSUM CONTROL JOINTS PER ASTM C840. ALIGN JOINTS WITH THE OUTSIDE EDGE OF A DOOR JAMB U.N.O.
12. RADIUS CORNERS (1" MIN) AT EXPOSED COUNTERTOP EDGES.
13. SEE WALL PROTECTION PLANS FOR CORNER GUARD AND SHEET PROTECTION LOCATIONS.
14. COORDINATE COUNTERTOP GROMMET LOCATIONS AT ALL KNEE SPACES.

FLOOR PLAN LEGEND

FEC1	FIRE EXTINGUISHER CABINET, NON-RATED, SURFACE MOUNTED	10520.000
FEC2	FIRE EXTINGUISHER CABINET, ONE OR TWO HOUR RATED	10520.000

RATED PARTITION TYPE LEGEND

- 2 HR FIRE WALL
- 2 HR SHAFT ENCLOSURE
- 2 HR SMOKE BARRIER
- 2 HR FIRE BARRIER
- 2 HR FIRE PARTITION
- 1 HR FIRE WALL
- 1 HR SHAFT ENCLOSURE
- 1 HR SMOKE BARRIER
- 1 HR FIRE BARRIER
- 1 HR FIRE PARTITION
- 0 HR SMOKE PARTITION
- NON-RATED

CEILING FINISH LEGEND

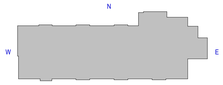
AL1	ALUMINUM SOFFIT
ES	EXPOSED STRUCTURE
GWB1	GYPSUM BOARD SUPPORTED BY CHICAGO GRID
ACT1	ACOUSTICAL CEILING TEGULAR LAY-IN TILE - 24" X 24"
ACT2	24"X48" GRID WITH VINYL COATED 3" THERMAL INSULATED PANELS, BLACK TILES AND BLACK GRID

CEILING PLAN GENERAL NOTES

1. ALL MATERIALS PROVIDED BY GENERAL CONTRACTOR U.N.O.
2. CEILING HEIGHT TO BE 8'-0" U.N.O. CEILING FINISH TO BE ACT1 U.N.O.
3. CEILING TILES TO BE CENTERED IN ROOM U.N.O.
4. ALL CEILING GRID MAIN RUNNERS ARE TO RUN PERPENDICULAR TO JOISTS/BEAMS OR MAIN STRUCTURAL MEMBERS. EXCEPTION: CEILING GRID MAIN RUNNERS ARE TO RUN PERPENDICULAR TO THE CORRIDOR WALLS WHERE THE CORRIDOR WALLS ARE 8'-0" WIDE OR LESS...
5. ALL CEILING PANELS TO BE INSTALLED IN THE SAME DIRECTION AS INDICATED BY AN ARROW OR A GROOVE ON THE BACK SIDE OF THE PANEL.

CBC / ENERGY CODE AREAS

LEVEL	OCCUPANCY	AREA
CONDITIONED NON-RESIDENTIAL		
LEVEL LL	B	185 SF
LEVEL LL	U	132 SF
LEVEL 1	B	1,522 SF
LEVEL 1	S-1	782 SF
LEVEL 1	U	390 SF
LEVEL 2	B	1,468 SF
LEVEL 3	B	1,468 SF
		5,948 SF
CONDITIONED RESIDENTIAL		
LEVEL LL	R2.1	267 SF
LEVEL 1	R2.1	498 SF
LEVEL 2	B	272 SF
LEVEL 2	R2.1	8,775 SF
LEVEL 3	B	272 SF
LEVEL 3	R2.1	8,775 SF
		18,858 SF
UNCONDITIONED		
LEVEL LL	S-2	2,000 SF
LEVEL 1	S-2	5,419 SF
LEVEL 2	B	405 SF
LEVEL 3	B	405 SF
		8,229 SF
GRAND TOTAL		33,035 SF



BUILDING KEYPLAN: PROJECT NORTH INDICATED

TRUE NORTH

SCALE: 1/8" = 1'-0"

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BELMONT, CA

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LEVEL LL - OVERALL FLOOR PLAN & REFLECTED CEILING PLAN

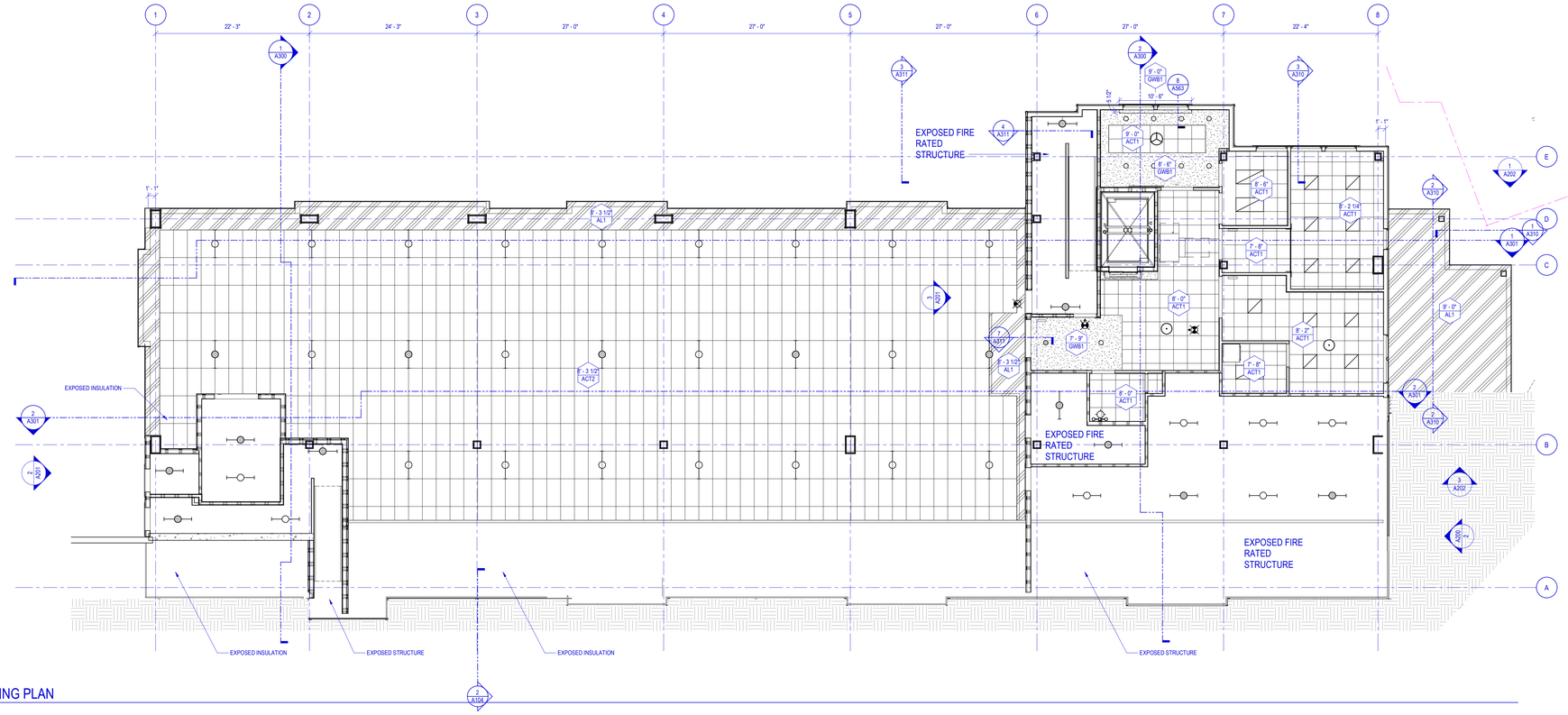
Drn:DPerrault Chk:IWallace

Sheet Number

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2 LEVEL 1 REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. PROVIDE BLOCKING/STRAPPING AS REQUIRED AT WALL MOUNTED EQUIPMENT; COORDINATE WITH MANUFACTURER. BLOCKING TO BE FIRE RETARDANT LUMBER.
2. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD U.N.O.
3. NOT USED.
4. EQUIPMENT SIZES MAY VARY BY MANUFACTURER. VERIFY SIZES PRIOR TO INSTALLATION.
5. PROVIDE REQUIRED SUPPORT FOR CEILING MOUNTED EQUIPMENT; COORDINATE WITH MANUFACTURER AND STRUCTURAL.
6. WALL PENETRATIONS TO COMPLY WITH RATED WALL ASSEMBLY REGULATIONS. SEE FLOOR PLANS AND DETAILS FOR WALL TYPES AND LOCATIONS.
7. COORDINATE LOCATIONS AND HEIGHTS OF RECEPTACLES WITH ELECTRICAL.
8. COORDINATE LOCATIONS OF FIXTURES, ETC. WITH PLUMBING.
9. DRAIN LOCATIONS TO BE DEPRESSED 2" BELOW TYPICAL SLAB ELEVATION. SLAB TO SLOPE TOWARDS DRAIN AT MINIMUM 1/4" PER FOOT U.N.O.
10. REFER TO SHEETS DETAILING ACOUSTIC ASSEMBLIES AND PROVIDE REQUIRED PROTECTIVES AS REQUIRED TO MAINTAIN CODE MANDATED "STC" RATINGS.
11. PLACE INTERIOR GYPSUM CONTROL JOINTS PER ASTM C840. ALIGN JOINTS WITH THE OUTSIDE EDGE OF A DOOR JAMB U.N.O.
12. RADIUS CORNERS (1" MIN) AT EXPOSED COUNTERTOP EDGES.
13. SEE WALL PROTECTION PLANS FOR CORNER GUARD AND SHEET PROTECTION LOCATIONS.
14. COORDINATE COUNTERTOP GROMMET LOCATIONS AT ALL KNEE SPACES.

FLOOR PLAN LEGEND

FEC1	FIRE EXTINGUISHER CABINET, NON-RATED, SURFACE MOUNTED	10520.000
FEC2	FIRE EXTINGUISHER CABINET, ONE OR TWO HOUR RATED	10520.000

RATED PARTITION TYPE LEGEND

- 2 HR FIRE WALL
- 2 HR SHAFT ENCLOSURE
- 2 HR SMOKE BARRIER
- 2 HR FIRE BARRIER
- 2 HR FIRE PARTITION
- 1 HR FIRE WALL
- 1 HR SHAFT ENCLOSURE
- 1 HR SMOKE BARRIER
- 1 HR FIRE BARRIER
- 1 HR FIRE PARTITION
- 0 HR SMOKE PARTITION
- NON-RATED

CEILING FINISH LEGEND

AL1	ALUMINUM SOFFIT
ES	EXPOSED STRUCTURE
GWB1	GYPSUM BOARD SUPPORTED BY CHICAGO GRID
ACT1	ACOUSTICAL CEILING TEGULAR LAY-IN TILE - 24" X 24"
ACT2	24"X48" GRID WITH VINYL COATED 3" THERMAL INSULATED PANELS, BLACK TILES AND BLACK GRID

CEILING PLAN GENERAL NOTES

1. ALL MATERIALS PROVIDED BY GENERAL CONTRACTOR U.N.O.
2. CEILING HEIGHT TO BE 8'-0" U.N.O. CEILING FINISH TO BE ACT1 U.N.O.
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5. ALL CEILING PANELS TO BE INSTALLED IN THE SAME DIRECTION AS INDICATED BY AN ARROW OR A GROOVE ON THE BACK SIDE OF THE PANEL.

CBC / ENERGY CODE AREAS

LEVEL	OCCUPANCY	AREA
CONDITIONED NON-RESIDENTIAL		
LEVEL LL	B	185 SF
LEVEL LL	U	132 SF
LEVEL 1	B	1,522 SF
LEVEL 1	S-1	782 SF
LEVEL 1	U	390 SF
LEVEL 2	B	1,468 SF
LEVEL 3	B	1,468 SF
		5,948 SF
CONDITIONED RESIDENTIAL		
LEVEL LL	R2.1	267 SF
LEVEL 1	R2.1	498 SF
LEVEL 2	B	272 SF
LEVEL 2	R2.1	8,775 SF
LEVEL 3	B	272 SF
LEVEL 3	R2.1	8,775 SF
		18,858 SF
UNCONDITIONED		
LEVEL LL	S-2	2,000 SF
LEVEL 1	S-2	5,419 SF
LEVEL 2	B	405 SF
LEVEL 3	B	405 SF
		8,229 SF
GRAND TOTAL		33,035 SF

BUILDING KEYPLAN: PROJECT NORTH INDICATED

TRUE NORTH

SCALE: 1/8" = 1'-0"

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AMERICAN HEALTHCARE REIT VISTA TERRACE OF BELMONT MEMORY CARE

BELMONT, CA

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No.	Description	Date
8	PERMIT / ZONING RESUBMITTAL	03-21-2024
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3	DESIGN DEVELOPMENT SET	02-02-2023
2	ZONING PRE-APPLICATION SET	12-21-2022
1	SCHEMATIC DESIGN SET	11-09-2022

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3.21.24

Sheet Name
LEVEL 1 - OVERALL FLOOR PLAN & REFLECTED CEILING PLAN

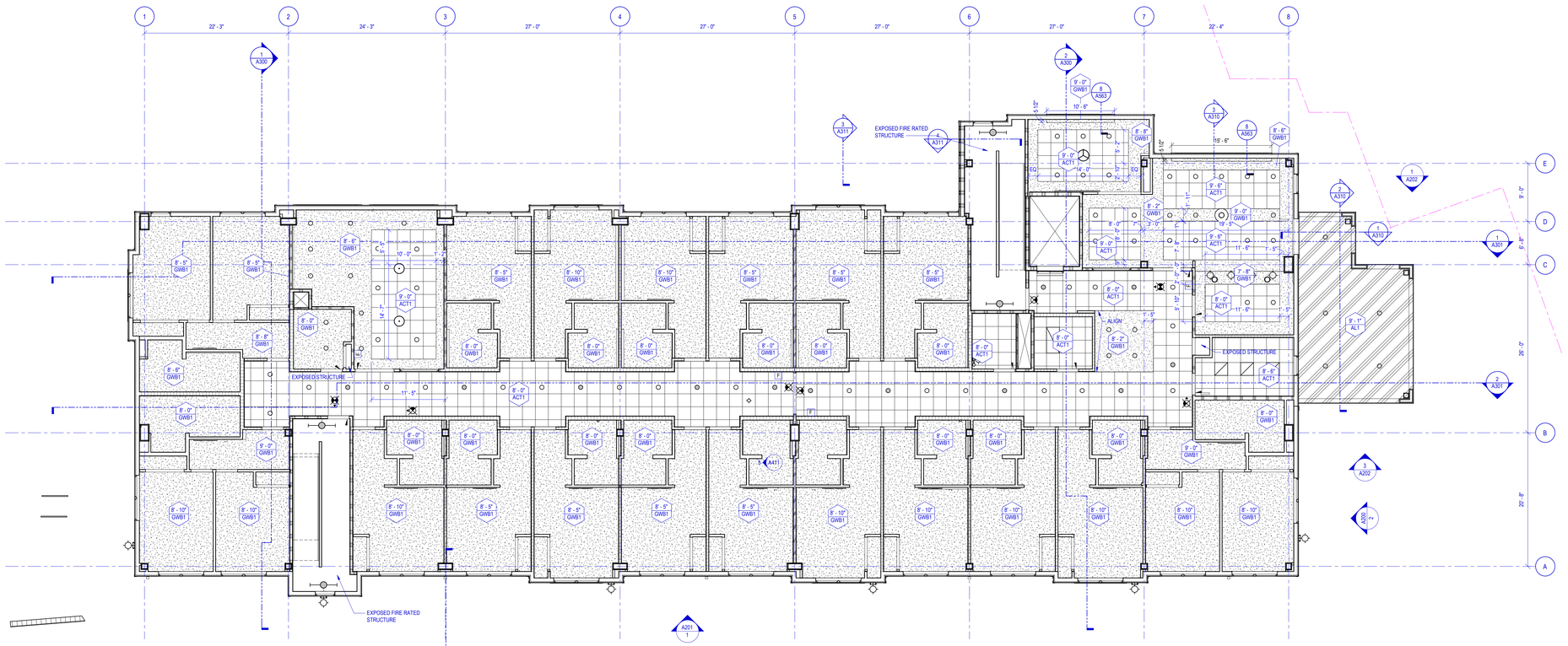
Drn:DPerrault Chk:IWallace

Sheet Number
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JOB # 674300

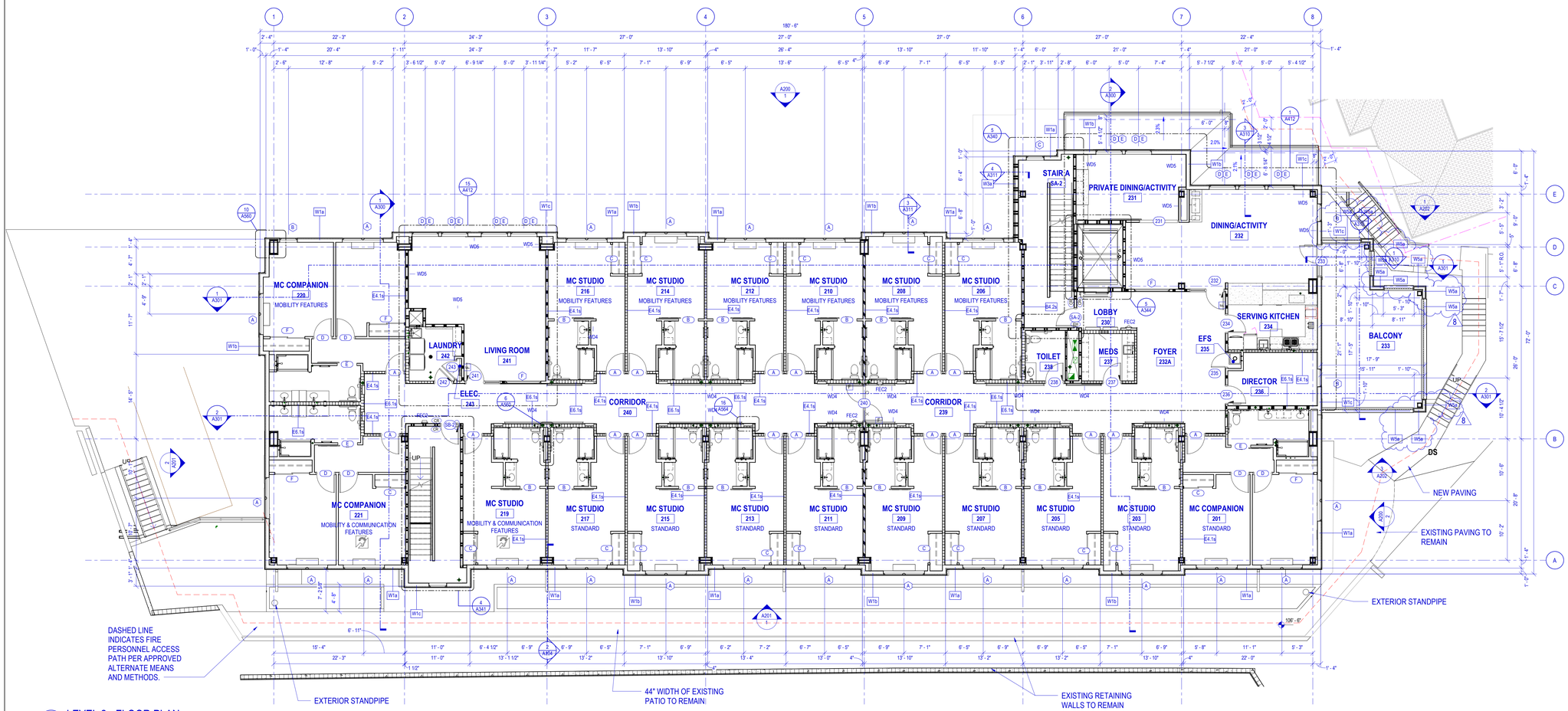
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2 LEVEL 2 REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"



1 LEVEL 2 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. PROVIDE BLOCKING/STRAPPING AS REQUIRED AT WALL MOUNTED EQUIPMENT; COORDINATE WITH MANUFACTURER. BLOCKING TO BE FIRE RETARDANT LUMBER.
2. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD U.N.O.
3. NOT USED.
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13. SEE WALL PROTECTION PLANS FOR CORNER GUARD AND SHEET PROTECTION LOCATIONS.
14. COORDINATE COUNTERTOP GROMMET LOCATIONS AT ALL KNEE SPACES.

FLOOR PLAN LEGEND

FEC1	FIRE EXTINGUISHER CABINET, NON-RATED, SURFACE MOUNTED	10520.000
FEC2	FIRE EXTINGUISHER CABINET, ONE OR TWO HOUR RATED	10520.000

RATED PARTITION TYPE LEGEND

- 2 HR FIRE WALL
- 2 HR SHAFT ENCLOSURE
- 2 HR SMOKE BARRIER
- 2 HR FIRE BARRIER
- 2 HR FIRE PARTITION
- 1 HR FIRE WALL
- 1 HR SHAFT ENCLOSURE
- 1 HR SMOKE BARRIER
- 1 HR FIRE BARRIER
- 1 HR FIRE PARTITION
- 0 HR SMOKE PARTITION
- NON-RATED

CEILING FINISH LEGEND

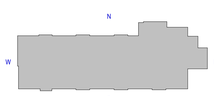
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ES	EXPOSED STRUCTURE
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CBC / ENERGY CODE AREAS

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LEVEL 1	B	1,522 SF
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GRAND TOTAL		33,035 SF



BUILDING KEYPLAN: PROJECT NORTH INDICATED

TRUE NORTH

SCALE: 1/8" = 1'-0"

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2	ZONING PRE-APPLICATION SET	12-21-2022
1	SCHEMATIC DESIGN SET	11-09-2022

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3.21.24

Sheet Name
LEVEL 2 - OVERALL FLOOR PLAN & REFLECTED CEILING PLAN

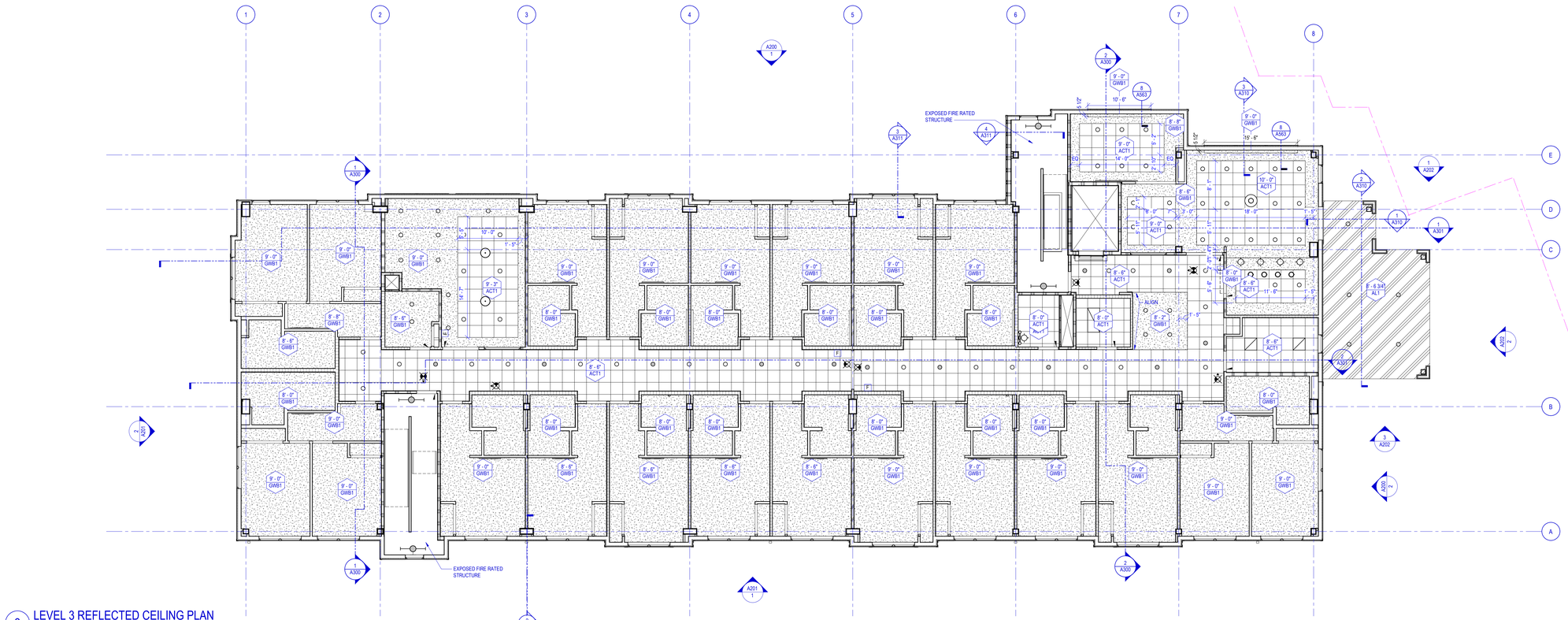
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JOB # 674300

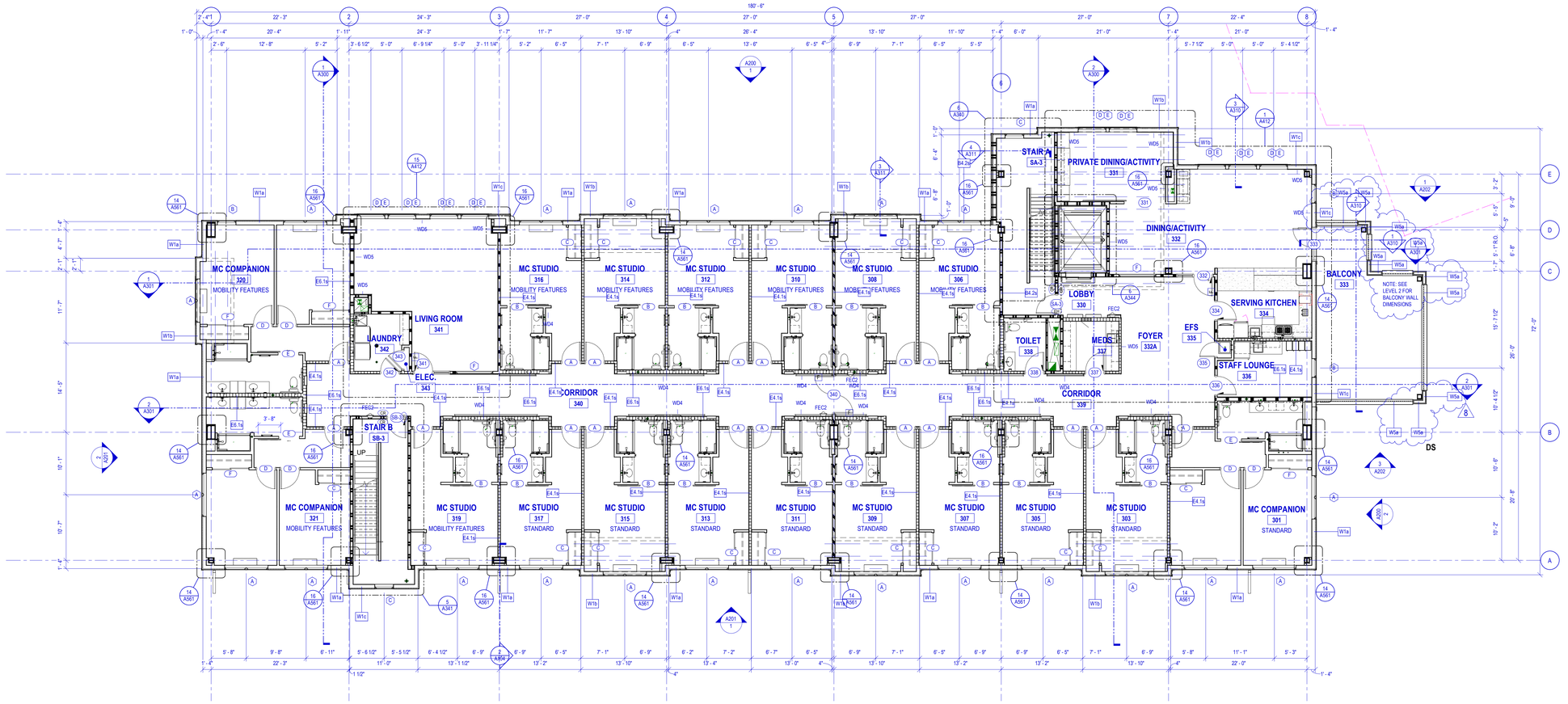
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2 LEVEL 3 REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"



1 LEVEL 3 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

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FLOOR PLAN LEGEND

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RATED PARTITION TYPE LEGEND

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- 2 HR SMOKE BARRIER
- 2 HR FIRE BARRIER
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- 1 HR FIRE WALL
- 1 HR SHAFT ENCLOSURE
- 1 HR SMOKE BARRIER
- 1 HR FIRE BARRIER
- 1 HR FIRE PARTITION
- 0 HR SMOKE PARTITION
- NON-RATED

CEILING FINISH LEGEND

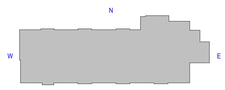
AL1	ALUMINUM SOFFIT
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CBC / ENERGY CODE AREAS

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CONDITIONED NON-RESIDENTIAL		
LEVEL LL	B	185 SF
LEVEL LL	U	132 SF
LEVEL 1	B	1,522 SF
LEVEL 1	S-1	782 SF
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GRAND TOTAL		33,035 SF



BUILDING KEYPLAN: PROJECT NORTH INDICATED

TRUE NORTH

SCALE: 1/8" = 1'-0"

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3	DESIGN DEVELOPMENT SET	02-02-2023
2	ZONING PRE-APPLICATION SET	12-21-2022
1	SCHEMATIC DESIGN SET	11-09-2022

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3.21.24

Sheet Name

LEVEL 3 - OVERALL FLOOR PLAN & REFLECTED CEILING PLAN

Dm:DPerrault Chk:IWallace

Sheet Number

A103

JOB # 674300

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ROOF PLAN GENERAL NOTES

1. FOR ADDITIONAL UTILITY INFORMATION AND SYMBOLS REFER TO ROOF PLANS ON THE PLUMBING, HVAC AND ELECTRICAL DRAWINGS.

2. WHEN TETHER IS INSTALLED INTO BACK OF VERTICAL STEEL STUD PANEL, UPON COMPLETION OF THE PROJECT, REMOVE TETHER AND REPAIR ROOFING MEMBRANE PER MANUFACTURERS SPECIFICATIONS. WHEN INSTALLED INTO BACK OF PRECAST PANEL, UPON COMPLETION OF PROJECT, REMOVE LIFTING EYE AND FILL HOLE WITH SEALANT.

3. WOOD BLOCKING AND NAILERS USED IN ROOF CONSTRUCTION SHALL BE FIRE RETARDANT TREATED LUMBER. EXAMPLE: HVAC CURB FRAMING.

