CITY OF BELMONT
CITY COUNCIL

www.belmont.gov

CITY COUNCIL REGULAR MEETING AGENDA
Tuesday, April 8, 2025
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.

LEVINE ACT

The Levine Act (California Government Code Section 84308) limits campaign contributions that may be made to elected or appointed City officials (including councilmembers and the mayor) and certain candidates for elective city offices. The Act prohibits an agent of a party from contributing any amount to councilmember while a proceeding for a contract valued at $50,000 or more, permit, license, or other entitlement for use is pending that does not solely involve purely ministerial decisions. The Act also prohibits parties and participants in the above entitlement proceedings from contributing more than $500 during the proceeding and for 12 months after the proceeding and requires disclosure of the prohibited contributions. The Act prohibits certain officials, including local elected officials, from taking part in an entitlement proceeding if the official has received a contribution exceeding $500 from a party or participant in the proceeding within the preceding 12 months. An official is also prohibited from accepting, soliciting, or directing a contribution exceeding $500 from a party or participant in the proceeding for 12 months after a final decision is rendered in such a proceeding. The law is complex, and this brief description is not legal advice. If you or an agent have made any campaign contributions to a councilmember in the 12 months before a proceeding in which you have an interest or you are contemplating making a contribution within the 12 months after such a proceeding, you are urged to review the Levine Act and consider consulting an attorney. The California Fair Political Practices Commission (FPPC) is responsible for administering the Levine Act. More information about the Act and its implementing regulations can be found on the FPPC's website here: https://www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

1. CALL TO ORDER [6:45 PM]

2. ROLL CALL

3. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Initiation of litigation under Government Code Section 54956.9(d)(4): 1 case

4. STUDY SESSION [none]

The public will have an opportunity to address the City Council concerning this item.

REGULAR BUSINESS ITEMS 7:00 P.M.

5. PLEDGE OF ALLEGIANCE

6. REPORT FROM CLOSED SESSION

7. SPECIAL PRESENTATIONS

A. **Proclamation Recognizing April as National Poetry Month**

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. **Approval of Minutes**
Recommendation: Consider modifications and approve minutes

Attachment(s):
March 11, 2025

B. **1538 El Camino Real – Rezone to S-3 Overlay District, Development Agreement, Conditional Use Permit, Design Review**
Recommendation: 1) Adopt an Ordinance rezoning 1538 El Camino Real into the S-3 Cannabis Overlay District; and,
2) Adopt an Ordinance approving a development agreement for the NUG Retail Cannabis Dispensary Business; and,
3) Adopt a Resolution approving a Conditional Use Permit and Design Review for the NUG Retail Cannabis Dispensary Business for the subject property

Attachment(s):
Staff Report
1538 ECR - NUG Rezone Ord & Zoning Basemap Amendment
1538 ECR - NUG Development Agreement Ord & DA
1538 ECR - NUG - CUP & DR Resolution & COAS

C. **1397 El Camino Real & APN 045-243-050 – Rezone to S-3 Overlay District, Development Agreement, Conditional Use Permit, Design Review**
Recommendation: 1) Adopt an Ordinance rezoning 1397 El Camino Real & APN 045-243-050 into the S-3 Cannabis Overlay District; and,
2) Adopt an Ordinance approving a development agreement for the Canna-Bel Retail Cannabis Dispensary Business; and,
3) Adopt a Resolution approving a Conditional Use Permit and Design Review for the Canna-Bel Retail Cannabis Dispensary Business for the subject properties

Attachment(s):
Staff Report
1397 ECR - Canna-Bel Rezone Ord & Zoning Basemap Amendment
1387 ECR - Canna-Bel Development Agreement Ord & DA
1397 ECR - Canna-Bel - CUP & DR Resolution

D. **2025 Pavement Rehabilitation Project – Plans and Specifications Approval, Bid and Construction Award Authorization, and Construction Management Task Order Authorization**
Recommendation: Adopt a resolution approving plans and specifications, authorizing advertisement for sealed bids, authorizing the City Manager to negotiate and execute a contract with the lowest responsible and responsive bidder for an amount not to exceed

$4,355,806 plus a ten percent construction contingency, and approving a task order for construction management services with Pavement Engineering Inc. for an amount not to exceed $559,295 for the 2025 Pavement Rehabilitation Project, City Contract Number 2025-637

Attachment(s):
- Staff Report
- Resolution
- Project Plans
- PEI Proposal
- Contract Documents

11. PUBLIC HEARINGS [none]

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. **Update on Belmont's Pavement Management Program**

Recommendation: Receive an update on Belmont's Pavement Management Plan and the condition of Belmont's roadways, following the completion of our Pavement Distress Survey. This is an information report, and no action is required

Attachment(s):
- Staff Report
- PTAP Report

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

AGENDAS: Agendas and material are posted on the City's website on the Friday preceding each Council Meeting and can be viewed on the City's website at www.cityofsanmateo.org. Any supplemental material distributed to the Council after the posting of the agenda will be made part of the official record.

ACCESSIBILITY: In compliance with the Americans with Disabilities Act, those with disabilities requiring special accommodations to participate in this meeting may contact the City Clerk at (650) 595-7414. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this 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/

CITY OF BELMONT CITY COUNCIL REGULAR MEETING MINUTES
City Council Chambers, City Hall, One Twin Pines Lane, Belmont, California

Tuesday, March 11, 2025

CALL TO ORDER [7:00 p.m.]

ROLL CALL
Councilmembers Present: Latimerlo, McCune, Jordan, Pang-Maganaris, Mates
Councilmembers Absent: none

CLOSED SESSION [none]

STUDY SESSION [none]

PLEDGE OF ALLEGIANCE
Led by Mayor Mates

REPORT FROM CLOSED SESSION [none]

SPECIAL PRESENTATIONS
Third Annual Dr. Martin Luther King, Jr. Poetry & Essay Contest Recitals
The following students recited their winning submissions.

Grades 3-5th
Poetry: Victoria Li
Essay: Arjun Popuri

Grades 6-8th
Poetry: Ellie Howard
Essay: Theofanis Karabelas

Grades 9-12th
Poetry: Grace Stiefel
Essay: Raya Skaf

Public comment
Giuliano Carlini offered congratulatory comments to the writers.

Proclamation Honoring Retiring San Mateo Consolidated Fire Chief Thrasher
Mayor Mates read a proclamation honoring Chief Thrasher on his retirement. Councilmember and staff offered congratulation to Chief Thrasher.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Giuliano Carlini commented on the need for childcare for volunteers participating in local sports programs. He acknowledged Footsteps for providing care without charge.

Max R. commented on a communication issue he is experiencing with the Planning Department.

COUNCILMEMBER ANNOUNCEMENTS

Councilmembers provided updates on upcoming events.

CONSENT BUSINESS

Approval of Minutes February 25, 2025
Monthly Financials December 2024 January 2025
Ordinance 2025-1183 establishing a state video franchise holder fee to support Public, Education, and Government (PEG) facilities and penalties of material breach of state and federal customer service standards
Motion authorizing the City Manager to negotiate and execute **Amendment 3 to Task Order 1 with Moore Iacofano Goltsman, Inc.** (MIG) to provide environmental monitoring and reporting services for the San Juan Pump Station Slope Repair Project for an additional amount of $6,496, for a total contract cost of a not-to-exceed amount of $101,366
Motion authorizing the City Manager to negotiate and execute an agreement to purchase a **Vac-Con in the amount of $667,167.19 from Vac-Con Inc.** through Municipal Maintenance Equipment
Resolution 2025-20 accepting the public improvements for the Firehouse Square Townhouse Project at 1300 El Camino Real as completed and complying with the City's approved plans, authorize the release of the subdivision improvement bond and accept a maintenance and warranty bond for the required one-year warranty period

City Attorney Rennie read the title of **Ordinance 2025-1183** establishing a state video franchise holder fee to support Public, Education, and Government (PEG) facilities and penalties of material breach of state and federal customer service standards.

ACTION: On a motion made by Councilmember Pang-Maganaris and seconded by Councilmember Latimerlo the consent business was unanimously approved by a roll call vote (5-0).

PUBLIC HEARINGS [none]

GENERAL BUSINESS

State Legislative Advocacy for the City of Belmont - 2025 Update

Dane Hutchings, City Consultant from the California Public Policy Group (CPPG), provided

an overview of 2024 legislative actions impacting the City. He highlighted key legislative challenges, emphasizing housing affordability and budget concerns as ongoing priorities for municipalities.

Hutchings reviewed the City's Legislative Platform, incorporating input from City staff discussions. Proposed amendments were introduced in the areas of Fiscal and Administrative policies, Housing and Land Use, and Public Safety, serving as a foundation for Council discussion and direction to staff and CPPG.

Fiscal and Administrative Initiatives
New Proposed Statement:
"Support legislation that preserves the integrity of the local collective bargaining processes and maintains a level playing field for negotiations. Oppose measures that mandate specific benefits or terms that undermine the ability of local governments to engage in meaningful dialogue and reach mutually beneficial agreements with bargaining units."

Housing and Land Use
New Proposed Statement:
"Support legislation that takes a comprehensive approach to housing production, recognizing all factors contributing to the State's housing crisis, and works to close the economic gap, ensuring projects are feasible without imposing excessive financial burdens on cities."

Public Safety
Modified Statement:
"Support legislative efforts to improve local law enforcement, fire suppression and prevention, hazardous materials mitigation, rescue, emergency medical services, and disaster preparedness. This includes legislation and grant funding opportunities for innovative fire mitigation planning and suppression technology."

New Proposed Statement:
"Support legislation that provides affordable home insurance rates for at-risk residents, including policies that stabilize the California FAIR Plan."

Hutchings noted that the legislative platform remains an evolving document, to be updated at the start of each two-year session and reviewed annually to ensure continued alignment with City priorities.

Following deliberation Council concurred with the updated language.

ACTION: on a motion made by Councilmember Pang-Maganaris and seconded by Councilmember Jordan Belmont's State and Federal Legislative Platform was reaffirmed as amended.

Annual Report on Vacancies and Recruitment and Retention Efforts for 2024
Interim Administrative Assistant Ritzma provided a report on the City's workforce vacancies, recruitment and retention efforts in compliance with Assembly Bill ("AB") 2561. (Gov. Code § 3502.3.). She noted that the Council adopted a Vacancy Reporting Policy at the February 25, 2025 meeting to enhance transparency regarding City vacancies, recruitment efforts, and workforce challenges. Ne explained that the policy aims to improve public access to data on recruitment and retention while addressing challenges related to hiring policies and procedures.

Council received the report no deliberation occurred.

BRIEF VERBAL REPORTS FROM MEMBERS AND STAFF

Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments
Councilmembers reported on their assignments.

Verbal report from City Manager
City Manager Oskoui provided updates on upcoming events and acknowledged the Council for a successful Strategic Planning Session. He announced that Belmont PD can be now followed on Instagram.

MATTERS OF INTEREST/CLARIFICATION

ADJOURNMENT at this time being 8:35 pm

Submitted by,
Jozi Plut, City Clerk

DRAFT

Meeting Date:	April 8, 2025
Agency:	City of Belmont
Staff Contact:	Carlos de Melo, Community Development Director, (650) 595-7440 cdemelo@belmont.gov
Agenda Title:	1538 El Camino Real – Rezone to S-3 Overlay District, Development Agreement, Conditional Use Permit, Design Review
Agenda Action:	Ordinance and Resolution

Recommendation

1) Adopt an Ordinance rezoning 1538 El Camino Real into the S-3 Cannabis Overlay District; and,

2) Adopt an Ordinance approving a development agreement for the NUG Retail Cannabis Dispensary Business; and,

3) Adopt a Resolution approving a Conditional Use Permit and Design Review for the NUG Retail Cannabis Dispensary Business for the subject property.

Strategic Focus Area
Economic Development and Housing

Summary
At the March 25, 2025 City Council meeting, the Council voted 4-1 to: 1) introduce ordinances rezoning 1538 El Camino Real into the established S-3 Cannabis Overlay District, and approving a development agreement for the NUG Retail Cannabis Dispensary business; and 2) directed staff to place a resolution approving a Conditional Use Permit and Design Review for the project at the April 8, 2025 Council meeting. Attached are the Rezoning & Development Agreement Ordinances (For 2nd Reading & Adoption) and the Conditional Use Permit & Design Review Resolution.

Alternatives
1. Refer back to staff for additional information.
2. Continue the item for further discussion.

Attachments
1. Rezone Ordinance & Exhibit A
2. Development Agreement Ordinance & Exhibit A
3. Conditional Use Permit and Design Review Resolution & Exhibit A – Conditions of Approval

Fiscal Impact

☒ No Fiscal Impact

There is no direct fiscal impact to this action. Future operation of cannabis retail businesses within the City will generate revenue from business and sales taxes, as well as through community benefit contributions.

☐ Funding Source Confirmed:

Source:	**Purpose:**	**Public Outreach:**
Council	Council Vision/Priority	Other*

*E-Notification of agendas, public notification as required for the April 8, 2025 City Council meeting

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BELMONT REZONING PROPERTY LOCATED AT 1538 EL CAMINO REAL IN THE CITY OF BELMONT INTO THE S-3 CANNABIS RETAIL AND DISTRIBUTION OVERLAY DISTRICT

WHEREAS, on July 25, 2023, the Belmont City Council provided direction to staff to explore consideration of Land Use Element Amendments to the 2035 General Plan that would potentially allow for commercial cannabis uses in the south El Camino Real area of the City; and,

WHEREAS, on November 14, 2023, the Council adopted Resolution 2023-090 amending the Land Use Element of the 2035 General Plan to allow for commercial cannabis land uses in the south El Camino Real area of the City; and,

WHEREAS, 2035 General Plan Land Use Element Section 2.4 as amended declares that allowing commercial cannabis uses in appropriate commercial areas of the City should be considered and identifies the south El Camino Real as an area to be considered, and Policy 2.6-7 and actions 2.6-7.1 and 2.6-7.2 established implementation goals of adopting a zoning overlay district for the area and establishing licensing regulations for commercial cannabis business; and,

WHEREAS, on November 28, 2023, the Council adopted Ordinance 2023-1173 establishing the S-3 Cannabis Retail and Distribution Overlay District for the south El Camino Real area and regulations for the district; and,

WHEREAS, on February 13, 2024, the Council adopted Ordinance 2024-1176 establishing licensing regulations for cannabis businesses; and,

WHEREAS, J&L Belmont Plaza, LCC ("Property Owner)", is the fee owner of the real property located at 1538 El Camino Real within the City of Belmont, and more particular shown on the Zoning Basemap Section attached hereto as Exhibit A (the "Property"), which is currently zoned Corridor Mixed Use (CMU); and,

WHEREAS, NUG CV BLMT LLC, a California limited liability company (dba NUG) ("Developer") has a leasehold interest in a portion of the Property and proposes to develop the Property for a cannabis retail use; and,

WHEREAS, the City received an application from Property Owner and Developer to establish a retail cannabis use on Property and seeking approval of an amendment to the Zoning Basemap Designation for the Property incorporating it into the S-3 Cannabis Retail and Distribution Overlay District, as well as Conditional Use Permit, Design Review, and Development Agreement entitlements (the "Project"); and,

WHEREAS, on March 4, 2025, the Planning Commission held a duly noticed public hearing to consider public testimony and a staff report for the request to rezone the Property, and rendered a recommendation as to whether the City Council should rezone the Property as requested; and,

WHEREAS, on the March 25, 2025, the Council held a duly noticed public hearing to take testimony from the public and the applicant, to consider the Planning Commission's recommendation, and to receive a staff report and information about the Project, and at the conclusion of the hearing introduced this ordinance; and,

WHEREAS, on April 8, 2025, the Council at a duly noticed regular meeting the ordinance was presented for adoption by Council in accordance with state law.

WHEREAS, Council previously certified a Final Environmental Impact Report (FEIR) that evaluated the environmental impacts of the City's 2035 General Plan, Phase I Zoning, Belmont Village Specific Plan (BVSP), and Climate Action Plan (CAP) on October 24, 2017 (the "General Plan EIR" – SCH #2016082075), making required findings under the California Environmental Quality Act (CEQA), adopting a Mitigation Monitoring and Reporting Program (MMRP), and a statement of overriding consideration for that project on November 14, 2017; and,

WHEREAS, the City subsequently prepared an addendum examining the environmental effects of amending General Plan Land Use Element Section 2.4 and Policy 2.6-7, and establishing the S-3 Overlay District to allow up to two cannabis retail uses and one cannabis distribution use and found that the project would create no new effects or require new mitigation measures, and having considered the effects peculiar to the proposed Project at the Property, similarly finds the Project would create no new effects or require new mitigation measures.

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

SECTION 1. LEGISLATIVE FINDINGS

1. The Council finds the above recitals are true and correct. The Council incorporates as part of its findings herein the findings previously made by Resolution 2023-090 and the findings in the related staff reports previously presented to the Planning Commission and Council.

2. The Council finds that adoption of this ordinance will not result in more than two retail cannabis businesses within the S-3 Overlay District and is consistent with BZO section 21.4.2(b)(2).

3. The Council finds that, as of the date of its adoption, this ordinance will not result in a retail cannabis use being located within 600 feet of a school or other cannabis retail or cannabis distribution use or within 100 feet of parks and actively operated child day care centers, and will not result in the public entrance of a cannabis retail use being located immediately adjacent to a youth-oriented business on the same frontage as the entrance, and is consistent with BZO section 21.4.1(c)(2).

4. Having 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 and testimony from the public and applicant, the Council finds that the proposed Zoning Basemap (Section) designation amendment incorporating the Property into the S-3 Cannabis Retail and Distribution Overlay District is consistent with General Plan, the Belmont Village Specific Plan and the Zoning Plan.

SECTION 2. ZONING BASEMAP AMENDED

1. The Zoning Map of the City is amended as follows. The property comprising 1538 El Camino Real, as shown on Exhibit A (Zoning Base Map Section), is incorporated into the S-3 Cannabis Retail and Distribution Overlay District and retains its CMU district designation in accordance with Belmont Zoning Ordinance section 21.1.

SECTION 3. EFFECTIVE DATE.

This Ordinance takes effect 30 days after its adoption.

* * *

The City Council of the City of Belmont, California introduced the foregoing ordinance on March 25, 2025 and adopted the ordinance at a regular meeting held on _____by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

_____
City Clerk

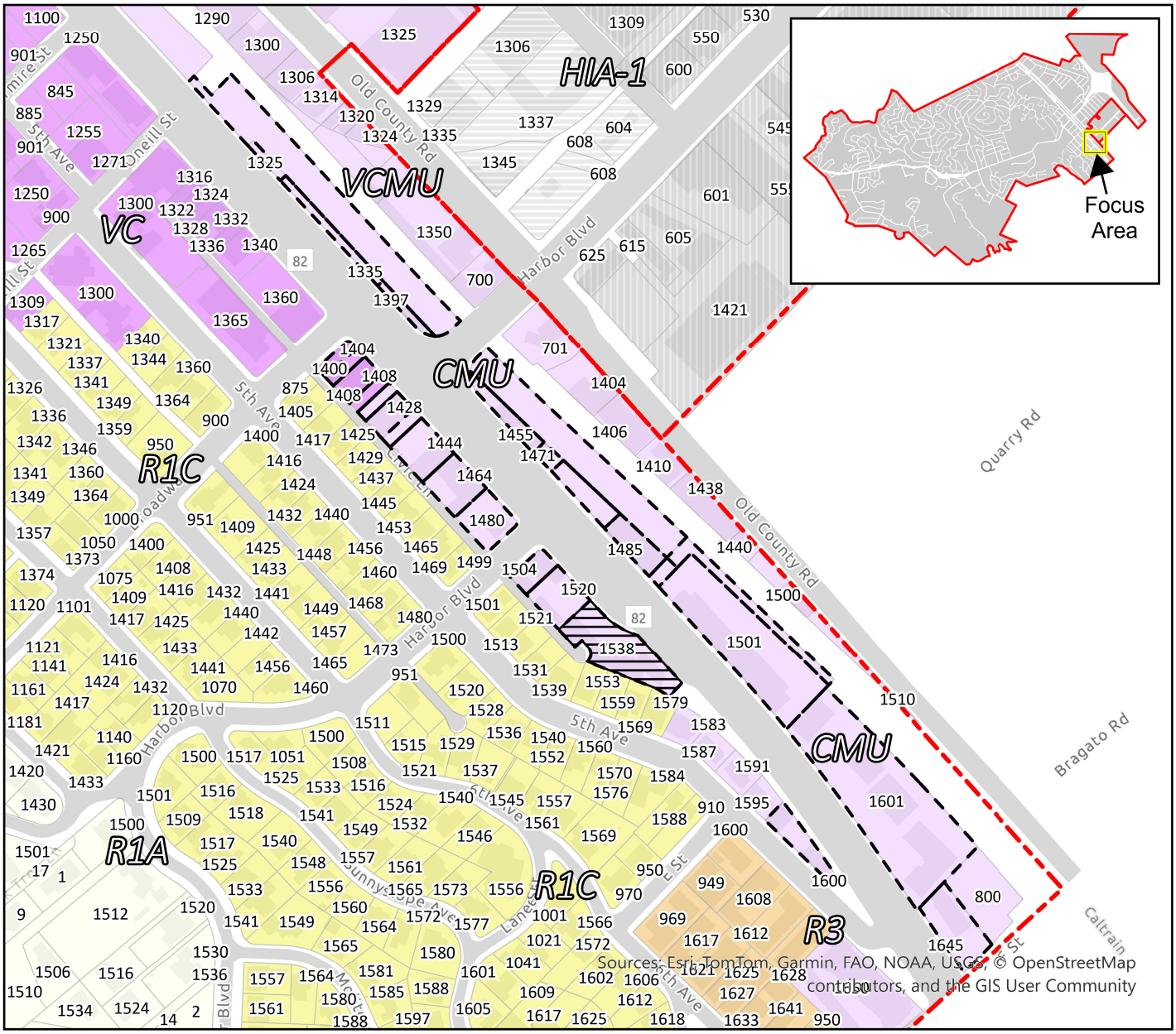
_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

PA2024-0062
Zoning Basemap (Section) Amendment

Incorporated as Exhibit A
And Made a Part of Ordinance No. 2025-___



0 0.05 0.1 0.2 Miles

ZONING CLASSIFICATIONS

- 1538 El Camino Real
- S-3 Overlay District
- City Limit

Single Family Residential

- Single Family Residential, 9600 sq. ft./ D.U. (R1A)
- Single Family Residential, 5000 sq.ft./ D.U. (R1C)

Multi-Family Residential

- Multi-Family Residential, 1950 sq.ft./ D.U. (R3)

Commercial

- Corridor Mixed Use (CMU)

Belmont Village Planning Area

- Village Corridor Mixed Use (VCMU)
- Village Core (VC)

HWY/HIA

- Harbor Industrial Area-1 (HIA-1)
- Harbor Industrial Area-2 (HIA-2)

N

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BELMONT APPROVING A DEVELOPMENT AGREEMENT FOR A RETAIL CANNABIS PROJECT (NUG) AT 1538 EL CAMINO REAL IN THE CITY OF BELMONT

WHEREAS, Government Code Sections 65864 et seq. authorize the City of Belmont to enter into agreements for the development of real property with any person having a legal or equitable interest in such property in order to establish certain development rights in such property; and,

WHEREAS, the City of Belmont has enacted Section 28 of the Belmont Zoning ordinance to govern the processing of development agreements by the City; and,

WHEREAS, J&L Belmont Plaza, LCC ("Property Owner)", is the fee owner of the real property located at 1538 El Camino Real within the City of Belmont (the "Property"); and,

WHEREAS, NUG CV BLMT LLC, a California limited liability company (dba NUG) ("Developer") has a leasehold interest in a portion of the Property and proposes to develop the Property for a cannabis retail use; and,

WHEREAS, Developer and Property Owner have applied for entitlements to improve the Property and operate a cannabis retail use on the Property, including a rezoning of the property into the S-3 Cannabis Retail and Distribution Overlay District, a Conditional Use Permit and Design Review under Belmont Zoning Ordinance Section 21.4.1(b), and a Development Agreement (the "Project"), and,

WHEREAS, to ensure that the intent of the City, Developer and Property Owner with respect to the approvals for the project entitlements is carried out, the parties desire voluntarily to enter into the Development Agreement, attached hereto and incorporated herein by reference as Exhibit A to Attachment "2", to facilitate development of the Project subject to the conditions and requirements included in the Development Agreement; and

WHEREAS, on March 4, 2025, the Planning Commission held a duly noticed public hearing to consider public testimony and a staff report for the requested development agreement, and rendered a recommendation as to whether the City Council should approve the development agreement; and,

WHEREAS, on the March 25, 2025, the Council held a duly noticed public hearing to take testimony from the public and the applicant, to consider the Planning Commission's recommendation, and to receive a staff report and information about the Project, and at the conclusion of the hearing introduced this ordinance; and,

WHEREAS, on April 8, 2025, the Council at a duly noticed regular meeting at which the ordinance was presented for adoption by Council in accordance with state law; and,

WHEREAS, Council previously certified a Final Environmental Impact Report (FEIR) that evaluated the environmental impacts of the City's 2035 General Plan, Phase I Zoning, Belmont Village Specific Plan (BVSP), and Climate Action Plan (CAP) on October 24, 2017 (the "General Plan EIR" – SCH #2016082075), making required findings under the California Environmental

Quality Act (CEQA), adopting a Mitigation Monitoring and Reporting Program (MMRP), and a statement of overriding consideration for that project on November 14, 2017; and,

WHEREAS, the City subsequently prepared an addendum examining the environmental effects of amending General Plan Land Use Element Section 2.4 and Policy 2.6-7, and establishing the S-3 Overlay District to allow up to two cannabis retail uses and one cannabis distribution use and found that the project would create no new effects or require new mitigation measures, and having considered the effects peculiar to the proposed Project at the Property, similarly finds the Project would create no new effects or require new mitigation measures.

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

SECTION 1. FINDINGS

Based upon the findings of fact contained in the staff report to the City Council dated March 25, 2025, the presentations to the Council and supporting documents and any public testimony received, and in accordance with Government Code Section 65867.5(b) and Belmont Zoning Ordinance Section 28.8(b), the City Council finds that the provisions of the Development Agreement are consistent with the City's General Plan, and the zoning and other land use regulations applicable to the Property.

SECTION 2. DEVELOPMENT AGREEMENT APPROVAL

The Development Agreement for the Project is approved. The Council authorizes the City Manager to execute the Development Agreement on behalf of the City.

SECTION 3. RECORDATION

No later than 10 days after the Development Agreement is effective and has been executed by all parties, the City Clerk is to record a copy of the Development Agreement with the San Mateo County Recorder, as required by Government Code Section 65868.5.

SECTION 4. EFFECTIVE DATE.

This Ordinance takes effect 30 days after its adoption.

* * *

The City Council of the City of Belmont, California introduced the foregoing ordinance, on March 25, 2025 and adopted the ordinance at a regular meeting held on [insert date], 2025 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

_____
City Clerk

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Exhibit A to Attachment 2

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Belmont
City Clerk's Office
One Twin Pines Lane
Belmont, California 94002

Exempt from Recording Fee
Government Code Section 27383

(Space Above For Recorder's Use)

DEVELOPMENT AGREEMENT

By and Between

THE CITY OF BELMONT

and

NUG CV BLMT LLC

Related to the
Entitlement of a Retail Cannabis Use at 1538 El Camino Real, Suite C

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into on the _____ day of _____, 2025, by and between the CITY OF BELMONT, a municipal corporation ("City"), and NUG CV BLMT LLC, a California limited liability company ("Developer") and J & L Belmont Plaza, LLC, a California limited liability company (the "Property Owner"), under the authority of Sections 65864 – 65869.5 of the California Government Code and Section 28 of the Belmont Zoning Ordinance. The City, Developer, and Property Owner are, from time to time, individually referred to in this Agreement as a "Party" and collectively referred to as the "Parties."

RECITALS

A. To strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864 – 65869.5 (the "Development Agreement Statute"), which authorizes the City and any person having a legal or equitable interest in real property to enter into a development agreement and, among other things, establish certain development rights in property which is the subject of a development project application. The City Council of the City of Belmont (the "City Council") adopted Section 28 of the Belmont Zoning Ordinance to govern the processing of development agreements by the City.

B. The operation of commercial cannabis activities is a highly regulated business activity and is subject to various state and local laws and regulations. On November 28, 2023, the City adopted a resolution amending the Land Use Element of the 2035 General Plan that would allow for commercial cannabis land uses and establishment of an overlay zone allowing for potential cannabis retail and distribution businesses.

C. Government Code Section 65865 requires than an applicant for a development agreement hold a legal or equitable interest in the real property that is the subject of the development agreement.

D. Developer affirms that it has a leasehold interest in that certain property located within the City of Belmont, County of San Mateo, State of California, as further described in Exhibit A attached hereto and incorporated herein by reference (the "Property") pursuant to a lease with the Property Owner for the purpose of carrying out this Project.

E. Developer is a Cannabis Business and has applied for entitlements and permits to operate a Cannabis Retail establishment, as may be modified in the City Approvals defined in Recital F below (the "Project").

F. The following approvals, entitlements, and findings were adopted by the City with respect to the Project after duly and properly noticed public hearings:

i. On April 8, 2025, the Council found the Project consistent with the certified Final Environmental Impact Report (FEIR) that evaluated the environmental impacts of the City's 2035 General Plan, Phase I Zoning, Belmont Village Specific Plan (BVSP), and Climate Action

Plan (CAP) on October 24, 2017 (the "General Plan EIR" – SCH #2016082075) under the California Environmental Quality Act (CEQA), found the Project would create no new effects or require new mitigation measures, and that no further environmental document was needed.

ii. On April 8, 2025, the City Council adopted Ordinance No. _____, rezoning the Property to the S-3 Overlay District.

iii. On April 8, 2025, the City Council adopted Resolution No. _____ approving the Conditional Use Permit for the Cannabis Retail use.

iv. On April 8, 2025, the City Council adopted Ordinance No. _____ approving this Development Agreement as more fully set forth below.

The City actions identified above are collectively the "City Approvals."

G. The development of the Project may require future discretionary approvals and will require ministerial approvals from the City, potentially including, but not limited to, encroachment permits, demolition permits, grading permits, building permits, and certificates of occupancy ("Subsequent Approvals").

H. To ensure that the intent of the City and Developer with respect to the City Approvals is carried out, the Parties desire voluntarily to enter into this Agreement to facilitate development of the Project subject to the conditions and requirements included in this Agreement.

I. The Planning Commission reviewed this Agreement at a public hearing held on March 4, 2025 but did not recommend approval to the City Council.

J. The City Council reviewed this Agreement at a public hearing held on March 25, 2025 and found that the provisions of this Agreement are consistent with the City's general plan and any applicable specific plan and are consistent with the zoning and other land use regulations applicable to the property, as well as the Development Agreement Statute, and, therefore, approved this Agreement by Ordinance No. _____, introduced on March 25, 2025 and adopted on April 8, 2025 (the "Adoption Date"). Ordinance No. _____ (the "Enacting Ordinance") will become effective on May 8, 2025 (the "Effective Date").

NOW, THEREFORE, with reference to the foregoing Recitals and in consideration of the mutual promises, obligations and covenants herein contained, City and Developer agree as follows:

AGREEMENT

The introductory paragraph, the Recitals, and all defined terms set forth therein are hereby incorporated into this Agreement as if hereinafter fully and completely rewritten.

ARTICLE I
DEFINITIONS

1.1 Definitions.

The following defined terms are used in this Agreement:

1.1.1 "Adoption Date" is defined in Recital J.

1.1.2 "Agreement" is defined in the first paragraph, page 1.

1.1.3 "Annual Review Form" is defined in Section 5.2.

1.1.4 "Applicable Law" is defined in Section 3.1.4.

1.1.5 "Assignment" is defined in Section 8.2.

1.1.6 "Cannabis Business" means any business operating a cannabis retail or a cannabis distribution use, either as the sole use or in combination with other uses, on or from property located within the City of Belmont and includes not-for-profit retail and distribution use.

1.1.7 "Cannabis Retail" means a use involving the retail sale of cannabis or cannabis products to customers at fixed located locations or by delivery.

1.1.8 "CEQA" is defined in Recital F.

1.1.9 "City" is defined in the first paragraph, page 1 and in Section 2.1.1.

1.1.10 "City Approvals" is defined in Recital F.

1.1.11 "City Council" is defined in Recital A.

1.1.12 "City Law" is defined in Section 3.2.

1.1.13 "Complaining Party" is defined in Section 6.3.

1.1.14 "Declaration of Default" is defined in Section 6.3.

1.1.15 "Default" is defined in Section 6.1.

1.1.16 "Defaulting Party" is defined in Section 6.3.

1.1.17 "Development Agreement Statute" is defined in Recital A.