8

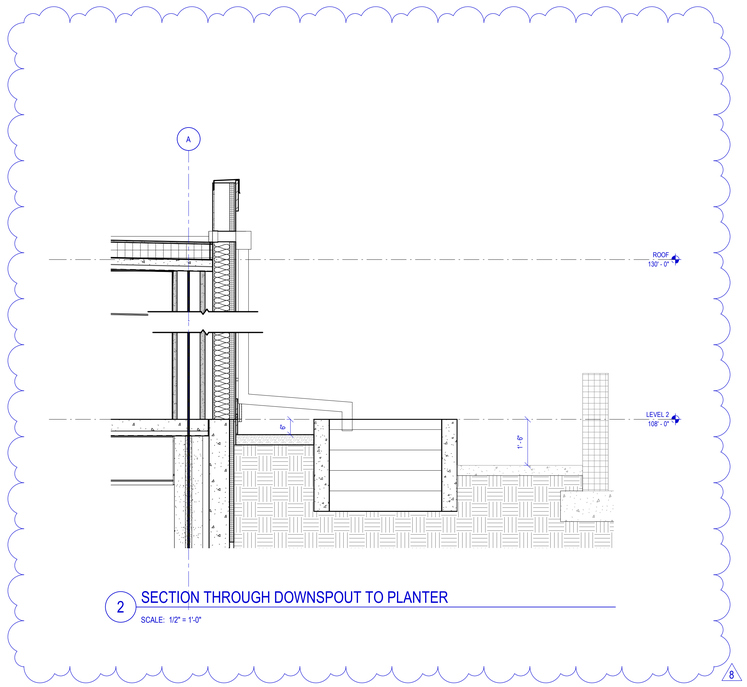
SOLAR READY CALCULATIONS

PER CEC 110.10 AND TITLE 24, 15% OF THE ROOF AREA MUST BE SOLAR READY.

ROOF AREA: 11,758 SF
11,758SF X 0.15 = 1,764 SF REQUIRED TO BE SOLAR READY
1,800 SF PROVIDED AS SOLAR READY

SOLAR READY ZONE

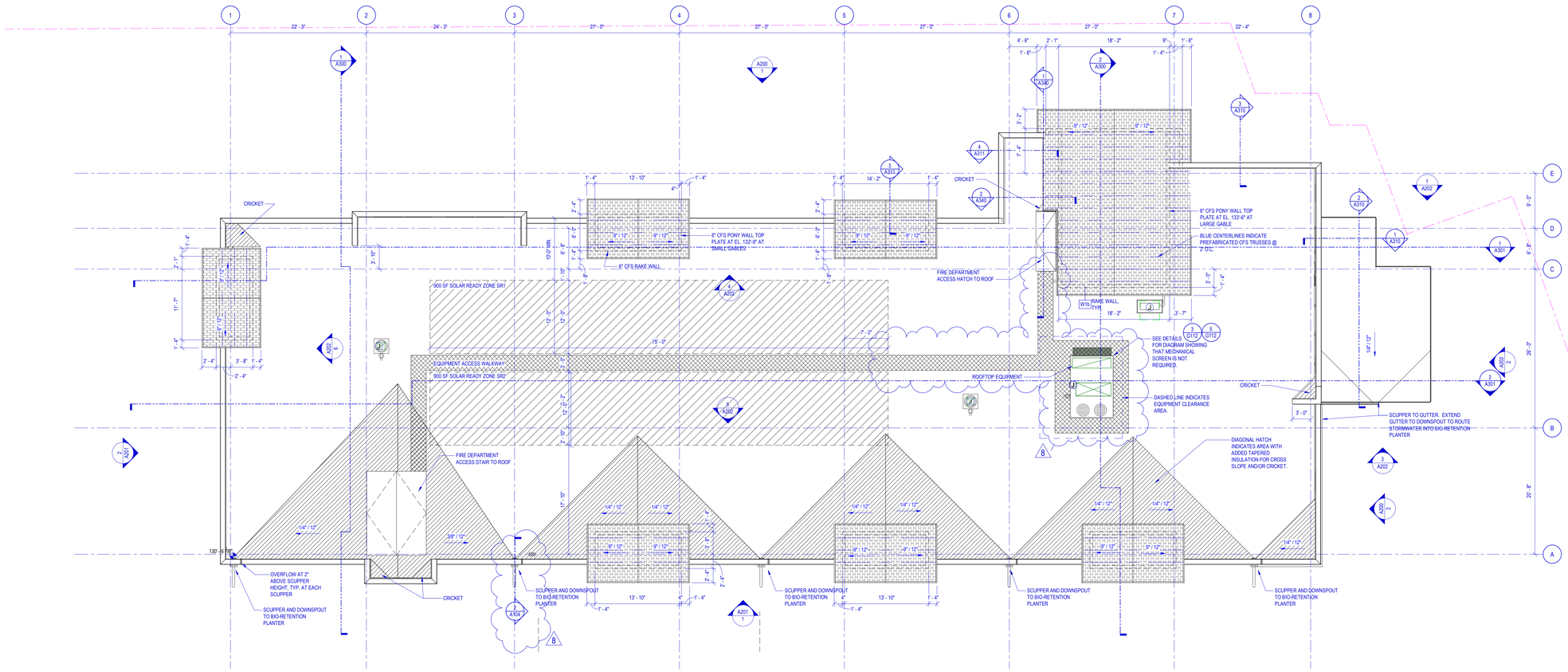
ACCESS AISLE FOR SOLAR EQUIPMENT



2 SECTION THROUGH DOWNSPOUT TO PLANTER

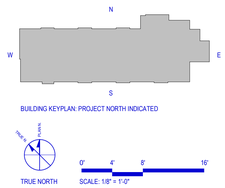
SCALE: 1/2" = 1'-0"

8



1 ROOF PLAN

SCALE: 1/8" = 1'-0"



BUILDING KEYPLAN: PROJECT NORTH INDICATED

TRUE NORTH

SCALE: 1/8" = 1'-0"

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Sheet Name
ROOF PLAN - OVERALL

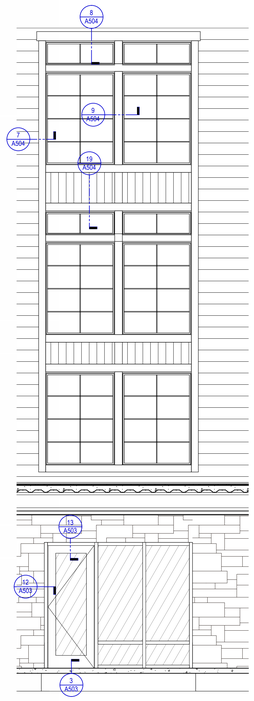
Dm:DPerrault Chk:IWallace

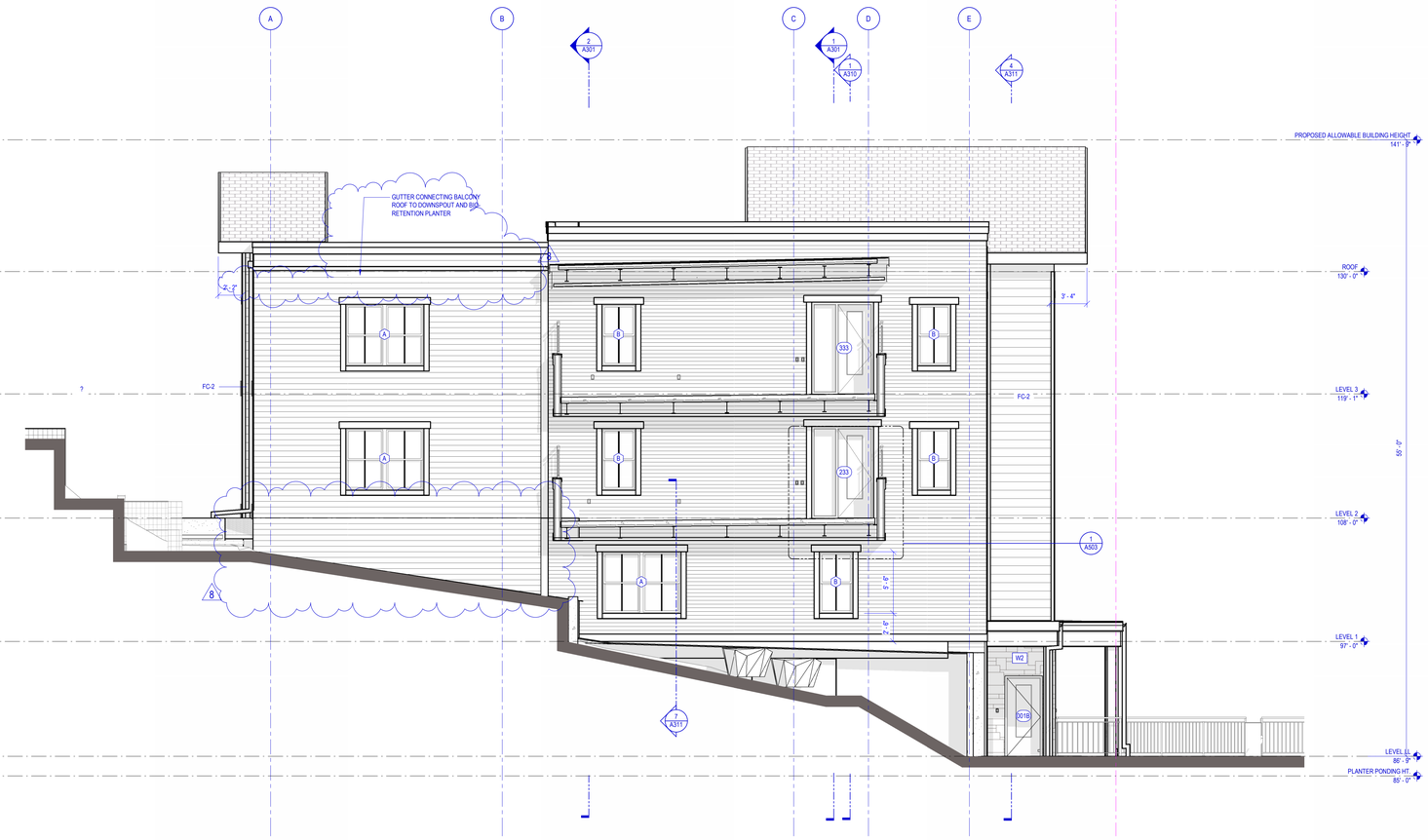
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EXTERIOR MATERIALS

04 77300 - MANUFACTURED MASONRY VENEER - CULTURED STONE
CS-1 CULTURED STONE

074200 - ALUMINUM COMPOSITE METAL PANEL
ACM-1 ALUMINUM COMPOSITE METAL PANELS

074600 - FIBER CEMENT PANELS
FC-1 6" FIBER CEMENT LAP SIDING, COLOR 1
FC-2 9" FIBER CEMENT LAP SIDING, COLOR 2
FC-3 4" FIBER CEMENT LAP SIDING, COLOR 3
FC-4 FIBER CEMENT PANEL W/ 6" GROOVES, COLOR 4
FC-5 FIBER CEMENT TRIM

077100 - MANUFACTURED ROOF SPECIALTIES
DS-1 DOWNSPOUT

ALUMINUM COPING CAP
ACC-1 PREFABRICATED TAPERED METAL COPING

088000 - GLAZING
IG-1 VISION GLASS - CLEAR
IG-1S VISION GLASS - CLEAR - SAFETY GLAZING
IG-FS FROSTED GLASS, SAFETY GLAZING

MISCELLANEOUS
CJ CONTROL JOINT
EJ EXPANSION JOINT



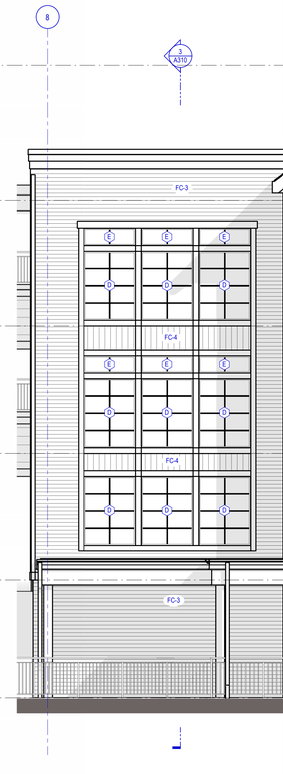
BUILDING KEYPLAN: PROJECT NORTH INDICATED

TRUE NORTH

0' 2.5' 5' 10'
SCALE: 3/16" = 1'-0"

3 ENLARGED ELEV. - MAIN ENTRY

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

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No.	Description	Date
8	PERMIT / ZONING RESUBMITTAL	03-21-2024
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4	ZONING APPLICATION SET	02-08-2023
3	DESIGN DEVELOPMENT SET	02-02-2023
2	ZONING PRE-APPLICATION SET	12-21-2022
1	SCHEMATIC DESIGN SET	11-09-2022

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LICENSED ARCHITECT
PAULO DUCHARME
C-36208
7/2025
RENEWAL DATE
STATE OF CALIFORNIA

3.21.24

Sheet Name
EXTERIOR ELEVATIONS

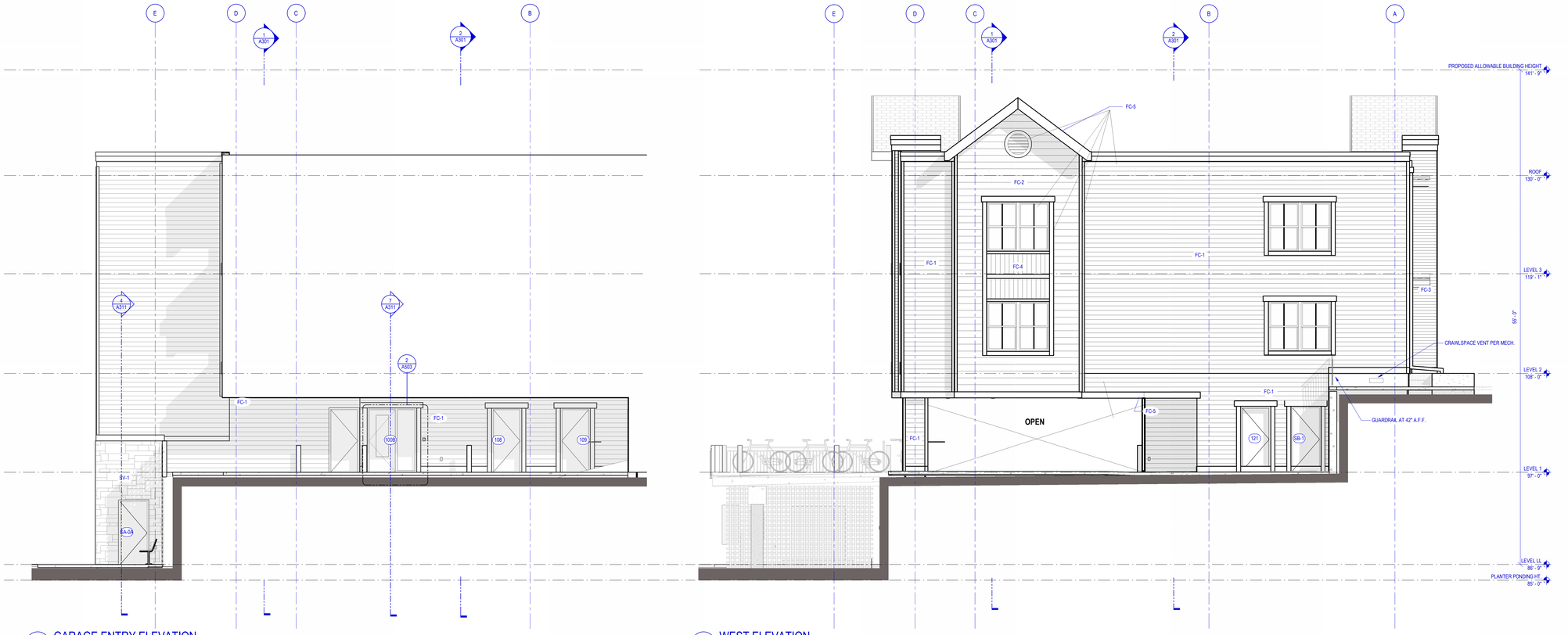
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Sheet Number
A200

JOB # 674300

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3 GARAGE ENTRY ELEVATION

SCALE: 3/16" = 1'-0"

2 WEST ELEVATION

SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS

04 77300 - MANUFACTURED MASONRY VENEER - CULTURED STONE
CS-1 CULTURED STONE

074200 - ALUMINUM COMPOSITE METAL PANEL
ACM-1 ALUMINUM COMPOSITE METAL PANELS

074600 - FIBER CEMENT PANELS
FC-1 6" FIBER CEMENT LAP SIDING, COLOR 1
FC-2 9" FIBER CEMENT LAP SIDING, COLOR 2
FC-3 4" FIBER CEMENT LAP SIDING, COLOR 3
FC-4 FIBER CEMENT PANEL W/ 6" GROOVES, COLOR 4
FC-5 FIBER CEMENT TRIM

077100 - MANUFACTURED ROOF SPECIALTIES
DS-1 DOWNSPOUT

ALUMINUM COPING CAP
ACC-1 PREFABRICATED TAPERED METAL COPING

088000 - GLAZING
IG-1 VISION GLASS - CLEAR
IG-1S VISION GLASS - CLEAR - SAFETY GLAZING
IG-FS FROSTED GLASS, SAFETY GLAZING

MISCELLANEOUS
CJ CONTROL JOINT
EJ EXPANSION JOINT



BUILDING KEYPLAN: PROJECT NORTH INDICATED

TRUE NORTH

0' 2.5' 5' 10'

SCALE: 3/16" = 1'-0"

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4	ZONING APPLICATION SET	02-08-2023
3	DESIGN DEVELOPMENT SET	02-02-2023
2	ZONING PRE-APPLICATION SET	12-21-2022
1	SCHEMATIC DESIGN SET	11-09-2022

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LICENSED ARCHITECT — LOUIS DUCHARME — C-36208 — 7/2025 — RENEWAL DATE — STATE OF CALIFORNIA

3.21.24

Sheet Name
EXTERIOR ELEVATIONS

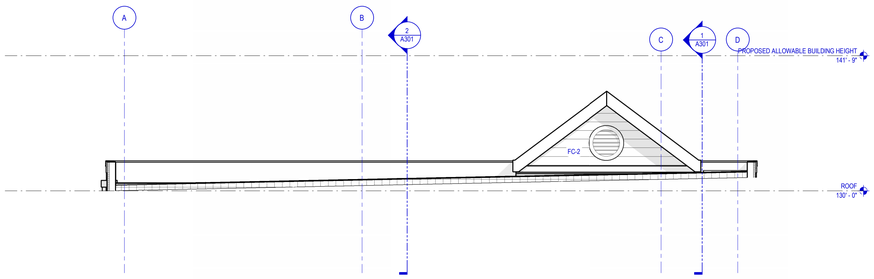
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Sheet Number
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JOB # 674300

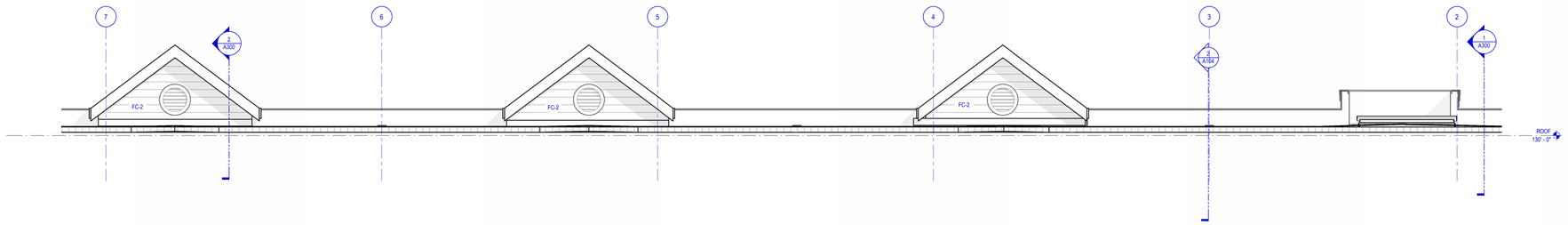
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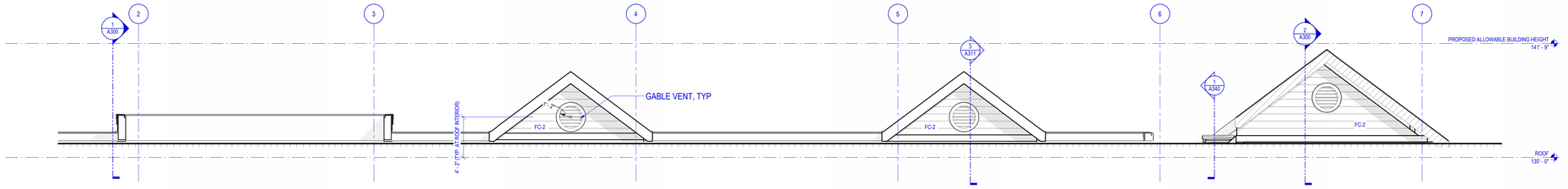
6 ROOF ELEVATION FACING WEST

SCALE: 3/16" = 1'-0"



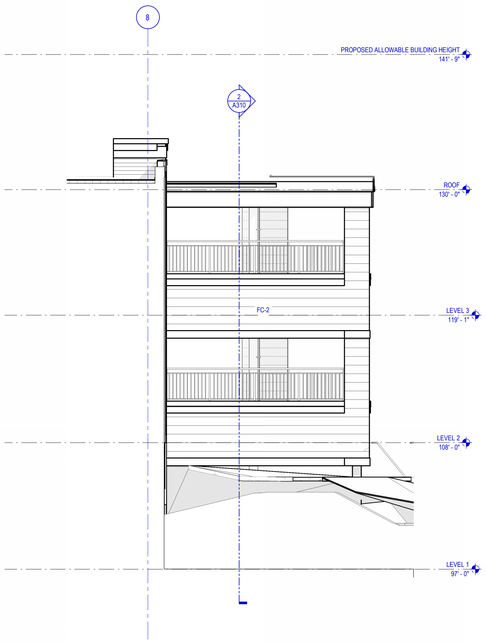
5 ROOF ELEVATION FACING SOUTH

SCALE: 3/16" = 1'-0"



4 ROOF ELEVATION FACING NORTH

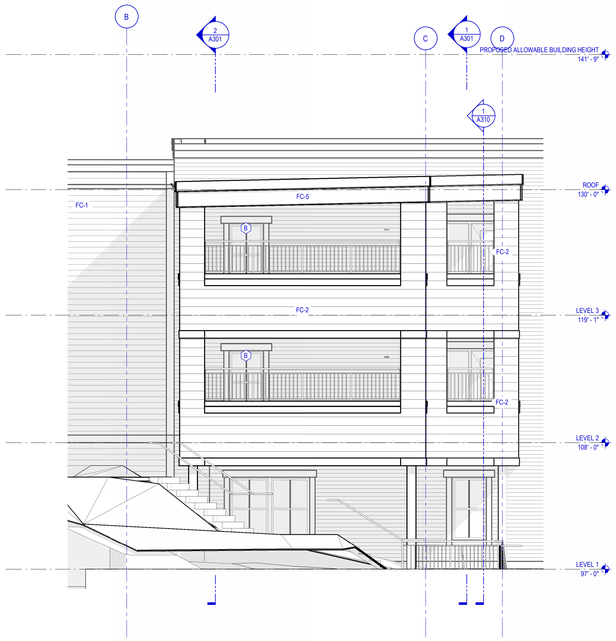
SCALE: 3/16" = 1'-0"



3 SOUTH BALCONY ELEVATION

SCALE: 3/16" = 1'-0"

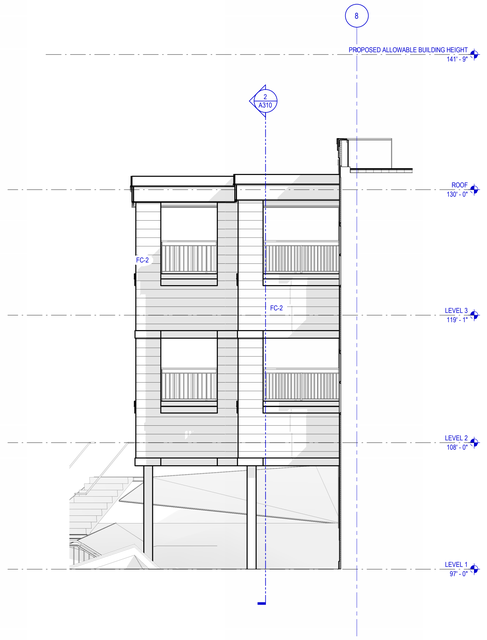
NOTE: FINAL GRADE TO BE DETERMINED ONCE EXISTING PATIO HAS BEEN DEMOLISHED



2 EAST BALCONY ELEVATION

SCALE: 3/16" = 1'-0"

NOTE: FINAL GRADE TO BE DETERMINED ONCE EXISTING PATIO HAS BEEN DEMOLISHED



1 NORTH BALCONY ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS

04 77300 - MANUFACTURED MASONRY VENEER - CULTURED STONE
CS-1 CULTURED STONE

074200 - ALUMINUM COMPOSITE METAL PANEL
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FC-3 4" FIBER CEMENT LAP SIDING, COLOR 3
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088000 - GLAZING
IG-1 VISION GLASS - CLEAR
IG-1S VISION GLASS - CLEAR - SAFETY GLAZING
IG-FS FROSTED GLASS, SAFETY GLAZING

MISCELLANEOUS
CJ CONTROL JOINT
EJ EXPANSION JOINT

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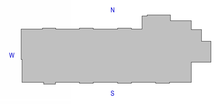
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Sheet Name
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Drn:DPerrault Chk:IWallace

Sheet Number
A202

JOB # 674300



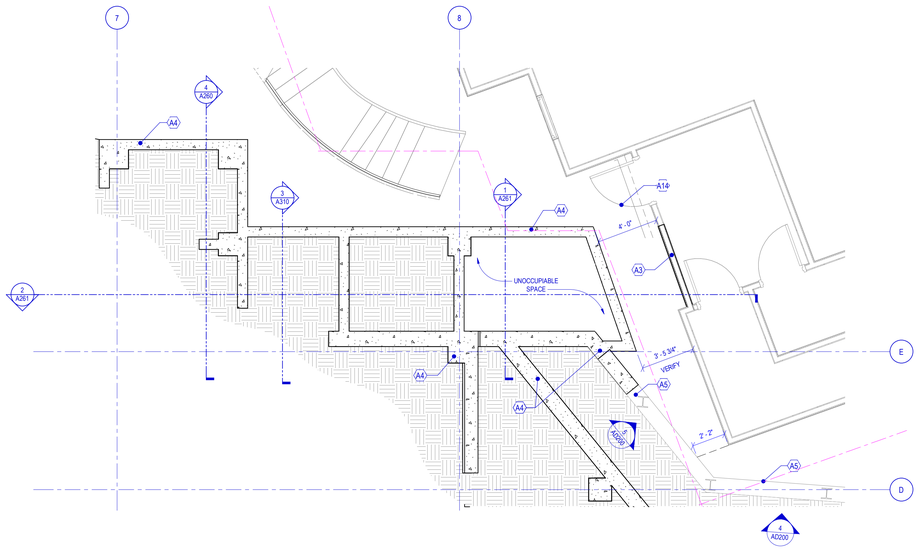
BUILDING KEYPLAN: PROJECT NORTH INDICATED

TRUE NORTH

0' 2.5' 5' 10'
SCALE: 3/16" = 1'-0"

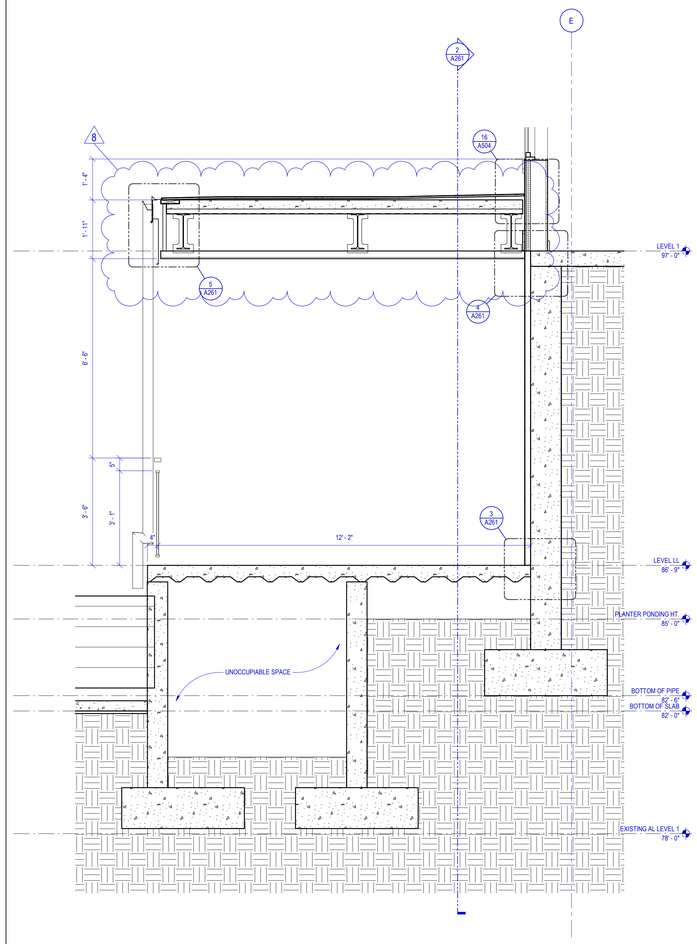
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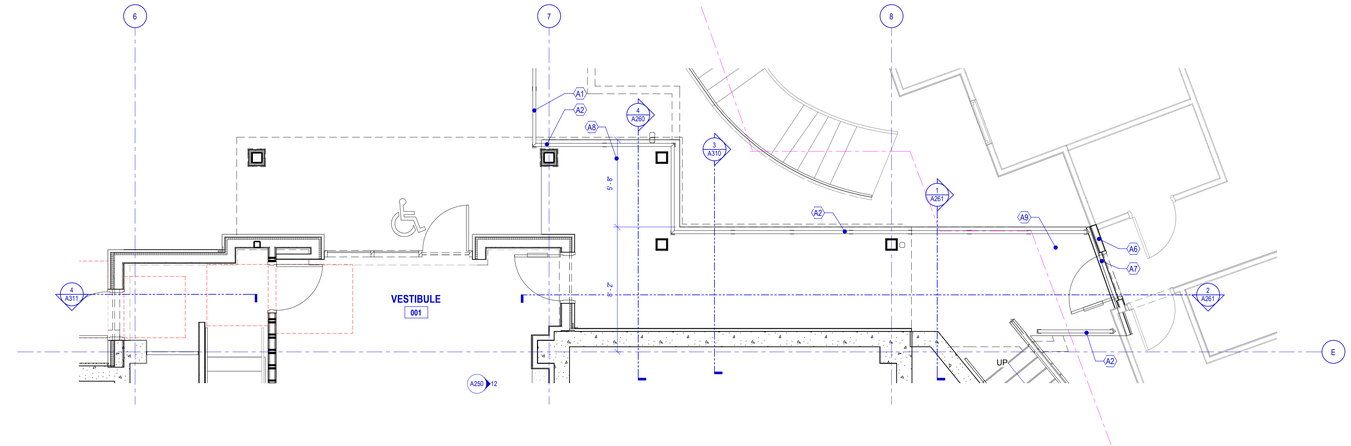
3 LEVEL AL 01 - ENLARGED COVERED WALKWAY

SCALE: 1/4" = 1'-0"



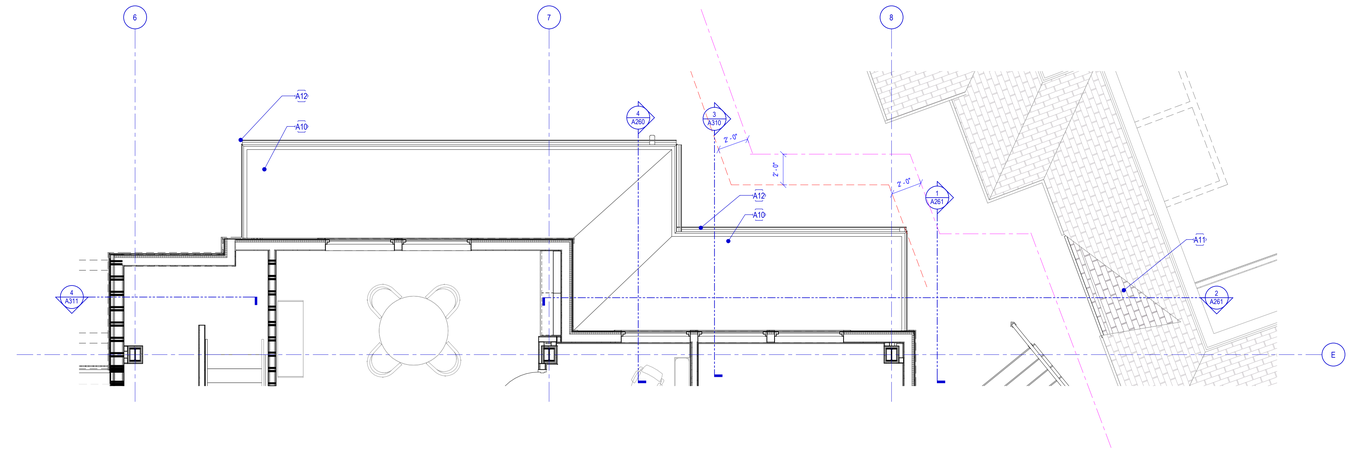
4 WALKWAY WALL SECTION 1

SCALE: 1/2" = 1'-0"



2 LEVEL LL - ENLARGED COVERED WALKWAY

SCALE: 1/4" = 1'-0"



1 LEVEL 1 - ENLARGED COVERED WALKWAY ROOF

SCALE: 1/4" = 1'-0"

WALKWAY PLAN KEYNOTES	
Key Value	Keynote Text
A1	EXISTING GUARDRAIL TO REMAIN.
A2	NEW GUARDRAIL, SURFACE MOUNTED, AT 42" AFF.
A3	EXISTING WALL FRAMING TO RECEIVE EXTERIOR FINISH AND WEATHER-TIGHT ENCLOSURE TO MATCH EXISTING BUILDING. MATCH INTERIOR FINISH IF DAMAGED.
A4	NEW FOUNDATION WALLS AND COLUMNS. SEE STRUCTURAL.
A5	EXISTING RETAINING WALL. SEE ELEVATIONS FOR WALL REMOVAL LOCATIONS.
A6	INFILL PARTITION TO MATCH EXISTING BUILDING CONSTRUCTION, EXTERIOR FINISH AND WEATHER-TIGHT ENCLOSURE.
A7	NEW EXTERIOR DOOR TO MATCH EXISTING BUILDING STANDARD. SEE DOOR SCHEDULE.
A8	NEW CONCRETE OVER METAL DECK. SEE STRUCTURAL.
A9	PORTION OF METAL DECK CANTILEVER TO EXISTING BUILDING. SEE STRUCTURAL.
A10	NEW ROOF CANOPY.
A11	INFILL EXISTING ROOF WHERE HALLWAY ROOF CONNECTION IS REMOVED. MATCH EXISTING BUILDING ROOFING AND WEATHER-TIGHT ENCLOSURE.
A12	NEW PREFINISHED FASCIA AND GUTTERS.
A14	EXISTING BUILDING EGRESS DOOR TO REMAIN.

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3.21.24

Sheet Name
COVERED WALKWAY PLANS & SECTION

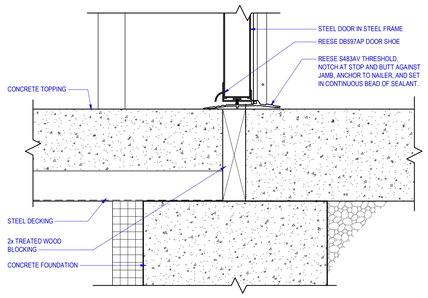
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Sheet Number
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JOB # 674300

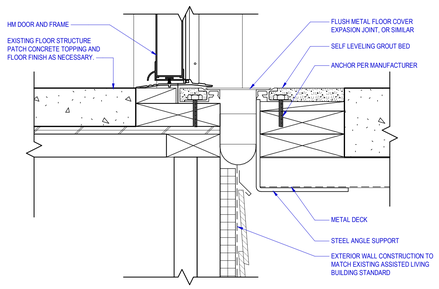
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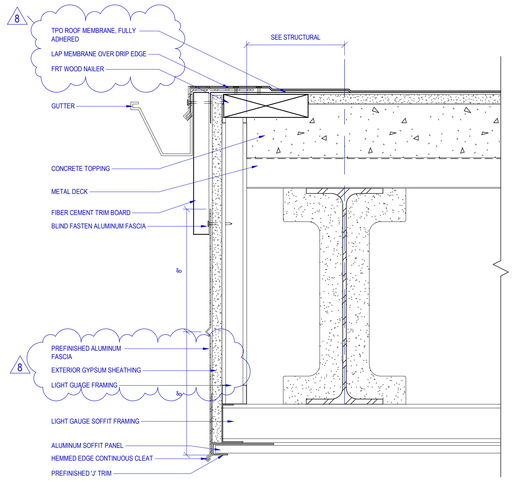
7 DOOR THRESHOLD @ COVERED WALKWAY

SCALE: 3" = 1'-0"



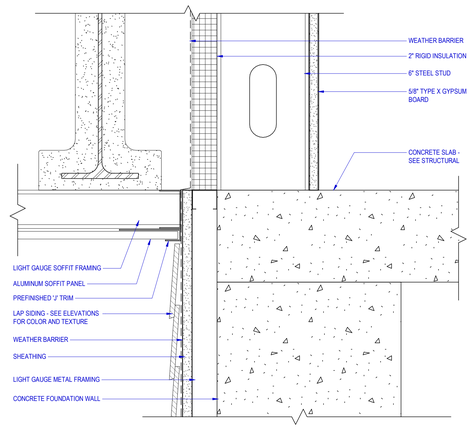
6 EXPANSION JOINT @ COVERED WALKWAY

SCALE: 3" = 1'-0"



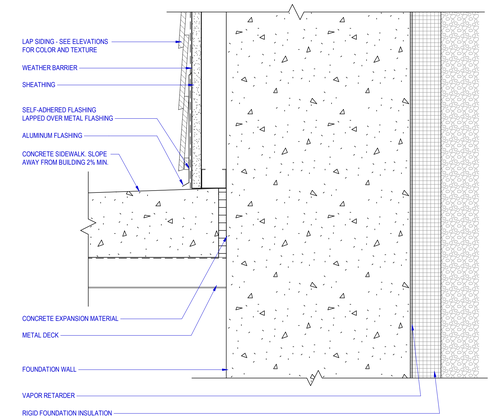
5 FASCIA @ CANOPY EDGE

SCALE: 3" = 1'-0"



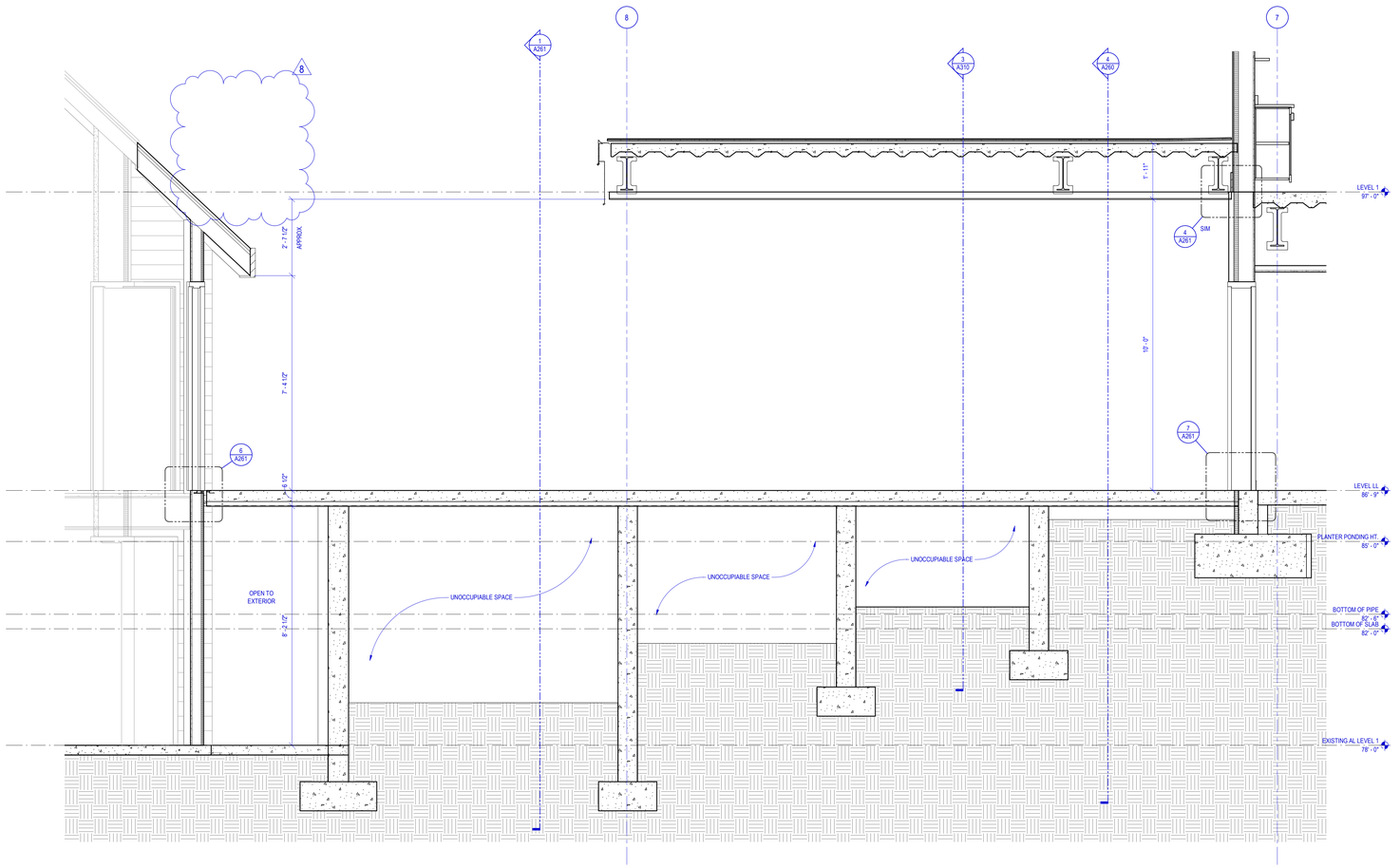
4 SOFFIT @ EXTERIOR WALL TRANSITION

SCALE: 3" = 1'-0"



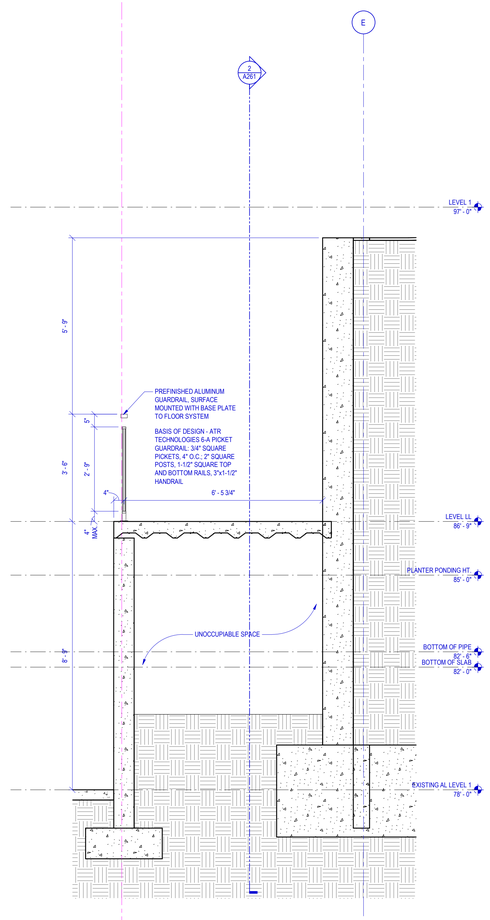
3 SIDING @ FOUNDATION/RETAINING WALL

SCALE: 3" = 1'-0"



2 WALKWAY WALL SECTION

SCALE: 1/2" = 1'-0"



1 WALKWAY WALL SECTION 2

SCALE: 1/2" = 1'-0"

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3.21.24

Sheet Name
COVERED WALKWAY SECTIONS & DETAILS

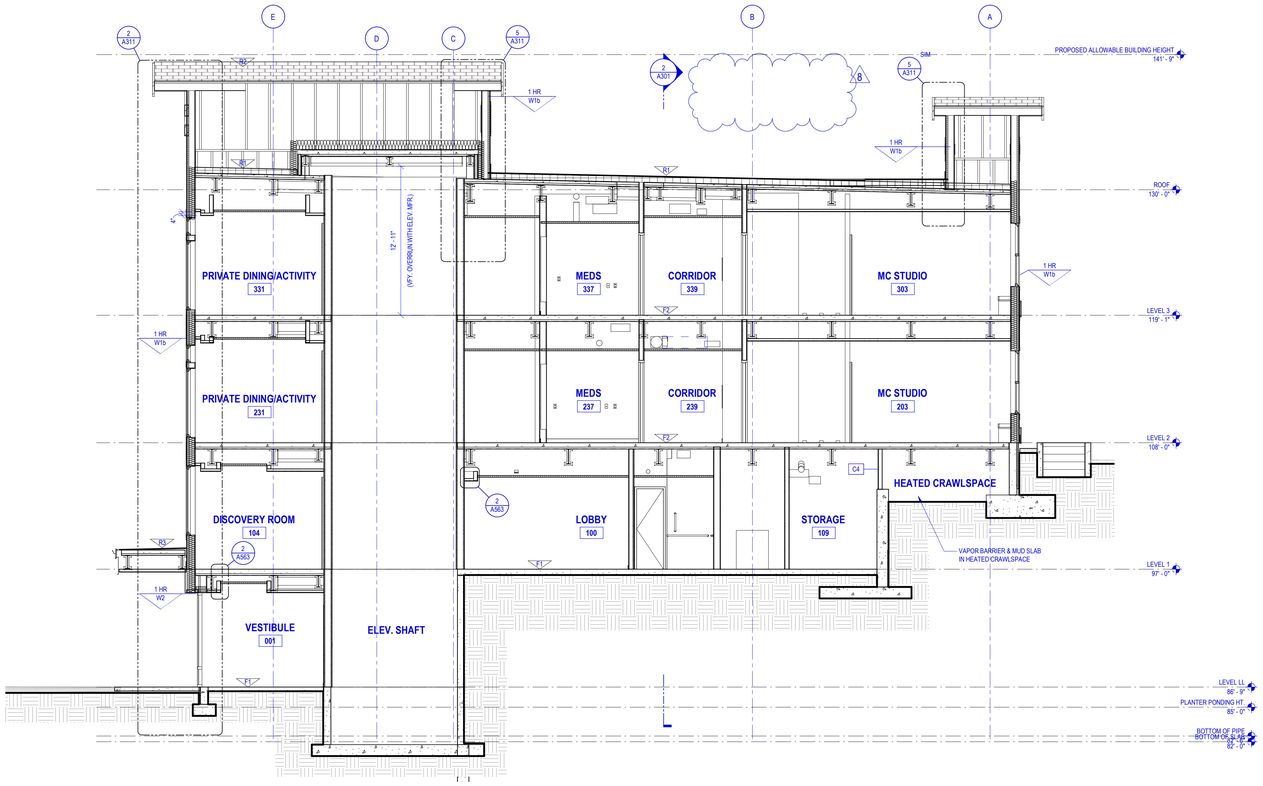
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Sheet Number
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JOB # 674300

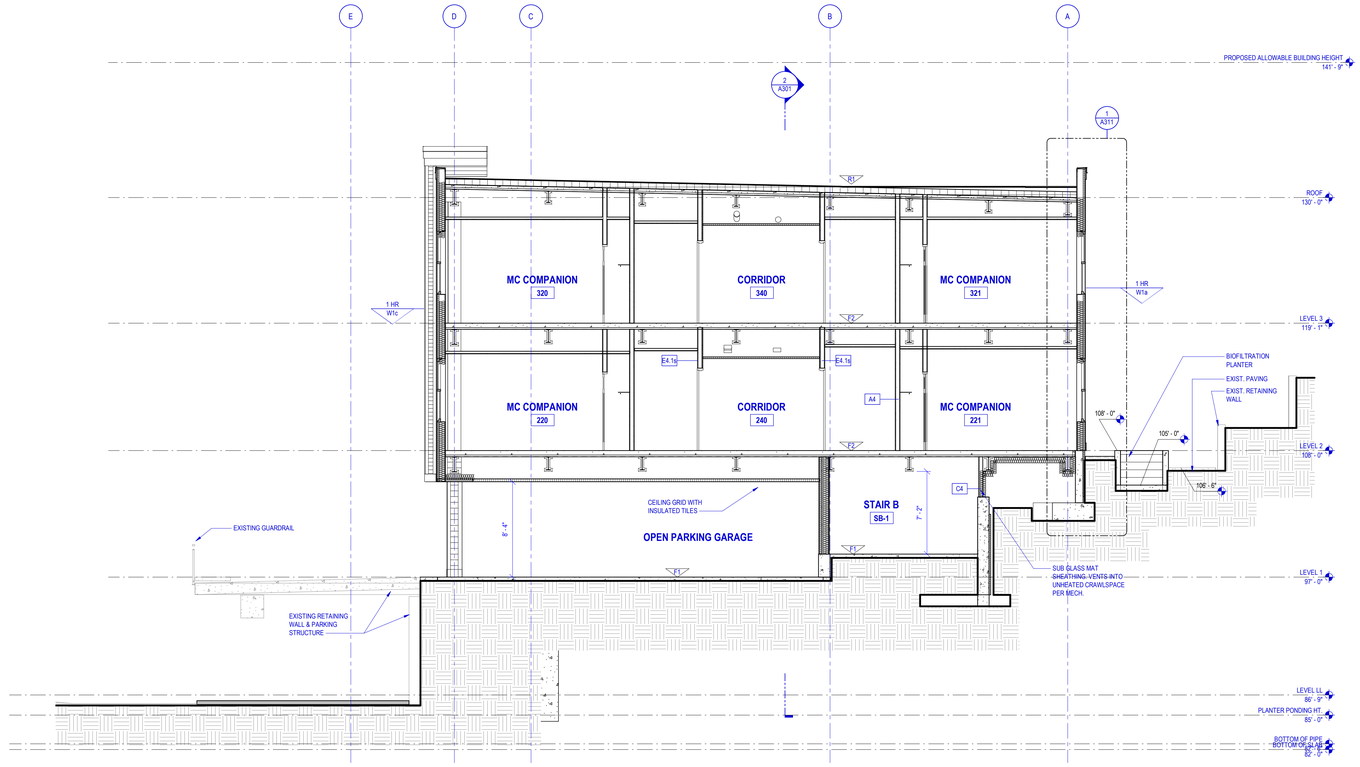
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2 BUILDING SECTION A (NORTH/SOUTH)

SCALE: 3/16" = 1'-0"



1 BUILDING SECTION B (NORTH/SOUTH)

SCALE: 3/16" = 1'-0"

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LICENSED ARCHITECT
DANIEL DUCHARME
C-36208
7/2025
RENEWAL DATE
STATE OF CALIFORNIA
3.21.24

Sheet Name
BUILDING SECTIONS

Dm:DPerrault Chk:IWallace

Sheet Number
A300

JOB # 674300



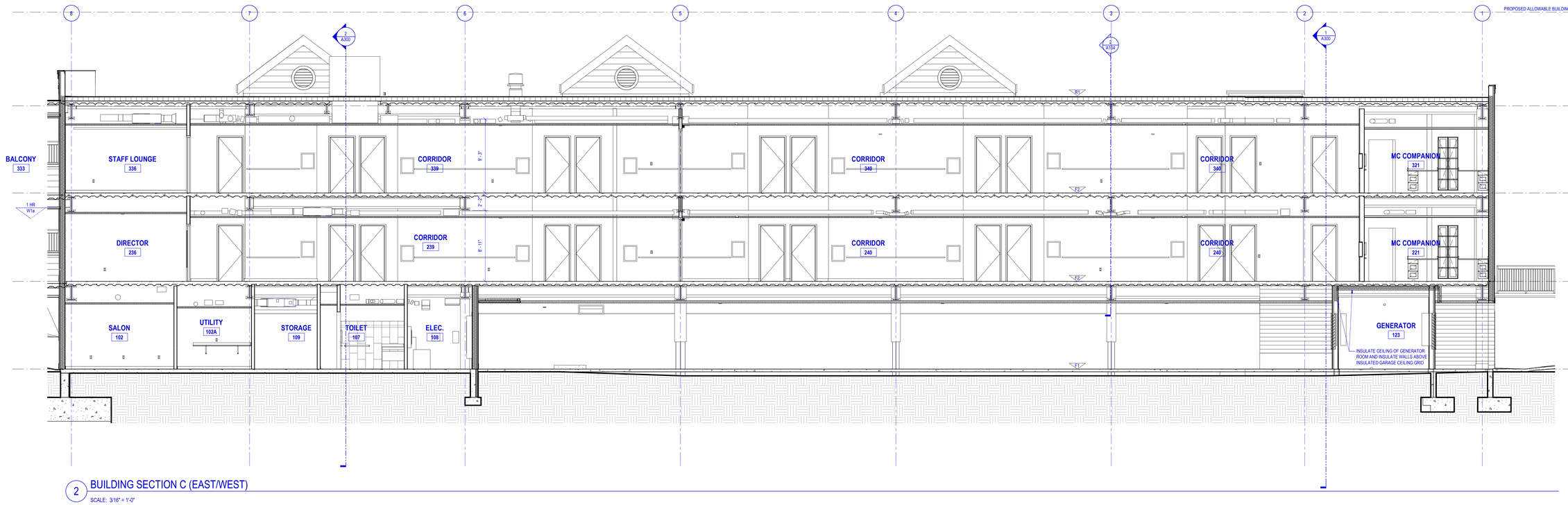
BUILDING KEYPLAN: PROJECT NORTH INDICATED

TRUE NORTH

SCALE: 3/16" = 1'-0"

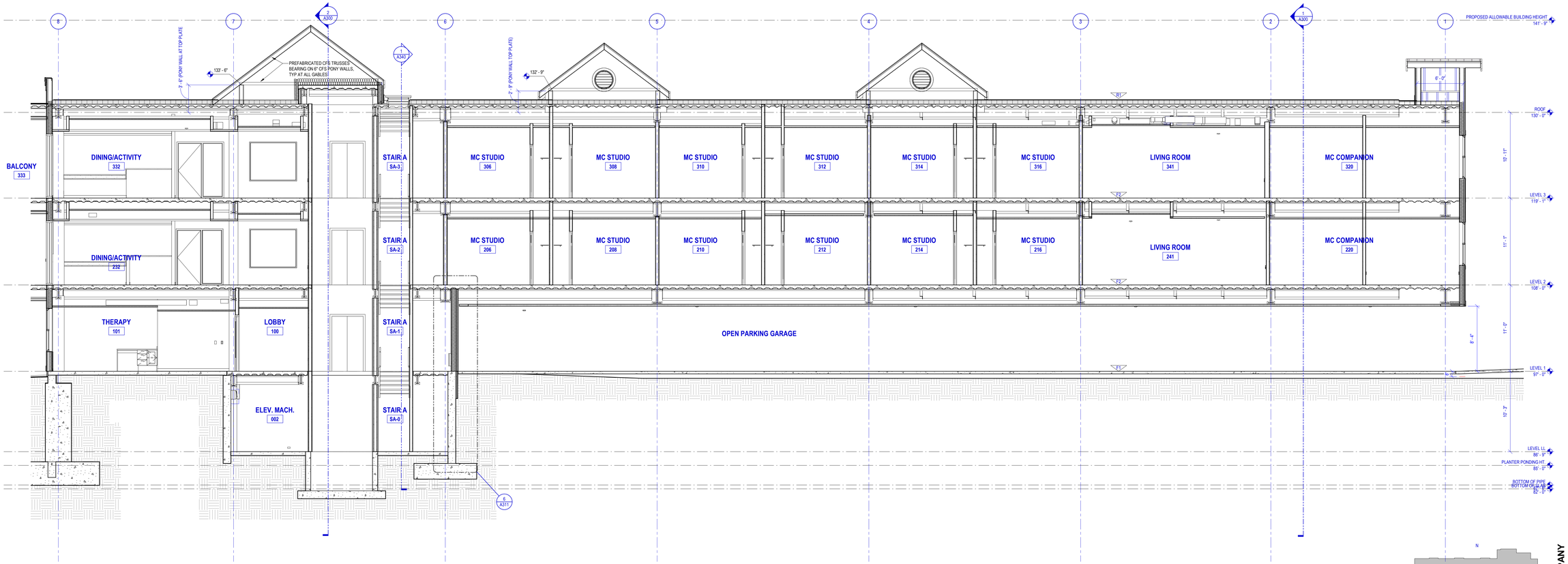
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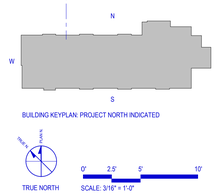
2 BUILDING SECTION C (EAST/WEST)

SCALE: 3/16" = 1'-0"



1 BUILDING SECTION D (EAST/WEST)

SCALE: 3/16" = 1'-0"



BUILDING KEYPLAN: PROJECT NORTH INDICATED

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BELMONT, CA

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Lic. No. 194614

No.	Description	Date
8	PERMIT / ZONING RESUBMITTAL	03-21-2024
7	PERMIT / ZONING RESUBMITTAL	11-27-2023
6	FOR PERMIT	07-28-2023
5	ZONING RESUBMITTAL	06-28-2023
4	ZONING APPLICATION SET	02-08-2023
3	DESIGN DEVELOPMENT SET	02-02-2023
1	SCHEMATIC DESIGN SET	11-09-2022

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LICENSED ARCHITECT ROBERT DUCHRAME C-36208 7/2025 RENEWAL DATE STATE OF CALIFORNIA

3.21.24

Sheet Name
BUILDING SECTIONS

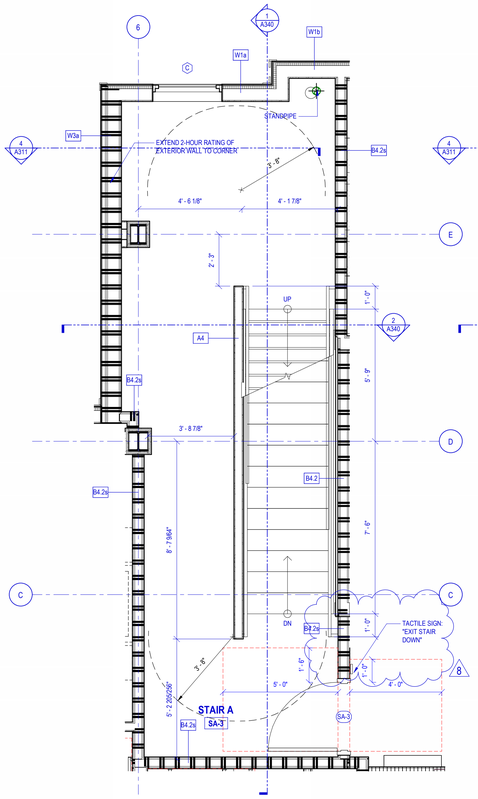
Drn:DPerrault Chk:IWallace

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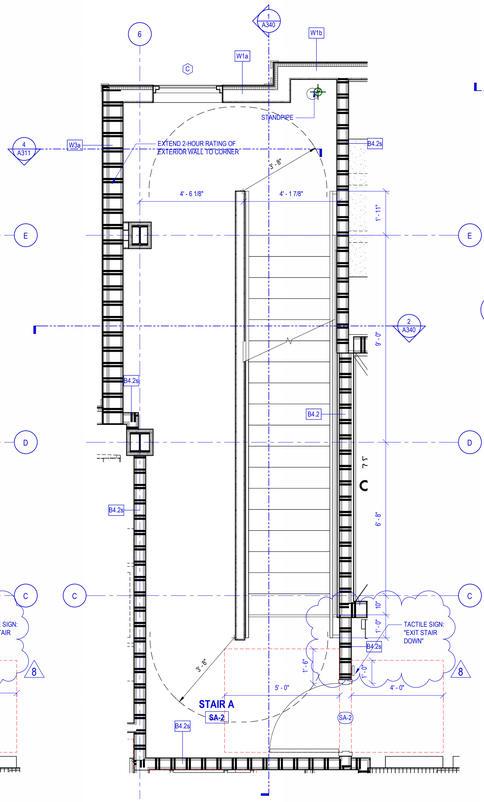
JOB # 674300

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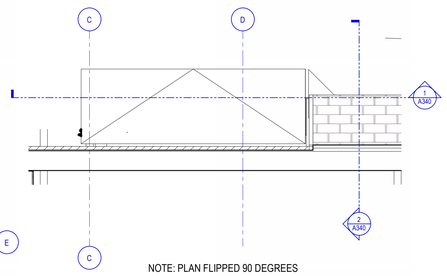
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6 STAIR A - LEVEL 3
SCALE: 3/8" = 1'-0"