1.1.18 "Developer" is defined in the first paragraph, page 1 and in Section 2.1.2.

1.1.19 "Effective Date" is defined in Recital J and in Section 2.3.

1.1.20 "Enacting Ordinance" is defined in Recital J.

1.1.21 "Impact Fees" are defined in Section 3.3.1.

1.1.22 "Notice of Default" is defined in Section 6.3.

1.1.23 "Party" and "Parties" are defined in the first paragraph, page 1.

1.1.24 "Project" is defined in Recital F.

1.1.25 "Property" is defined in Recital D.

1.1.26 "Property Owner" is defined in the first paragraph, page 1.

1.1.27 "Subsequent Approvals" is defined in Recital G.

1.1.28 "Term" is defined in Section 2.5.

1.1.29 "Third Party Challenge" is defined in Section 12.1.

1.1.30 "Vesting Statutes" is defined in Section 3.12.3.

1.2 Capitalized Terms.

If any capitalized terms contained in this Agreement are not defined above, then any such terms shall have the meaning otherwise ascribed to them in this Agreement.

1.3 Exhibits.

The following Exhibits are attached hereto and incorporated into this Agreement:

Exhibit A: Legal Description

Exhibit B: Annual Review Form

ARTICLE II
GENERAL PROVISIONS

2.1 Parties.

2.1.1 The City.

(a) The City is a municipal corporation duly organized and validly existing under the laws of the State of California. The office of the City is located at One Twin Pines Lane, Belmont, California 94002. "City," as used in this Agreement, includes the City of Belmont and any assignee or successor to its rights, powers and responsibilities.

(b) The City represents and warrants that, as of the Effective Date of this Agreement:

(i) The execution and delivery of this Agreement and the performance of the obligations of City have been duly authorized by all necessary actions and approvals required for a municipal corporation;

(ii) The City is in good standing and has all necessary powers under the laws of the State of California and in all other respects to enter into and perform the undertakings and obligations of this Agreement; and

(iii) This Agreement is a valid obligation of City enforceable in accordance with its terms.

2.1.2 The Developer.

(a) Developer is NUG CV BLMT, LLC, a California limited liability company. For the purposes of this Agreement the Developer's office is located at 2301 Blanding Avenue, Suite 408, Alameda, California 94501.

(b) Developer represents and warrants that, as of the Effective Date of this Agreement, Developer:

(i) Has entered into a lease agreement with Property Owner of the Property;

(ii) Is duly organized and validly existing under the laws of the State of California;

(iii) Is qualified and authorized to do business in the State of California and has duly complied with all requirements pertaining thereto; and

(iv) Is in good standing and has all necessary powers under the laws of the State of California to lease property and in all other respects enter into and perform the undertakings and obligations of this Agreement.

(c) Developer further represents and warrants:

(i) That no approvals or consents of any persons are necessary for the execution, delivery or performance of this Agreement by Developer, except as have been obtained;

(ii) That the execution and delivery of this Agreement and the performance of the obligations of Developer have been duly authorized by all necessary actions and approvals required under any partnership or other agreement for the limited partnership constituting Developer;

(iii) That this Agreement is a legal, valid, and binding obligation of Developer enforceable in accordance with its terms;

(iv) That the execution, delivery, and performance of this Agreement by the Developer does not and will not materially conflict with, or constitute a material violation or material breach of, or constitute a default under (a) the partnership agreements of the Developer, (b) any law, rule, or regulation binding upon or applicable to the Developer, or (c) any material agreements to which Developer is a party;

(v) That, unless otherwise disclosed in writing to the City prior to the date of Council adoption of this Agreement and except for threats of litigation expressed in public hearings relating to the City Approvals, to the Developer's actual knowledge, there is no existing or pending or threatened litigation, suit, action, or proceeding before any court or administrative agency affecting the Developer or the Property that would, if adversely determined, materially and adversely affect the Developer's ability to perform its obligations under this Agreement or to develop and operate the Project; and

(vi) That Developer or any person or entity owning or operating the Property, has duly obtained and maintained, or will duly obtain and maintain, all licenses, permits, consents, and approvals required by all applicable governmental authorities to develop, sell, lease, own, and operate the Project on the Property.

2.1.3 The Property Owner.

(a) Property Owner is J & L Belmont Plaza LLC, a California limited liability company. For the purposes of this Agreement the Property Owner's office is located at 843 Malcolm Road, Burlingame, California 94010.

(b) Property Owner represents and warrants that, as of the Effective Date of this Agreement, Property Owner:

(i) Is the legal owner of the Property;

(ii) Has entered into a lease agreement with Developer;

(iii) Consents to the terms of this Agreement;

(iv) Consents to the recordation of this Agreement against the title of the Property.

2.1.4 Relationship of City and Developer.

The Parties specifically acknowledge that this Agreement is a contract that has been negotiated and voluntarily entered into by the Parties and that the Developer is an independent contracting entity and not an agent or partner of City. The Parties further acknowledge that no Party is acting as the agent of the other in any respect hereunder and that each Party is an independent contracting entity with respect to the terms, covenants, and conditions contained in this Agreement.

None of the terms or provisions of this Agreement shall be deemed to create a partnership between or among the Parties in the business of Developer or Property Owner, the affairs of the City, or otherwise. The Parties hereby renounce the existence of any form of joint venture or partnership between them, and agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making City, Property Owner, or Developer joint venturers or partners.

This Agreement does not require the Developer or Developer's contractors to pay prevailing wages if the Project is not a "public work" apart from any potentially applicable State Labor Code requirements and implementing regulations of the Department of Industrial Relations pertaining to "public works" (collectively, "Prevailing Wage Laws"). The Parties agree and acknowledge that the City makes no representation as to the applicability of Prevailing Wage Laws to the Project, and it is the Developer's sole responsibility to determine which, if any, Prevailing Wage Laws apply.

2.2 Description of Property.

The Property which is the subject of this Agreement is described in Exhibit A attached hereto.

2.3 Effective Date.

This Agreement shall become effective upon the effective date of the Enacting Ordinance approving this Agreement (the "Effective Date"), as set forth in Recital J of this Agreement.

2.4 Execution and Recording.

The Developer and Property Owner have executed and acknowledged this Agreement. Not later than ten (10) days after the Adoption Date, the City shall execute and acknowledge this Agreement. Not later than ten (10) days after the Effective Date, the City Clerk shall cause recordation of this Agreement with the San Mateo County Recorder against the Property, provided that a referendum applicable to the Enacting Ordinance has not been timely submitted to the City.

2.5 Term.

The term of this Agreement shall commence upon the Effective Date and continue for a period of ten (10) years from the Effective Date (the "Term"), unless the Term is terminated, modified, or extended by the terms of this Agreement. Upon City's sole discretion, the Term may be extended for an additional ten (10) year term and so long as the Project is in compliance with all applicable conditions of approval and City Law.

2.6 Suspension.

The Developer must cease all Cannabis Business operations, upon notification by the City of the occurrence of any of the following events ("Suspension Events"):

2.6.1 the Developer is in Default and has not cured such Default in accordance with Sections 6.2 and 6.3 of this Agreement;

2.6.2 the Developer operates the Cannabis Business in a continued and unremedied manner that endangers public health and safety, including but not limited to (i) failing to prevent conduct of patrons in and around the immediate vicinity of the Property that is disruptive, creates excessive noise, constitutes a nuisance, or is unlawful, (ii) failing to deter crimes against patrons on the Property or in the immediate vicinity of the Property, or (iii) failing to

operate the business in strict accordance with all state and local permits and regulatory requirements;

2.6.3 any permit or license necessary to operate a Cannabis Business is suspended.

The City will provide written notification to Developer of a Suspension Event and the reason for such suspension. Within ten (10) business days of City providing such notice Developer may request the suspension be lifted and Developer's reason for lifting the suspension. Upon receipt of such request from Developer, City will schedule a public hearing before the City Council at the earliest available City Council meeting, but not later than sixty (60) days from the date of the request. The City Council shall consider the suspension and may either (i) end the suspension, (ii) end the suspension upon certain conditions being fulfilled, or (iii) terminate this Agreement. If Developer has not requested the suspension be lifted within ten (10) business days, the City may elect to terminate this Agreement.

2.7 Termination.

This Agreement shall terminate upon the occurrence of any of the following events:

2.7.1 the expiration of the Term;

2.7.2 the Developer no longer has a possessory, legal or other equitable interest in the Property;

2.7.3 the Developer has ceased all operations related to the Project on the Property for a period of thirty (30) consecutive days;

2.7.4 Federal enforcement of the Federal Controlled Substances Act against Developer, Property Owner, or City;

2.7.5 any permit or license necessary to operate a Cannabis Business is terminated.

Upon termination of this Agreement, either by expiration of otherwise, Developer shall have no right to engage in any Cannabis Business on the Property, except as the City Council may affirmatively allow by appropriate subsequent action.

2.8 Force Majeure.

2.8.1 Performance by either City or Developer shall not be deemed to be in Default, and the Term shall be extended, where delays are due to: (a) natural disasters that are not caused by, are outside the reasonable control of, and at the time of entering into this Agreement are not known to and cannot be anticipated by the Developer, including without limitation floods, earthquakes, and fires; (b) a fire or flood during construction after issuance of a building permit,

whether or not the result of a natural disaster, a third party, or negligence by Developer or Developer's employee, agent or contractor (but not intentional acts or gross misconduct of the Developer); and (c) third-party litigation challenging this Agreement, the City Approvals, or the Subsequent Approvals, which delays any activity contemplated herein.

2.8.2 An extension of time for any such cause shall be for the period of the enforced delay, shall commence to run from the time of commencement of the cause, and will be deemed granted if notice by the Party claiming such extension and demonstrating that the delay is caused by an event of Force Majeure, is sent to the other within ten (10) days from the commencement of the cause and such extension of time is not rejected in writing by the other Party within ten (10) days of receipt of the notice. In the event the other Party rejects such notice, the Parties shall meet and confer in good faith for a period of at least 30 calendar days. In no event shall the cumulative period of enforced delay under this Section 2.6 exceed one (1) year. Notwithstanding this Section 2.6, the limitation on Impact Fees provided in Section 3.3 below may not be extended due to enforced delay.

2.9 Provisions Required by Statute.

The Development Agreement Statute provides, among other things, that a development agreement shall specify the following:

2.9.1 Duration of the Agreement. See Sections 2.5 and 2.6 of this Agreement.

2.9.2 Permitted Uses of the Property. See Section 3.1.2 of this Agreement.

2.9.3 Density or Intensity of Uses. See Section 3.1.2 of this Agreement and the City Approvals.

2.9.4 Maximum Height and Size of Proposed Buildings. See Section 3.1.2 of this Agreement and the City Approvals.

2.9.5 Reservation or Dedication of Land for Public Purposes. See Section 3.1.2 of this Agreement and the City Approvals.

2.9.6 Periodic Review at Least Annually. See Article V of this Agreement.

ARTICLE III
DEVELOPMENT OF THE PROPERTY

3.1 Use of the Property and Applicable Law.

3.1.1 Subject to Agreement.

The Property is hereby made subject to the provisions of this Agreement. All development of, or on, the Property, or any portion thereof, shall be undertaken only in compliance with the provisions of this Agreement and with Applicable Law. Developer shall additionally be required to obtain all state required licenses required for the operation of a Cannabis Business.

3.1.2 Permitted Uses.

The permitted uses of the Property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes shall be governed by Applicable Law.

3.1.3 Laws Governing Cannabis Activities.

The operation of a Cannabis Business is a highly regulated business activity and is subject to various state and local laws and regulations. This Agreement does not, and the City cannot and does not intent to, give Developer the right to continue its operations without complying with applicable state and local laws governing its operations. Developer shall be responsible for obtaining all applicable state permits, approvals and consents, even if the applicable state laws and regulations are altered following the Effective Date.

3.1.4 Applicable Law.

"Applicable Law" includes the City Approvals, this Agreement, the Subsequent Approvals when approved by the City, and those City ordinances, resolutions, rules, regulations, standards, policies, conditions, and specifications applicable to the Property in effect on the Effective Date, except as otherwise provided in Sections 3.3, 3.5, 3.6, 3.8, and 3.12.

3.2 No Conflicting Enactments.

Except as and to the extent required by state or federal law, and subject to the provisions of this Agreement and Sections 3.3, 3.5, 3.6, 3.8, and 3.12 below, the City shall not impose on the Property any plan, ordinance, resolution, rule, regulation, standard, policy, condition, or specification, including by initiative (each individually, a "City Law"), that has any of the following effects on the rights provided by Applicable Law:

3.2.1 Changes any land use designation or permitted use of the Property from that shown in Applicable Law;

3.2.2 Limits or controls the rate, timing, phasing or sequencing of the approval, development, or construction of all or any part of the Property except as set forth in Applicable Law; or

3.2.3 Limits or restricts any right specifically granted by the City Approvals, including but not limited to permitted uses and density and intensity of use and maximum height and size of buildings; or

3.2.4 Imposes any requirements for reservation or dedication of land for public purposes except as set forth in Applicable Law.

3.3 Fees and Taxes.

3.3.1 Impact Fees. Developer shall pay if and when due all Impact Fees imposed by the City which are in force and effect within the jurisdiction of the City for the class of Subsequent Approvals being applied for. "Impact Fees" are the monetary amount charged by City in connection with a development project for the purpose of defraying all or a portion of the cost of mitigating the impacts of the development project or development of the public facilities related to the development project, including any "fee" as that term is defined by Government Code Section 66000(b). No Impact Fees will be assessed for the entitlements that are being granted under this Development Agreement.

3.3.2 Business License Tax. Developer shall pay to the City when due the business license tax, in accordance with the provisions of City of Belmont City Code Chapter 23, Article 6. Any failure to pay such business license tax shall be considered a default of this Agreement.

3.4 Timing of Development.

Developer has no obligation to develop or to construct the Project. The timing, sequencing, and phasing of the Project is solely the responsibility of Developer in the exercise of its business judgment so long as it is consistent with Applicable Law. In particular, the Parties desire to avoid the result of *Pardee Construction Co. v. City of Camarillo* (1984) 37 Cal.3d 465, where the failure of the parties therein to consider and expressly provide for the timing of the development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement. The Parties therefore acknowledge that Developer shall have the right to develop the Project at such time as Developer deems appropriate in the exercise of its business judgment so long as such development is consistent with Applicable Law.

3.5 Reservations of Authority.

Notwithstanding any other provision of this Agreement, and notwithstanding the provisions of Section 3.2, at the time Subsequent Approvals are applied for, the following regulations and provisions shall apply to those Subsequent Approvals as they are in effect at the time of those Subsequent Approvals:

3.5.1 Processing fees and processing charges of every kind and nature imposed by the City, including application, inspection, and monitoring fees, which are in force and effect within the jurisdiction of the City for the class of Subsequent Approvals being applied for.

3.5.2 All taxes, assessments, and use charges imposed by the City which are in force and effect within the jurisdiction of the City for a broadly based class of taxpayers, land, or Subsequent Approvals, as applicable, on which they are imposed.

3.5.3 Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure, which are in force and effect within the jurisdiction of the City for the class of Subsequent Approvals being applied for.

3.5.4 Regulations governing construction standards and specifications including, without limitation, the California Building Standards Codes and local amendments thereto, city grading regulations, and all other uniform construction codes which are in force and effect within the jurisdiction of the City for the class of Subsequent Approvals being applied for.

3.6 Subsequently Enacted Rules and Regulations.

The City may, during the term of this Agreement, apply such newer City Laws that are in force and effect within the jurisdiction of the City for the class of Subsequent Approvals being applied for and which are not in conflict with the terms of this Agreement. The City may also modify the Applicable Law to address a specific, adverse impact upon public health or safety that cannot reasonably be addressed by other means. Nothing in this Agreement limits the City's authority to apply and enforce the regulations in Belmont City Code Chapter 13 applicable to cannabis businesses to a cannabis business operating or seeking to operate on the Property or to apply and enforce such newer cannabis business regulations as may be adopted from time to time.

3.7 Initiatives and Referenda.

3.7.1 If, during the Term of this Agreement, any City Law is enacted or imposed by a citizen-sponsored initiative or referendum, or by the City Council directly or indirectly in connection with any proposed initiative or referendum, which City Law would conflict with this Agreement, such City Law shall not apply to the Property. The Parties, however, acknowledge that the City's approval of this Agreement is a legislative action subject to referendum.