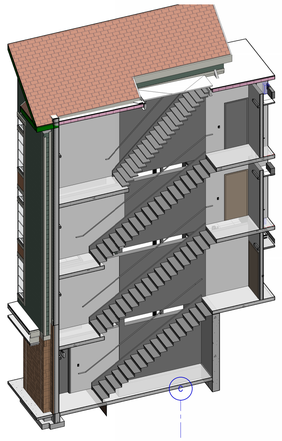


5 STAIR A - LEVEL 2
SCALE: 3/8" = 1'-0"

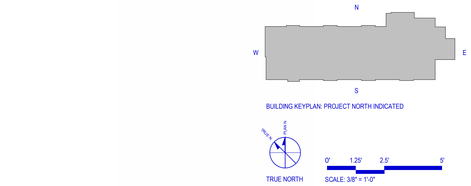


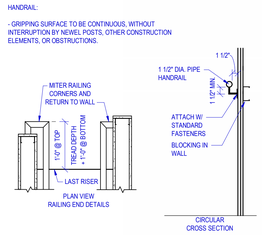
NOTE: PLAN FLIPPED 90 DEGREES

7 STAIR A - ROOF
SCALE: 3/8" = 1'-0"

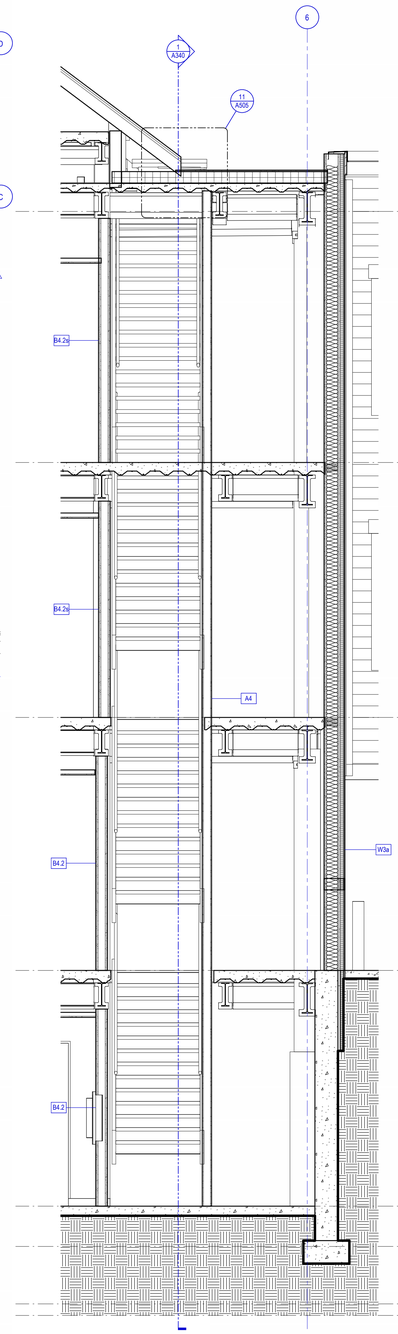


8 STAIR A - 3D
SCALE:

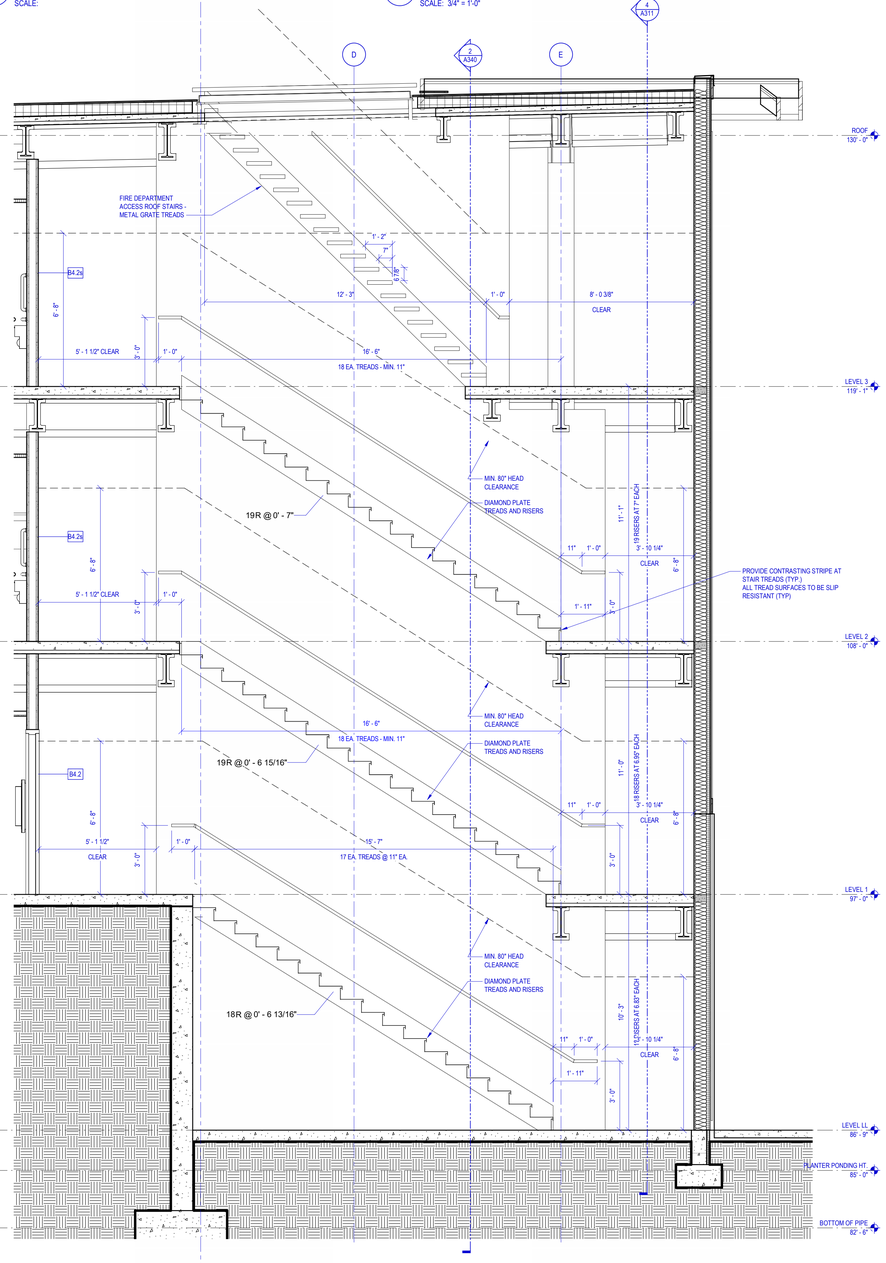




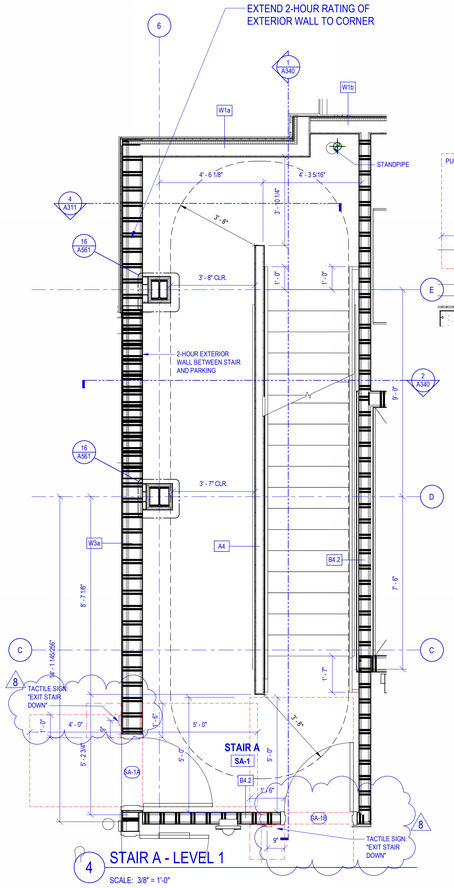
9 STAIR HANDRAILS
SCALE: 3/4" = 1'-0"



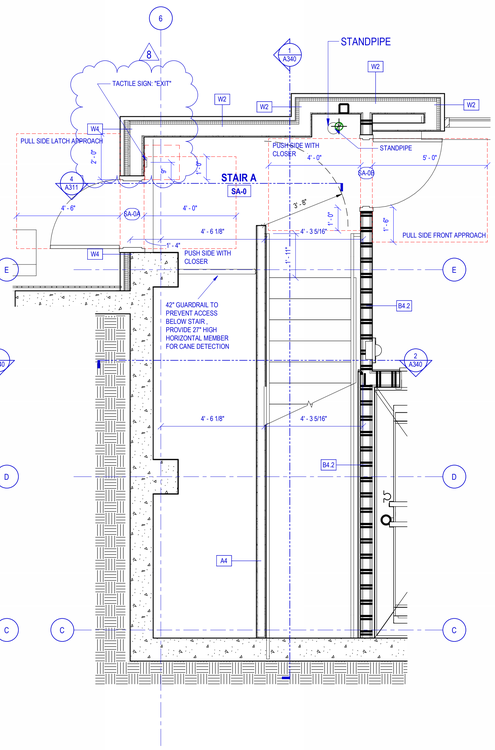
2 STAIR A - CROSS SECTION
SCALE: 3/8" = 1'-0"



1 STAIR A - LONGITUDINAL SECTION
SCALE: 3/8" = 1'-0"



4 STAIR A - LEVEL 1
SCALE: 3/8" = 1'-0"



3 STAIR A - LEVEL LL
SCALE: 3/8" = 1'-0"

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BELMONT, CA

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No.	Description	Date
8	PERMIT / ZONING RESUBMITTAL	03-21-2024
7	PERMIT / ZONING RESUBMITTAL	11-27-2023
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3	DESIGN DEVELOPMENT SET	02-02-2023
2	ZONING PRE-APPLICATION SET	12-21-2022
1	SCHEMATIC DESIGN SET	11-09-2022

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LICENSED ARCHITECT — DOUGLAS CHURCHILL — C-36208 — 7/2025 — RENEWAL DATE — STATE OF CALIFORNIA

3.21.24

Sheet Name
STAIR A - ENLARGED PLANS AND SECTIONS

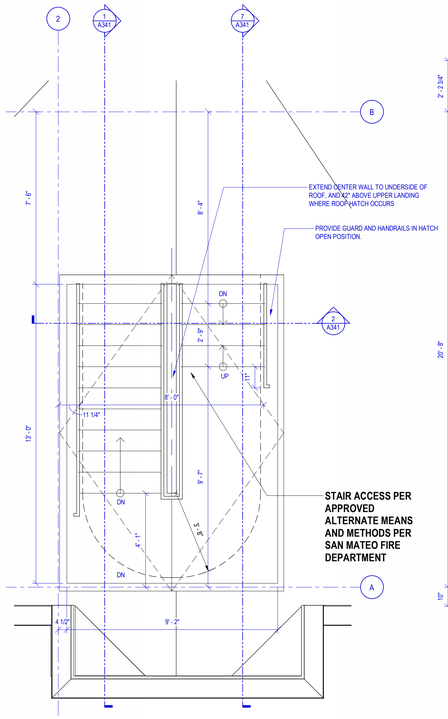
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JOB # 674300

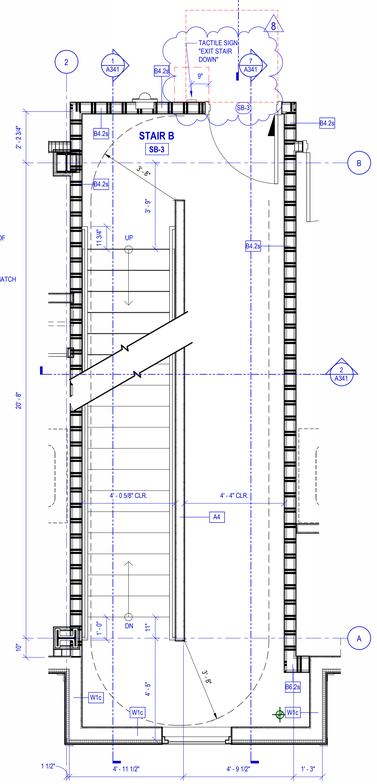
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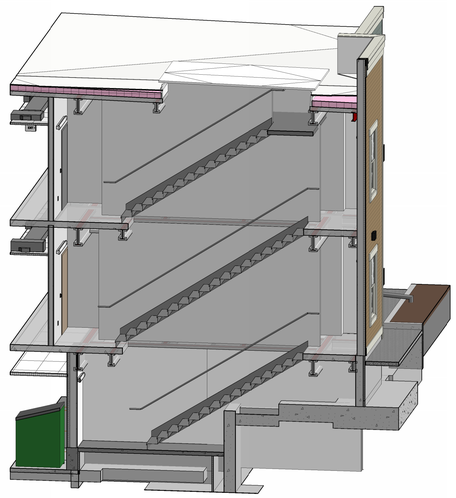
6 STAIR B - ROOF

SCALE: 3/8" = 1'-0"



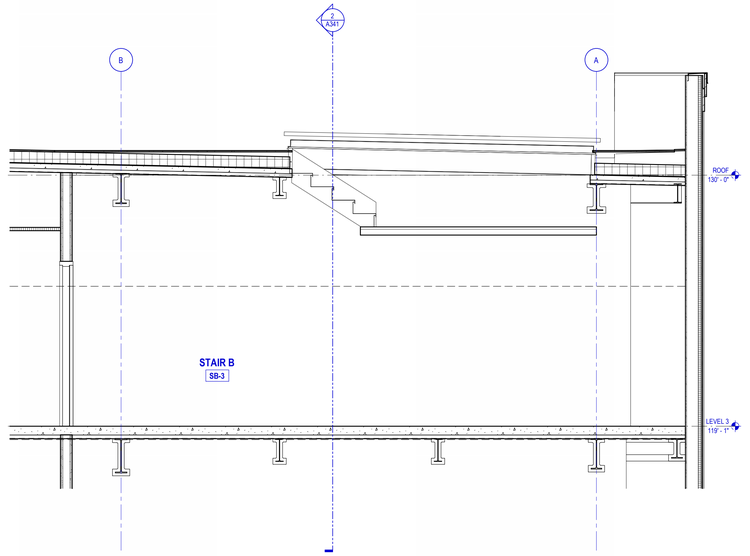
5 STAIR B - LEVEL 3

SCALE: 3/8" = 1'-0"



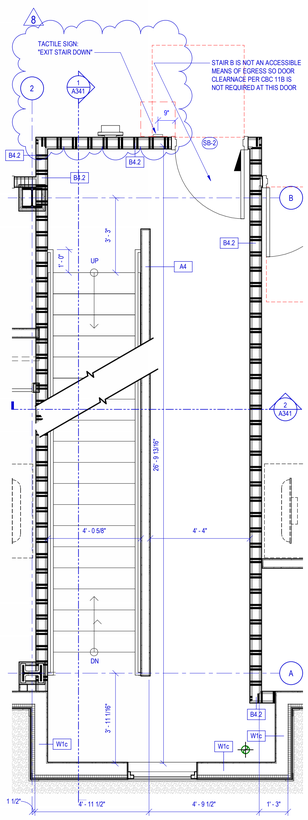
8 STAIR B - 3D

SCALE:



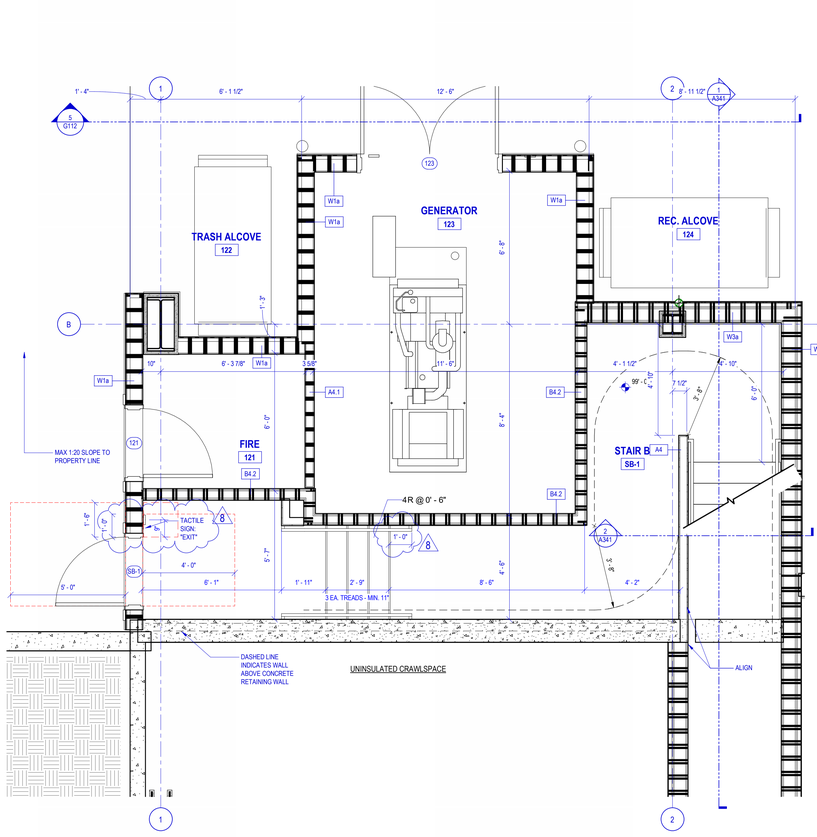
7 STAIR B - ROOF STAIR

SCALE: 3/8" = 1'-0"



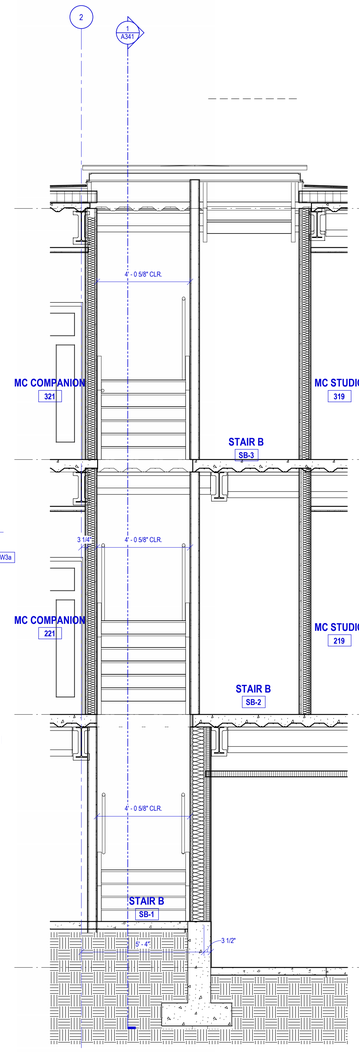
4 STAIR B - LEVEL 2

SCALE: 3/8" = 1'-0"



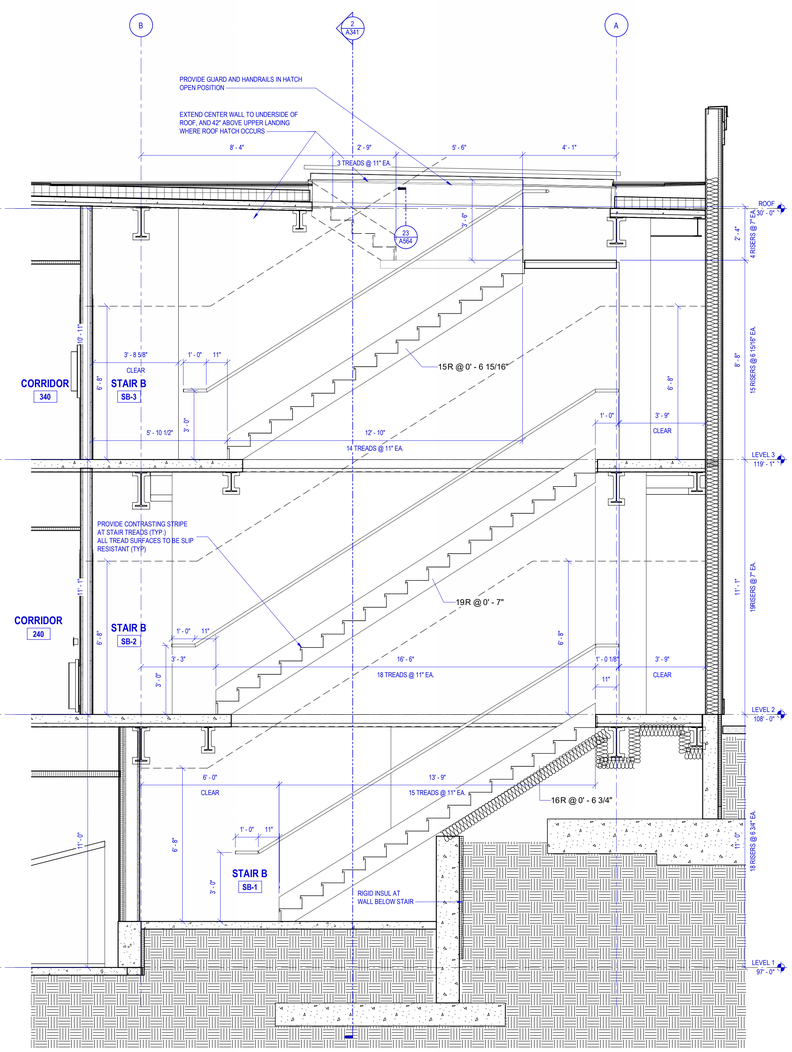
3 STAIR B - LEVEL 1

SCALE: 3/8" = 1'-0"



2 STAIR B - CROSS SECTION

SCALE: 3/8" = 1'-0"



1 STAIR B - LONGITUDINAL SECTION

SCALE: 3/8" = 1'-0"

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LICENSED ARCHITECT LOUIS DUCHARME C-36208 7/2025 RENEWAL DATE STATE OF CALIFORNIA

3.21.24

Sheet Name
STAIR B - ENLARGED PLANS AND SECTIONS

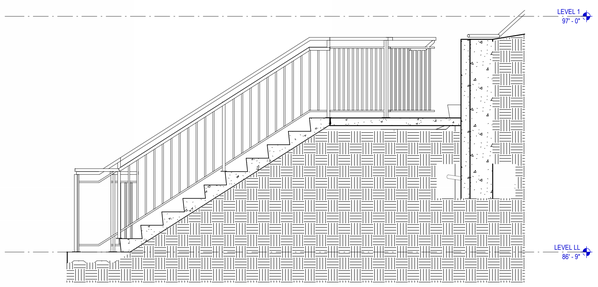
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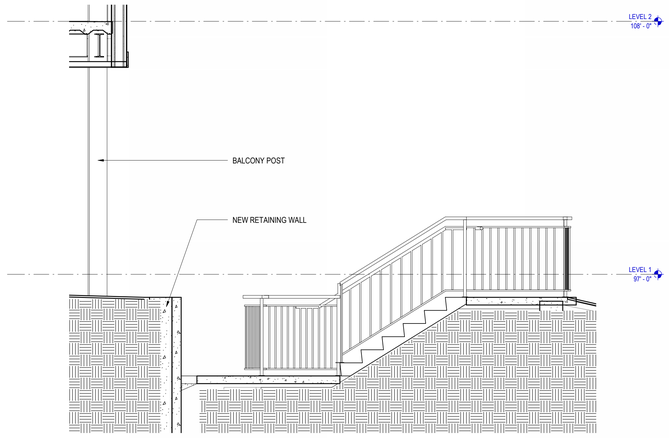
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JOB # 674300

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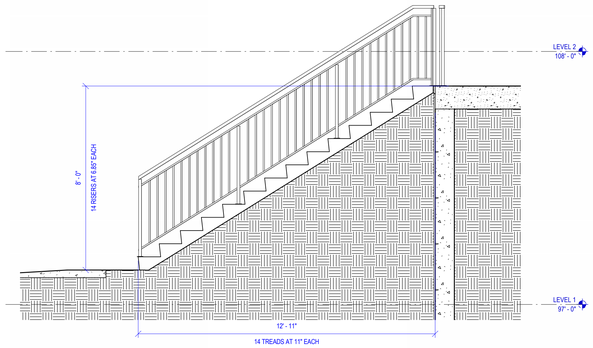
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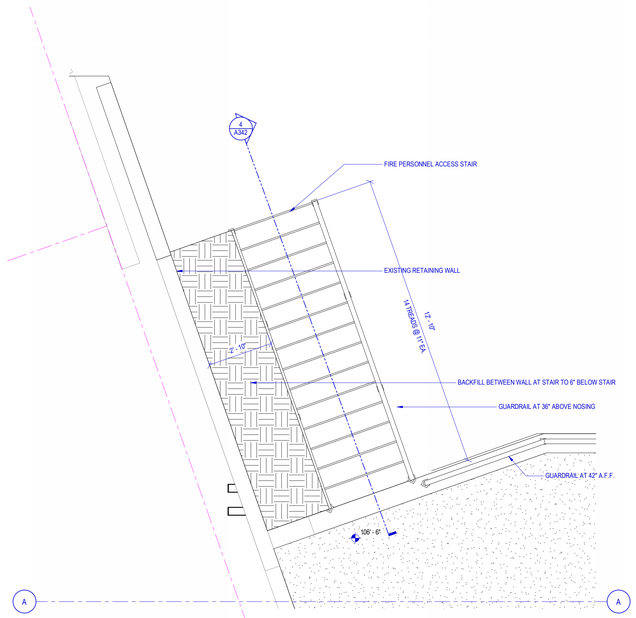


7 EAST SITE STAIR - SECTION 2
SCALE: 3/8" = 1'-0"

8 EAST SITE STAIR - SECTION 1
SCALE: 3/8" = 1'-0"



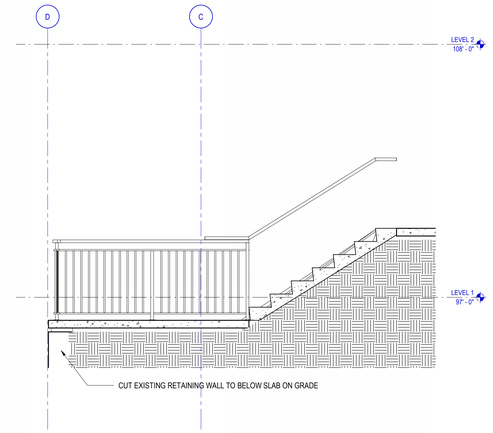
4 WEST SITE STAIR - SECTION
SCALE: 3/8" = 1'-0"



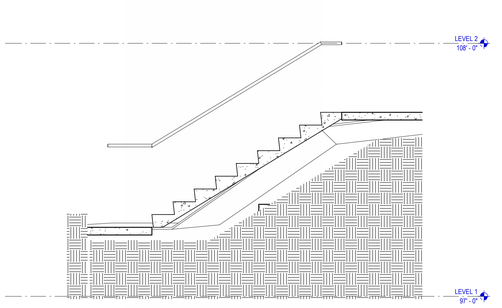
3 WEST SITE STAIR - ENLARGED PLAN
SCALE: 3/8" = 1'-0"



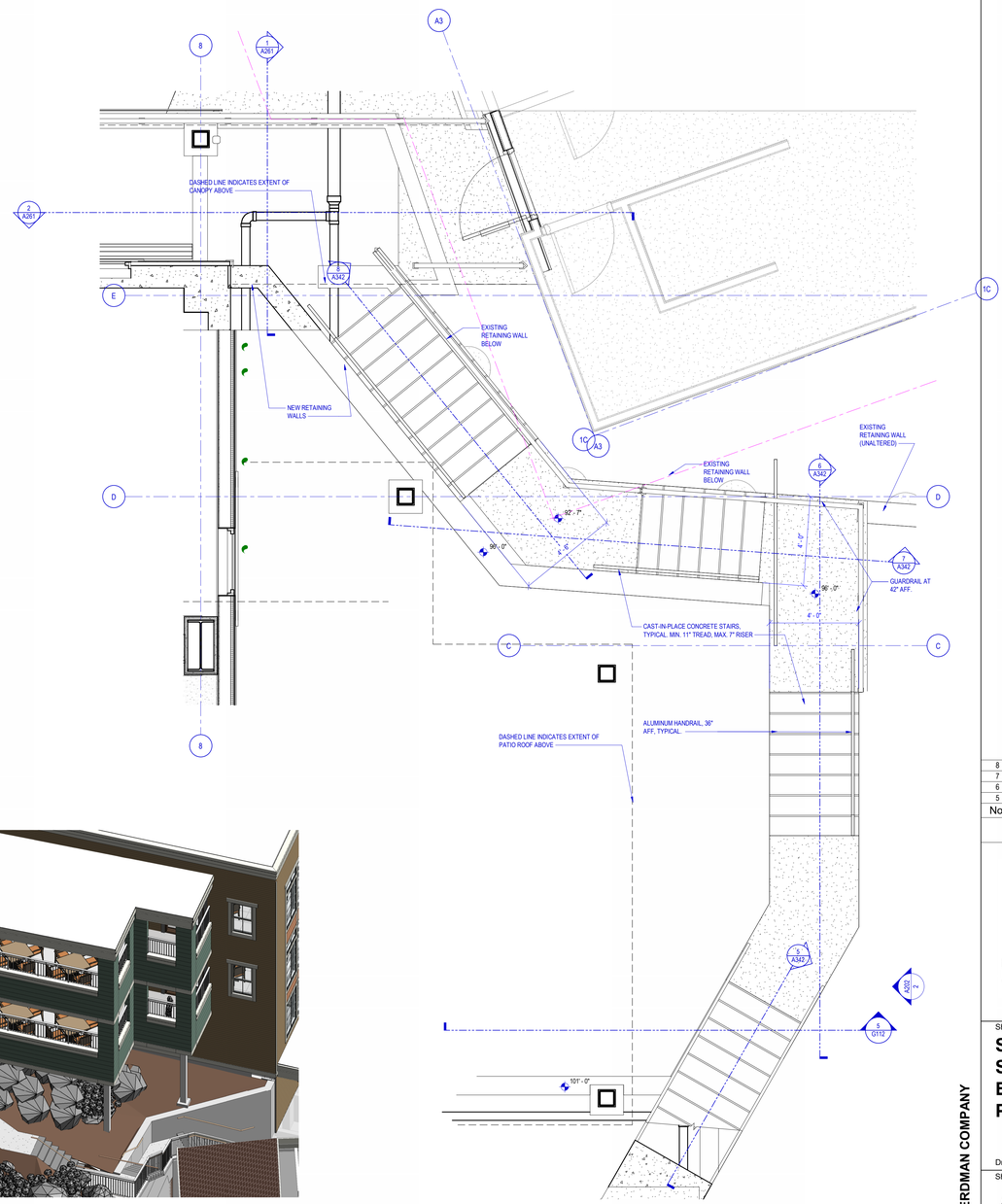
2 EAST SITE STAIR 3D
SCALE:



6 EAST SITE STAIR - SECTION 3
SCALE: 3/8" = 1'-0"



5 EAST SITE STAIR - SECTION 4
SCALE: 3/8" = 1'-0"



1 EAST SITE STAIR - ENLARGED PLAN
SCALE: 3/8" = 1'-0"

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No.	Description	Date
8	PERMIT / ZONING RESUBMITTAL	03-21-2024
7	PERMIT / ZONING RESUBMITTAL	11-27-2023
6	FOR PERMIT	07-28-2023
5	ZONING RESUBMITTAL	06-28-2023

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LICENSED ARCHITECT
FACILITY DOCUMENTATION
C-36208
7/2025
RENEWAL DATE
STATE OF CALIFORNIA
3.21.24

Sheet Name
SITE STAIR SECTIONS AND ENLARGED PLANS

Dm:DPerrault Chk:IWallace

Sheet Number
A342

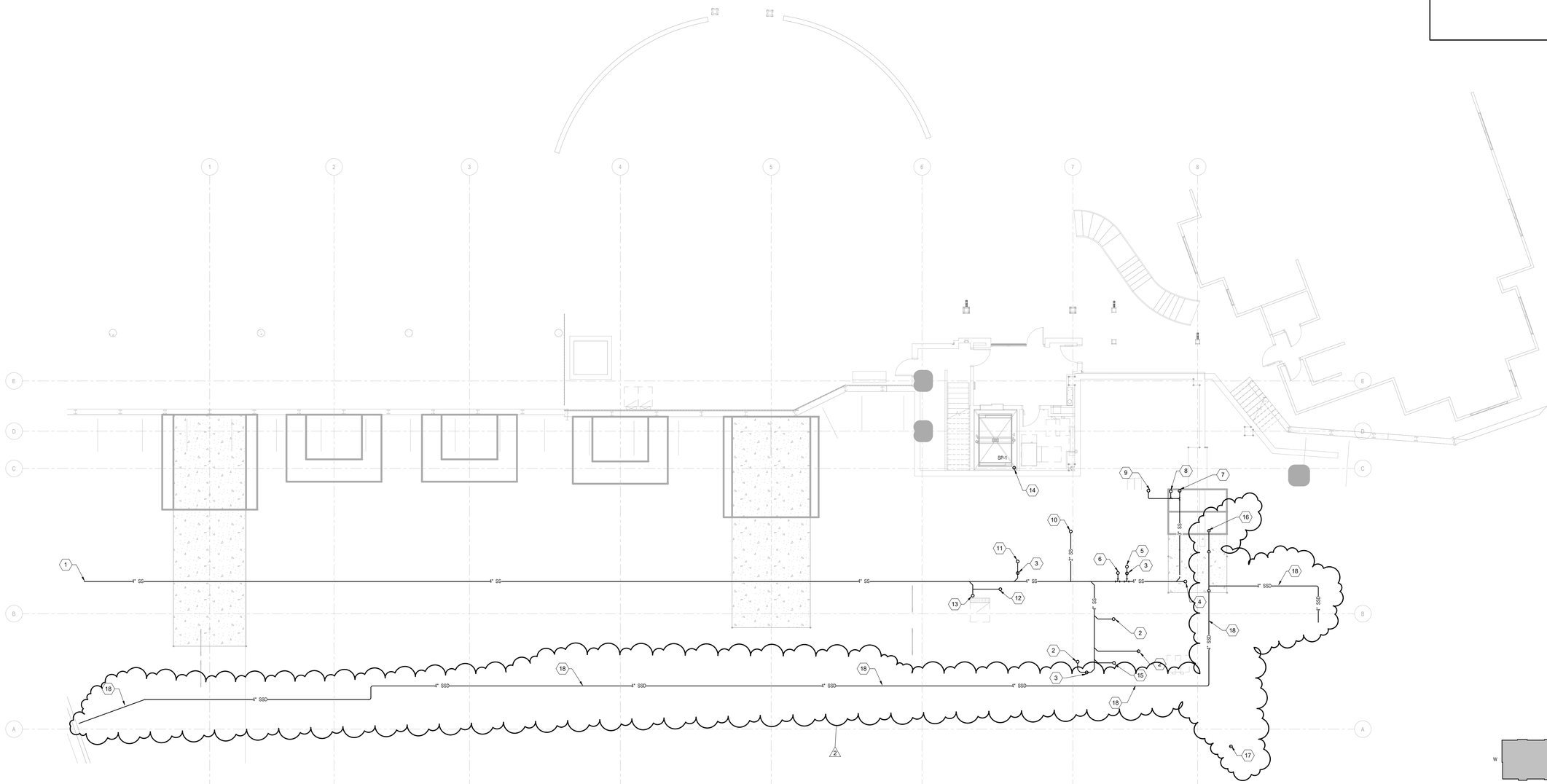
JOB # 674300

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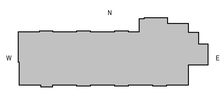
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KEYED NOTES

NUMBER	DESCRIPTION
1	4" SANITARY SEWER SERVICE, CONTINUED ON CIVIL PLANS. FFE = 100'-0", IE = XX'-X", XXX DFU
2	4" SS UP TO FLOOR DRAIN
3	2" V UP
4	4" SS UP TO FLOOR CLEANOUT
5	3" SS UP TO HUB DRAIN
6	2" SS UP TO LAUNDRY SINK
7	3" SS UP
8	2" SS UP TO HAIR SINK
9	2" SS UP TO SINK
10	2" SS UP TO APPLIANCE BOX
11	3" SS UP TO MOP SINK
12	4" SS UP TO WATER CLOSET
13	2" SS UP TO LAVATORY
14	2" PUMPED SANITARY SEWER UP
15	4" SS UP TO FLOOR SINK
16	4" PERFORATED PVC PERIMETER FOUNDATION SUBSOIL DRAIN DOWN
17	4" NON-PERFORATED SUBSOIL DRAIN MAIN UP
18	4" PERFORATED PVC PERIMETER FOUNDATION SUBSOIL DRAIN PIPE. INSTALL AT 1/32" PER FOOT SLOPE.