3.7.2 Without limiting the generality of any of the foregoing, no moratorium imposed by the City affecting subdivision maps, building permits, or other Subsequent Approvals shall apply to the Property during the Term of this Agreement. Developer agrees and understands that the City does not have authority or jurisdiction over another public agency's authority to grant a moratorium.

3.7.3 The timing, sequencing, and phasing of development within the Project shall be consistent with those timing, sequencing and phasing provisions specified in this Agreement, the City Approvals, and Applicable Law.

3.7.4 The City shall cooperate with Developer and shall undertake such actions as may be necessary to ensure this Agreement remains in full force and effect and that no conflicting enactments are imposed on the Property, except as otherwise authorized by this Agreement.

3.8 Compliance with Requirements of Other Governmental Entities.

3.8.1 During the Term, Developer, at no cost to City, shall comply with lawful requirements of, and obtain all permits and approvals required by other local, regional, state and federal agencies having jurisdiction over Developer's activities in furtherance of this Agreement. Developer shall pay all required fees when due to federal, state, regional, or other local governmental agencies other than the City and acknowledges that City does not control the amount of any such fees.

3.8.2 City shall cooperate with Developer in Developer's effort to obtain permits and approvals from federal, state, regional, and other local governmental agencies, provided that same does not impose any costs on or require the City to incur any costs without compensation or reimbursement, or require the City to amend any of the City's policies, regulations, or ordinances.

3.8.3 As provided in California Government Code Section 65869.5, this Agreement shall not preclude the application to the Property of changes in state or federal laws, regulations, plans, or policies, and the City may enforce changes in local laws, regulations, plans or policies that are specifically mandated by changes in state or federal laws, regulations, plans or policies or required to prevent the City from incurring liabilities or other costs resulting from such changes. In the event changes in the state or federal laws prevent or preclude compliance with one or more provisions of this Agreement, this Agreement shall be modified as may be necessary to comply with such state or federal laws or regulations. The Parties shall meet and confer in good faith in order to determine whether such provisions of this Agreement shall be modified as may be necessary to comply with changes in the law, and City and Developer shall agree to such action as may be reasonably required. It is the intent of the Parties that any such modification be limited to that which is necessary and to preserve to the extent possible the original intent of the Parties in entering into this Agreement. This Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations. Nothing in this Agreement shall preclude the City or Developer from contesting by any available means (including administrative or judicial proceedings) the applicability to the Property of any such state or federal laws or regulations.

3.8.4 To the extent that any actions of federal or state agencies (or actions of other governmental agencies, including City, required by federal or state agencies, or actions of City taken in good faith to the extent necessary to prevent the City from incurring liability as a result of failure to comply with actions of federal, state or other governmental agencies) have the effect of preventing, delaying, or modifying development or the use of the Property or any portion thereof, City shall not in any manner be liable for any such prevention, delay, or modification. Such actions include, but are not limited to, state and federal cannabis regulations and actions of the City or other governmental agencies as a result; flood plain or wetlands or endangered species designations and actions of City or other governmental agencies as a result; the imposition of air quality or transportation measures or sanctions and actions of City or other governmental agencies as a result; or changes to CEQA and actions of City or other governmental agencies as a result. As a condition to being able to proceed with development, Developer may be required, at its cost, to participate in such regional or local programs and to be subject to such development restrictions as may be necessary or appropriate by reason of actions of federal, state or other governmental agencies (or action of City taken in order to prevent adverse impacts upon City by actions of federal, state, or other governmental agencies).

3.9 City's Police Power.

The Parties acknowledge this Agreement constitutes a lawful limitation on the City's police power. The Parties further acknowledge and agree that the limitations, reservations, and exceptions contained in this Agreement are intended to reserve to the City that part of its police power which are not otherwise addressed in this Agreement, and this Agreement shall be construed to reserve to the City those parts of its police powers which cannot be restricted by contract. Subject

to the limitations specified in this Agreement, the City intends that rules, regulations, official policies, standards and specifications of City applicable to the development of the Project shall be the Applicable Law.

3.10 Subsequent Development Approvals for the Property.

3.10.1 Applications for Subsequent Approvals are anticipated to be submitted to the City by the Developer. Applications for Subsequent Approvals shall be processed diligently in good faith by the City and considered in a manner consistent with the rights granted by this Agreement and Applicable Law.

3.10.2 Nothing herein shall limit the ability of the City to require the necessary reports, analyses, or studies to assist in determining whether the requested Subsequent Approval is consistent with Applicable Law and this Agreement. City's review of the Subsequent Approvals shall be consistent with this Agreement, including without limitation Section 3.2 of this Agreement. To the extent that is consistent with CEQA, as determined by the City in its reasonable discretion, City shall utilize the Environmental Impact Report as described in Recital F to review the environmental effects of the Subsequent Approvals.

3.10.3 Notwithstanding the above, as required by Government Code Section 65867.5, any and all tentative maps prepared for a subdivision of the Property shall comply with the provisions of Government Code Section 66473.7, if applicable.

3.11 Life of City Approvals and Subsequent Approvals.

If any City Approval or Subsequent Approval shall expire during the Term of this Agreement, Developer shall retain all vested rights contained in this Agreement and shall be entitled to re-approval of the City Approval or Subsequent Approval consistent with Applicable Law for the Term of this Agreement.

3.12 Developer Obligations and Public Benefits.

As a material consideration for the long term assurances, vested rights, and other City obligations provided by this Agreement and as a material inducement to City to enter into this Agreement, Developer has offered and agreed to provide the public benefits to the City listed in this Section 3.12 and has further agreed to comply with all of its obligations under this Agreement, including in particular the obligations set forth in this Section 3.12.

3.12.1 Compliance with Agreement and Applicable Law. In addition to any other obligations of Developer set forth herein, in consideration of City entering into this Agreement, Developer has agreed that if Developer commences development of the Property and proceeds to develop the Property, such development shall be in conformance with all of the terms, covenants, and requirements of this Agreement and Applicable Law, and Developer shall perform those specific obligations and provide those specific contributions identified in the conditions of approval and exhibits to the City Approvals. Developer shall pay when due all fees and costs which are imposed on all or any portion of the Property, whether imposed by City or other agencies, as provided in this Article III.

3.12.2 Public Benefits. In addition to the other benefits identified in Section 3.12, the Project will provide public benefits as follows:

(a) A donation of Fifty Thousand Dollars ($50,000) to the City to be applied to the purchase of a mobile recreation vehicle for use by the Parks and Recreation Department. This payment shall be made by Developer within ninety days upon issuance of certificate of occupancy for the Project.

(b) An annual public benefit contribution of one and a half percent (1.5%) of gross receipts from operations of the Cannabis Business up to the first twelve million dollars ($12,000,000) of gross receipts and two (2%) percent of any gross receipts above that amount, to be contributed at the time of the business license tax payment (no later than February 28 of each year), distributed as follows:

(i) Fifty percent (50%) to Belmont Community Foundation. Developer shall provide documentation to the City's satisfaction demonstrating that this contribution was made. If this foundation ceases to exist, Developer shall provide these funds to the City and the City may use these funds as it deems appropriate.

(ii) Fifty percent (50%) to the City to be used for Parks and Recreation Department programming, scholarships, and capital needs.

3.12.3 Waiver of Vesting Statutes. As a material consideration for the long term assurances, vested rights, and other City obligations provided by this Agreement and as a material inducement to City to enter into this Agreement, Developer further agrees that, as long as this Agreement is in effect, the provisions of this Agreement shall govern and control the City Law to be applied to this development of the Property over any contrary or inconsistent provisions of Section 66498.1 et seq. of the Government Code or any other statute which purports to provide vested rights ("Vesting Statutes"). Developer waives the benefits of any Vesting Statute as it may be inconsistent or contrary to the provisions of this Agreement, including but not limited to vesting of development fees of all types. Notwithstanding anything to the contrary in this Section, the Parties acknowledge and agree that this Agreement vests Developer's rights to develop the Project in accordance with the terms of this Agreement and the provisions of state and local law concerning development agreements.

3.13 Mutual Obligations of the Parties.

City has agreed to provide Developer with the long term assurances, vested rights, and other City obligations described in this Agreement, including in particular those obligations described in this Article III, in consideration for the Developer obligations contained in this Agreement, including in particular those Developer obligations described in this Article III. Developer has agreed to provide City with the Developer obligations contained in this Agreement, including in particular those Developer obligations described in this Article III, in consideration for the City obligations described in this Agreement, including in particular those obligations described in this Article III. To ensure that the understanding of the Parties and mutual consideration remain effective, should either Party bring any administrative, legal, or equitable action or other proceeding to set aside or otherwise make ineffective any of the City or Developer

obligations described in this Agreement, this Agreement may be terminated by the Party against whom the proceeding is brought at that Party's sole discretion.

ARTICLE IV
AMENDMENT, CANCELLATION, AND TERMINATION OF AGREEMENT

4.1 Amendment or Cancellation Procedure.

The Parties may mutually agree to amend or cancel this Agreement in whole or in part. As required by Belmont Zoning Ordinance Section 28.10, any amendment to or cancellation of this Agreement may be made only if the City follows the same procedures prescribed by Government Code 65864 et seq. and those procedures prescribed in Section 28 of the Belmont Zoning Ordinance (Ordinance No. 360 as amended) for entering into a new development agreement, including but not limited to public hearings before the Belmont Planning Commission and City Council and adoption of the amendment or cancellation by ordinance.

4.2 Requirement for a Writing.

No amendment to or cancellation of this Agreement or any provision of this Agreement shall be effective for any purpose unless adopted in accordance with the procedures prescribed in Belmont Zoning Ordinance Section 28 and specifically set forth in a writing that refers expressly to this Agreement and is signed by duly authorized representatives of the Parties. The City Clerk shall record an appropriate notice of any amendment or cancellation with the San Mateo County Recorder not later than ten (10) days after the effective date of the action effecting such amendment or cancellation, accompanied by a legal description of the Property.

4.3 Amendments to Development Agreement Legislation.

This Agreement has been entered into in reliance upon the provisions of the Development Agreement Statute, as those provisions existed at the date of execution of this Agreement. No amendment or addition to the Development Agreement Statute which would materially affect the interpretation or enforceability of this Agreement shall be applicable to this Agreement unless such amendment or addition is specifically required by the California State Legislature, or is mandated by a court of competent jurisdiction. If such amendment or change is permissive (as opposed to mandatory), this Agreement shall not be affected unless the Parties mutually agree in writing, after following the procedures in Section 4.1, to amend this Agreement to permit such applicability.

4.4 Amendment of City Approvals.

To the extent permitted by local, state, and federal law, any City Approval may, from time to time, be amended or modified by submittal of an application from the Developer and following the procedures for such amendment or modification contained in the Belmont City Code and Belmont Zoning Ordinance as applicable. Upon any approval of such an amendment or modification, the amendment or modification to the City Approval shall automatically be deemed to be incorporated into the Applicable Law without any further requirement to amend this Agreement.

4.5 Effect of Termination on Developer's Rights and Obligations.

4.5.1 Notwithstanding any other provision to the contrary, should the Developer or its successor seek to develop the Project, termination or cancellation of this Agreement or termination of the rights of Developer as to the entire Property, or any part the Property, shall not affect any requirement to comply with the City Approvals, the terms and conditions of any other Subsequent Approval, nor any payments then due and owing to City, nor shall it affect the covenants of Developer specified in Section 4.5.2 below to continue after the termination or cancellation of this Agreement. Developer understands and agrees that the City Approvals may be substantially modified in light of the circumstances resulting from the termination or cancellation of this Agreement or Developer's rights under this Agreement, and Developer shall have no rights to challenge such a modification by reason of this Agreement other than the rights, if any, Developer would have in the absence of this Agreement.

4.5.2 Notwithstanding anything in this Agreement to the contrary, the following provisions of this Agreement shall survive and remain in effect following termination or cancellation of this Agreement for so long as necessary to give them full force and effect with respect to claims or rights of City arising prior to termination or cancellation:

(a) Section 3.12 (Developer Obligations), to the extent such obligations have not been met upon termination or cancellation;

(b) Section 4.5.1 (Developer's obligations upon termination or cancellation);

(c) Section 6.2 (Remedies; limitation on damages and exceptions thereto; accrued obligations);

(d) Section 10.2 (Indemnification);

(e) Section 10.3 (Joint and Several Liability); and

(f) Section 12.1.1 (Indemnification – Third Party Challenge).

ARTICLE V
ANNUAL REVIEW

5.1 Time of Review.

To determine Developer's good faith compliance with this Agreement, and in compliance with Belmont Zoning Ordinance Section 28.12, the City shall review this Agreement and all actions taken with respect to the development of the Property at least every twelve months from the Effective Date, commencing on the first anniversary of the Effective Date. The date for the annual review may be modified by agreement between the Parties, so long as the review occurs at least every twelve months, or the City may elect to initiate a review at any time.

5.2 Required Information from Developer.

It is the Developer's responsibility to apply in a timely fashion for the annual review by submitting a written request to the Community Development Director, including a completed Annual Review Form in the form provided in Exhibit B (the "Annual Review Form") no more than sixty (60) and no less than thirty (30) days prior to the review date. The burden of proof, by substantial evidence, of good faith compliance shall be upon Developer. Developer shall provide the evidence determined necessary by the Community Development Director to demonstrate good faith compliance with the provisions of this Agreement. Developer shall provide detailed evidence of Developer's compliance with the each obligation under this Agreement, including but not limited to the provisions of Section 3.12, and other information reasonably requested by the Community Development Director to determine compliance. The Community Development Director may conduct the annual review notwithstanding Developer's failure to submit the written request. Failure to submit the written request or to list or describe compliance with an obligation is substantial evidence that the Developer has not complied in good faith with the obligation and the provisions of this Agreement. Costs reasonably incurred by the City in connection with the annual review and any related hearings shall be paid by Developer in accordance with the City's schedule of fees in effect at the time of review.

5.3 Determination of Good Faith Compliance.

If the Community Development Director determines in writing that, based upon substantial evidence, Developer has complied in good faith with the terms and conditions of this Agreement, the annual review shall be concluded. If the Developer fails to submit a timely periodic review application or the Community Development Director finds that, based upon substantial evidence, Developer has not complied in good faith with the terms and conditions of this Agreement, the Community Development Director shall prepare a written notice describing the failure to comply and notify the Developer as required by Section 11.1 and any other person who has requested notice concerning this Agreement. If Developer fails to demonstrate compliance to the Community Development Director's satisfaction within 30 days from the date of the notice, the Community Development Director shall forward the matter to the City Council with his or her recommendation.

If the City Council determines, based upon substantial evidence that Developer has complied in good faith with the terms and conditions of this Agreement, the annual review shall be concluded. If, however, the City Council determines, based upon substantial evidence, that Developer has not complied in good faith with the terms and conditions of this Agreement, the City Council may terminate or modify this Agreement as authorized by Government Code Section 65865.1 after complying with the provisions of this Agreement and the notice and hearing procedures contained in Belmont Zoning Ordinance Section 28 or successor provision.

5.4 No Waiver.

Failure of City to timely conduct an annual review shall not constitute a waiver by City of its right to do so at a later date nor a waiver of its rights to otherwise enforce the provisions of this Agreement, nor shall Developer have or assert any defense to such enforcement by reason of any failure to conduct an annual review. City does not waive any claim of defect or Default by Developer if, following periodic review as required by this Article V, City does not propose to

modify or terminate this Agreement. City's failure to timely complete an annual review shall not constitute nor be asserted as a Default by Developer.

5.5 Reservation of Rights.

The rights and powers of the City Council under this Article V are in addition to, and shall not limit, the rights of the City to terminate or take other action under this Agreement on account of an event of Default by Developer.

ARTICLE VI
DEFAULT, REMEDIES, AND TERMINATION

6.1 Default.

A Party's violation of any material term of this Agreement or failure by any Party to perform any material obligation of this Agreement shall constitute a default ("Default"). Additionally, the occurrence of any of the following shall constitute a Default by Developer: (i) failure to pay when due any fee, tax, or payment required to be paid under this Agreement, City ordinance or resolution, or California State law, if the failure to pay continues for three (3) days after written notice of the failure from the City; (ii) failure to make the contributions or public benefit payments set out in Section 3.12.2 if failure to pay continues for three (3) days after written notice of the failure from the City; and (iii) operating the Cannabis Business in a manner that is not compliant with Belmont City Code Chapter 13 as may be amended. While Developer is in Default under this Agreement, City shall not be obligated to issue any permit or grant any Subsequent Approval until Developer cures the Default.