1 LOWER LEVEL - PLUMBING FLOOR PLAN - WASTE, VENT, & STORM
SCALE: 1/8" = 1'-0"



BUILDING KEYPLAN: PROJECT NORTH INDICATED

TRUE NORTH

SCALE: 1/8" = 1'-0"

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No.	Description	Date
2	PERMIT RESUBMITTAL	11-27-2023
1	FOR PERMIT	07-28-2023

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REGISTERED PROFESSIONAL ENGINEER
MICHAEL B. METEER
M-27443
exp 6-30-25
MECHANICAL
STATE OF CALIFORNIA

11-27-23

Sheet Name
LOWER LEVEL - PLUMBING FLOOR PLAN - WASTE, VENT, & STORM

Dm:AB Chk:EH

Sheet Number
P101

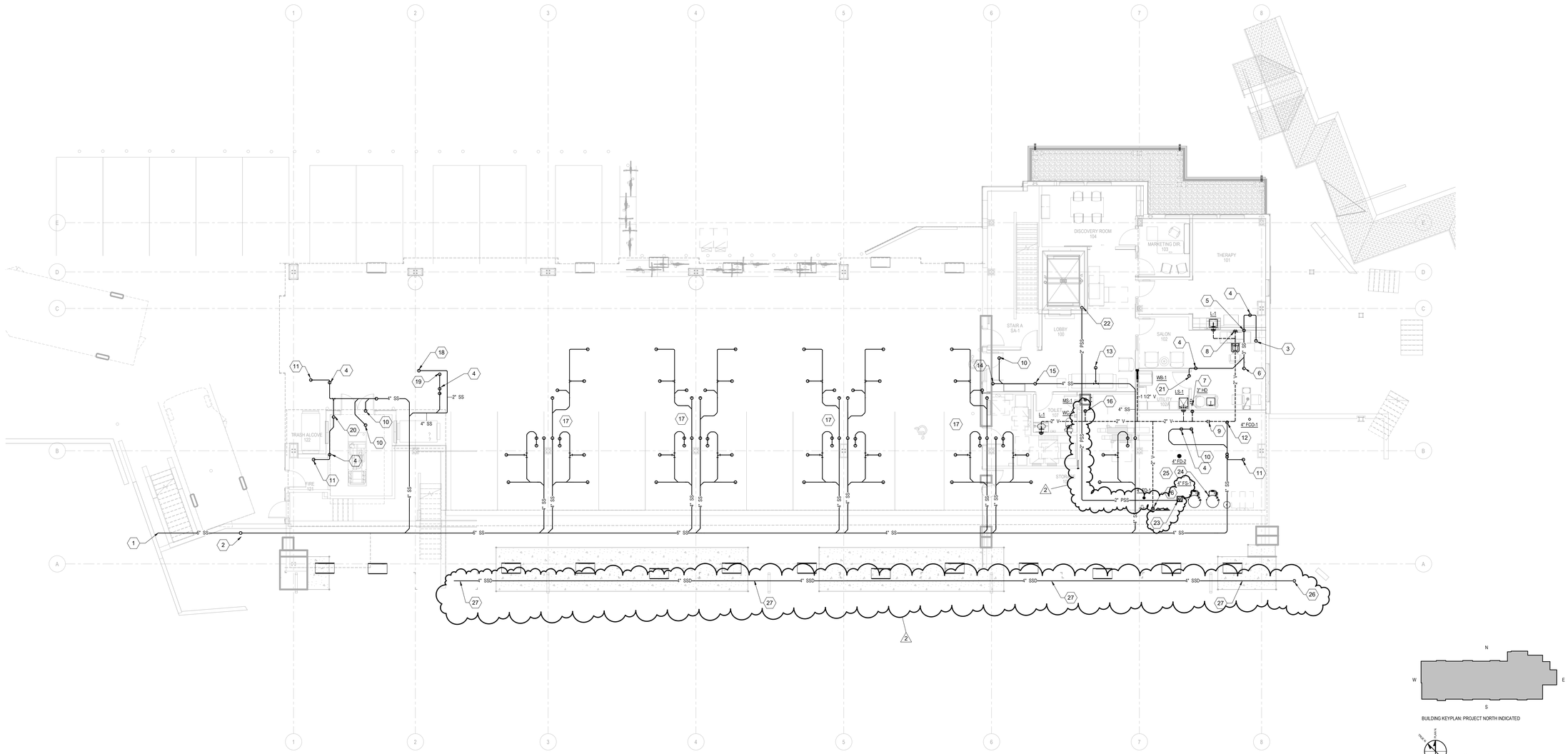
JOB # 674300

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11/27/2023 3:56:15 PM BIM 360://674300 - American Healthcare REIT - Belmont CA/P1300_Memory-Care-New-Build_P_R21.rvt

KEYED NOTES

NUMBER	DESCRIPTION
1	6" SS SERVICE. CONTINUED ON CIVIL PLANS. COORDINATE FINAL LOCATION AND INVERT WITH EXISTING SERVICE AND CIVIL PLANS
2	6" SS UP TO GRADE CLEANOUT
3	2" SS UP TO HUB DRAIN
4	2" V UP
5	3" SS UP & DOWN
6	3" SS UP
7	COORDINATE HUB DRAIN LOCATION FOR PEDICURE STATION WITH EQUIPMENT CUTSHEETS
8	COORDINATE WASTE & VENT ROUGH-IN FOR HAIR SINK STATION WITH EQUIPMENT CUTSHEETS
9	3" V UP
10	4" SS UP TO WATER CLOSET
11	2" SS UP TO SHOWER
12	2" SS UP
13	2" SS UP TO SINK
14	2" SS UP TO LAVATORY
15	4" SS UP
16	2" V DOWN
17	SEE DETAIL 2/P103 FOR 2ND FLOOR RESIDENT ROOM WASTE & VENT
18	2" SS UP TO APPLIANCE BOX
19	4" SS UP TO FLOOR DRAIN
20	2" SS UP TO LAVATORIES
21	3" SS UP TO MOP SINK
22	2" PUMPED SANITARY SEWER DOWN
23	ROUTE 2" PSS DOWN WALL TO FLOOR SINK
24	ROUTE EACH WATER HEATER T&P RELIEF VALVE DISCHARGE INDIVIDUALLY TO FLOOR SINK
25	CONNECT ALL DRAINS AND FLOOR SINKS IN THIS ROOM TO TRAP PRIMER
26	4" NON-PERFORATED SUBSOIL DRAIN MAIN DOWN
27	4" PERFORATED PVC PERIMETER FOUNDATION SUBSOIL DRAIN PIPE. INSTALL AT 1/32" PER FOOT SLOPE.



1 LEVEL 1 - PLUMBING FLOOR PLAN - WASTE, VENT, & STORM

SCALE: 1/8" = 1'-0"

BUILDING KEYPLAN: PROJECT NORTH INDICATED

TRUE NORTH

SCALE: 1/8" = 1'-0"

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Consultant Services Provided By:

No.	Description	Date
2	PERMIT RESUBMITTAL	11-27-2023
1	FOR PERMIT	07-28-2023

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REGISTERED PROFESSIONAL ENGINEER
DANIEL B. METEER
M-27443
exp 6-30-25
MECHANICAL
STATE OF CALIFORNIA

11-27-23

Sheet Name
LEVEL 1 - PLUMBING FLOOR PLAN - WASTE, VENT, & STORM

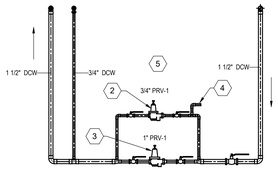
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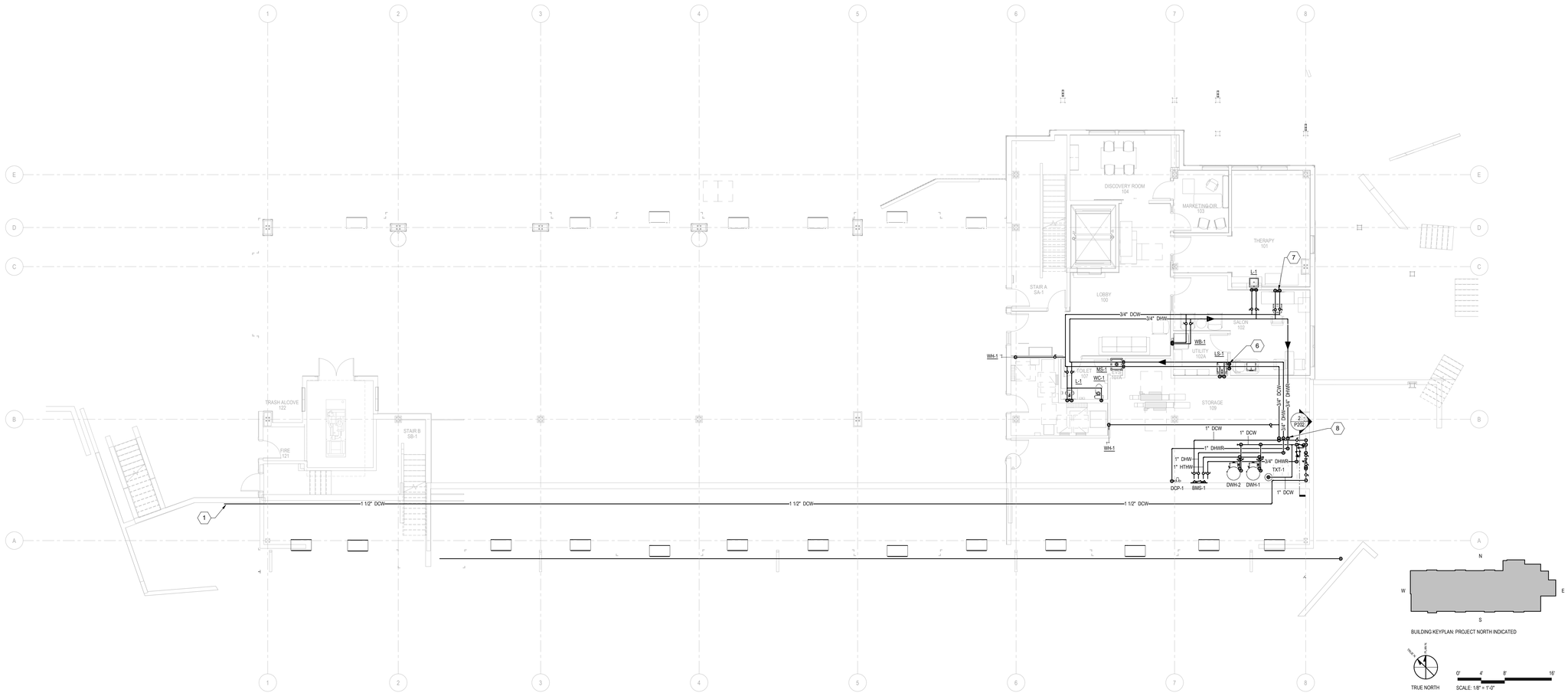
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2 BUILDING PRV STATION

SCALE: 1/2" = 1'-0"



1 LEVEL 1 - PLUMBING FLOOR PLAN - WATER

SCALE: 1/8" = 1'-0"

KEYED NOTES

NUMBER	DESCRIPTION
1	1-1/2" DCW SERVICE, COORDINATE LOCATION WITH EXISTING CONDITIONS AND CIVIL DRAWINGS
2	SET PRV TO 65 PSI AT NO FLOW
3	SET PRV TO 60 PSI AT NO FLOW
4	1/2" PRESSURE RELIEF VALVE, SET TO 100 PSI. ROUTE DISCHARGE TO NEAREST FLOOR DRAIN
5	DETAIL IS DIAGRAMMATIC ONLY. PROVIDE ALL VALVES, PRESSURE GAUGES, STRAINERS, AND OTHER ACCESSORIES AS REQUIRED BY SPECIFICATIONS AND DETAILS
6	1/2" DCW & DHW TO PEDICURE STATION, COORDINATE ROUGH-IN WITH EQUIPMENT CUTSHEET
7	1/2" DCW & DHW TO HAIR SINK STATION, COORDINATE ROUGH-IN WITH EQUIPMENT CUTSHEET
8	1" DCW, 1" DHW, & 1" DHWR UP

ERDMAN

One Erdman Place Suite 300
Madison, Wisconsin 53717
Phone: (608) 410-8000
FAX: (608) 410-8500

AMERICAN HEALTHCARE REIT VISTA TERRACE OF BELMONT MEMORY CARE

BELMONT, CA

Architectural Services Provided By:
ERDMAN COMPANY

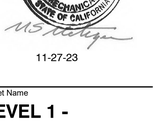
Engineering Services Provided By:
ERDMAN COMPANY

Contractor Services Provided By:
ERDMAN COMPANY
Lic. No. 194614

Consultant Services Provided By:

No.	Description	Date
1	FOR PERMIT	07-28-2023

Document Release



11-27-23

BUILDING KEYPLAN: PROJECT NORTH INDICATED

SCALE: 1/8" = 1'-0"

Sheet Name
LEVEL 1 - PLUMBING FLOOR PLAN - WATER

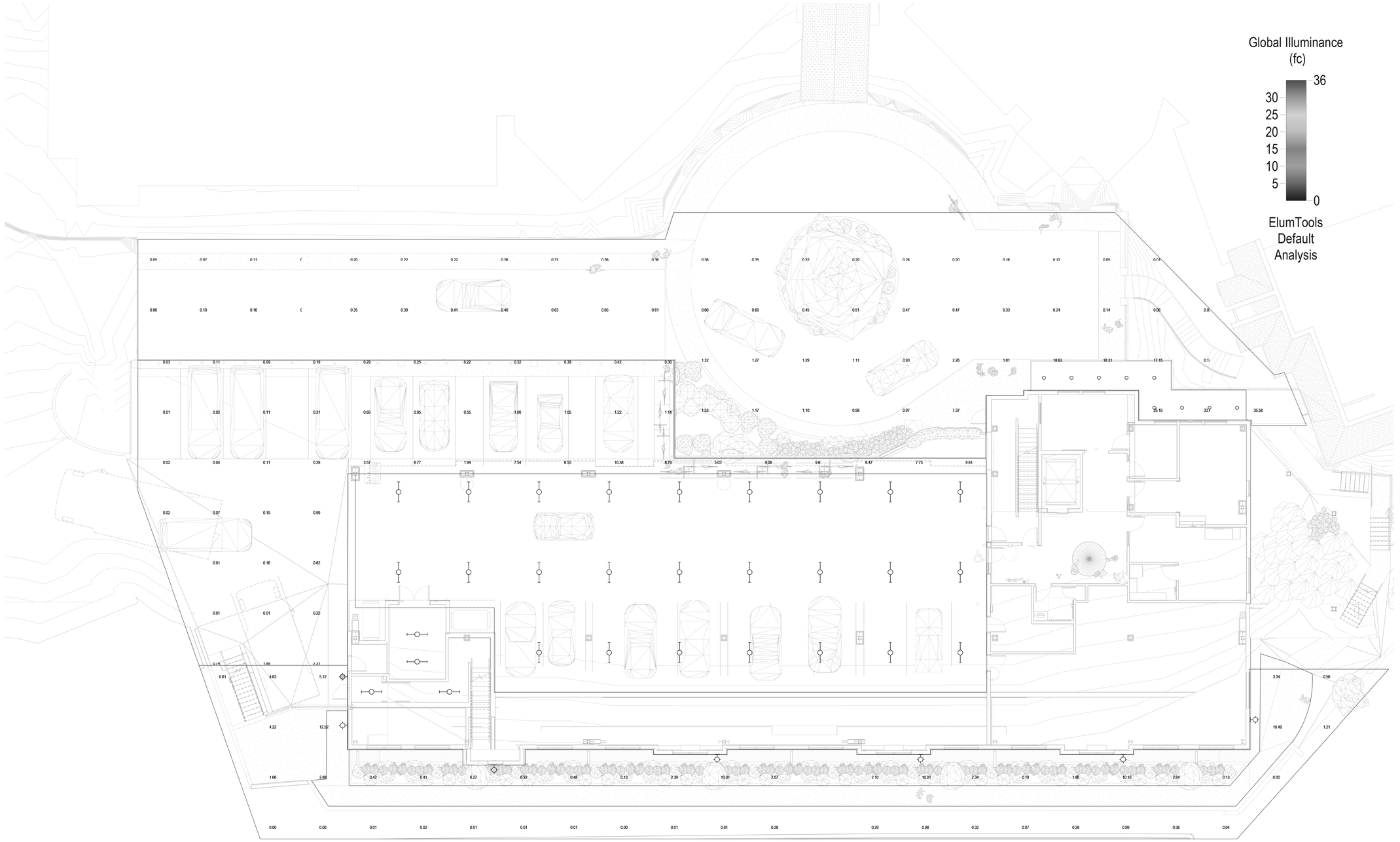
Dm:AB Chk:EH

Sheet Number
P202

JOB # 674300

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ERDMAN

One Erdman Place Suite 300
Madison, Wisconsin 53717
Phone: (608) 410-8000
FAX: (608) 410-8500

AMERICAN HEALTHCARE REIT
VISTA TERRACE OF BELMONT MEMORY CARE

BELMONT, CA

Architectural Services Provided By:
ERDMAN COMPANY

Engineering Services Provided By:
ERDMAN COMPANY

Contractor Services Provided By:
ERDMAN COMPANY
Lic. No. 194614

Consultant Services Provided By:

No.	Description	Date
3	PERMIT RESUBMITTAL	11-27-2023
2	FOR PERMIT	07-28-2023
1	ZONING APPLICATION SET	02-08-2023

Document Release

REGISTERED PROFESSIONAL ENGINEER
RANDY D. WILDE
No. E-19446
ELECTRICAL
STATE OF CALIFORNIA
11-27-23

Sheet Name
ELECTRICAL PHOTOMETRIC OUTDOOR LIGHTING PLAN

Dm:IW Chk:RW

Sheet Number
EP100

JOB # 674300

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12/5/2023 8:03:55 PM BIM 360://674320 - American Healthcare REIT - Belmont CA\674300_Memory-Care-New-Build_E_R21.rvt

MATERIAL PALETTE



VISTA TERRACE OF BELMONT MEMORY CARE
AMERICAN HEALTHCARE REIT
1041 HILL ST, BELMONT, CA



Post and Ring Bike Rack



FC-1
Lap siding - 6" Reveal
SW 6192 Colonial Plain



FC-2
Lap Siding – 9" Reveal
SW 6195 Rock Garden



FC-3
Lap Siding - 4" Reveal
SW 2827 Colonial Revival Stone



FC-4
Panel Siding - 6" Vertical
SW 0045 Antiquarian Brown



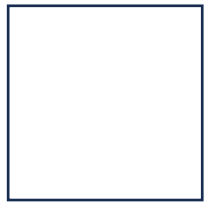
FC-5
Painted Trim
SW 7008 Alabaster



SV-1
Stone Veneer
Eldorado Stone Cliffstone Barley



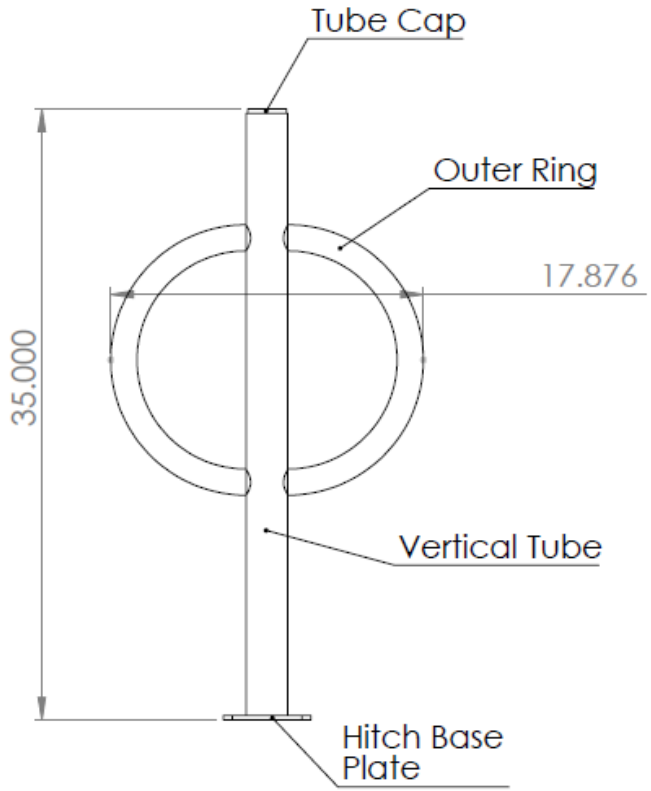
Asphalt Shingles
Timberline Sunset Red

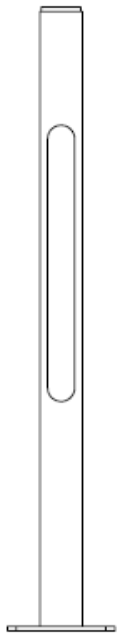


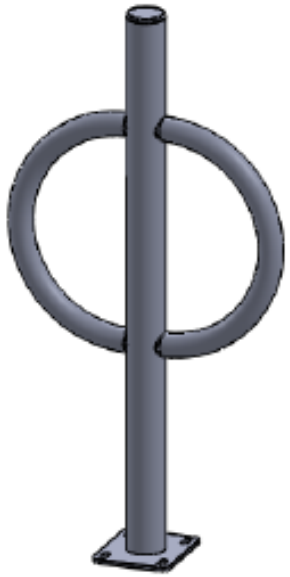
Vinyl Windows
White

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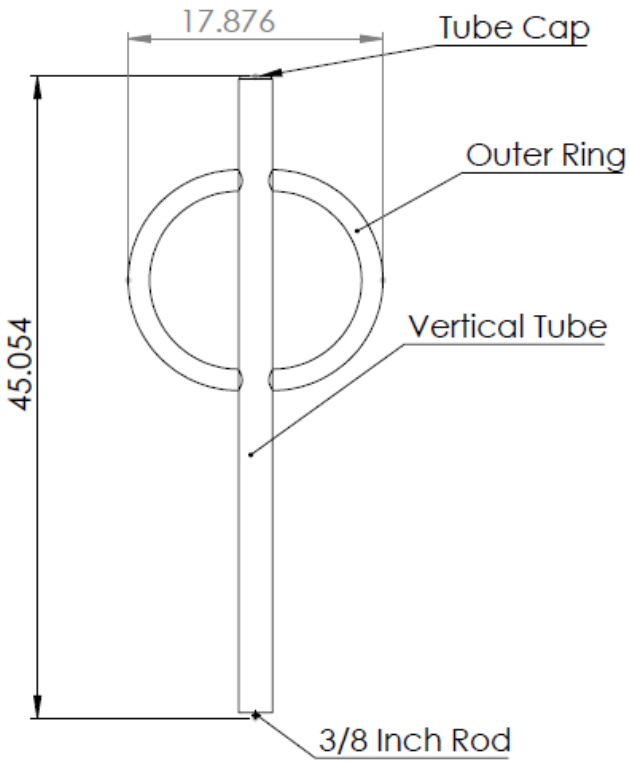
Motion Bike Rack – Galvanized - Surface Mount
536-1427







Motion Bike Rack – Galvanized - In-Ground Mount
536-1427







Nov.27, 2023

To the City of Belmont Planning Department,

This memo is a summary of the Neighborhood Outreach Meeting that occurred at 6pm on March 20, 2023 at the Vista Terrace Senior Living Community at 900 6th Ave. regarding the proposed Memory Care Addition on the same lot at 1041 Hill Street.

In advance of the meeting, neighbors were contacted as requested by the City of Belmont. Attached is a copy of the mailer that was sent to all of the addresses on the list provided by the City. The staff at the City of Belmont was also notified in advance of the meeting. The invitation indicated that the meeting would be in the Activity Room at 1041 Hill Street, which is the Vacant Skilled Nursing Building that will be demolished, but the Activity Room in the adjacent Assisted Living building at 900 6th Ave. was available and was determined to be a nicer space for the meeting so we put up signs at the Skilled Nursing Building to direct visitors to Assisted Living Building. Refreshments were provided at the meeting.

No one from the community reached out to either the Owner, Architect, or Vista Terrace staff before the meeting to RSVP or to ask any questions. No one from the neighborhood, other than residents of the existing Vista Terrace Assisted Living building or their family members, attended the meeting. The meeting was attended by Ray Oborn and Scott Marshall from American Healthcare REIT, the Owner of Vista Terrace, and Isaac Wallace, Katie Mitchell and Darcy Perrault of ERDMAN, the Architect for the Memory Care expansion, and Jeff Smith, Tara Weitor, and Mike Zeug from Integral Senior Living, the Operator of who is Vista Terrace. Several additional Vista Terrace staff members also attended along with a few existing residents and one family member.

Ray Oborn opened the meeting and explained that the existing Vista Terrace building is not meeting the current market demand for Memory Care and that it is not possible to renovate the vacant Skilled Nursing Building into a Memory Care building that meets the current market standards. Isaac Wallace presented the exterior images, exterior material and color samples, and talked about the program for the new building, the unit sizes and number of residents who will be living there, and answered questions related to outdoor spaces. Katie Mitchell presented images of the proposed interior spaces and shared interior material and color samples. All attendees from American Healthcare REIT, Integral Senior Living and ERDMAN stayed after the meeting in case there were any additional questions.

Please let me know if you have any additional questions.

Thank you,

Darcy Perrault
ERDMAN
ONE ERDMAN PLACE, MADISON, WI 53717
PHONE: **206.409.5705 c.**
dperrault@erdman.com | ERDMAN.COM



MARCH 20, 2023 COMMUNITY MEETING

Come learn more about our Assisted Living Expansion!





New Memory Care Building

36 Dementia Care units and our residential in a home like atmosphere!

Vista Terrace Activity Room @ 6pm 1041 Hill Street Belmont, CA 94002

Integral Senior Living

SINCE 2002



Share your feedback on our PD Zoning Amendment Application!

From: J Marshal
Sent: Tuesday, August 20, 2024 10:52 AM
To: Planning Comm <PlanningComm@belmont.gov>
Cc: J Marshall
Subject: Comments on Aug. 20, 2024 Planning Commission meeting - Item 7.C

Dear Belmont Planning Commissioners,

Please allow me to comment on item 7.C on the Aug. 20, 2024 Planning Commission Agenda (1041 Hill Street). I will not be able to attend the meeting in person and ask that this information be considered and added to the public record.

I have urged the city for a number of years to ensure that geotechnical analysis for new projects is rigorous and up to current standards - having been affected by a number of serious landslides in my time in Belmont.

The Seismic Hazards Mapping Act (SHMA) was passed by the State in 1990 to update development

project geotechnical study procedures based on the experience of the 1989 Loma Prieta earthquake triggering extensive landsliding in the Santa Cruz mountains and deadly liquefaction failures. The act requires rigorous review procedures in State identified Zones of Required Investigation. As far as I can tell the City of Belmont has done little or nothing to incorporate the SHMA into its project submittal requirements and review procedures (try searching on the City's website). The SHMA map of the area including Belmont was first published in 2017 - and the Belmont General Plan refers to a process of updating the GP's safety element maps. That has not happened.

"With the release of the Seismic Hazard Maps beginning in 1997, a principal objective of the program was to have a more uniform and effective practice by geotechnical engineers and engineering geologists in the evaluation of seismic hazards in California. To that end, the California Geological Survey published a special report with guidelines on evaluating and mitigating seismic hazards [13]. The guidelines, known as Special Publication 117 (SP 117), were intended to be helpful to the owner/developer who is seeking approval of development projects within zones of required investigation as well as the geotechnical (or civil) engineer and engineering geologist who must investigate the site and recommend mitigation of identified hazards. The guidelines are also to provide help to the lead agency engineering geologist and/or civil engineer who must [the] complete the technical review, and other lead agency officials involved in the planning and development approval process. It is recognized that effective evaluation and mitigation ultimately depends on the combined professional expertise and judgment of the evaluating and reviewing professionals." - IMPLEMENTATION OF THE SEISMIC HAZARDS MAPPING ACT IN CALIFORNIA (2004)

The geotechnical report for the 1041 Hill Street project states, *"the site is not within a zone subject to seismically-induced slope instability (CGS, 2018)"*

The city review report states,

"The property is not located within a mapped hazard area in the Seismic and Geologic Hazards Map included as part of the City of Belmont Safety Element (2016). *The site is also not located within a mapped zone of either required liquefaction or earthquake induced landslide investigation as shown on the map Earthquake Zones of Required Investigation, San Mateo Quadrangle (California Geological Survey [CGS], 2018)."*

My review indicates that these statements are erroneous. Please see the CGS online map (https://maps.conservation.ca.gov/cgs/DataViewer/) and the picture below. If I have erred in reading the map please let me know. For this project, does it make a material difference to the evaluation or design? That is a question to ask the geotech specialists - and perhaps the answer won't really be known until we have a major earthquake.

But, shouldn't the city be implementing the most up-to-date procedures and standards as determined by experts in the field? - and as required by State law. It is clear to me that City

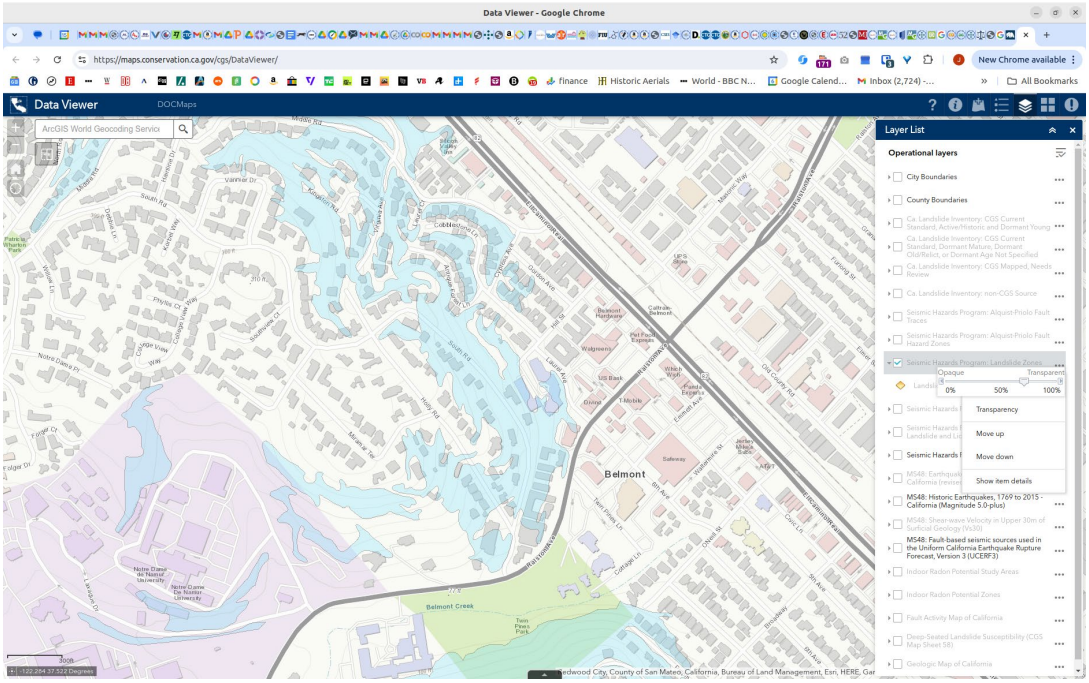
development standards and policies should be clear and universally enforced. That is preferable to standards applied arbitrarily, selectively, and inconsistently - I think. Do City leaders agree or not? I would like to hear.

I request that the Planning Commissioners work with the CIty Council to direct Belmont's staff to fully incorporate the State mandated Seismic Hazards Mapping Act maps and procedures into the Belmont planning and review process and the Belmont General Plan. Currently it appears arbitrary and selective whether the State mandated procedures are followed or not - this should not be. It should be clear that this is important for the government's primary role to protect public safety.

Please feel free to contact me if you have any questions - I would be happy to discuss this with you.

Thank you,

Jeff Marshall



San_Mateo_EZIM.pdf

From: J Marshall
Sent: Tuesday, September 3, 2024 12:17 PM
To: Planning Comm <PlanningComm@belmont.gov>
Subject: Re: Comments on Aug. 20, 2024 Planning Commission meeting - Item 7.C

Dear Planning Commissioners,

I was not able to attend the Aug. 20, 2024 meeting, but I recently was able to watch the video of the meeting.

I want to say thank you to the commissioners and staff who followed up on my comments. Sometimes it feels like comments to the City disappear into thin air or are simply ignored - it is good to see a response. I sincerely believe that citizen engagement is important for the City and not just a nuisance - I hope City officials do as well. Frankly, it feels like there is an unwritten rule that experts cannot be questioned. But, experts can make mistakes.

I have nothing against the proposed project and assume it will be approved by City Council, I was simply commenting on a stated inaccuracy in the approved reports. I believe my analysis regarding the State Seismic Hazards Act Zone of Required Investigation is correct - if I am mistaken I hope someone gets back to me to explain my mistake.

My strong concern stems from having been directly affected by a number of expensive past landslides in Belmont, often coming after new development that changes contours and water flow patterns. I want to make sure that future developments in my area properly analyze slope stability and changes from development and mitigate risks to the greatest extent possible. I think this should be based on the latest knowledge and procedures and that appears to be the State mandated Seismic Hazards Mapping Act. In reviewing development projects in Belmont over the years my conclusion is that the City is inconsistent in applying and enforcing these requirements. I don't think the City has in place any procedures to ensure SHMA compliance.

In my previous email I suggested that Belmont's development procedures should be revised so that it is clear that these State mandated procedures are followed and the correct maps utilized on all future projects. I don't think that was followed up by and agreed to in staff's comments at the meeting. Staff noted that Belmont Municipal Code section 7-12 already requires geotech analysis. But, please note that per the text, 7-12 applies completely only in the San Juan Hills area and therefore does not fully cover most of Belmont and it was adopted in 1988 (and before) and therefore can hardly be considered to reflect up-to-date standards and maps for geotechnical investigation and reports. The 2008 update to the SHMA landslide recommendations/guidelines

noted, "More than ten years have passed since these Guidelines were first published, during which time there have been significant changes in practice as a result of continuing research in geotechnical earthquake engineering and soil mechanics", and that led to the updated 2008 guidelines.

Staff also stated that the State SHMA simply requires "a geotechnical report" in a Zone of Required Investigation - I think implying that geotech experts wrote the report for that project and therefore the specific standards followed in the investigation were not important and should not be questioned. But, please note that the SHMA text also requires that the CIty "shall consider the policies and criteria pursuant to" the SHMA (i.e. the recommended procedures), submit a copy of approved geotechnical reports to the State Geologist within 30 days of approval, and if the report is not in accordance with the SHMA policies and criteria the City must explain in writing the reasons for the differences. Therefore the details are in fact important. The SHMA also requires that the General Plan Safety Element, and "land use planning and permitting ordinances, shall take into account the information provided in available seismic hazard maps." (Seismic Hazards Mapping Act) Is the City currently in compliance with the State mandated SHMA requirements? (34 years after its passage and more than 6 years after the Belmont area was officially mapped.) This seems like a reasonable question to ask. I don't think this is any different from ensuring that the correct and up-to-date version of the fire code or building code is applied to new developments.

I once again request that the City take action to ensure that future projects are evaluated as required by the Seismic Hazards Mapping Act. I cannot believe that this would be a controversial suggestion and hope that everyone can agree that this would enhance public safety. Is there a reason not to do this?

As I stated previously, I would be happy to discuss this in more detail if you desire. It seems that perhaps Planning Commissioners are not allowed to communicate directly with the public. If that is the case perhaps one or more of you could refer this to the City Council members you work with.

Thank you,

Jeff Marshall

On Tue, Aug 20, 2024 at 10:52 AM J Marshall wrote:

> Dear Belmont Planning Commissioners,
>
> Please allow me to comment on item 7.C on the Aug. 20, 2024 Planning Commission Agenda (1041 Hill Street). I will not be able to attend the meeting in person and ask that this information be considered and added to the public record.
>
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won't really be known until we have a major earthquake.

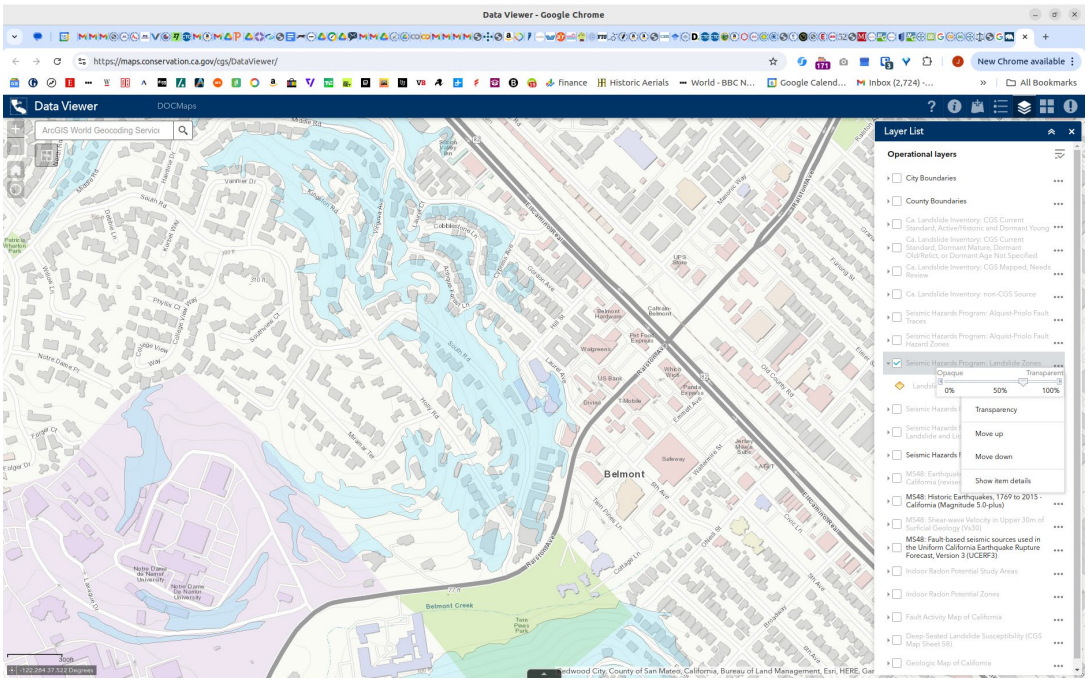
But, shouldn't the city be implementing the most up-to-date procedures and standards as determined by experts in the field? - and as required by State law. It is clear to me that City development standards and policies should be clear and universally enforced. That is preferable to standards applied arbitrarily, selectively, and inconsistently - I think. Do City leaders agree or not? I would like to hear.

I request that the Planning Commissioners work with the CIty Council to direct Belmont's staff to fully incorporate the State mandated Seismic Hazards Mapping Act maps and procedures into the Belmont planning and review process and the Belmont General Plan. Currently it appears arbitrary and selective whether the State mandated procedures are followed or not - this should not be. It should be clear that this is important for the government's primary role to protect public safety.

Please feel free to contact me if you have any questions - I would be happy to discuss this with you.

Thank you,

Jeff Marshall



San_Mateo_EZIM.pdf

From: Catherine Burger
To: x-community development
Subject: 1041 Hill Street-Memory Care Facility
Date: Monday, August 19, 2024 9:36:00 PM

You don't often get email from cpburger8@gmail.com. Learn why this is important

Respectfully submitting my questions and comments regarding the 1041 Hill Street - Memory Care Facility. This facility is on the agenda for the Planning Commission meeting on Tue. August 20, 2024.

1. Tree removal: Will new trees be planted following removal of the old trees? If yes, how many trees will be planted? Where will they be planted? What type(s) of trees will be planted? Requesting detailed info/specifics.
2. Parking (employees and visitors). What's the plan for parking? Will parking be underground? Requesting detailed info/specifics.
3. Street parking: Will existing street parking by impacted by this project? If yes, how? Requesting detailed info/specifics.
4. New footprint: Will the footprint of the proposed new structure be the same as the footprint of the current structure? If not, what will the new footprint be? Requesting detailed info/specifics.
5. What is the anticipated start date for tree removal, demo, grading, rebuilding and encroachment activities?
6. Size: The new proposed structure is almost three times the size of the current one. This is a large increase in size of the structure. Can the scale of the new building be reduced?

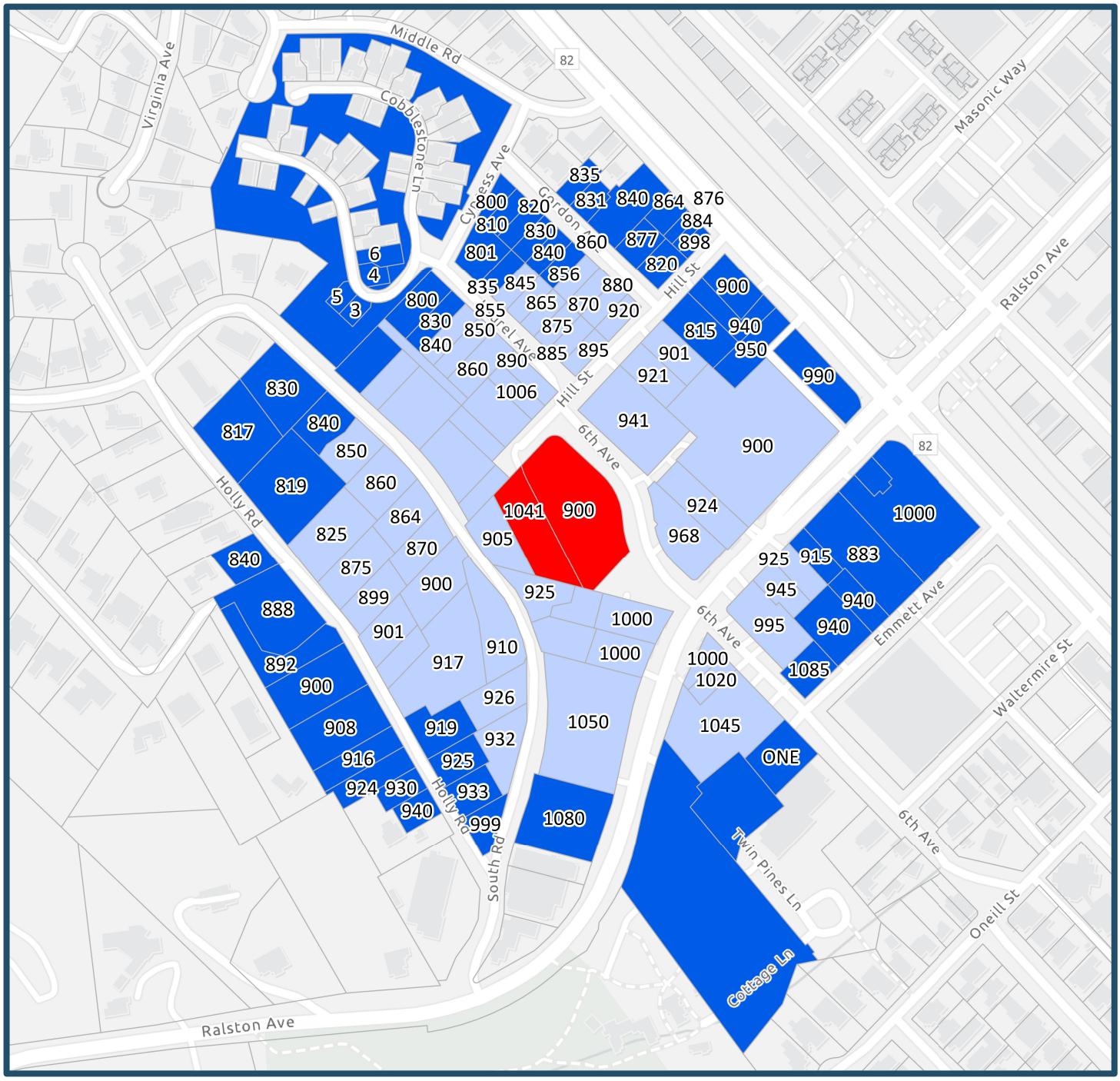
300/500 FOOT RADIUS MAP

1041 HILL STREET

Legend

- 1040 Hill St
- 300'
- 500'

0 50100 200 300 400 500 Feet



NOTE: This is neither a plat nor a survey. It is furnished merely as a convenience to aid in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon.

CITY OF BELMONT CALIFORNIA

STAFF REPORT

Meeting Date:	September 24, 2024
Agency:	City of Belmont
Staff Contact:	Jozi Plut, City Clerk, jplut@belmont.gov, 650-595-7414
Agenda Title:	Designation of Voting Delegate and Alternate for League of California Cities Annual Conference October 16-18, 2024
Agenda Action:	Motion

Recommendation
Staff recommends that the City Council, by motion, name a voting delegate and alternate for the upcoming League of California Cities (Cal Cities) Annual Conference, and provide direction to the voting delegate regarding the resolution to be considered at the Conference Business Meeting

Strategic Focus Area
Not Applicable

Background
Cal Cities requires that each city designate, by Council action, a representative and an alternate for the Business Meeting held during the Annual League Conference from October 16-18, 2024.

Analysis
City councils must appoint a voting delegate to vote during the General Assembly. Each city may also appoint up to two alternate delegates and forward to Cal Cities by Sept. 25. Only those delegates and alternates that are approved by City Council action may participate in the Business Meeting as a voting delegate. In addition, the voting delegate must be registered for the conference.

Either a City Councilmember, City Manager or the City Attorney is delegated to represent the City of Belmont at the League of California Cities Annual Conference. As of date of this report, Mayor Julia Mates, City Manager Oskoui and City Attorney Rennie are registered to attend the conference.

Attached to this report are resolutions that will be considered at the Business Meeting, to be held on Friday, October 18, 2024, at 8:30 am. Council may wish to discuss and give direction regarding voting delegates and any position on these resolutions.

Alternatives
1. Choose not to appoint a delegate
2. Take no action on the resolutions and allow the voting delegate to determine how to vote

Attachments
A. Resolutions packet to be considered at the conference

Fiscal Impact

☐ No Fiscal Impact

☒ Funding Source Confirmed: There is no direct fiscal impact in appointing a voting delegate. Registration to the conference and related conference costs are budgeted in the General Fund of the current fiscal year 2024-25 budget in the respective budgets of the City Council, City Manager's Office, and City Attorney Department.

Source:	**Purpose:**	**Public Outreach:**
Staff	Discretionary Action	Posting of Agenda

LEAGUE OF CALIFORNIA CITIES

2023-2024 CAL CITIES OFFICERS

President
Daniel T. Parra
Mayor
Fowler

First Vice President
Lynne Kennedy
Mayor Pro Tem,
Rancho Cucamonga

Second Vice President
Gabe Quinto
Council Member,
El Cerrito

Immediate Past President
Ali Sajjad Taj
Mayor Pro Tem,
Artesia

Executive Director and CEO
Carolyn M. Coleman

August 28, 2024

TO: Mayors, Council Members, City Managers, and City Clerks

RE: Cal Cities 2024 Resolution Packet

Sixty days before the Cal Cities Annual Conference and Expo, Cal Cities members may submit resolutions on issues of importance to cities. This year, Cal Cities received one resolution by the Aug. 17 deadline.

The attached packet contains the proposed resolution, supporting letters from city officials, and an analysis of the resolution by Cal Cities. The packet includes detailed information on the resolution process.

We encourage each city council to consider the resolution and determine a city position so your voting delegate can represent your city's position on the resolution.

Voting Delegates: City councils must appoint a voting delegate to vote during the General Assembly. Each city may also appoint up to two alternate delegates. If your city has not already done so, please appoint your voting delegate by Sept. 25. The voting delegate packet contains more information.

The Cal Cities 2024 General Assembly will be held Oct. 18 at 8:30 a.m. in the Long Beach Convention Center during the Annual Conference and Expo.

For questions about resolutions, voting delegates, or the General Assembly, please contact Zach Seals.

LEAGUE OF CALIFORNIA CITIES

2024 Resolutions Packet

Information on 2024 Resolutions Process

Consideration by Policy Committee (pre-conference)
Per the Cal Cities bylaws, the Cal Cities President has referred the submitted resolution to the Governance, Transparency, and Labor Relations Policy Committee. The committee will meet on Oct. 3 at 10 a.m. via Zoom to review the resolution and make a recommendation that will be sent to the Resolutions Committee. A public comment period will be held during the meeting. Register for the meeting here.

A list of recommendations the policy committee may make during its meeting are on page three of this packet.

Consideration by Resolutions Committee (during conference)
On Oct. 17 at 1:30 p.m. the Resolutions Committee will meet to review the resolution and the recommendation of the policy committee.

The Resolutions Committee consists of one representative from each of Cal Cities caucuses, departments, divisions, and policy committees, as well as up to ten additional appointments made by the Cal Cities President. A public comment period will be held during the meeting. Refer to the onsite conference program for the location.

A list of recommendations the Resolutions Committee may make during its meeting are on page three of this packet.

Consideration by the General Assembly (during conference)
The General Assembly will convene on Oct. 18 at 8:30 a.m. to consider any qualified resolutions. To vote during the General Assembly, voting delegates must have checked-in at the voting delegate booth.

Conference attendees will receive materials for the General Assembly on the evening of Oct. 17. For more information on voting and discussion procedures during the General Assembly, see page four of this packet.

Petitioned Resolutions (during conference)
The petitioned resolution is an alternate method to introduce policy proposals during the annual conference. To initiate a petitioned resolution, voting delegates from 10% of member cities must sign the petition. The resolution and signatures are due at least 24 hours before the beginning of the General Assembly. Voting delegates who have checked-in at the voting delegate booth can receive more information on petitioned resolutions at the booth onsite.

LEAGUE OF CALIFORNIA CITIES

How it works: Cal Cities Resolutions and the General Assembly

Developing League of California Cities policy is a dynamic process that engages a wide range of members to ensure Cal Cities represents cities with one voice. These policies directly guide Cal Cities' advocacy to promote local decision-making, and lobby against statewide policies that erode local control.

The resolutions process and General Assembly is one way that city officials can directly participate in the development of Cal Cities policy. If a resolution is approved at the General Assembly, it becomes official Cal Cities policy. Here's how resolutions and the General Assembly work.

Prior to the Annual Conference and Expo

General Resolutions



Sixty days before the Annual Conference and Expo, Cal Cities members may submit policy proposals on issues of importance to cities. The resolution must have the concurrence of at least five additional member cities or individual members.

Policy Committees



The Cal Cities President assigns general resolutions to policy committees where members review, debate, and recommend positions for each policy proposal. Recommendations are forwarded to the Resolutions Committee.

During the Annual Conference and Expo

Petitioned Resolutions



The petitioned resolution is an alternate method to introduce policy proposals during the annual conference. The petition must be signed by voting delegates from 10% of member cities, and submitted to the Cal Cities President at least 24 hours before the beginning of the General Assembly.

Resolutions Committee



The Resolutions Committee considers all resolutions. General Resolutions approved[1] by either a policy committee or the Resolutions Committee are next considered by the General Assembly. General resolutions not approved, or referred for further study by both a policy committee and the Resolutions Committee do not go to the General Assembly. All Petitioned Resolutions are considered by the General Assembly, unless disqualified.[2]

General Assembly



During the General Assembly, voting delegates debate and consider general and petitioned resolutions forwarded by the Resolutions Committee. Potential Cal Cities bylaws amendments are also considered at this meeting.

Who's who

Cal Cities policy development is a member-informed process, grounded in the voices and experiences of city officials throughout the state.

The **Resolutions Committee** includes representatives from each Cal Cities diversity caucus, regional division, municipal department, and policy committee, as well as individuals appointed by the Cal Cities president.

Voting delegates are appointed by each member city; every city has one voting delegate.

The **General Assembly** is a meeting of the collective body of all voting delegates —one from every member city.

Seven **policy committees** meet throughout the year to review and recommend positions to take on bills and regulatory proposals. Policy committees include members from each Cal Cities diversity caucus, regional division, and municipal department, as well as individuals appointed by the Cal Cities president.

[1] The Resolution Committee can amend a general resolution prior to sending it to the General Assembly.
[2] Petitioned Resolutions may be disqualified by the Resolutions Committee according to Cal Cities Bylaws Article VI. Sec. 5(f).

For more information visit www.calcities.org/general-assembly

Policy Committee and Resolutions Committee Actions

The submitted resolution will be heard by the policy committee to which it was assigned, and the Resolutions Committee. The below table shows what recommendations these bodies may make on the resolution.

Policy Committee Actions	Resolutions Committee Actions
Approve	Approve
Disapprove*	Disapprove*
No Action	No Action
Amend and approve	Amend and approve
Refer to appropriate policy committee for further study*	Approve as amended
Refer as amended to appropriate policy committee for further study*	Refer to appropriate policy committee for further study*
	Refer as amended to appropriate policy committee for further study*
	Approve with additional amendment(s)
	Additional amendments and refer to appropriate policy committee for further study*

**If a resolution is disapproved or referred for further study by all policy committees to which it is assigned and the Resolutions Committee, it will not proceed to the General Assembly.*

General Assembly Voting and Discussion Procedures

Discussion Procedures:
Discussion procedures during the General Assembly are guided by two calendars: the Consent Calendar and the Regular Calendar. As seen below, resolutions are calendared by the recommendations they receive from policy committees and the Resolutions Committee.

For General Resolutions:

Policy Committee Recommendation	Resolutions Committee Recommendation	Calendar
Approve	Approve	Consent Calendar
Approve	Disapprove or refer	Regular Calendar
Disapprove or refer	Approve	Regular Calendar
Disapprove or refer	Disapprove or refer	Does not proceed to General Assembly

For Petitioned Resolutions:

Policy Committee Recommendation	Resolutions Committee Action	Calendar
N/A	Approve	Regular Calendar
	Disapprove or Refer	Regular Calendar
	Disqualified	Does not proceed to General Assembly

Items on the Consent Calendar will be presented as one motion during the General Assembly from the Resolutions Committee chair. Unless an item on the Consent Calendar is set aside by the majority of the General Assembly, a vote will be taken on the whole calendar. It an item is set aside, it will be opened for discussion, followed by a vote.

Items on the Regular Calendar will be presented individually by the Resolutions Committee chair. After a recommendation is presented by the Resolutions Committee chair, the resolution will be opened for discussion by the General Assembly. A vote will take place following discussion.

Voting Procedures:
Per Cal Cities Bylaws Article XII, Sec. 2, all votes will be conducted by voice vote first. If the presiding official cannot determine the outcome a vote will be taken by an alternative method, typically a raise of voting cards by voting delegates. A roll call vote may be called for by delegates of ten percent or more of the General Assembly.

2024 Resolution

1. Resolution on *Fair and Equal Treatment of All Governmental Officials at All Levels* submitted by City of Glendora
    - Letters of concurrence submitted by:
        i. April A. Verlato, Mayor, City of Arcadia
        ii. Robert Gonzales, Mayor, City of Azusa
        iii. Tim Hepburn, Mayor, City of La Verne
        iv. Bill Uphoff, Mayor, City of Lomita
        v. John M. Cruikshank, Mayor, City of Rancho Palos Verdes
    - Referred to Governance, Transparency, and Labor Relations Policy Committee
    - Policy Committee Recommendation:
    - Resolutions Committee Recommendation:

Resolution No. 1: *Fair and Equal Treatment of All Governmental Officials at All Levels* submitted by City of Glendora

1. A RESOLUTION OF THE GENERAL ASSEMBLY OF THE LEAGUE OF CALIFORNIA CITIES CALLING FOR THE CALIFORNIA LEGISLATURE TO ENACT LAWS THAT ENSURE THAT "WHAT APPLIES TO ONE, APPLIES TO ALL" IN THE FAIR AND EQUAL TREATMENT OF ALL GOVERNMENTAL OFFICIALS AT ALL LEVELS IN THE STATE OF CALIFORNIA

Source: City of Glendora
Concurrence of five or more cities/city officials
City Officials: April A. Verlato, Mayor, City of Arcadia; Robert Gonzales, Mayor, City of Azusa; Tim Hepburn, Mayor, City of La Verne; Bill Uphoff, Mayor, City of Lomita; John M. Cruikshank, Mayor, City of Rancho Palos Verdes
Referred to: Governance, Transparency and Labor Relations Policy Committee

WHEREAS, the General Assembly of the League of California Cities objects to the practice of the California Legislature of imposing rules limiting authority or regulating the conduct of local municipal officials that do not also apply to elected officials of the State of California; and

WHEREAS, examples of such rules or regulations that apply to local city elected officials that do not otherwise apply to the elected officials of the State of California include, but are not limited to:

California's open meeting rules, codified in the Ralph M. Brown Act, Government Code, Chapter 9, §§ 54950 *et seq*., which purport to "declare[] that the public commissions, boards and councils and the other public agencies in this State exist to aid in the conduct of the people's business. It is the intent of the law that their actions be taken openly and that their deliberations be conducted openly," but which limits its application to "local agencies," but not including elected officials of the State of California;

Creating "one-off" exemptions, in the form of Senate Bill No. 174, from the California Environmental Quality Act ("CEQA") which purportedly requires all government agencies to consider the environmental consequences of their actions before approving plans and policies or committing to a course of action on a project in order to demolish and then rebuild State offices for the Governor and other State officials;

Adopting rules, in the form of Senate Bill No. 1439, amending the Political Reform Act (the "Act"), by removing the exception for local elected officers from contribution limits requiring disqualification on development project decisions," but not including elected officials of the State of California;

Adopting rules, in the form of Assembly Bill No. 571, that apply to city and county candidates for local elected office, but not to candidates for state-wide office, including, but not limited to: prohibiting the making a contribution over the AB 571 limit to another candidate in jurisdictions subject to the AB 571; requiring a candidate that has qualified as a committee to establish a separate controlled committee and campaign bank account for each specific office; prohibiting a candidate from redesignating a committee for one election for another election.

WHEREAS, the General Assembly of the League of California Cities now calls upon the Governor and the California Legislature to adopt a policy, practice, and procedure requiring, in their legislative activities, that "what applies to one applies to all."

NOW, THEREFORE, BE IT RESOLVED at the League General Assembly, assembled at the League Annual Conference on October 18, 2024 in Long Beach, California, that the League calls upon the Governor of the State of California and the elected members of the California Legislature, including all members of the Senate and Assembly to adopt the following policy:

"The California State Legislature shall not enact, and the Governor shall not sign into law, any law or regulation that applies solely to elected officials of California cities and counties, unless such law or regulation also applies equally to members of the California State Assembly and Senate. This prohibition shall not apply to laws or regulations affecting the inherent powers of the legislative branch under the California Constitution."

Resolution No. 1: Letters of Concurrence

CITY OF GLENDORA CITY HALL (626) 914-8201
116 East Foothill Blvd., Glendora, California 91741
FAX (626) 914-8221
www.ci.glendora.ca.us

July 10, 2024

The City Council of Glendora
is proposing the following resolution for consideration at the
California League of Cities annual conference
on
October 18, 2024

Proposed Resolution: ("To ensure fairness and equal treatment for all government officials in California")

"The California State Legislature shall not enact, and the Governor shall not approve, any law or regulation that applies solely to elected officials of California cities and counties, unless such law or regulation also applies equally to members of the California State Assembly and Senate. This prohibition shall not apply to laws or regulations affecting the inherent powers of the legislative branch under the California Constitution."

The following five city council members are in concurrence with their letters of support (attached):

- ✓ Mayor John Cruikshank, City of Rancho Palos Verdes
- ✓ Mayor Bill Uphoff, City of Lomita
- ✓ Mayor Robert Gonzales, City of Azusa
- ✓ Mayor April Verlato, City of Arcadia
- ✓ Mayor Tim Hepburn, City of La Verne

Please confirm receipt of this request.

Sincerely,

Michael Allawos
Council Member
City of Glendora

CITY OF
ARCADIA

April A. Verlato
Mayor

July 9, 2024

Honorary Mike Allawos
Glendora City Councilmember
116 E. Foothill Blvd.
Glendora, CA 91741

RE: Support for "Glendora CalCities Resolution"

Dear Councilmember Allawos:

I would like to be a voice of support for Glendora's timely and needed resolution below for the upcoming CalCities annual conference this coming October 18, 2024.

"The California State Legislature shall not enact, and the Governor shall not approve, any law or regulation that applies solely to elected officials of California cities and counties, unless such law or regulation also applies equally to members of the California State Assembly and Senate. This prohibition shall not apply to laws or regulations affecting the inherent powers of the legislative branch under the California Constitution."

I am an elected representative for our respective city, county, and state governance to do the people's work and be their collective voices. We should all have the same rules to be governed by.

Sincerely,

April A. Verlato
City of Arcadia Mayor

240 West Huntington Drive
Post Office Box 60021
Arcadia, CA 91066-6021
(626) 574-5403 City Hall
averlato@ArcadiaCA.gov
www.ArcadiaCA.gov

July 8, 2024

Hon. Michael Allawos
Glendora City Councilmember
116 E. Foothill Blvd.
Glendora, CA 91741

Re: Support for "Glendora's CalCities Resolution"

Councilmember Allawos:

I would like to support Glendora's timely and needed resolution below for the upcoming CalCities annual conference this coming October 18, 2024:

"The California State Legislature shall not enact, and the Governor shall not approve, any law or regulation that applies solely to elected officials of California cities and counties, unless such law or regulation also applies equally to members of the California State Assembly and Senate. This prohibition shall not apply to laws or regulations affecting the inherent powers of the legislative branch under the California Constitution "

I am an elected representative for the City of Azusa . We should all have the same rules to be governed by.