6.2 Remedies for Default.

City and Developer acknowledge that the purpose of this Agreement is to carry out the Parties' objectives as set forth in the Recitals. City and Developer agree that to determine a sum of money which would adequately compensate either Party for choices they have made which would be foreclosed should the Property not be developed as contemplated by this Agreement is not possible and that damages would not be an adequate remedy. Therefore, City and Developer agree that in the event of a breach of this Agreement, the only remedies available to the non-breaching Party shall be: (a) suits for specific performance to remedy a specific breach, (b) suits for declaratory or injunctive relief, (c) suits for mandamus under Code of Civil Procedure Section 1085, or special writs, and (d) termination or cancellation of this Agreement or, at the option of City in the event of breach by Developer, termination of the rights of Developer under this Agreement. Monetary damages shall not be awarded to either Party. This exclusion on damages is limited to a breach of this Agreement and shall not preclude actions by a Party to enforce payments of monies due or the performance of obligations requiring the expenditures of money under the terms of Section 3.12 of this Agreement. All of these remedies shall be cumulative and not exclusive of one another, and the exercise of any one or more of these remedies shall not constitute a waiver or election with respect to any other available remedy. Developer expressly agrees that the 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 Section 6.2, "City") shall not be liable for any monetary damage for a Default by

the City or any claims against City arising out of this Agreement. Developer hereby expressly waives any such monetary damages against the City. Any legal action by a Party alleging a Default must be filed within ninety (90) days from date of Declaration of Default after following the procedures in Sections 6.3, 6.4, and 6.5, as applicable.

6.3 Notice and Procedure Regarding Defaults.

Before initiating any action for relief specified in Section 6.2 for an alleged breach of this Agreement, the Party claiming breach (the "Complaining Party") must deliver to the other Party (the "Defaulting Party") a written notice of breach (the "Notice of Default"). The Notice of Default must specify the reasons for the allegation of Default with reasonable particularity. Within thirty (30) days, unless a shorter period is provided in this Agreement, the Defaulting Party must either: (a) use good faith efforts to cure the breach or, if such cure is of the nature to take longer than 30 days, to follow the procedures specified in Section 6.4 below, or (b) if in the determination of the Defaulting Party, the event does not constitute a breach of this Agreement, the Defaulting Party, within thirty (30) days of receipt of the Notice of Default, must deliver to the Complaining Party a notice which sets forth with reasonable particularity the reasons that a Default has not occurred. Failure to respond within the thirty (30)-day period may not be deemed an admission of the Default, but the Complaining Party may proceed to pursue its remedies under this Article VI. After conclusion of the thirty (30)-day period, the Complaining Party may declare a Default by providing written notice to the Defaulting Party (the "Declaration of Default"), subject to the provisions of Section 6.4, and may proceed to pursue its remedies under this Article VI.

6.4 Mutual Agreement for Cure of Certain Defaults.

If the Defaulting Party believes that the Default cannot practically be cured within the thirty (30)-day period (or shorter period as provided in this Agreement), the Defaulting Party is not in Default provided that: (a) the cure is commenced during the applicable period after receipt of the Notice of Default; (b) within the thirty applicable period, the Defaulting Party provides a schedule to the Complaining Party for cure of the Default, subject to the reasonable approval of the Complaining Party; and (c) the cure is completed in accordance with the schedule agreed to by the Parties, or such additional time as agreed by the Complaining Party. If the Parties cannot mutually agree on a schedule for cure of the Default, at the conclusion of the initial thirty (30)-day period (or shorter period as provided in this Agreement), the Complaining Party may issue a Declaration of Default and proceed to pursue its remedies under this Article VI.

6.5 Alternative Procedure Regarding Defaults; Annual Review.

If the City Council determines, at the conclusion of the annual review undertaken as required by Article V, that Developer has not complied in good faith with the terms of this Agreement, then the determination constitutes a Declaration of Default, and City may proceed to pursue any remedies under this Article VI in addition to those remedies available under Article V.

6.6 Failure to Assert; No Waiver.

Any failures or delays by a Complaining Party in asserting any of its rights and remedies as to any Default shall not operate as a waiver of any Default or of any such rights or remedies.

Delays by a Complaining Party in asserting any of its rights and remedies, irrespective of the length of the delay, shall not deprive the Complaining Party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert, or enforce any such rights or remedies, nor constitute a waiver of such Party's right to demand strict compliance by such other Party in the future. No waiver by a Party of a Default shall be effective or binding upon such Party unless made in writing by such Party, and no such waiver shall be implied from any omission by a Party to take any action with respect to such Default.

ARTICLE VII
ESTOPPEL CERTIFICATE

Either Party may request an estoppel certificate at the time of the annual compliance review, or within sixty (60) days of the annual compliance review. Either Party may, additionally, request an estoppel certificate at any other time by delivering written notice to the other Party, along with a complete periodic review application, including the required fee, as described in Section 5.2, requesting the other Party to certify in writing that, to the knowledge of that Party, (a) this Agreement is in full force and effect and is a binding obligation of the Parties, (b) this Agreement has not been amended or modified or, if so amended or modified, identifying the amendments or modifications, and (c) the requesting Party is not in Default in the performance of its obligations under this Agreement, or if in Default, to describe the nature of any Defaults. If this request is made by Developer, Developer shall pay any required fees in place at the time of request. The Party who receives the request shall execute and return the estoppel certificate within thirty (30) days following receipt of the request and items identified in Section 5.2, if required. The City Manager shall be authorized to execute any certificate requested by Developer. Developer and City acknowledge that a certificate hereunder may be relied upon by transferees and Mortgagees.

ARTICLE VIII
TRANSFERS, ASSIGNMENTS

8.1 Covenants Running with the Land.

Except as otherwise more specifically provided in Section 8.2 below, this Agreement and all of its provisions, rights, powers, standards, terms, covenants and obligations, shall be binding upon the Parties and their respective successors (by merger, consolidation, or otherwise) and assigns, and all other persons or entities acquiring the Property, or any interest therein, and shall inure to the benefit of the Parties and their respective successors and assigns, as provided in Government Code Section 65868.5.

8.2 Assignment and Transfer.

Developer and Property Owner shall not have the right to sell, assign, or transfer all or any part of its rights, title, and interests in all or a portion of the Property or Project subject to or a part of this Agreement, to any person, firm, corporation, or entity during the Term of this Agreement without consent of the City. This assignment prohibition applies to the corporate and business

entities of Developer that are a Party to this Agreement. Any assignment or transfer prohibited by this Agreement will be considered an immediate breach of this Agreement and City may elect to immediate terminate this Agreement.

ARTICLE IX
MORTGAGEE PROTECTION

9.1 Mortgage Protection.

This Agreement shall be superior and senior to any lien placed upon the Property or any portion of the Property after the date of recording of this Agreement, including the lien of any deed of trust or mortgage ("Mortgage"). Notwithstanding the foregoing, no breach of this Agreement shall defeat, render invalid, diminish, or impair the lien of any Mortgage made in good faith and for value, but all of the terms and conditions contained in this Agreement (including but not limited to City's remedies to terminate the rights of Developer (and its successors and assigns) under this Agreement, to terminate this Agreement, and to seek other relief as provided in this Agreement) shall be binding upon and effective against any person or entity, including any deed of trust beneficiary or mortgagee ("Mortgagee") who acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise.

9.2 Mortgagee Not Obligated.

Notwithstanding the provisions of Section 9.1 above, no Mortgagee shall have any obligation or duty under this Agreement to construct or complete the construction of improvements on the Property, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to any uses or to construct any improvements on the Property other than those uses or improvements provided for or authorized by this Agreement, or otherwise under Applicable Law.

9.3 Notice of Default to Mortgagee.

If City receives a written notice from a Mortgagee, Developer or any approved assignee requesting a copy of any Notice of Default given Developer or any approved or permitted assignee and specifying the address for service, then City shall deliver to the Mortgagee at Mortgagee's cost (or Developer's cost), concurrently with service to Developer, any notice given to Developer with respect to any claim by City the Developer is in Default under this Agreement, and if City issues a Declaration of Default, City shall if so requested by the Mortgagee likewise serve at Mortgagee's cost (or Developer's cost) notice on the Mortgagee concurrently with service on Developer. Each Mortgagee shall have the right during the same period available to Developer to cure or remedy, or to commence to cure or remedy, the event of Default claimed in the Notice of Default or Declaration of Default.

9.4 No Supersedure.

Nothing in this Article IX shall be deemed to supersede or release a Mortgagee or modify a Mortgagee's obligations under any subdivision improvement agreement or other obligation incurred with respect to the Property outside this Agreement, nor shall any provision of this Article

IX constitute an obligation of City to the Mortgagee, except as to the notice requirements of Section 9.3.

ARTICLE X
INDEMNIFICATION

10.1 No Duty of City; Hold Harmless.

It is specifically understood and agreed by the Parties that the Project contemplated by this Agreement is a private development, that City has no interest in or responsibility for or duty to third persons concerning any of said improvements, and that Developer shall have full power over and exclusive control of the Property subject only to the limitations and obligations of Developer under this Agreement.

10.2 Indemnification.

Developer 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 Section 10.2, "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 this Agreement or the City Approvals; (b) any development or use of the Property under this Agreement or the City Approvals; and (c) any actions or inactions by the Developer or its contractors, subcontractors, agents, or employees in connection with the construction or improvement of the Property and the Project; 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 Section 10.2, 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 responsibility for them.

10.3 Joint and Several Liability.

Developer and Property Owner shall be jointly and severally liable for any amount due under this Agreement. Developer and Property Owner agree that the City may impose a lien and seek foreclosure on any parcel of the Property due to any default by Developer.

ARTICLE XI
NOTICES

11.1 Notices.

Notices, demands, correspondence and communications between City, Developer, and Property Owner shall be sufficiently given if: (a) personally delivered; (b) dispatched by next day delivery by a reputable carrier such as Federal Express or DHL to the offices of City, Property Owner, and Developer indicated below, provided that a receipt for delivery is provided; or (c) sent by registered or certified mail, or express mail, return receipt requested, with postage prepaid.

City:

City Manager
City of Belmont
One Twin Pines Lane
Belmont, California 94002

With copy to:

City Attorney
City of Belmont
One Twin Pines Lane
Belmont, California 94002

Developer:

NUG CV BLMT, LLC
2601 C Blanding Avenue, STE 208
Alameda, CA 94501

With a copy to:

[Address info here, if a copy is to be sent]

Property Owner:

J & L Belmont Plaza LLC
843 Malcom Road
Burlingame, CA 94010

With a copy to:

[Address info here, if a copy is to be sent]

Any Party may change its mailing address at any time by giving written notice of such change to the other Party in the manner provided herein at least then (10) days prior to the date such change is effective. All notices under this Agreement shall be deemed given and received on the earlier of the date personal delivery is made or on the delivery date or attempted delivery date shown on the return receipt or air bill.

ARTICLE XII
MISCELLANEOUS

12.1 Third-Party Legal Challenge.

In the event of any legal action, claim, or proceeding instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the City Approvals, or the Subsequent Approvals ("Third Party Challenge"), the responsibilities of the Parties shall be as follows.

12.1.1 Indemnification.

The Developer shall bear its own costs of defense as a real party in interest in any Third Party Challenge, and the Developer shall reimburse City for all costs (including court costs and expenses) and attorneys' fees incurred by City in defense of such action or other proceeding. In its sole discretion, City may tender its defense of such action to Developer or defend the action itself. Upon a tender of defense to Developer by City, Developer shall defend through counsel approved by City, which approval shall not be unreasonably withheld, and Developer shall bear all attorneys' fees and costs from the date of tender. Under no circumstances shall Developer be required to pay or perform any settlement arising out of a Third Party Challenge unless the settlement is expressly approved by Developer.

12.1.2 City Cooperation.

The City shall promptly notify the Developer of any Third Party Challenge and shall cooperate fully in the defense of the Third Party Challenge.

12.1.3 Invalidity.

If any part of this Agreement is held by a court of competent jurisdiction to be invalid or unlawful as the result of a Third Party Challenge, the Parties shall use their best efforts to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Agreement, and then to adopt or re-enact such part of this Agreement as necessary or desirable to permit implementation of this Agreement.

12.2 Bankruptcy.

The obligations of this Agreement shall not be dischargeable in bankruptcy.

12.3 Applicable Law/Venue.

This Agreement shall be construed and enforced in accordance with the laws of the State of California. Any legal actions under this Agreement shall be brought only in the Superior Court of the County of San Mateo, State of California.

12.4 Reimbursement of Development Agreement Costs and Fees.

Developer shall reimburse City for all its reasonable and actual costs, fees, and expenses incurred in drafting, reviewing, revising, and processing this Agreement, including, but not limited to, recording fees, ordinance publication fees, staff time in preparing staff reports, and staff time, including legal counsel and special counsel fees, for preparation and review of this Agreement and changes requested by Developer.

12.5 Further Assurances.

Each Party covenants, on behalf of itself and its successors, heirs, and assigns, to take all actions and do all things, and to execute, with acknowledgment or affidavit if required, any and all documents and writings that may be necessary or proper to achieve the purposes and objectives of this Agreement.

12.6 Severability.

Except as otherwise provided herein, if any provision of this Agreement, or the application of this Agreement to any person or entity, be held invalid or unenforceable, the remainder of this Agreement, or its application to persons or entities, shall not be affected except as necessarily required by the determination of invalidity, and each term of this Agreement shall be valid and enforced to the fullest extent permitted by law unless amended or modified by mutual consent of the Parties, except if the effect of such a determination of invalidity is to deprive a Party of an essential benefit of its bargain under this Agreement, then the Party so deprived shall have the option to terminate this entire Agreement based on such determination.

12.7 Nondiscrimination.

Developer covenants by and for itself and any successors in interest that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, ancestry, or national origin in the development of the Property in furtherance of this Agreement. The foregoing covenant shall run with the land.

12.8 Developer Right to Rebuild.

City agrees that Developer may renovate or rebuild a development located on the Property within the Term of this Agreement should it become necessary due to natural disaster, including but not limited to fire, flood, or earthquake. Any such renovation or rebuilding shall comply with the Applicable Law and this Agreement.

12.9 Headings.

Section headings in this Agreement are for convenience only and are not intended to be used in interpreting or construing the terms, covenants, or conditions of this Agreement.

12.10 Agreement is Entire Understanding.

This Agreement is executed in one original, which constitutes the entire understanding and agreement of the Parties with respect to the subject matter hereof. Except as otherwise specified

in this Agreement, any prior correspondence, memoranda, agreements, warranties, or representations are superseded in total by this Agreement.

12.11 Interpretation.

Each Party to this Agreement has had an opportunity to review the Agreement, confer with legal counsel regarding the meaning of the Agreement, and negotiate revisions to the Agreement. Accordingly, neither Party shall rely upon Civil Code Section 1654 in order to interpret any uncertainty in the meaning of the Agreement.

12.12 Recordation of Termination.

Upon termination of this Agreement or expiration of the Term, a written statement acknowledging such termination shall be executed by Developer and City and shall be recorded by City in the Official Records of San Mateo County, California.

12.13 Signature Pages; Execution in Counterparts.

For convenience, the signatures of the Parties to this Agreement may be executed and acknowledged on separate pages in counterparts which, when attached to this Agreement, shall constitute this as one complete Agreement.

[Signatures on the Following Page]

IN WITNESS HEREOF, the Parties have executed this Agreement as of the Effective Date.

CITY OF BELMONT,
a municipal corporation

By: _____
Afshin Oskoui, City Manager

Dated: _____

ATTEST:

By: _____
Jozi Plut, City Clerk

Dated: _____

APPROVED AS TO FORM:

By: _____
Scott Rennie, City Attorney

Dated: _____

NUG CV BLMT, LLC
a California Limited Liability Company

By: _____

By: _____

Dated: _____

J & L Belmont Plaza LLC
a California Limited Liability Company

By: _____

By: _____

Dated: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____,
(insert name of notary)
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____,
(insert name of notary)
Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Real property in the City of Belmont, County of San Mateo, State of California, described as follows:

LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 IN BLOCK 1, AS SHOWN ON THAT CERTAIN MAP ENTITLED "BAY VIEW HEIGHTS, SAN MATEO COUNTY, CALIF.", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON OCTOBER 18, 1926 IN BOOK 14 OF MAPS AT PAGE(S) 39 AND 40.

EXCEPTING THEREFROM THAT PORTION OF LOT 14, BLOCK 1 AS CONVEYED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES BY DEED RECORDED JUNE 30, 1930 IN BOOK 488, PAGE 72 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF LOTS 11, 12 AND 13 IN BLOCK 1 AS CONVEYED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES BY DEED RECORDED JULY 24, 1930 IN BOOK 482, PAGE 411 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF LOT 15 IN BLOCK 1 AS CONVEYED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES BY DEED RECORDED JUNE 30, 1930 IN BOOK 483, PAGE 269 OF OFFICIAL RECORDS.

APN: 045-253-290, JPN : 045-025-253-29A

EXHIBIT B

ANNUAL REVIEW FORM

This Annual Review Form is submitted to the City of Belmont ("City") by _____ ("**Developer**") pursuant to the requirements of California Government Code Section 65865.1 and Section 28 of the Belmont City' Code regarding Owner's good faith compliance with its obligations under the Development Agreement between the City and Developer having an Effective Date of _____, 20__ ("Development Agreement"). All terms not otherwise defined herein shall have the meanings assigned to them in the Development Agreement:

Annual Review Period: _____ to _____.

Describe in detail each Developer obligation included in the Development Agreement, including but not limited to those in Section 3.12, and describe in detail Developer compliance with each obligation.

Describe any extension as a result of enforced delay under Section 2.6 of the Development Agreement. Provide copies of any notices provided to the City under Section 2.6.

IN WITNESS WHEREOF, DEVELOPER has executed this Annual Review Form as of this _____ day of _____, 20__.

DEVELOPER:

_____,
a _____

By: _____
Name: _____
Title: _____

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT APPROVING A CONDITIONAL USE PERMIT AND DESIGN REVIEW FOR THE NUG RETAIL CANNABIS DISPENSARY BUSINESS AT 1538 EL CAMINO REAL

WHEREAS, J&L Belmont Plaza, LCC ("Property Owner)", is the fee owner of the real property located at 1538 El Camino Real within the City of Belmont; and,

WHEREAS, NUG CV BLMT LLC, a California limited liability company (dba NUG) ("Developer") has a leasehold interest in a portion of the Property and proposes to develop the Property for a cannabis retail use; and,

WHEREAS, the City received an application from Property Owner and Developer to establish a retail cannabis use on Property and seeking approval of an amendment to the Zoning Basemap Designation for the Property incorporating it into the S-3 Cannabis Retail and Distribution Overlay District, as well as Conditional Use Permit, Design Review, and Development Agreement entitlements (the "Project"); and,

WHEREAS, on March 4, 2025, the Planning Commission held a duly noticed public hearing to consider public testimony and a staff report for the Rezoning and Development Agreement requests, and rendered a recommendation as to whether the City Council should rezone the Property as requested and approve the development agreement for the NUG Business; and,

WHEREAS, on March 11, 2025, the Zoning Administrator held a duly noticed public hearing to consider public testimony and a staff report for the proposed Conditional Use Permit and Design Review for the NUG Retail Cannabis Dispensary Business for the subject property; and,

WHEREAS, on the March 25, 2025, the City Council held a duly noticed public hearing to take testimony from the public and the applicant, to consider the Planning Commission and Zoning Administrator recommendations, and to receive a staff report and information about the Project, and at the conclusion of the hearing introduced an ordinance rezoning 1538 El Camino Real into the S-3 Cannabis Overlay District, introduced an ordinance approving a development agreement for the project, and directed staff to place a resolution approving a Conditional Use Permit and Design Review for the project on the April 8, 2025 City Council agenda; and,

WHEREAS, on April 8, 2025, the Council at a duly noticed regular meeting the Rezoning and Development Agreement Ordinances, and Conditional Use Permit & Design Review Resolutions were presented for adoption by Council in accordance with state law; and,

WHEREAS, Council previously certified a Final Environmental Impact Report (FEIR) that evaluated the environmental impacts of the City's 2035 General Plan, Phase I Zoning, Belmont Village Specific Plan (BVSP), and Climate Action Plan (CAP) on October 24, 2017 (the "General Plan EIR" – SCH #2016082075), making required findings under the California Environmental Quality Act (CEQA), adopting a Mitigation Monitoring and Reporting Program (MMRP), and a statement of overriding consideration for that project on November 14, 2017; and,

WHEREAS, the City subsequently prepared an addendum examining the environmental effects of amending General Plan Land Use Element Section 2.4 and Policy 2.6-7, and establishing the S-3 Overlay District to allow up to two cannabis retail uses and one cannabis distribution use and found

that the project would create no new effects or require new mitigation measures, and having considered the effects peculiar to the proposed Project at the Property, similarly finds the Project would create no new effects or require new mitigation measures.

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

SECTION 1. CONDITIONAL USE PERMIT AND DESIGN REVIEW FINDINGS

1. The Council finds the above recitals are true and correct. The Council incorporates as part of its findings the findings in the Zoning Administrator and City Council staff reports previously presented to the Council.

2. The City Council may grant a Use Permit only if it finds the proposed use is in accordance with the provisions of the General Plan and the Belmont Zoning Ordinance and that the following findings (BZO Sections 10.7.3(a.1-4) and 21.4.1(b)(3.A-E) have been met. The City Council must deny the application for a Use Permit if it is unable to make the findings.

   BZO Section Findings 10.7.3(a.1-4)

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

   The proposed NUG Retail Cannabis Business use would be located in the Corridor Mixed-Use (CMU) area along south El Camino Real, in proximity to main city arterials and mass public transportation options (bus and rail). The project site is currently developed with a vacant commercial space for the proposed NUG Retail Cannabis use that is currently served by all required utilities. An interior remodel of the building is proposed to accommodate the proposed Cannabis Retail Business. No upgrades or extension of transportation or utility facilities would be required for the project. Representatives from the City's Police Department and Fire District have not identified any service concerns for the project. A site circulation evaluation has been conducted by city staff. Parking for staff will be addressed within the existing commercial center parking lot.

   Based on the foregoing, the location of the proposed project would not place an undue burden on parking, traffic circulation, or utilities serving the neighborhood, and would be compatible with surrounding uses in the established (November 2023) S-3 Cannabis Retail/Distribution Overlay District along South El Camino Real. This Finding is affirmed.

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

   No expansion of the building is proposed; a remodel of the existing vacant (former Jenny Craig space) for the proposed NUG Retail Cannabis Business use is proposed. Compliant accessible parking is already provided in the commercial shopping center, and the project would meet its parking requirement (1 space for each 250 square feet of space) for retail

commercial uses in the BZO. Building lighting would be upgraded to meet current city standards. Thus, the project site is of sufficient size to accommodate the proposed use. This Finding is affirmed.

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

El Camino Real will serve the proposed NUG Retail Cannabis Business property at 1538 El Camino Real, and has sufficient capacity to carry the traffic generated by the proposed use. This Finding is affirmed.

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

All relevant City departments have reviewed the proposal and/or provided conditions of approval that should ensure that the proposed use will not adversely affect the general welfare of the City. Conditions of approval have been included that would require conformance with the California Building Code. The NUG Retail Cannabis Business is also required to comply with all Chapter 13 Belmont City Code Statutes and Regulations for Safety, Registration, and Operation. In particular, as per City Code Section 13-53, the Retail Cannabis Business shall obtain a Business Registration Certificate (i.e. Police Permit) prior to operation. Therefore, as proposed and with incorporation of and adherence to the conditions of approval, this Finding is affirmed.

<u>BZO Section Findings 21.4.1(b)(3.A-E)</u>

(A) The establishment of the proposed use complies with the applicable development regulations.

The proposed NUG Retail Cannabis Business has been evaluated in conjunction with the adopted BZO Section 21.4.1(c) Development Regulations. The proposed project either already complies with these established regulations or has been conditioned to comply. This Finding is affirmed.

(B) For a Cannabis Retail Use Permit, there are no more than two lawfully approved Cannabis Retail uses and approval of the use permit will not result in more than two Cannabis Retail uses in the S-3 District.

There is one other Retail Cannabis Business proposed within the established (November 2023) S-3 south El Camino Real Retail/Distribution Cannabis Overlay District. Approval of the NUG Retail Cannabis Business Use will not result in more than two Cannabis Retail Uses in the S-3 District. This Finding is affirmed.

(C) For a Cannabis Distribution Use Permit, there is no more than one lawfully approved Cannabis Distribution use and approval of the use permit will not result in more than one Cannabis Distribution use in the S-3 District.

The proposed NUG Cannabis Business at 1538 El Camino Real is retail based. No Cannabis Distribution Uses are currently proposed in the established S-3 District. This Finding is affirmed.

(D) The use permit conditions require the use to comply with the performance standards in subsection (d) unless a modification is expressly approved by the permit.

The project (a proposed Retail Cannabis Business at 1538 El Camino Real) currently complies with or is conditioned to comply with the adopted (November 2023) BZO Section 21.4.1(d) Performance Standards. This Finding is affirmed.

(E) The Police Department has reviewed and approved security and operations plans for the use at the proposed facility.

The Police Department (PD) has completed a preliminary review of the proposed NUG security/operational plans. The NUG Business application was also preliminarily checked and cleared by the Police Department (PD). Their operational and security plans were evaluated by the PD to ensure these plans meet all of the requirements described in the city ordinance. The NUG Security and Operational Plans have been conditionally approved. Final review, completion, and approval of the NUG Retail Cannabis Business Security/Operational plans will be required prior to obtaining a Business Registration Certificate (i.e. Police Permit) prior to an operation start for the business. A Condition of Approval is included requiring compliance with these requirements. This Finding is affirmed.

3. Under Belmont Zoning Ordinance (BZO) Section 13.2.1(b), design review is required for exterior alterations of structures in the CMU District. "Exterior Alteration" includes replacing elements such as windows or doors and repainting or refinishing with design, elements, materials or colors different than previously approved. As such, Design Review is required for this project in accordance with the Findings enumerated in BZO Section 13.5.2 (a-d) – see below:

(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.

City staff and consultants have completed the appropriate technical review for the project. No upgrades or extension of transportation or utility facilities would be required for the project. The subject commercial shopping center provides both adequate and required parking for the business. No grading, drainage, sanitary sewer, vehicular/pedestrian, or construction impacts are anticipated. A site circulation evaluation has been conducted and approved by city staff. Representatives from the City's Police Department and Fire District have not identified any service concerns for the project. This Finding is affirmed.

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

Five new planter boxes will be installed within the parking lot adjacent to the building entrance; these planter boxes will be irrigated in conjunction with City requirements. The project will incorporate all required Water Efficient Landscape Ordinance (WELO) measures as required by the City and the Mid-Peninsula Water District (MPWD). All other existing landscaping would remain in the shopping center and no protected trees would be pruned, removed, or affected for the remodel of the existing commercial space for the NUG Business. This Finding is affirmed.

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

The project is consistent and compliant with all BZO development standards for the CMU District. The project has also been conditioned to comply with all *Development Regulation*s and *Performance Standards* established for Cannabis Uses. This Finding is affirmed.

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

The project involves an interior tenant improvement to the former Jenny Craig commercial shopping center space for the proposed NUG Retail Cannabis business. The proposed minor exterior improvements will be compatible with the architectural style and characteristics of the existing shopping center building. New paint will be applied to existing window trim elements for the building façade. The proposed improvements do not include the use of extreme colors. New wall signage is proposed for the front façade of the existing commercial building tenant space. The sign will be viewable from the commercial shopping center parking lot and El Camino Real. The wall sign will consist of black internally-illuminated channel letters illustrating the "NUG" business name and logo. The project lighting plans were evaluated by the Police Department to ensure these plans met all of the requirements described in the city ordinance. The lighting is designed to not cause spillover, glare, or trespass onto adjacent properties. This Finding is affirmed.

The proposed project is in compliance with BZO Section 13.2.1 requirements applicable to exterior alterations; the applicable findings in BZO Section 13.5.2 (a-d) can be made in the affirmative. Based on the foregoing analysis, the City Council approves of the project Design Review for the NUG Retail Cannabis Business for the subject property (1538 El Camino Real).

SECTION 2. DEVELOPMENT REGULATIONS AND PERFORMANCE STANDARDS

As per Belmont Zoning Ordinance (BZO) Section 21.4.1(c) & (d), and in conjunction with the Conditional Use Permit for the proposed NUG Retail Cannabis Business, an assessment on the consistency and compliance with the adopted (November 2023) Cannabis Use *Development Regulations* and *Performance Standards* is required. Below is an analysis of those BZO regulations and standards.

<u>BZO Section 21.4.1(c) - Development Regulations</u>

(1) The use may only be established and operate inside a completely enclosed building.

The proposed NUG Retail Cannabis Business is designed, required, and conditioned to operate completely within the building. This regulation has been met.

(2) The location of a Cannabis Retail or Cannabis Distribution use when initially established must comply with the following:

(A) The use must be at least 600 feet from a school or other Cannabis Retail or Cannabis Distribution use and at least 100 feet from parks and actively operated child day care centers.

The proposed NUG Retail Cannabis Business (at 1538 El Camino Real) is located further than 600 feet from any school or other proposed Cannabis Retail Business (Canna-Bel at 1397 El Camino Real). The NUG Business is also located further than 100 feet from any park or actively operated child day care center. This regulation has been met.

(B) The distances in subparagraph (A) are measured from the building containing the Cannabis Retail or Cannabis Distribution use by the length of the shortest path of travel over which the general public has a right to travel to the boundary of a property containing the incompatible use.

Appropriate business distance analysis has been completed in accordance with this regulation. The NUG Business is in compliance with this regulation.

(C) The public entrance to the Cannabis Retail or Cannabis Distribution use may not be located immediately adjacent to a youth-oriented business on the same frontage as the entrance.

The proposed NUG Retail Cannabis Business is not located adjacent to or near a youth-oriented business. This regulation has been met.

(3) The site and building must be suitably designed to be secure.

The NUG Business application was preliminarily checked and cleared by the Police Department (PD). Their security plan was evaluated by the PD to ensure the plan met all of the requirements described in the city ordinance. The NUG Security Plan has been conditionally approved, pending a compliance check when the installation and construction has been completed for the building/property. A Condition of Approval is included requiring compliance with this development regulation.

<u>BZO 21.4.1(d) - Performance Standards</u>

(1) State Licensing. The use must fully comply with all applicable operational rules and regulations governing commercial cannabis activity in Business & Professions Code Division 10.

The Police Department will contribute to the compliance analysis of this Performance Standard. A condition of approval is included requiring adherence to this performance standard.

(2) Hours of Operation. A use may be open and operate only between the hours of 9:00 a.m. and 9:00 p.m.

The NUG Retail Cannabis Business will only be allowed to be open during the aforementioned operating hours. A condition of approval is included requiring compliance with this performance standard.

(3) Consumption. Consumption of cannabis on the premise must not be allowed.

A condition of approval is included requiring compliance with this performance standard.

(4) Smoking. Smoking or vaping of any kind on premises must not be allowed.

A condition of approval is included requiring compliance with this performance standard.

(5) Odor. Cannabis odor must not be detectible outside the building from any place accessible to the public or from adjoining private property.

The new HVAC system for the proposed NUG Retail Cannabis Business building at 1538 El Camino Real will replace the existing system and be in full compliance with California Building Codes as well as the Rules and Regulations of the California Department of Cannabis. As such, there is not an expectation of cannabis odor emanating from the (remodeled) building. In addition, no cannabis will be permitted to be consumed in or around the premises by smoking or vaping. A condition of approval is included requiring compliance with this performance standard.

(6) Public services. Operation of the business must not place a burden on the provision of public services disproportionate to other retail uses.

The Police Department (PD) has completed a preliminary review of the proposed NUG operational/safety/security plan. Final review, completion, and approval of the aforementioned NUG Retail Cannabis Business plans will be required prior to obtaining a Business Registration Certificate (i.e. Police Permit) prior to an operation start for the business. The proposed retail cannabis business is not expected to create a disproportionate public service burden in comparison to other commercial retail uses within the community. A condition of approval is included requiring compliance with this performance standard.

(7) Exterior Security Lighting. Adequate external lighting must be provided for security purposes. The lighting shall be sufficient to provide illumination and clear visibility to all outdoor areas, with minimal spillover on adjacent properties. The lighting must be stationary, directed away from adjacent properties and public rights-of-way, and compatible with the neighborhood.

The NUG Business application was preliminarily checked and cleared by the Police Department (PD). Both of their security and lighting plans were evaluated by the PD to ensure these plans met all of the requirements described in the city ordinance. The NUG Security & Lighting Plans have been conditionally approved, pending a compliance check when the installation and construction has been completed for the building/property. A Condition of Approval is included requiring compliance with this performance standard.

(8) Security. On-site security must be provided for Cannabis Retail or Cannabis Distribution uses during the hours of operation when clients are present.