Sincerely,

Mayor Robert Gonzales

*The views or opinions expressed in this letter are intended to be interpreted as the individual work product of the author They do not necessarily reflect an official position of the City Council, staff or other entities

CITY OF LA VERNE
CITY HALL
3660 "D" Street, La Verne, California 91750-3599
www.cityoflaverne.org

July 8, 2024

Ms. Kathleen Sessman
Glendora City Clerk
116 E. Foothill Blvd.
Glendora, California 91741

Re: Item 14 – Cal Cities Annual Conference Resolution

Dear Ms. Sessman:

As the Mayor of the City of La Verne, I would like to voice support for Glendora's timely and needed resolution, within agenda item #14, for the upcoming League of California Cities (Cal Cities) annual conference this coming October 18, 2024.

In its simplistic form, the proposed Resolution states what we all believe should be true for each and every elected official: We should all have the same rules to be governed by. No matter what level of government an official is elected to, we are here to do the people's work and be their collective voices. The Resolution simply states:

> ***"The California State Legislature shall not enact, and the Governor shall not approve, any law or regulation that applies solely to elected officials of California cities and counties, unless such law or regulation also applies equally to members of the California State Assembly and Senate. This prohibition shall not apply to laws or regulations affecting the inherent powers of the legislative branch under the California Constitution."***

Whether the State Legislature or Governor heed our collective voices, we at the local level, through our Cal Cities membership, will have demonstrated our resolve that the basic leadership characteristic of leadership by example is the best approach to holding elective office.

Sincerely,

Tim Hepburn
Mayor

General Administration 909/596-8726 • Water Customer Service 909/596-8744 • Community Services 909/596-8700
Public Works 909/596-8741 • Finance 909/596-8716 • Community Development 909/596-8706 • Building 909/596-8713
Police Department 909/596-1913 • Fire Department 909/596-5991 • General Fax 909/596-8737

Bill Uphoff
Lomita, CA

July 8, 2024

Hon. Mike Allawos
Glendora City Councilmember
116 E. Foothill Blvd.
Glendora, CA 91741

Re: Support for "Glendora's CalCities Resolution"

Dear Councilmember Allawos:

I would like to be a voice of support for Glendora's timely and needed resolution below for the upcoming CalCities annual conference this coming October 18, 2024.

"The California State Legislature shall not enact, and the Governor shall not approve, any law or regulation that applies solely to elected officials of California cities and counties, unless such law or regulation also applies equally to members of the California State Assembly and Senate. This prohibition shall not apply to laws or regulations affecting the inherent powers of the legislative branch under the California Constitution."

I am an elected representative for our respective city, county, and state governance to do the people's work and be their collective voices. We should all have the same rules to be governed by.

Sincerely,

Bill Uphoff, Mayor
City of Lomita

The views or opinions expressed in this letter are intended to be interpreted as the individual work product of the author. They do not necessarily reflect an official position of the City Council, staff or other entities.

John M. Cruikshank
Rancho Palos Verdes, CA

July 6, 2024

Hon. Mike Allawos
Glendora City Councilmember
116 E. Foothill Blvd.
Glendora, CA 91741

Re: Support for "Glendora's CalCities Resolution"

Dear Councilmember Allawos:

I would like to be a voice of support for Glendora's timely and needed resolution below for the upcoming CalCities annual conference this coming October 18, 2024.

"The California State Legislature shall not enact, and the Governor shall not approve, any law or regulation that applies solely to elected officials of California cities and counties, unless such law or regulation also applies equally to members of the California State Assembly and Senate. This prohibition shall not apply to laws or regulations affecting the inherent powers of the legislative branch under the California Constitution."

I am an elected representative for our respective city, county, and state governance to do the people's work and be their collective voices. We should all have the same rules to be governed by.

Sincerely,

John M. Cruikshank, Mayor
City of Rancho Palos Verdes

The views or opinions expressed in this letter are intended to be interpreted as the individual work product of the author. They do not necessarily reflect an official position of the City Council, staff or other entities.

Resolution No. 1: Staff Analysis

League of California Cities Staff Analysis on Resolution No. 1

Staff: Johnnie Pina, Legislative Affairs, Lobbyist
Committee: Governance, Transparency, and Labor Relations

Summary:
This Resolution states that the League of California Cities shall call upon the Governor of the State of California and the elected members of the California Legislature, including all members of the Senate and Assembly to adopt the following policy:

"The California State Legislature shall not enact, and the Governor shall not sign into law, any law or regulation that applies solely to elected officials of California cities and counties, unless such law or regulation also applies equally to members of the California State Assembly and Senate. This prohibition shall not apply to laws or regulations affecting the inherent powers of the legislative branch under the California Constitution."

Background:
This resolution states that examples of the California Legislature imposing rules limiting authority or regulating the conduct of local municipal officials that do not also apply to elected officials of the State of California include, but are not limited to:

- California's open meeting rules, codified in the **Ralph M. Brown Act**, Government Code, Chapter 9, §§ 54950 *et seq.*;
- "One-off" exemptions, in the form of Senate Bill No. 174, from the **California Environmental Quality Act ("CEQA")**;
- Rules, in the form of **Senate Bill No. 1439**, amending the **Political Reform Act** (the "Act"); and
- Rules, in the form of **Assembly Bill No. 571**, that apply to city and county candidates for local elected office, but not to candidates for state-wide office.

Ralph M. Brown Act
The California Attorney General's (AG) Office defines The Ralph M. Brown Act (Brown Act) as what governs meetings conducted by local legislative bodies, such as boards of supervisors, city councils and school boards. The AG's office states the Act represents the Legislature's determination of how the balance should be struck between public access to meetings of multi-member public bodies on the one hand and the need for confidential candor, debate, and information gathering on the other.

The Ralph M. Brown Act governs local agencies, the Bagley-Keene Open Meeting Act covers all state boards and commissions, and Government code

9027 governs the state Legislature. The California Constitution also mandates open meetings for state agencies, boards, and commissions. Specifically, the Constitution requires that each local agency comply with the Brown Act (Article I, section 3(b)(7)): and that the proceedings of each house of the Legislature be open and public (with exceptions for employment matters; matters affecting security; confer with legal counsel; and to meet as a caucus (Article IV, section 7).

Although fairly detailed requirements apply to state agencies and other state bodies, they do not apply to the Legislature. The Legislature has Constitutional authority to adopt rules for its proceedings that are consistent with the requirement that the proceedings of each house and the committees be open and public.

Another notable difference between the Legislature and a city council is the ability for Legislators to have a caucus to discuss a bill, express how they will vote, and to count votes. This is not allowed under the Brown Act. One other difference is that the laws governing teleconferencing for members of the state Legislature is far less flexible than it is for local bodies. However, state agencies have more flexibility than locals in that regard.

California Environmental Quality Act ("CEQA")
The Resolution cites the Legislature's action in exempting from CEQA the reconstruction of the State Capitol Annex building. The State Legislature enacted the California Environmental Quality Act (CEQA) in 1970, establishing it as a public disclosure law for the environmental review of discretionary projects and a process for mitigating or avoiding potential environmental impacts.

SB 174 (Committee on Budget and Fiscal Review) Chaptered by Secretary of State. Chapter 74, Statutes of 2024 was signed into law July 2, 2024. This bill exempts the work performed under the State Capitol Building Annex Act of 2016 from the California Environmental Quality Act (CEQA). In this example the Legislature exempted themselves as not being considered a "public agency," "state agency," or "lead agency" under CEQA. A lead agency under CEQA is the public agency that has the principal responsibility for carrying out or approving a project that is subject to CEQA.

Over the years, the Legislature has also created many CEQA exceptions and exemptions for local projects involving local agencies as well.

The Political Reform Act (PRA) - Senate Bill No. 1439
SB 1439 (Glazer) Chaptered by Secretary of State. Chapter 848, Statutes of 2022 amends section 84308 and is aimed at preventing "pay-to-play" practices, in part by prohibiting parties, participants, and their respective agents in a

proceeding involving a license, permit, or other entitlement for use from contributing more than $250 to an officer of an agency during a 12 month period. When the Levine Act was first enacted in 1982, Section 84308 applied to appointed members of boards and commissions who were running for elective office. SB 1439 expended this law to now apply to local elected officials. Since it is focused on permits and licenses, it now applies to State agencies and local agencies that approve permits and licenses. Section 84308 does not apply to the Legislature or the Courts. It is important to note that unlike local governments, neither issue permits and licenses.

The Political Reform Act (PRA) - Assembly Bill No. 571
AB 571 (Mullin) Chaptered by Secretary of State. Chapter 556, Statutes of 2019 established default campaign contribution limits for county and city office at the same level as the limit on contributions from individuals to candidates for Senate and Assembly, effective January 1, 2021. This bill permitted a county or city to establish its own contribution limits, which would prevail over these default limits.

The Resolution cites AB 571 as an example of treating cities differently than the State. The Fair Political Practices Commission clarifies in their AB 571 fact sheet that under AB 571 a city may elect to have "no" contribution limit in which case the state contribution limit will not apply as a default for that jurisdiction. A city or county can set contribution limits higher than the default state limit, AB 571 sets a default in line with contributions Assembly Members and Senators if a city or county is silent on contribution limits.

Fiscal Impact:
Unknown.

Existing Cal Cities Policy:
Mission Statement
To expand and protect local control for cities through education and advocacy to enhance the quality of life for all Californians.
We Believe:

- Local self-governance is the cornerstone of democracy.
- In the involvement of all stakeholders in establishing goals and in solving problems.
- In conducting the business of government with transparency, openness, respect, and civility. The spirit of honest public service is what builds communities.
- Open decision-making that is of the highest ethical standards honors the public trust.
- The vitality of cities is dependent upon their fiscal stability and local autonomy. The active participation of all city officials increases Cal Cities' effectiveness.

- Partnerships and collaborations are essential elements of focused advocacy and lobbying.
- Ethical and well-informed city officials are essential for responsive, visionary leadership and effective and efficient city operations.

Comments:

Additional Examples

The Legislature has passed and the Governor has signed many laws that apply to local governments and do not apply to the state or the state Legislature. This year AB 2561(McKinnor) was introduced, which requires local governments to present in a public meeting a detailed report about their vacancy rates and detailed information about their hiring practices. This is an attempt to address public sector vacancy rates. This bill does not apply to the state in a time when they are also dealing with high vacancy rates.

Additionally, there were several bills that aim to amend the Levine Act, which now applies to local elected officials, to make changes to SB 1439, referenced previously in the analysis. None of the bills would amend the law to be applicable to Assembly Members or Senators.

AB 817 (Pacheco), co-sponsored by Cal Cities tried to bring parity to the Brown Act by making the teleconference rules for state advisory bodies the same for local advisory bodies but the Legislature struck the bill down.

Applying to elected officials or to the legislative body? Legislature or the State?

The resolution also states, "… applies solely to elected officials of California cities and counties, unless such law or regulation also applies equally to members of the California State Assembly and Senate."

This portion of the resolve clause is specifically speaking to local elected officials and State Assembly Members and Senators. However, many of the "where as" clauses are in reference to laws that apply to cities, the state and the Legislature as government agencies and not specifically to the elected officials on the governing bodies. For example, the Brown Act applies rules to the Legislative body and not the individual council member. Additionally, the city council as a whole is the lead agency under CEQA and not the individual council members.

Inherent Powers of the Legislative Branch

The resolution also states, "This prohibition shall not apply to laws or regulations affecting the inherent powers of the legislative branch under the California Constitution."

It is unclear what inherent powers of the legislate branch under the California Constitution means in this context. The legislative branch does have the power

of preemption over cities and can state that a change in law is a matter of state wide concern. This allows the legislative branch to apply new laws or amend existing laws to apply to general law and charter cities. It seems like the last sentence of the resolve clause could negate the rest of the resolve clause if not clarified.

Support:
The following letters of concurrence were received:

April A. Verlato, Mayor, City of Arcadia
Robert Gonzales, Mayor, City of Azusa
Tim Hepburn, Mayor, City of La Verne
Bill Uphoff, Mayor, City of Lomita
John M. Cruikshank, Mayor, City of Rancho Palos Verdes

STAFF REPORT

Meeting Date:	September 24, 2024
Agency:	City of Belmont
Staff Contact:	Ann Ritzma, Interim Administrative Services Director, aritzma@belmont.gov
Agenda Title:	Revised Master Employee Pay Schedule
Agenda Action:	Resolution

Recommendation

Adopt a resolution approving revisions to the City's Master Employee Pay Schedule to ensure compliance with California Public Employees Retirement System (CalPERS) regulations.

Strategic Focus Area

Fiscal and Organizational Sustainability

Background

To comply with CalPERS regulations and CCR Section 570.5, the City must maintain a document listing all established positions, along with their respective pay rates, effective dates, time base, and revision history. The City Council last approved the City's Master Employee Pay Schedule in June 2024 through Resolution No. 2024-53.

Analysis

Two versions of the Master Employee Pay Schedule (Exhibit A) are presented to the City Council for approval, with changes limited to the following:

- Updated September 2023 Master Employee Pay Schedule - reflecting salary range adjustments for the City Manager and City Attorney, with respective effective dates of September 3, 2023, and October 1, 2023 (Resolution No's 2024-66 and 2024-65).

- September 2024 Master Employee Pay Schedule - reflecting updated salary ranges for the City Manager and City Attorney, with respective effective dates of September 1, 2024 and October 13, 2024 (Resolution No's 2024-66 and 2024-65).

Alternatives

1. Provide staff with alternate direction to the proposed Master Employee Pay Schedule in whole or in part.
2. Take No Action

Attachments

A. Resolution
Exhibit A – City of Belmont Master Employee Pay Schedule – September 24, 2024

Fiscal Impact

☐ No Fiscal Impact

☒ Funding Source Confirmed: The updated salary schedule is a contractual obligation and does have a direct fiscal impact. Funding for these increases will be incorporated into the mid-year budget review.

Source:	**Purpose:**	**Public Outreach:**
Staff	Statutory/Contractual Requirement	Posting of Agenda

RESOLUTION NO. 2024 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT ADOPTING THE CITY'S REVISED MASTER EMPLOYEE PAY SCHEDULE IN ACCORDANCE WITH CALFORNIA PUBLIC EMPLOYEES RETIREMENT SYSTEM REGULATIONS

WHEREAS, the latest version of the City's Master Employee Pay Schedule was approved by City Council on June 25, 2024 via Resolution No 2024-53; and,

WHEREAS, per Resolution 2024-65, the first amendment to the employment agreement between the City of Belmont and Scott M. Rennie the City Attorney's pay rate will increase to $300, 203 annually effective October 1, 2023 and $309,209 annually effective October 13, 2024; and,

WHEREAS, per Resolution 2024-66, the second amendment to the employment agreement between the City of Belmont and Afshin Oskoui the City Manager's pay rate will increase to $339,000 effective September 3, 2023 and $352,560 annually effective September 1, 2024; and,

WHEREAS, California Public Employees Retirement System (CalPERS) regulations, California Code of Regulations Title 2, Section 570.5, require pay schedules be approved and adopted by the City Council in a public meeting.

NOW, THEREFORE, the City Council of the City of Belmont resolves as follows:

SECTION 1. The Revised Master Employee Pay Scheduled attached hereto as Exhibit A is approved and adopted.

* * *

ADOPTED September 24, 2024 by the City of Belmont City Council by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney

City of Belmont Master Employee Pay Schedule - Calendar Year 2024

Adopted September 24, 2024

			Monthly Pay Rates					
Position	*Effective Date*	*Labor Group*	*Step 1*	*Step 2*	*Step 3*	*Step 4*	*Step 5*	*Step 6*
Accountant I	1/7/2024	MMCEA	$ 7,126.85	$ 7,483.26	$ 7,857.39	$ 8,250.26	$ 8,662.77	$ 9,095.92
Accountant II	1/7/2024	MMCEA	$ 7,862.26	$ 8,255.37	$ 8,668.15	$ 9,101.56	$ 9,556.64	$ 10,034.46
Accountant III	1/7/2024	MMCEA	$ 9,098.12	$ 9,553.02	$ 10,030.69	$ 10,532.21	$ 11,058.81	$ 11,611.78
Accounting/Budget Manager	1/7/2024	MMCEA	$ 10,695.61	$ 11,230.39	$ 11,791.90	$ 12,381.51	$ 13,000.59	$ 13,650.62
Accounting Services Supervisor	1/7/2024	MMCEA	$ 8,396.46	$ 8,816.30	$ 9,257.11	$ 9,719.93	$ 10,205.93	$ 10,716.28
Accounting Technician I	6/23/2024	AFSCME	$ 5,708.37	$ 5,993.79	$ 6,293.48	$ 6,608.15	$ 6,938.56	
Accounting Technician II	6/23/2024	AFSCME	$ 6,279.37	$ 6,593.34	$ 6,923.00	$ 7,269.15	$ 7,632.61	
Accounting Technician III	6/23/2024	AFSCME	$ 7,052.13	$ 7,404.74	$ 7,774.97	$ 8,163.72	$ 8,571.91	
Administrative Assistant	1/7/2024	MMCEA	$ 6,075.21	$ 6,378.98	$ 6,697.92	$ 7,032.81	$ 7,384.46	$ 7,753.68
Administrative Services Director	1/1/2024	Unrep	$ 16,242.30					$ 20,302.88
Assistant City Manager	1/1/2024	Unrep	$ 18,821.57					$ 23,526.96
Assistant Civil Engineer	1/7/2024	MMCEA	$ 8,400.14	$ 8,820.11	$ 9,261.13	$ 9,724.19	$ 10,210.39	$ 10,720.91
Assistant Planner	1/7/2024	MMCEA	$ 7,469.90	$ 7,843.39	$ 8,235.55	$ 8,647.36	$ 9,079.68	$ 9,533.68
Assistant PW Director/City Engineer	1/7/2024	MMCEA	$ 14,268.03	$ 14,981.43	$ 15,730.49	$ 16,517.02	$ 17,342.87	$ 18,210.01
Associate Civil Engineer	1/7/2024	MMCEA	$ 9,541.23	$ 10,018.29	$ 10,519.23	$ 11,045.18	$ 11,597.43	$ 12,177.29
Associate Planner	1/7/2024	MMCEA	$ 8,416.13	$ 8,836.97	$ 9,278.79	$ 9,742.72	$ 10,229.87	$ 10,741.38
Building Inspector I	6/23/2024	AFSCME	$ 8,105.36	$ 8,510.62	$ 8,936.15	$ 9,382.96	$ 9,852.11	
Building Inspector II	6/23/2024	AFSCME	$ 8,597.54	$ 9,027.42	$ 9,478.79	$ 9,952.73	$ 10,450.37	
City Attorney	10/13/2024	Unrep	$ 25,767.42					
City Clerk	1/7/2024	Unrep	$ 10,060.74	$ 10,563.78	$ 11,091.97	$ 11,646.57	$ 12,228.90	$ 12,840.35
City Manager	9/1/2024	Unrep	$ 29,380.00					
Chief Building Official	1/7/2024	MMCEA	$ 11,664.60	$ 12,247.84	$ 12,860.24	$ 13,503.25	$ 14,178.41	$ 14,887.32
Code Enforcement Officer	6/23/2024	AFSCME	$ 7,616.15	$ 7,996.95	$ 8,396.80	$ 8,816.64	$ 9,257.47	
Community Development Director	1/1/2024	Unrep	$ 16,892.00					$ 21,115.00
Community Engagement Specialist	1/7/2024	Unrep	$ 8,884.33	$ 9,328.54	$ 9,794.97	$ 10,284.72	$ 10,798.95	$ 11,338.90
Community Service Officer	12/24/2023	BPOA	$ 5,394.80	$ 5,664.54	$ 5,947.77	$ 6,245.16	$ 6,557.41	$ 6,885.29
Construction Inspector	6/23/2024	AFSCME	$ 9,003.46	$ 9,453.63	$ 9,926.31	$ 10,422.63	$ 10,943.76	
Deputy Planning and Comm Dev Director	1/7/2024	Unrep	$ 14,218.00	$ 14,928.90	$ 15,675.35	$ 16,459.12	$ 17,282.08	$ 18,146.18
Deputy City Clerk	1/7/2024	MMCEA	$ 6,418.21	$ 6,739.11	$ 7,076.06	$ 7,429.89	$ 7,801.38	$ 8,191.46
Deputy Finance Director	1/7/2024	MMCEA	$ 12,591.61	$ 13,221.17	$ 13,882.23	$ 14,576.37	$ 15,305.17	$ 16,070.43
Electrician	6/23/2024	AFSCME	$ 7,345.52	$ 7,712.79	$ 8,098.43	$ 8,503.35	$ 8,928.52	
Engineering Technician	6/23/2024	AFSCME	$ 7,289.04	$ 7,653.50	$ 8,036.17	$ 8,437.98	$ 8,859.88	

City of Belmont Master Employee Pay Schedule - Calendar Year 2024

Adopted September 24, 2024

Monthly Pay Rates

Position	*Effective Date*	*Labor Group*	*Step 1*	*Step 2*	*Step 3*	*Step 4*	*Step 5*	*Step 6*
Equipment Operator	6/23/2024	AFSCME	$ 6,457.85	$ 6,780.75	$ 7,119.78	$ 7,475.77	$ 7,849.56	
Executive Assistant To City Manager	1/7/2024	MMCEA	$ 7,069.48	$ 7,422.98	$ 7,794.13	$ 8,183.84	$ 8,593.01	$ 9,022.68
Finance Director	1/1/2024	Unrep	$ 16,892.00					$ 21,115.00
GIS Coordinator I	1/7/2024	MMCEA	$ 7,700.78	$ 8,085.82	$ 8,490.15	$ 8,914.60	$ 9,360.34	$ 9,828.38
GIS Coordinator II	1/7/2024	MMCEA	$ 8,840.56	$ 9,282.58	$ 9,746.70	$ 10,234.04	$ 10,745.76	$ 11,283.01
GIS Coordinator III	1/7/2024	MMCEA	$ 10,374.61	$ 10,893.34	$ 11,438.01	$ 12,009.93	$ 12,610.42	$ 13,240.97
Head Teacher	6/23/2024	AFSCME	$ 4,765.69	$ 5,003.98	$ 5,254.18	$ 5,516.89	$ 5,792.73	
Housing and Economic Development Manager	1/7/2024	MMCEA	$ 10,695.61	$ 11,230.39	$ 11,791.90	$ 12,381.51	$ 13,000.59	$ 13,650.62
Housing Specialist	1/7/2024	MMCEA	$ 8,416.13	$ 8,836.97	$ 9,278.79	$ 9,742.72	$ 10,229.87	$ 10,741.36
IT Business System Analyst	1/7/2024	Unrep	$ 11,413.03	$ 11,983.68	$ 12,582.86	$ 13,212.00	$ 13,872.60	$ 14,566.23
Information Technology Manager	1/7/2024	Unrep	$ 12,689.60	$ 13,324.08	$ 13,990.28	$ 14,689.79	$ 15,424.28	$ 16,195.49
Lead Police Dispatcher	12/24/2023	BPOA	$ 8,335.26	$ 8,750.06	$ 9,189.82	$ 9,649.79	$ 10,131.15	$ 10,637.70
Maintenance Worker I	6/23/2024	AFSCME	$ 5,339.63	$ 5,606.61	$ 5,886.94	$ 6,181.29	$ 6,490.35	
Maintenance Worker II	6/23/2024	AFSCME	$ 5,910.63	$ 6,206.16	$ 6,516.47	$ 6,842.29	$ 7,184.41	
Management Analyst II	1/7/2024	MMCEA	$ 8,737.78	$ 9,174.67	$ 9,633.43	$ 10,115.10	$ 10,620.82	$ 11,151.85
Management Anaylst I	1/7/2024	MMCEA	$ 8,022.41	$ 8,423.55	$ 8,844.69	$ 9,286.93	$ 9,751.31	$ 10,238.87
Mechanic	6/23/2024	AFSCME	$ 6,548.50	$ 6,875.92	$ 7,219.72	$ 7,580.71	$ 7,959.74	
Office Assistant I	6/23/2024	AFSCME	$ 5,067.52	$ 5,320.90	$ 5,586.94	$ 5,866.29	$ 6,159.60	
Office Assistant II	6/23/2024	AFSCME	$ 5,629.62	$ 5,911.10	$ 6,206.66	$ 6,516.99	$ 6,842.84	
Parks & Recreation Director	1/1/2024	Unrep	$ 16,855.66					$ 21,069.57
Parks and Facilities Maintenance Worker I [5]	6/23/2024	AFSCME	$ 5,339.63	$ 5,606.61	$ 5,886.94	$ 6,181.29	$ 6,490.35	
Parks and Facilities Maintenance Worker II [5]	6/23/2024	AFSCME	$ 5,910.63	$ 6,206.16	$ 6,516.47	$ 6,842.29	$ 7,184.41	
Parks and Facilities Manager [5]	1/7/2024	MMCEA	$ 10,472.78	$ 10,996.44	$ 11,546.29	$ 12,123.57	$ 12,729.75	$ 13,366.26
Parks and Facilities Supervisor	1/7/2024	MMCEA	$ 8,426.80	$ 8,848.14	$ 9,290.55	$ 9,755.08	$ 10,242.83	$ 10,754.97
Payroll Manager	1/7/2024	Unrep	$ 8,919.73	$ 9,365.72	$ 9,834.01	$ 10,325.71	$ 10,842.00	$ 11,384.10
Permit Technician	6/23/2024	AFSCME	$ 6,906.88	$ 7,252.23	$ 7,614.84	$ 7,995.58	$ 8,395.36	
Planning Technician	6/23/2024	AFSCME	$ 6,906.88	$ 7,252.23	$ 7,614.84	$ 7,995.58	$ 8,395.36	
Police Captain	1/7/2024	MMCEA	$ 14,556.76	$ 15,284.59	$ 16,048.78	$ 16,851.22	$ 17,693.82	$ 18,578.52
Police Chief	1/1/2024	Unrep	$ 18,821.57					$ 23,526.96
Police Corporal Advanced POST	12/24/2023	BPOA	$ 9,893.44	$ 10,388.11	$ 10,907.52	$ 11,452.90	$ 12,025.54	$ 12,626.81
Police Corporal Basic POST	12/24/2023	BPOA	$ 8,974.70	$ 9,423.43	$ 9,894.60	$ 10,389.33	$ 10,908.80	$ 11,454.24

City of Belmont Master Employee Pay Schedule - Calendar Year 2024

Adopted September 24, 2024

Monthly Pay Rates

Position	*Effective Date*	*Labor Group*	*Step 1*	*Step 2*	*Step 3*	*Step 4*	*Step 5*	*Step 6*
Police Corporal Intermediate POST	12/24/2023	BPOA	$ 9,421.59	$ 9,892.67	$ 10,387.30	$ 10,906.67	$ 11,452.00	$ 12,024.60
Police Dispatcher	12/24/2023	BPOA	$ 7,376.11	$ 7,744.91	$ 8,132.16	$ 8,538.76	$ 8,965.70	$ 9,413.99
Police Lieutenant	1/7/2024	MMCEA	$ 13,128.69	$ 13,785.14	$ 14,474.41	$ 15,198.11	$ 15,957.99	$ 16,755.90
Police Officer Advanced POST	12/24/2023	BPOA	$ 9,421.59	$ 9,892.67	$ 10,387.30	$ 10,906.67	$ 11,452.00	$ 12,024.60
Police Officer Basic POST	12/24/2023	BPOA	$ 8,546.82	$ 8,974.16	$ 9,422.87	$ 9,894.01	$ 10,388.71	$ 10,908.15
Police Officer Intermediate POST	12/24/2023	BPOA	$ 8,974.70	$ 9,423.43	$ 9,894.60	$ 10,389.33	$ 10,908.80	$ 11,454.24
Police Officer Recruit	12/24/2023	BPOA	$ 6,809.17					
Police Records Specialist I	12/24/2023	BPOA	$ 5,464.93	$ 5,738.17	$ 6,025.08	$ 6,326.33	$ 6,642.65	$ 6,974.78
Police Records Specialist II	12/24/2023	BPOA	$ 5,738.29	$ 6,025.20	$ 6,326.46	$ 6,642.79	$ 6,974.93	$ 7,323.68
Police Sergeant Advanced POST	12/24/2023	BPOA	$ 11,093.87	$ 11,648.56	$ 12,230.99	$ 12,842.54	$ 13,484.67	$ 14,158.91
Police Sergeant Intermediate POST	12/24/2023	BPOA	$ 10,563.78	$ 11,091.97	$ 11,646.56	$ 12,228.90	$ 12,840.34	$ 13,482.36
Principal Management Analyst	1/7/2024	Unrep	$ 11,633.00	$ 12,215.00	$ 12,826.00	$ 13,467.00	$ 14,140.00	$ 14,847.00
Principal Planner	1/7/2024	MMCEA	$ 11,892.82	$ 12,487.49	$ 13,111.87	$ 13,767.42	$ 14,455.82	$ 15,178.59
Public Works Director	1/1/2024	Unrep	$ 17,798.81					$ 22,248.51
Public Works Field Supervisor	1/7/2024	MMCEA	$ 8,426.80	$ 8,848.18	$ 9,290.55	$ 9,755.12	$ 10,242.85	$ 10,754.98
Public Works Services Manager	1/7/2024	MMCEA	$ 11,632.60	$ 12,214.21	$ 12,824.94	$ 13,466.16	$ 14,139.49	$ 14,864.44
PW Lead Maintenance	6/23/2024	AFSCME	$ 6,780.50	$ 7,119.52	$ 7,475.50	$ 7,849.27	$ 8,241.74	
Recreation Manager	1/7/2024	MMCEA	$ 9,618.62	$ 10,099.54	$ 10,604.54	$ 11,134.76	$ 11,691.51	$ 12,276.09
Recreation Program Coordinator	1/7/2024	MMCEA	$ 6,075.23	$ 6,378.98	$ 6,697.92	$ 7,032.81	$ 7,384.44	$ 7,753.68
Recreation Specialist II (Hourly)*	1/1/2024	AFSCME	$ 23.09	$ 24.25	$ 25.46	$ 26.73	$ 28.07	
Recreation Supervisor	1/7/2024	MMCEA	$ 8,035.74	$ 8,437.56	$ 8,859.45	$ 9,302.41	$ 9,767.50	$ 10,255.88
Senior Civil Engineer	1/7/2024	MMCEA	$ 11,734.05	$ 12,320.74	$ 12,936.74	$ 13,583.59	$ 14,262.75	$ 14,975.91
Senior Mechanic	6/23/2024	AFSCME	$ 6,955.94	$ 7,303.73	$ 7,668.92	$ 8,052.37	$ 8,454.99	
Senior Planner	1/7/2024	MMCEA	$ 9,586.59	$ 10,065.95	$ 10,569.26	$ 11,097.66	$ 11,652.59	$ 12,235.21
Senior Permit Technician	6/23/2024	AFSCME	$ 7,995.58	$ 8,395.36	$ 8,815.13	$ 9,255.88	$ 9,718.68	
Sr Parks and Facilties Maintenance Worker [5]	6/23/2024	AFSCME	$ 6,780.50	$ 7,119.52	$ 7,475.50	$ 7,849.27	$ 8,241.74	
Street Sweeper Operator	6/23/2024	AFSCME	$ 6,176.76	$ 6,485.60	$ 6,809.88	$ 7,150.37	$ 7,507.89	
Teacher	6/23/2024	AFSCME	$ 4,144.14	$ 4,351.35	$ 4,568.91	$ 4,797.36	$ 5,037.23	
Teacher's Aide (Hourly)	6/23/2024	AFSCME	$ 20.93	$ 21.97	$ 23.07	$ 24.23	$ 25.44	
Technology Specialist I	1/7/2024	MMCEA	$ 7,586.02	$ 7,965.30	$ 8,363.60	$ 8,781.71	$ 9,220.81	$ 9,681.86
Technology Specialist II	1/7/2024	MMCEA	$ 9,406.90	$ 9,877.27	$ 10,371.08	$ 10,889.66	$ 11,434.16	$ 12,005.84
Technology Specialist III	1/7/2024	MMCEA	$ 10,375.48	$ 10,894.27	$ 11,438.98	$ 12,010.93	$ 12,611.46	$ 13,242.03