The NUG Security Plan was preliminarily checked and has been conditionally approved by the Police Department (PD), pending a compliance check when the installation and construction has been completed for the building/property. Their security plan was evaluated by the PD to ensure the plan meets all of the requirements described in the city ordinance. A Condition of Approval has also been included requiring compliance with this performance standard.

(9) Commercial Cannabis Permit. The use must fully comply with all applicable local permit rules and regulations governing commercial cannabis activity, including operational permit requirements and conditions and approved operational plans under any other city ordinance or code.

The NUG Retail Cannabis Business is required to comply with all Chapter 13 Belmont City Code Statutes and Regulations for Safety, Registration, and Operation. In particular, as per City Code Section 13-53, the Retail Cannabis Business shall obtain a Business Registration Certificate (i.e. Police Permit) prior to operation. A condition of approval is included requiring compliance with this performance standard.

(10) In the event of a conflict between the requirements of the use permit and the requirements of a local operations permit issued by the police department, the more restrictive performance requirements apply.

The Police Department (PD) review centered on the operational/safety plan, security plan, and state licensing to ensure that this use will operate in accordance with all applicable laws (i.e., use of products on site or in public places would be prohibited, security personnel would be required to prevent sales to minors and loitering, cannabis products and graphics representing cannabis products may not be visible from the exterior of the facility, and products must be stored and sold from inside the building.. Final review and completion of the operational/safety/security plan for the NUG Retail Cannabis Business will be required prior to obtaining a Business Registration Certificate (i.e. Police Permit) prior to an operation start for the business.

As proposed and to be conditioned, no noise, lighting, parking, traffic or circulation impacts are anticipated from the project. All relevant City departments have reviewed the proposal and will provide conditions of approval that should ensure that the proposed use will not adversely affect the general welfare of the City. A condition of approval is included requiring compliance with this performance standard.

SECTION 3. CONDITIONAL USE PERMIT AND DESIGN REVIEW APPROVAL

Based upon the findings of fact contained in the staff report to the City Council dated March 25, 2025, the presentations to the Council and supporting documents and any public testimony received, and in accordance with Belmont Zoning Ordinance Sections 10.7.3(a), 21.4.1(b)(3), and 13.5.2(a-d), the City Council approves the Conditional Use Permit and Design Review for the NUG Retail Cannabis Dispensary Business at 1538 El Camino Real subject to the Project Conditions of Approval in Exhibit A to this Resolution.

4. EFFECTIVE DATE.

This Resolution takes effect 30 days after its adoption.

* * *

The City Council of the City of Belmont, California adopted the foregoing Resolution at a regular meeting held on April 8, 2025 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

_____ _____

City Clerk Mayor

Conditions of Approval – Exhibit A
April 8, 2025 City Council
Conditional Use Permit and Design Review
NUG Cannabis Dispensary Business
1538 El Camino Real
Planning Application PA2024-0062

Community Development Department

1. Plans submitted for the building permit and all construction shall conform to the plans on file in the Planning Division. The Director of Community Development may approve minor modifications to the plans.

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

3. Indemnification. Land Owner hereby agrees to and shall indemnify, defend, and hold harmless the 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 validity of any zoning entitlement approval by the city; (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.

4. If any existing landscaping should be damaged during construction related activities, the applicant shall replace such landscaping, including consideration to utilize drought-tolerant plantings, prior to issuance of a planning final. Prior to building permit issuance, the applicant shall provide photographs of the property to document existing landscape conditions.

5. Comply with all established Cannabis Use ***Development Regulations*** as per Belmont Zoning Ordinance (BZO) Section 21.4.1(c).

6. Comply with all established Cannabis Use ***Performance Standards*** as per Belmont Zoning Ordinance (BZO) Section 21.4.1(d). As per BZO Section 21.4.1(d).9, the Retail Cannabis Business shall obtain a *Commercial Cannabis Permit* which requires the use to fully comply with all applicable local permit rules and regulations governing commercial cannabis activity, including operational permit requirements and conditions and approved operational plans under any other city ordinance or code.

7. Comply with all executed terms for the NUG Cannabis Dispensary Business Development Agreement (DA).

Public Works Department

8. Any increases in sewer demand and upsizing of existing water services for proposed tenant improvements will require sewer lateral improvements. Confirm that there will be no additional fixture units for the project.

Police Department

9. The Cannabis Retail Business (NUG) shall comply with all Chapter 13 Belmont City Code Statutes and Regulations for Safety, Registration, and Operation. In particular, as per City Code Section 13-53, the Retail Cannabis Business shall obtain a Business Registration Certificate (i.e. Police Permit) prior to operation.

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

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

12. No parking of construction/employee vehicles shall be allowed in the roadway.

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

14. No Trespassing signs, as per California Penal Code (PC) Section 602, are required to be posted around the property to discourage unauthorized entry and aid in criminal prosecutions for trespassing/theft.

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

Building Division

16. 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.

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

18. 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.

19. The applicant shall obtain all department final signatures prior requesting a Building Permit final.

20. Provide on the plans the existing and proposed locations of the electric and gas meters, subpanels, water heater and furnace.

21. The applicant shall post hours of operation and phone numbers for noise complaints.

22. The project building/site permits valuation shall determine the amount of accessibility provisions required. Accessibility features including hardship, if necessary, shall comply with 2022 California Building Code Chapter 11B.

23. 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.

Fire Department

24. The applicant shall maintain required egress for all adjacent buildings/properties.

25. 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.

26. 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.

Meeting Date:	April 8, 2025
Agency:	City of Belmont
Staff Contact:	Carlos de Melo, Community Development Director, (650) 595-7440 cdemelo@belmont.gov
Agenda Title:	1397 El Camino Real & APN 045-243-050 – Rezone to S-3 Overlay District, Development Agreement, Conditional Use Permit, Design Review
Agenda Action:	Ordinance and Resolution

Recommendation

1) Adopt an Ordinance rezoning 1397 El Camino Real & APN 045-243-050 into the S-3 Cannabis Overlay District; and,

2) Adopt an Ordinance approving a development agreement for the Canna-Bel Retail Cannabis Dispensary Business; and,

3) Adopt a Resolution approving a Conditional Use Permit and Design Review for the Canna-Bel Retail Cannabis Dispensary Business for the subject properties.

Strategic Focus Area

Economic Development and Housing

Summary

At the March 25, 2025 City Council meeting, the Council voted 5-0 to: 1) introduce ordinances rezoning 1397 El Camino Real & APN 045-243-050 into the established S-3 Cannabis Overlay District, and approving a development agreement for the Canna-Bel Retail Cannabis Dispensary business; and 2) directed staff to place a resolution approving a Conditional Use Permit and Design Review for the project at the April 8, 2025 Council meeting. Attached are the Rezoning & Development Agreement Ordinances (For 2nd Reading & Adoption) and the Conditional Use Permit & Design Review Resolution.

Additionally, as part of the permit approval process, and in response to City Council feedback during the hearings, the applicants have agreed to incorporate additional governance measures into their Development Agreement regarding the distribution of the annual community benefit contribution. Specifically, the applicant's Community Advisory Board (CAB) will be composed of community stakeholders to recommend the allocation of funds to nonprofit organizations or activities serving Belmont residents. To ensure transparency and accountability, the applicants will provide the City with the CAB's by-laws and conflict of interest policy as part of the annual Development Agreement review. The CAB's membership will also be disclosed annually, and no member shall have a personal financial interest in any recipient organization. While a recipient organization may share a board member with the CAB, this alone will not constitute a conflict as long as no financial interest exists. These provisions are

intended to enhance community trust and ensure that funds are allocated fairly and in alignment with the City's objectives for community benefit.

Alternatives

1. Refer back to staff for additional information.
2. Continue the item for further discussion.

Attachments

1. Rezone Ordinance & Exhibit A
2. Development Agreement Ordinance & Exhibit A
3. Conditional Use Permit and Design Review Resolution & Exhibit A – Conditions of Approval

Fiscal Impact

☒ No Fiscal Impact

There is no direct fiscal impact to this action. Future operation of cannabis retail businesses within the City will generate revenue from business and sales taxes, as well as through community benefit contributions.

☐ Funding Source Confirmed:

Source:	**Purpose:**	**Public Outreach:**
Staff	Council Vision/Priority	Other*

*E-Notification of agendas, public notification as required for the April 8, 2025 City Council meeting

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BELMONT REZONING PROPERTY LOCATED AT AND AROUND 1397 EL CAMINO REAL INTO THE S-3 CANNABIS RETAIL AND DISTRIBUTION OVERLAY DISTRICT

WHEREAS, on July 25, 2023, the Belmont City Council provided direction to staff to explore consideration of Land Use Element Amendments to the 2035 General Plan that would potentially allow for commercial cannabis uses in the south El Camino Real area of the City; and,

WHEREAS, on November 14, 2023, the Council adopted Resolution 2023-090 amending the Land Use Element of the 2035 General Plan to allow for commercial cannabis land uses in the south El Camino Real area of the City; and,

WHEREAS, 2035 General Plan Land Use Element Section 2.4 as amended declares that allowing commercial cannabis uses in appropriate commercial areas of the City should be considered and identifies the south El Camino Real as an area to be considered, and Policy 2.6-7 and actions 2.6-7.1 and 2.6-7.2 established implementation goals of adopting a zoning overlay district for the area and establishing licensing regulations for commercial cannabis business; and,

WHEREAS, on November 28, 2023, the Council adopted Ordinance 2023-1173 establishing the S-3 Cannabis Retail and Distribution Overlay District for the south El Camino Real area and regulations for the district; and,

WHEREAS, on February 13, 2024, the Council adopted Ordinance 2024-1176 establishing licensing regulations for cannabis businesses; and,

WHEREAS, Bechwati Properties, LCC ("Property Owner)", is the fee owner of the real property located at 1397 El Camino Real within the City of Belmont and more particular shown on the Zoning Basemap Section attached hereto as Exhibit A (the "Property") which is currently zoned Village Corridor Mixed Use (VCMU); and,

WHEREAS, Belmont A & E Green Solutions, Inc., a California corporation (dba Canna-Bel) ("Developer") has a leasehold interest in the Property and proposes to develop the Property for a cannabis retail use; and,

WHEREAS, the City received an application from the Property Owner and Developer to establish a retail cannabis use on the Property and seeking approval of an amendment to the Zoning Basemap Designation for the Property and incorporating it into the S-3 Cannabis Retail and Distribution Overlay District, as well as Conditional Use Permit, Design Review, and Development Agreement entitlements (the "Project"); and,

WHEREAS, on March 4, 2025, the Planning Commission held a duly noticed public hearing to consider public testimony and a staff report for the request to rezone the Property, and rendered a recommendation as to whether the City Council should rezone the Property as requested; and,

WHEREAS, on the March 25, 2025, the Council held a duly noticed public hearing to take testimony from the public and the applicant, to consider the Planning Commission's recommendation, and to receive a staff report and information about the Project, and at the conclusion of the hearing introduced this ordinance; and,

WHEREAS, on April 8, 2025, the Council at a duly noticed regular meeting the ordinance was presented for adoption by Council in accordance with state law.

WHEREAS, Council previously certified a Final Environmental Impact Report (FEIR) that evaluated the environmental impacts of the City's 2035 General Plan, Phase I Zoning, Belmont Village Specific Plan (BVSP), and Climate Action Plan (CAP) on October 24, 2017 (the "General Plan EIR" – SCH #2016082075), making required findings under the California Environmental Quality Act (CEQA), adopting a Mitigation Monitoring and Reporting Program (MMRP), and a statement of overriding consideration for that project on November 14, 2017; and,

WHEREAS, the City subsequently prepared an addendum examining the environmental effects of amending General Plan Land Use Element Section 2.4 and Policy 2.6-7, and establishing the S-3 Overlay District to allow up to two cannabis retail uses and one cannabis distribution use and found that the project would create no new effects or require new mitigation measures, and having considered the effects peculiar to the proposed Project at the Property, similarly finds the Project would create no new effects or require new mitigation measures.

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

SECTION 1. LEGISLATIVE FINDINGS

1. The Council finds the above recitals are true and correct. The Council incorporates as part of its findings herein the findings previously made by Resolution 2023-090 and the findings in the related staff reports previously presented to the Planning Commission and Council.

2. The Council finds that adoption of this ordinance will not result in more than two retail cannabis businesses within the S-3 Overlay District and is consistent with BZO section 21.4.2(b)(2).

3. The Council finds that, as of the date of its adoption, this ordinance will not result in a retail cannabis use being located within 600 feet of a school or other cannabis retail or cannabis distribution use or within 100 feet of parks and actively operated child day care centers, and will not result in the public entrance of a cannabis retail use being located immediately adjacent to a youth-oriented business on the same frontage as the entrance, and is consistent with BZO section 21.4.1(c)(2).

4. Having 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 and testimony from the public and applicant, the Council finds that the proposed Zoning Basemap (Section) designation amendment incorporating the Property into the S-3 Cannabis Retail and Distribution Overlay District is consistent with General Plan, the Belmont Village Specific Plan and the Zoning Plan.

SECTION 2. ZONING BASEMAP AMENDED

1. The Zoning Map of the City is amended as follows. The property comprising 1397 El Camino Real and the adjoining parking lot included within APN 045-243-050, as shown on Exhibit A (Zoning Base Map Section), is incorporated into the S-3 Cannabis Retail and Distribution Overlay District and retains its VCMU district designation in accordance with Belmont Zoning Ordinance section 21.1.

SECTION 3. EFFECTIVE DATE.

This Ordinance takes effect 30 days after its adoption.

* * *

The City Council of the City of Belmont, California introduced the foregoing ordinance on March 25, 2025 and adopted the ordinance at a regular meeting held on _____ by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

_____
City Clerk

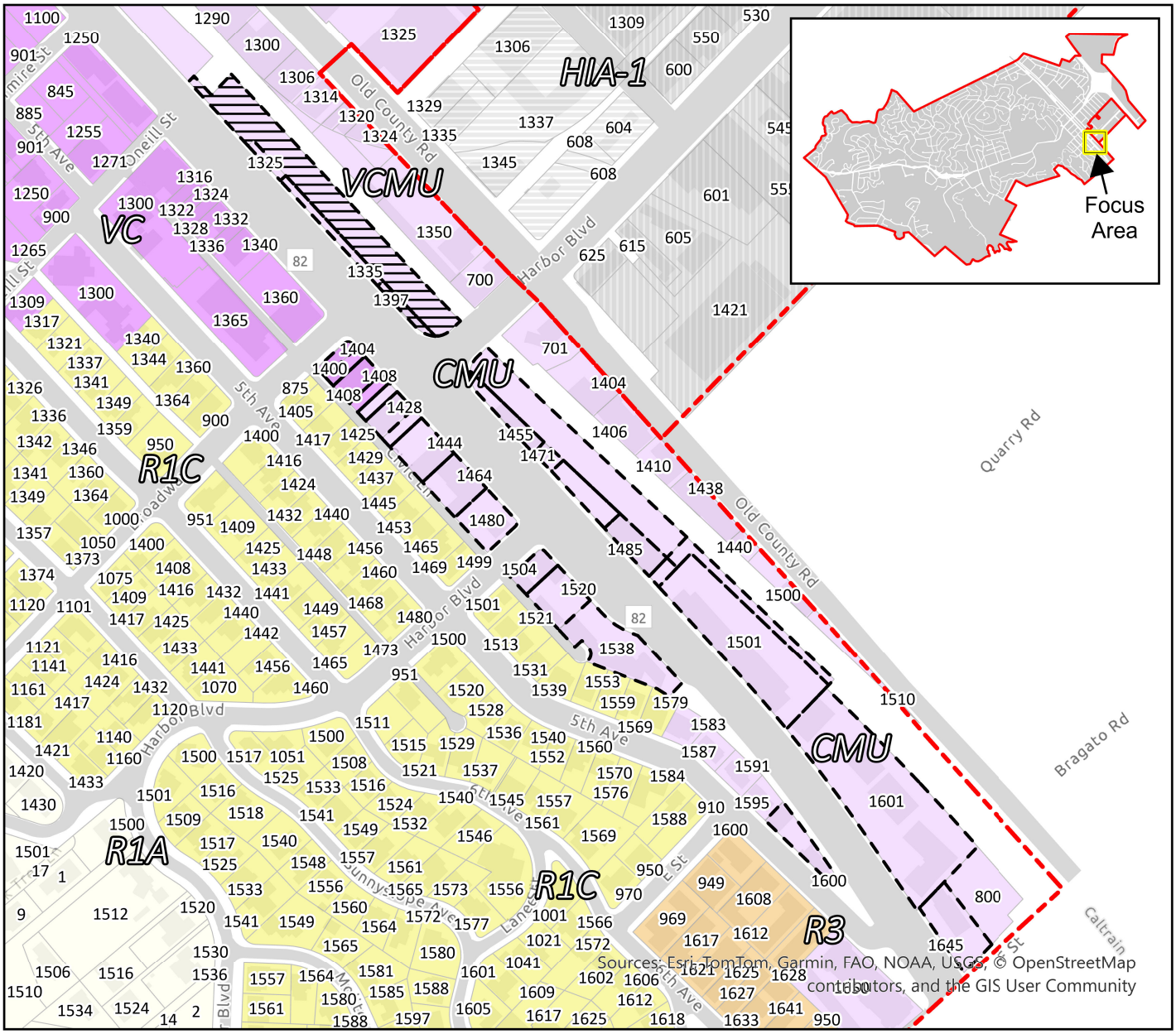
_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