City of Belmont Master Employee Pay Schedule - Calendar Year 2024

Adopted September 24, 2024

Unrepresented Per Diem Positions

		Hourly Pay Rates					
Position	*Effective Date*	*Step 1*	*Step 2*	*Step 3*	*Step 4*	*Step 5*	*Step 6*
Accounting Technician I [1]	6/23/2024	$ 32.93	$ 34.58	$ 36.31	$ 38.12	$ 40.03	
Accounting Technician II [1]	6/23/2024	$ 36.23	$ 38.04	$ 39.94	$ 41.94	$ 44.03	
Accounting Technician III [1]	6/23/2024	$ 40.69	$ 42.72	$ 44.86	$ 47.10	$ 49.45	
Administrative Assistant [1]	1/7/2024	$ 35.05	$ 36.80	$ 38.64	$ 40.57	$ 42.60	$ 44.73
Associate Civil Engineer [1]	1/7/2024	$ 55.05	$ 57.80	$ 60.69	$ 63.72	$ 66.91	$ 70.25
Building Attendant I [4**]	1/1/2024	$ 18.22	$ 19.13	$ 20.09	$ 21.09	$ 22.14	
Building Attendant II [4**]	1/1/2024	$ 20.04	$ 21.04	$ 22.09	$ 23.19	$ 24.35	
Dispatcher, Per Diem [3]	12/24/2023	$ 48.09	$ 50.48	$ 53.02	$ 55.67	$ 58.45	$ 61.37
Electrician [1]	6/23/2024	$ 42.38	$ 44.50	$ 46.72	$ 49.06	$ 51.51	
Head Teacher [1]	6/23/2024	$ 27.49	$ 28.87	$ 30.31	$ 31.83	$ 33.42	
Intern	1/1/2024	$ 17.35	$ 18.22	$ 19.13	$ 20.08	$ 21.09	
Lifeguard I	1/1/2024	$ 18.95	$ 19.90	$ 20.90	$ 21.95	$ 23.05	
Lifeguard II	1/1/2024	$ 19.95	$ 20.95	$ 22.00	$ 23.10	$ 24.26	
Maintenance Worker I [1]	6/23/2024	$ 30.81	$ 32.35	$ 33.96	$ 35.66	$ 37.44	
Nutrition Site Coordinator	1/1/2023	$ 23.10	$ 24.26	$ 25.47	$ 26.74	$ 28.08	
Office Assistant I [1]	6/23/2024	$ 29.24	$ 30.70	$ 32.23	$ 33.84	$ 35.54	
Office Assistant II [1]	6/23/2024	$ 32.48	$ 34.10	$ 35.81	$ 37.60	$ 39.48	
Planning Technician [1]	6/23/2024	$ 39.85	$ 41.84	$ 43.93	$ 46.13	$ 48.43	
Police Officer (Advanced POST), Per Diem [2]	12/24/2023	$ 51.77	$ 54.36	$ 57.07	$ 59.93	$ 62.92	$ 66.07
Police Officer (Basic POST), Per Diem [2]	12/24/2023	$ 46.96	$ 49.31	$ 51.77	$ 54.36	$ 57.08	$ 59.93
Police Officer (Inter POST), Per Diem [2]	12/24/2023	$ 49.31	$ 51.78	$ 54.37	$ 57.08	$ 59.94	$ 62.94
Police Records Specialist I, Per Diem [1]	12/24/2023	$ 31.53	$ 33.10	$ 34.76	$ 36.50	$ 38.32	$ 40.24
Police Records Specialist II, Per Diem [1]	12/24/2023	$ 33.11	$ 34.76	$ 36.50	$ 38.32	$ 40.24	$ 42.25
Recreation Leader [4]	1/1/2024	$ 17.35	$ 18.22	$ 19.13	$ 20.09	$ 21.09	
Recreation Program Coordinator [1]	1/7/2024	$ 35.05	$ 36.80	$ 38.64	$ 40.57	$ 42.60	$ 44.73
Recreation Specialist I [4]	1/1/2024	$ 21.00	$ 22.05	$ 23.15	$ 24.31	$ 25.53	
Recreation Specialist II [4]	1/1/2024	$ 23.09	$ 24.25	$ 25.46	$ 26.73	$ 28.07	

City of Belmont Master Employee Pay Schedule - Calendar Year 2024

Adopted September 24, 2024

Unrepresented Per Diem Positions

		Hourly Pay Rates					
Position	*Effective Date*	*Step 1*	*Step 2*	*Step 3*	*Step 4*	*Step 5*	*Step 6*
Senior Lifeguard [4]	1/1/2024	$ 21.95	$ 23.05	$ 24.20	$ 25.41	$ 26.68	
Senior Rec Leader [4]	1/1/2024	$ 19.09	$ 20.04	$ 21.04	$ 22.09	$ 23.19	
Street Sweeper Operator [1]	6/23/2024	$ 35.64	$ 37.42	$ 39.29	$ 41.25	$ 43.31	
Teacher [1]	6/23/2024	$ 23.91	$ 25.10	$ 26.36	$ 27.68	$ 29.06	
Teacher's Aide [1]	6/23/2024	$ 20.93	$ 21.97	$ 23.07	$ 24.23	$ 25.44	
Technology Specialist I [1]	1/7/2024	$ 43.77	$ 45.95	$ 48.25	$ 50.66	$ 53.20	$ 55.86
Technology Specialist II [1]	1/7/2024	$ 54.27	$ 56.98	$ 59.83	$ 62.82	$ 65.97	$ 69.26
Technology Specialist III [1]	1/7/2024	$ 59.86	$ 62.85	$ 65.99	$ 69.29	$ 72.76	$ 76.40
Van Driver [4]	1/1/2024	$ 21.00	$ 22.05	$ 23.15	$ 24.31	$ 25.53	

Notes

Unrepresented per diem: A position having a workweek of fewer hours than the workweek established for full-time positions in the class

* AFSCME represented Recreation Specialist II position adjusted to coincide with per diem rate adjusted due to Belmont minimum wage increase

** Building Attendants I and II are eligilbe to receive a weekend differential of $1.00 per hour for work performed on Saturdays and Sundays

[1] Hourly pay rates derived by multiplying full-time equivalent monthly rate by 12 (months in year) and dividing by 2080 (hours in work year)

[2] Hourly pay rates derived by multiplying full-time equivalent monthly rate by 12 (months in year) and dividing by 2184 (hours in work year)

[3] Hourly pay rates derived by multiplying full-time Lead Police Dispatcher by 12 (months in year) and dividing by 2080 (hours in work year)

[4] Tied to Belmont minimum wage as follows:

Recreation Leader - Adjusted to Minimum Wage
Building Attendant I*- 5% Above Above Recreation Ldr
Building Attendant II*- 10% Above Building Attendant I
Lifeguard I - 5% Below Lifeguard II
Lifeguard II - 15% Above Rec Leader
Nutrition Site Coordinator - Tied to Recreation Specialist II
Recreation Specialist I - 10% Above Sr. Rec Leader
Recreation Specialist II - 10% Above Rec Spec I
Sr Rec Leader - 10% Above Rec Leader
Sr. Lifeguard - 10% Above Lifeguard II
Van Driver - Tied to Recreation Specialist I

[5] "Facilities" added to position title

City of Belmont Master Employee Pay Schedule - Calendar Year 2024

Adopted September 24, 2024

Revision History

Resolution 2018-04 Initial Adoption	March 13,2018
Resolution 2019-019 Revised Adoption	February 23,2021
Resolution 2022-093 Revised Adoption	September 27,2022
Resolution 2022-109 Revised Adoption	November 8, 2022
Resolution 2023-058 Revised Adoption	June 27, 2023
Resolution 2023-074 Revised Adoption	September 26, 2023
Resolution 2023-094 Revised Adoption	November 28, 2023
Resolution 2024-02 Revised Adpotion	January 9, 2024
Resolution 2024-19 Revised Adpotion	March 26, 2024
Resolution 2024-53 Revised Adoption	June 25, 2024

City of Belmont Master Pay Schedule - Calendar Year 2023

Adopted September 26, 2023
Revision Adopted September 24, 2024

Monthly Pay Rates

Position	*Effective Date*	*Labor Group*	*Step 1*	*Step 2*	*Step 3*	*Step 4*	*Step 5*	*Step 6*
Accountant I	1/8/2023	MMCEA	$ 6,919.27	$ 7,265.30	$ 7,628.53	$ 8,009.96	$ 8,410.45	$ 8,830.99
Accountant II	1/8/2023	MMCEA	$ 7,633.26	$ 8,014.92	$ 8,415.68	$ 8,836.47	$ 9,278.29	$ 9,742.19
Accountant III	1/8/2023	MMCEA	$ 8,833.13	$ 9,274.78	$ 9,738.54	$ 10,225.45	$ 10,736.71	$ 11,273.57
Accounting/Budget Manager	1/8/2023	MMCEA	$ 10,384.09	$ 10,903.29	$ 11,448.45	$ 12,020.88	$ 12,621.93	$ 13,253.02
Accounting Services Supervisor	1/8/2023	MMCEA	$ 8,151.90	$ 8,559.51	$ 8,987.48	$ 9,436.83	$ 9,908.67	$ 10,404.15
Accounting Technician I	7/1/2023	AFSCME	$ 5,542.11	$ 5,819.21	$ 6,110.17	$ 6,415.68	$ 6,736.46	
Accounting Technician II	7/1/2023	AFSCME	$ 6,096.47	$ 6,401.30	$ 6,721.36	$ 7,057.43	$ 7,410.30	
Accounting Technician Ill	7/1/2023	AFSCME	$ 6,846.73	$ 7,189.06	$ 7,548.52	$ 7,925.94	$ 8,322.24	
Administrative Assistant	1/8/2023	MMCEA	$ 5,898.26	$ 6,193.18	$ 6,502.84	$ 6,827.98	$ 7,169.38	$ 7,527.84
Administrative Services Director	1/24/2023	Unrep	$ 15,617.00					$ 19,522.00
Assistant City Manager	1/1/2022	Unrep	$ 17,402.00					$ 21,752.00
Assistant Civil Engineer	1/8/2023	MMCEA	$ 8,155.47	$ 8,563.21	$ 8,991.39	$ 9,440.96	$ 9,913.00	$ 10,408.65
Assistant Planner	1/8/2023	MMCEA	$ 7,252.33	$ 7,614.94	$ 7,995.68	$ 8,395.49	$ 8,815.23	$ 9,256.00
Assistant PW Director/City Engineer	1/8/2023	MMCEA	$ 13,852.46	$ 14,545.07	$ 15,272.32	$ 16,035.94	$ 16,837.74	$ 17,679.62
Associate Civil Engineer	1/8/2023	MMCEA	$ 9,263.33	$ 9,726.50	$ 10,212.84	$ 10,723.47	$ 11,259.64	$ 11,822.61
Associate Planner	1/8/2023	MMCEA	$ 8,171.00	$ 8,579.58	$ 9,008.54	$ 9,458.95	$ 9,931.91	$ 10,428.53
Building Inspector I	7/1/2023	AFSCME	$ 7,869.28	$ 8,262.74	$ 8,675.88	$ 9,109.67	$ 9,565.16	
Building Inspector II	7/1/2023	AFSCME	$ 8,347.13	$ 8,764.49	$ 9,202.71	$ 9,662.85	$ 10,145.99	
City Attorney	10/1/2023	Unrep	$ 25,016.92					
City Clerk/Communictions Coordinator	1/1/2023	Unrep	$ 9,576.19	$ 10,055.16	$ 10,557.75	$ 11,085.63	$ 11,639.92	$ 12,221.92
City Manager	9/3/2023	Unrep	$ 28,250.00					
Chief Building Official	1/8/2023	MMCEA	$ 11,324.86	$ 11,891.11	$ 12,485.67	$ 13,109.95	$ 13,765.44	$ 14,453.71
Code Enforcement Officer	7/1/2023	AFSCME	$ 7,394.32	$ 7,764.03	$ 8,152.24	$ 8,559.85	$ 8,987.84	
Community Development Director	1/1/2022	Unrep	$ 15,617.00					$ 19,522.00
Community Engagement Specialist	1/1/2023	Unrep	$ 8,374.33	$ 8,793.52	$ 9,232.67	$ 9,693.89	$ 10,179.26	$ 10,687.75
Community Service Officer	1/1/2023	BPOA	$ 5,237.67	$ 5,499.55	$ 5,774.54	$ 6,063.26	$ 6,366.42	$ 6,684.74
Construction Inspector	7/1/2023	AFSCME	$ 8,741.22	$ 9,178.28	$ 9,637.20	$ 10,119.06	$ 10,625.01	
Deputy Community Development Director	7/1/2023	Unrep	$ 13,804.00	$ 14,494.00	$ 15,219.00	$ 15,980.00	$ 16,778.00	$ 17,617.00
Deputy City Clerk	1/8/2023	MMCEA	$ 6,231.28	$ 6,542.82	$ 6,869.96	$ 7,213.48	$ 7,574.15	$ 7,952.87
Deputy Finance Director	1/8/2023	MMCEA	$ 12,224.87	$ 12,836.08	$ 13,477.90	$ 14,151.81	$ 14,859.39	$ 15,602.36
Electrician	7/1/2023	AFSCME	$ 7,131.57	$ 7,488.15	$ 7,862.55	$ 8,255.68	$ 8,668.47	
Engineering Technician	7/1/2023	AFSCME	$ 7,076.74	$ 7,430.58	$ 7,802.11	$ 8,192.21	$ 8,601.82	

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Equipment Operator	7/1/2023	AFSCME	$ 6,269.76	$ 6,583.25	$ 6,912.41	$ 7,258.03	$ 7,620.93	
Executive Assistant To City Manager	1/8/2023	MMCEA	$ 6,863.57	$ 7,206.78	$ 7,567.11	$ 7,945.48	$ 8,342.73	$ 8,759.88
Finance Director	1/1/2022	Unrep	$ 15,617.00					$ 19,522.00
GIS Coordinator I	1/8/2023	MMCEA	$ 7,476.49	$ 7,850.31	$ 8,242.86	$ 8,654.95	$ 9,087.71	$ 9,542.12
GIS Coordinator II	1/8/2023	MMCEA	$ 8,583.07	$ 9,012.21	$ 9,462.82	$ 9,935.97	$ 10,432.77	$ 10,954.38
GIS Coordinator III	1/8/2023	MMCEA	$ 10,072.44	$ 10,576.05	$ 11,104.86	$ 11,660.13	$ 12,243.13	$ 12,855.31
Head Teacher	7/1/2023	AFSCME	$ 4,626.89	$ 4,858.23	$ 5,101.14	$ 5,356.20	$ 5,624.01	
Housing and Economic Development Manager	1/8/2023	MMCEA	$ 10,384.09	$ 10,903.29	$ 11,448.45	$ 12,020.88	$ 12,621.93	$ 13,253.02
Housing Specialist	1/8/2023	MMCEA	$ 8,171.00	$ 8,579.58	$ 9,008.54	$ 9,458.95	$ 9,931.91	$ 10,428.51
IT Business System Analyst	6/13/2023	Unrep	$ 11,080.61	$ 11,634.64	$ 12,216.37	$ 12,827.19	$ 13,468.55	$ 14,141.98
Information Technology Manager	6/13/2023	Unrep	$ 12,320.00	$ 12,936.00	$ 13,582.80	$ 14,261.94	$ 14,975.04	$ 15,723.79
Lead Police Dispatcher	1/1/2023	BPOA	$ 8,092.49	$ 8,495.20	$ 8,922.15	$ 9,368.73	$ 9,836.06	$ 10,237.87
Maintenance Worker I	7/1/2023	AFSCME	$ 5,184.11	$ 5,443.31	$ 5,715.48	$ 6,001.25	$ 6,301.31	
Maintenance Worker II	7/1/2023	AFSCME	$ 5,738.48	$ 6,025.40	$ 6,326.67	$ 6,643.00	$ 6,975.15	
Management Analyst II	1/8/2023	MMCEA	$ 8,483.28	$ 8,907.45	$ 9,352.84	$ 9,820.48	$ 10,311.47	$ 10,827.04
Management Anaylst I	1/8/2023	MMCEA	$ 7,788.75	$ 8,178.21	$ 8,587.08	$ 9,016.44	$ 9,467.29	$ 9,940.65
Mechanic	7/1/2023	AFSCME	$ 6,357.77	$ 6,675.66	$ 7,009.44	$ 7,359.91	$ 7,727.91	
Office Assistant I	7/1/2023	AFSCME	$ 4,919.92	$ 5,165.92	$ 5,424.21	$ 5,695.42	$ 5,980.20	
Office Assistant II	7/1/2023	AFSCME	$ 5,465.65	$ 5,738.94	$ 6,025.88	$ 6,327.18	$ 6,643.54	
Parks & Recreation Director	1/1/2022	Unrep	$ 15,584.00					$ 19,480.00
Parks and Facilities Maintenance Worker I [5]	7/1/2023	AFSCME	$ 5,184.11	$ 5,443.31	$ 5,715.48	$ 6,001.25	$ 6,301.31	
Parks and Facilities Maintenance Worker II [5]	7/1/2023	AFSCME	$ 5,738.48	$ 6,025.40	$ 6,326.67	$ 6,643.00	$ 6,975.15	
Parks and Facilities Manager [5]	1/8/2023	MMCEA	$ 10,167.75	$ 10,676.16	$ 11,209.99	$ 11,770.46	$ 12,358.99	$ 12,976.95
Parks and Facilities Supervisor	9/26/2023	MMCEA	$ 8,181.36	$ 8,590.46	$ 9,019.95	$ 9,470.99	$ 9,944.52	$ 10,441.72
Payroll Manager	1/24/2023	Unrep	$ 8,659.93	$ 9,092.92	$ 9,547.59	$ 10,024.95	$ 10,526.19	$ 11,052.52
Permit Technician	7/1/2023	AFSCME	$ 6,705.71	$ 7,041.00	$ 7,393.05	$ 7,762.70	$ 8,150.84	
Planning Technician	7/1/2023	AFSCME	$ 6,705.71	$ 7,041.00	$ 7,393.05	$ 7,762.70	$ 8,150.84	
Police Captain	1/8/2023	MMCEA	$ 14,132.78	$ 14,839.41	$ 15,581.34	$ 16,360.41	$ 17,178.47	$ 18,037.39
Police Chief	1/1/2022	Unrep	$ 17,402.00					$ 21,752.00
Police Corporal Advanced POST	1/1/2023	BPOA	$ 9,605.28	$ 10,085.55	$ 10,589.82	$ 11,119.32	$ 11,675.28	$ 12,259.04
Police Corporal Basic POST	1/1/2023	BPOA	$ 8,713.30	$ 9,148.96	$ 9,606.41	$ 10,086.73	$ 10,591.07	$11,120.62

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Position	*Effective Date*	*Labor Group*	*Step 1*	*Step 2*	*Step 3*	*Step 4*	*Step 5*	*Step 6*
Police Corporal Intermediate POST	1/1/2023	BPOA	$ 9,147.18	$ 9,604.53	$ 10,084.76	$ 10,589.00	$ 11,118.45	$11,674.37
Police Dispatcher	1/1/2023	BPOA	$ 7,161.27	$ 7,519.33	$ 7,895.30	$ 8,290.06	$ 8,704.57	$9,139. 80
Police Lieutenant	1/8/2023	MMCEA	$ 12,746.30	$ 13,383.64	$ 14,052.83	$ 14,755.45	$ 15,493.20	$ 16,267.87
Police Officer Advanced POST	1/1/2023	BPOA	$ 9,147.18	$ 9,604.53	$ 10,084.76	$ 10,589.00	$ 11,118.45	$ 11,674.37
Police Officer Basic POST	1/1/2023	BPOA	$ 8,297.88	$ 8,712.78	$ 9,148.42	$ 9,605.84	$ 10,086.13	$ 10,590.43
Police Officer Intermediate POST	1/1/2023	BPOA	$ 8,713.30	$ 9,148.96	$ 9,606.41	$ 10,086.73	$ 10,591.07	$ 11,120.62
Police Officer Recruit	1/1/2023	BPOA	$ 6,610.84					
Police Records Specialist I	1/1/2023	BPOA	$ 5,305.75	$ 5,571.04	$ 5,849.59	$ 6,142.07	$ 6,449.17	$ 6,771.63
Police Records Specialist II	1/1/2023	BPOA	$ 5,571.16	$ 5,849.71	$ 6,142.20	$ 6,449.31	$ 6,771.78	$ 7,110.37
Police Sergeant Advanced POST	1/1/2023	BPOA	$ 10,770.75	$ 11,309.28	$ 11,874.75	$ 12,468.49	$ 13,091.91	$ 13,746.51
Police Sergeant Intermediate POST	1/1/2023	BPOA	$ 10,256.10	$ 10,768.91	$ 11,307.34	$ 11,872.72	$ 12,466.35	$ 13,089.67
Principal Planner	1/8/2023	MMCEA	$ 11,546.43	$ 12,123.78	$ 12,729.97	$ 13,366.43	$ 14,034.78	$ 14,736.49
Public Works Director	1/1/2022	Unrep	$ 16,456.00					$ 20,570.00
Public Works Field Supervisor	1/8/2023	MMCEA	$ 8,181.36	$ 8,590.46	$ 9,019.95	$ 9,470.99	$ 9,944.52	$ 10,441.72
Public Works Services Manager	1/8/2023	MMCEA	$ 11,293.78	$ 11,858.46	$ 12,451.40	$ 13,073.94	$ 13,727.66	$ 14,414.02
PW Lead Maintenance	7/1/2023	AFSCME	$ 6,583.01	$ 6,912.16	$ 7,257.77	$ 7,620.65	$ 8,001.69	
Recreation Manager	1/8/2023	MMCEA	$ 9,338.47	$ 9,805.38	$ 10,295.67	$ 10,810.44	$ 11,350.98	$ 11,918.53
Recreation Program Coordinator	1/8/2023	MMCEA	$ 5,898.28	$ 6,193.18	$ 6,502.84	$ 6,827.98	$ 7,169.36	$ 7,527.84
Recreation Specialist II (Hourly)	1/1/2023	AFSCME	$ 22.29	$ 23.41	$ 24.58	$ 25.81	$ 27.10	
Recreation Supervisor	1/8/2023	MMCEA	$ 7,801.69	$ 8,191.80	$ 8,601.41	$ 9,031.46	$ 9,483.01	$ 9,957.17
Senior Civil Engineer	1/8/2023	MMCEA	$ 11,392.29	$ 11,961.88	$ 12,559.94	$ 13,187.95	$ 13,847.33	$ 14,539.72
Senior Mechanic	7/1/2023	AFSCME	$ 6,753.34	$ 7,091.00	$ 7,445.55	$ 7,817.83	$ 8,208.72	
Senior Permit Technician	9/17/2023	AFSCME	$ 7,762.70	$ 8,150.84	$ 8,558.38	$ 8,986.30	$ 9,435.62	
Senior Planner	1/8/2023	MMCEA	$ 9,307.37	$ 9,772.77	$ 10,261.42	$ 10,774.43	$ 11,313.20	$ 11,878.84
Sr Parks and Facilties Maintenance Worker [5]	7/1/2023	AFSCME	$ 6,583.01	$ 6,912.16	$ 7,257.77	$ 7,620.65	$ 8,001.69	
Street Sweeper Operator	7/1/2023	AFSCME	$ 5,996.85	$ 6,296.70	$ 6,611.53	$ 6,942.11	$ 7,289.21	
Teacher	7/1/2023	AFSCME	$ 4,023.44	$ 4,224.61	$ 4,435.84	$ 4,657.63	$ 4,890.51	
Teacher's Aide (Hourly)	7/1/2023	AFSCME	$ 20.32	$ 21.33	$ 22.40	$ 23.52	$ 24.70	
Technology Specialist I	1/8/2023	MMCEA	$ 7,365.06	$ 7,733.30	$ 8,120.00	$ 8,525.93	$ 8,952.25	$ 9,399.87
Technology Specialist II	1/8/2023	MMCEA	$ 9,132.91	$ 9,589.58	$ 10,069.01	$ 10,572.48	$ 11,101.12	$ 11,656.15
Technology Specialist III	1/8/2023	MMCEA	$ 10,073.28	$ 10,576.96	$ 11,105.81	$ 11,661.09	$ 12,244.13	$ 12,856.34

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Unrepresented Per Diem Positions

		Hourly Pay Rates					
Position	*Effective Date*	*Step 1*	*Step 2*	*Step 3*	*Step 4*	*Step 5*	*Step 6*
Accounting Technician I [1]	7/1/2023	$ 31.97	$ 33.57	$ 35.25	$ 37.01	$ 38.86	
Accounting Technician II [1]	7/1/2023	$ 35.17	$ 36.93	$ 38.78	$ 40.72	$ 42.75	
Accounting Technician III [1]	7/1/2023	$ 39.50	$ 41.48	$ 43.55	$ 45.73	$ 48.01	
Administrative Assistant [1]	1/8/2023	$ 34.03	$ 35.73	$ 37.52	$ 39.39	$ 41.36	$ 43.43
Associate Civil Engineer [1]	1/8/2023	$ 53.44	$ 56.11	$ 58.92	$ 61.87	$ 64.96	$ 68.21
Building Attendant I*	1/1/2023	$ 17.59	$ 18.47	$ 19.39	$ 20.36	$ 21.38	
Building Attendant II*	1/1/2023	$ 19.35	$ 20.31	$ 21.33	$ 22.40	$ 23.52	
Dispatcher, Per Diem [3]	1/1/2023	$ 46.69	$ 49.01	$ 51.47	$ 54.05	$ 56.75	$ 59.58
Electrician [1]	7/1/2023	$ 41.14	$ 43.20	$ 45.36	$ 47.63	$ 50.01	
Head Teacher [1]	7/1/2023	$ 26.69	$ 28.03	$ 29.43	$ 30.90	$ 32.45	
Intern	1/1/2023	$ 16.75	$ 17.59	$ 18.47	$ 19.39	$ 20.36	
Lifeguard I	1/1/2023	$ 18.30	$ 19.22	$ 20.18	$ 21.19	$ 22.24	
Lifeguard II	1/1/2023	$ 19.26	$ 20.23	$ 21.24	$ 22.30	$ 23.41	
Maintenance Worker I [1]	7/1/2023	$ 29.91	$ 31.40	$ 32.97	$ 34.62	$ 36.35	
Nutrition Site Coordinator	1/1/2023	$ 22.29	$ 23.41	$ 24.58	$ 25.81	$ 27.10	
Office Assistant I [1]	7/1/2023	$ 28.38	$ 29.80	$ 31.29	$ 32.86	$ 34.50	
Office Assistant II [1]	7/1/2023	$ 31.53	$ 33.11	$ 34.76	$ 36.50	$ 38.33	
Planning Technician [1]	7/1/2023	$ 38.69	$ 40.62	$ 42.65	$ 44.78	$ 47.02	
Police Officer (Advanced POST), Per Diem [2]	1/1/2023	$ 50.26	$ 52.77	$ 55.41	$ 58.18	$ 61.09	$ 64.14
Police Officer (Basic POST), Per Diem [2]	1/1/2023	$ 45.59	$ 47.87	$ 50.27	$ 52.78	$ 55.42	$ 58.19
Police Officer (Inter POST), Per Diem [2]	1/1/2023	$ 47.88	$ 50.27	$ 52.78	$ 55.42	$ 58.19	$ 61.10
Police Records Specialist I, Per Diem [1]	1/1/2023	$ 30.61	$ 32.14	$ 33.75	$ 35.44	$ 37.21	$ 39.07
Police Records Specialist II, Per Diem [1]	1/1/2023	$ 32.14	$ 33.75	$ 35.44	$ 37.21	$ 39.07	$ 41.02
Recreation Leader [4]	1/1/2023	$ 16.75	$ 17.59	$ 18.47	$ 19.39	$ 20.36	
Recreation Program Coordinator [1]	1/8/2023	$ 34.03	$ 35.73	$ 37.52	$ 39.39	$ 41.36	$ 43.43
Recreation Specialist I [4]	1/1/2023	$ 20.27	$ 21.28	$ 22.34	$ 23.46	$ 24.64	
Recreation Specialist II [4]	1/1/2023	$ 22.29	$ 23.41	$ 24.58	$ 25.81	$ 27.10	

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Unrepresented Per Diem Positions

		Hourly Pay Rates					
Position	*Effective Date*	*Step 1*	*Step 2*	*Step 3*	*Step 4*	*Step 5*	*Step 6*
Senior Lifeguard	1/1/2023	$ 21.19	$ 22.25	$ 23.36	$ 24.53	$ 25.76	
Senior Recreation Leader	1/1/2023	$ 18.43	$ 19.35	$ 20.31	$ 21.33	$ 22.40	
Street Sweeper Operator [1]	7/1/2023	$ 34.60	$ 36.33	$ 38.14	$ 40.05	$ 42.05	
Teacher [1]	7/1/2023	$ 23.21	$ 24.37	$ 25.59	$ 26.87	$ 28.21	
Teacher's Aide [1]	7/1/2023	$ 20.32	$ 21.33	$ 22.40	$ 23.52	$ 24.70	
Technology Specialist I [1]	1/8/2023	$ 42.49	$ 44.62	$ 46.85	$ 49.19	$ 51.65	$ 54.23
Technology Specialist II [1]	1/8/2023	$ 52.69	$ 55.32	$ 58.09	$ 61.00	$ 64.04	$ 67.25
Technology Specialist III [1]	1/8/2023	$ 58.12	$ 61.02	$ 64.07	$ 67.28	$ 70.64	$ 74.17
Van Driver	1/1/2023	$ 20.27	$ 21.28	$ 22.34	$ 23.46	$ 24.64	

Notes

Unrepresented per diem : A position having a workweek of fewer hours than the workweek established for full-time positions in the class.

* Building Attendants I and II are eligilbe to receive a weekend differential of $1.00 per hour for work performed on Saturdays and Sundays.

[1] Hourly pay rates derived by multiplying full-time equivalent monthly rate by 12 (months in year) and dividing by 2080 (hours in work year)

[2] Hourly pay rates derived by multiplying full-time equivalent monthly rate by 12 (months in year) and dividing by 2184 (hours in work year)

[3] Hourly pay rates derived by multiplying full-time Lead Police Dispatcher by 12 (months in year) and dividng by 2080 (hours in work year)

[4] Tied to Belmont minimum wage as follows:

Recreation Leader - Adjusted to Minimum Wage
Building Attendant I*- 5% Above Above Recreation Ldr
Building Attendant II*- 10% Above Building Attendant I
Lifeguard I - 5% Below Lifeguard II
Lifeguard II - 15% Above Rec Leader
Nutrition Site Coordinator - Tied to Recreation Specialist II
Recreation Specialist I - 10% Above Sr. Rec Leader
Recreation Specialist II - 10% Above Rec Spec I
Sr Rec Leader - 10% Above Rec Leader
Sr. Lifeguard - 10% Above Lifeguard II
Van Driver - Tie to Recreation Specialist I

[5] "Facilities" added to position title

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Revision History

Resolution 2018-04 - Initial Adoption	March 13,2018
Resolution 2019-019 - Revised Adoption	February 23,2021
Resolution 2022-093 Revised Adoption	September 27,2022
Resolution 2022-109 Revised Adoption	November 8, 2022
Resolution 2023 - 058 Revised Adoption	June 27, 2023