PA2024-0027
Zoning Basemap (Section) Amendment

Incorporated as Exhibit A
And Made a Part of Ordinance No. 2025-___



0 0.05 0.1 0.2 Miles

ZONING CLASSIFICATIONS

1397 El Camino Real & APN 045-243-050

S-3 Overlay District

City Limit

Single Family Residential

Single Family Residential, 9600 sq. ft./ D.U. (R1A)

Single Family Residential, 5000 sq.ft./ D.U. (R1C)

Multi-Family Residential

Multi-Family Residential, 1950 sq.ft./ D.U. (R3)

Commercial

Corridor Mixed Use (CMU)

Belmont Village Planning Area

Village Corridor Mixed Use (VCMU)

Village Core (VC)

HWY/HIA

Harbor Industrial Area-1 (HIA-1)

Harbor Industrial Area-2 (HIA-2)

N

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BELMONT APPROVING A DEVELOPMENT AGREEMENT FOR A RETAIL CANNABIS PROJECT (CANNA-BEL) AT 1397 EL CAMINO REAL IN THE CITY OF BELMONT

WHEREAS, Government Code Sections 65864 et seq. authorize the City of Belmont to enter into agreements for the development of real property with any person having a legal or equitable interest in such property in order to establish certain development rights in such property; and,

WHEREAS, the City of Belmont has enacted Section 28 of the Belmont Zoning ordinance to govern the processing of development agreements by the City; and,

WHEREAS, Bechwati Properties, LCC ("Property Owner)", is the fee owner of the real property located at 1397 El Camino Real within the City of Belmont (the "Property"); and,

WHEREAS, Belmont A & E Green Solutions, Inc., a California corporation (dba Canna-Bel) ("Developer") has a leasehold interest in the Property and proposes to develop the Property for a cannabis retail use; and,

WHEREAS, Developer and Property Owner have applied for entitlements to improve the Property and operate a cannabis retail use on the Property, including a rezoning of the property into the S-3 Cannabis Retail and Distribution Overlay District, a use permit and design review under Belmont Zoning Ordinance Section 21.4.1(b), and a development agreement (the "Project"), and,

WHEREAS, to ensure that the intent of the City, Developer and Property Owner with respect to the approvals for the project entitlements is carried out, the parties desire voluntarily to enter into the Development Agreement, attached hereto and incorporated herein by reference as Exhibit A to Attachment "2", to facilitate development of the Project subject to the conditions and requirements included in the Development Agreement; and

WHEREAS, on March 4, 2025, the Planning Commission held a duly noticed public hearing to consider public testimony and a staff report for the requested development agreement, and rendered a recommend as to whether the City Council should approve the development agreement; and,

WHEREAS, on the March 25, 2025, the Council held a duly noticed public hearing to take testimony from the public and the applicant, to consider the Planning Commission's recommendation, and to receive a staff report and information about the Project, and at the conclusion of the hearing introduced this ordinance; and,

WHEREAS, on April 8, 2025, the Council at a duly noticed regular meeting at which the ordinance was presented for adoption by Council in accordance with state law.

WHEREAS, Council previously certified a Final Environmental Impact Report (FEIR) that evaluated the environmental impacts of the City's 2035 General Plan, Phase I Zoning, Belmont Village Specific Plan (BVSP), and Climate Action Plan (CAP) on October 24, 2017 (the "General Plan EIR" – SCH #2016082075), making required findings under the California Environmental Quality Act (CEQA), adopting a Mitigation Monitoring and Reporting Program (MMRP), and a statement of overriding consideration for that project on November 14, 2017; and,

WHEREAS, the City subsequently prepared an addendum examining the environmental effects of amending General Plan Land Use Element Section 2.4 and Policy 2.6-7, and establishing the S-3 Overlay District to allow up to two cannabis retail uses and one cannabis distributions use and found that the project would create no new effects or require new mitigation measures, and having considered the effects peculiar to the proposed Project at the Property, similarly finds the Project would create no new effects or require new mitigation measures.

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

SECTION 1. FINDINGS

Based upon the findings of fact contained in the staff report to the City Council dated March 25, 2025, the presentation to the Council and supporting documents and any public testimony received, and in accordance with Government Code Section 65867.5(b) and Belmont Zoning Ordinance Section 28.8(b), the City Council finds that the provisions of the Development Agreement are consistent with the City's General Plan, the Belmont Village Specific Plan, and the zoning and other land use regulations applicable to the Property.

SECTION 2. DEVELOPMENT AGREEMENT APPROVAL

The Development Agreement for the Project is approved. The Council authorizes the City Manager to execute the Development Agreement on behalf of the City.

SECTION 3. RECORDATION

No later than 10 days after the Development Agreement is effective and has been executed by all parties, the City Clerk is to record a copy of the Development Agreement with the San Mateo County Recorder, as required by Government Code Section 65868.5.

SECTION 4. EFFECTIVE DATE.

This Ordinance takes effect 30 days after its adoption.

* * *

The City Council of the City of Belmont, California introduced the foregoing ordinance, on March 25, 2025 and adopted the ordinance at a regular meeting held on [insert date], 2025 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney

Exhibit A to Attachment 2

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Belmont
City Clerk's Office
One Twin Pines Lane
Belmont, California 94002

Exempt from Recording Fee
Government Code Section 27383

(Space Above For Recorder's Use)

DEVELOPMENT AGREEMENT

By and Between

THE CITY OF BELMONT

and

BELMONT A & E GREEN SOLUTIONS, INC.

DBA CANNA-BEL

Related to the
Entitlement of a Retail Cannabis Use at 1397 El Camino Real

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into on the _____ day of _____, 2025, by and between the CITY OF BELMONT, a municipal corporation ("City"), and Belmont A & E Green Solutions, Inc. (dba Canna-Bel), a California corporation ("Developer") and Bechwati Properties LLC, a California Limited Liability Company, (the "Property Owner"), under the authority of Sections 65864 – 65869.5 of the California Government Code and Section 28 of the Belmont Zoning Ordinance. The City, Developer, and Property Owner are, from time to time, individually referred to in this Agreement as a "Party" and collectively referred to as the "Parties."

RECITALS

A. To strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864 – 65869.5 (the "Development Agreement Statute"), which authorizes the City and any person having a legal or equitable interest in real property to enter into a development agreement and, among other things, establish certain development rights in property which is the subject of a development project application. The City Council of the City of Belmont (the "City Council") adopted Section 28 of the Belmont Zoning Ordinance to govern the processing of development agreements by the City.

B. The operation of commercial cannabis activities is a highly regulated business activity and is subject to various state and local laws and regulations. On November 28, 2023, the City adopted a resolution amending the Land Use Element of the 2035 General Plan that would allow for commercial cannabis land uses and establishment of an overlay zone allowing for potential cannabis retail and distribution businesses.

C. Government Code Section 65865 requires than an applicant for a development agreement hold a legal or equitable interest in the real property that is the subject of the development agreement.

D. Developer affirms that it has a leasehold interest in that certain property located within the City of Belmont, County of San Mateo, State of California, as further described in Exhibit A attached hereto and incorporated herein by reference (the "Property") pursuant to a lease with the Property Owner for the purpose of carrying out this Project.

E. Developer is a Cannabis Business and has applied for entitlements and permits to operate a Cannabis Retail establishment, as may be modified in the City Approvals defined in Recital F below (the "Project").

F. The following approvals, entitlements, and findings were adopted by the City with respect to the Project after duly and properly noticed public hearings:

i. On April 8, 2025, the Council found the Project consistent with the certified Final Environmental Impact Report (FEIR) that evaluated the environmental impacts of the City's 2035 General Plan, Phase I Zoning, Belmont Village Specific Plan (BVSP), and Climate Action

Plan (CAP) on October 24, 2017 (the "General Plan EIR" – SCH #2016082075) under the California Environmental Quality Act (CEQA), found the Project would create no new effects or require new mitigation measures, and that no further environmental document was needed.

ii. On April 8, 2025, the City Council adopted Ordinance No. _____, rezoning the Property to the S-3 Overlay District.

iii. On April 8, 2025, the City Council adopted Resolution No. _____, approving the Conditional Use Permit for the Cannabis Retail use.

iv. On April 8, 2025 the City Council adopted Ordinance No. _____ approving this Development Agreement as more fully set forth below.

The City actions identified above are collectively the "City Approvals."

G. The development of the Project may require future discretionary approvals and will require ministerial approvals from the City, potentially including, but not limited to, encroachment permits, demolition permits, grading permits, building permits, and certificates of occupancy ("Subsequent Approvals").

H. To ensure that the intent of the City and Developer with respect to the City Approvals is carried out, the Parties desire voluntarily to enter into this Agreement to facilitate development of the Project subject to the conditions and requirements included in this Agreement.

I. The Planning Commission reviewed this Agreement at a public hearing held on March 4, 2025 and as part of its recommendation to the City Council determined that this Agreement is consistent with the City's general plan, any applicable specific plan, and any zoning or land use regulations applicable to the Property.

J. The City Council reviewed this Agreement at a public hearing held on March 25, 2025 and found that the provisions of this Agreement are consistent with the City's general plan and any applicable specific plan and are consistent with the zoning and other land use regulations applicable to the property, as well as the Development Agreement Statute, and, therefore, approved this Agreement by Ordinance No. _____, introduced on March 25, 2025 and adopted on April 8, 2025 (the "Adoption Date"). Ordinance No. _____ (the "Enacting Ordinance") will become effective on May 8, 2025 (the "Effective Date").

NOW, THEREFORE, with reference to the foregoing Recitals and in consideration of the mutual promises, obligations and covenants herein contained, City and Developer agree as follows:

AGREEMENT

The introductory paragraph, the Recitals, and all defined terms set forth therein are hereby incorporated into this Agreement as if hereinafter fully and completely rewritten.

ARTICLE I
DEFINITIONS

1.1 Definitions.

The following defined terms are used in this Agreement:

1.1.1 "Adoption Date" is defined in Recital J.

1.1.2 "Agreement" is defined in the first paragraph, page 1.

1.1.3 "Annual Review Form" is defined in Section 5.2.

1.1.4 "Applicable Law" is defined in Section 3.1.4.

1.1.5 "Assignment" is defined in Section 8.2.

1.1.6 "Cannabis Business" means any business operating a cannabis retail or a cannabis distribution use, either as the sole use or in combination with other uses, on or from property located within the City of Belmont and includes not-for-profit retail and distribution use.

1.1.7 "Cannabis Retail" means a use involving the retail sale of cannabis or cannabis products to customers at fixed located locations or by delivery.

1.1.8 "CEQA" is defined in Recital F.

1.1.9 "City" is defined in the first paragraph, page 1 and in Section 2.1.1.

1.1.10 "City Approvals" is defined in Recital F.

1.1.11 "City Council" is defined in Recital A.

1.1.12 "City Law" is defined in Section 3.2.

1.1.13 "Complaining Party" is defined in Section 6.3.

1.1.14 "Declaration of Default" is defined in Section 6.3.

1.1.15 "Default" is defined in Section 6.1.

1.1.16 "Defaulting Party" is defined in Section 6.3.

1.1.17 "Development Agreement Statute" is defined in Recital A.

1.1.18 "Developer" is defined in the first paragraph, page 1 and in Section 2.1.2.

1.1.19 "Effective Date" is defined in Recital J and in Section 2.3.

1.1.20 "Enacting Ordinance" is defined in Recital J.

1.1.21 "Impact Fees" are defined in Section 3.3.1.

1.1.22 "Notice of Default" is defined in Section 6.3.

1.1.23 "Party" and "Parties" are defined in the first paragraph, page 1.

1.1.24 "Project" is defined in Recital F.

1.1.25 "Property" is defined in Recital D.

1.1.26 "Property Owner" is defined in the first paragraph, page 1.

1.1.27 "Subsequent Approvals" is defined in Recital G.

1.1.28 "Term" is defined in Section 2.5.

1.1.29 "Third Party Challenge" is defined in Section 12.1.

1.1.30 "Vesting Statutes" is defined in Section 3.12.3.

1.2 Capitalized Terms.

If any capitalized terms contained in this Agreement are not defined above, then any such terms shall have the meaning otherwise ascribed to them in this Agreement.

1.3 Exhibits.

The following Exhibits are attached hereto and incorporated into this Agreement:

Exhibit A: Legal Description

Exhibit B: Annual Review Form

ARTICLE II
GENERAL PROVISIONS

2.1 Parties.

2.1.1 The City.

(a) The City is a municipal corporation duly organized and validly existing under the laws of the State of California. The office of the City is located at One Twin Pines Lane, Belmont, California 94002. "City," as used in this Agreement, includes the City of Belmont and any assignee or successor to its rights, powers and responsibilities.

(b) The City represents and warrants that, as of the Effective Date of this Agreement:

(i) The execution and delivery of this Agreement and the performance of the obligations of City have been duly authorized by all necessary actions and approvals required for a municipal corporation;

(ii) The City is in good standing and has all necessary powers under the laws of the State of California and in all other respects to enter into and perform the undertakings and obligations of this Agreement; and

(iii) This Agreement is a valid obligation of City enforceable in accordance with its terms.

2.1.2 The Developer.

(a) Developer is Belmont A&E Green Solutions, Inc., a California corporation. For the purposes of this Agreement the Developer's office is located at 2052 Monroe Avenue, Belmont California, 94002.

(b) Developer represents and warrants that, as of the Effective Date of this Agreement, Developer:

(i) Has entered into a lease agreement with Property Owner of the Property;

(ii) Is duly organized and validly existing under the laws of the State of California;

(iii) Is qualified and authorized to do business in the State of California and has duly complied with all requirements pertaining thereto; and

(iv) Is in good standing and has all necessary powers under the laws of the State of California to lease property and in all other respects enter into and perform the undertakings and obligations of this Agreement.

(c) Developer further represents and warrants:

(i) That no approvals or consents of any persons are necessary for the execution, delivery or performance of this Agreement by Developer, except as have been obtained;

(ii) That the execution and delivery of this Agreement and the performance of the obligations of Developer have been duly authorized by all necessary actions and approvals required under any partnership or other agreement for the limited partnership constituting Developer;

(iii) That this Agreement is a legal, valid, and binding obligation of Developer enforceable in accordance with its terms;

(iv) That the execution, delivery, and performance of this Agreement by the Developer does not and will not materially conflict with, or constitute a material violation or material breach of, or constitute a default under (a) the partnership agreements of the Developer, (b) any law, rule, or regulation binding upon or applicable to the Developer, or (c) any material agreements to which Developer is a party;

(v) That, unless otherwise disclosed in writing to the City prior to the date of Council adoption of this Agreement and except for threats of litigation expressed in public hearings relating to the City Approvals, to the Developer's actual knowledge, there is no existing or pending or threatened litigation, suit, action, or proceeding before any court or administrative agency affecting the Developer or the Property that would, if adversely determined, materially and adversely affect the Developer's ability to perform its obligations under this Agreement or to develop and operate the Project; and

(vi) That Developer or any person or entity owning or operating the Property, has duly obtained and maintained, or will duly obtain and maintain, all licenses, permits, consents, and approvals required by all applicable governmental authorities to develop, sell, lease, own, and operate the Project on the Property.

2.1.3 The Property Owner.

(a) Property Owner is Bechwati Properties, LLC, a California Limited Liability Company. For the purposes of this Agreement the Property Owner's office is located at 43053 Sabercat Place, Fremont California 94539.

(b) Property Owner represents and warrants that, as of the Effective Date of this Agreement, Property Owner:

(i) Is the legal owner of the Property;

(ii) Has entered into a lease agreement with Developer;

(iii) Consents to the terms of this Agreement;

(iv) Consents to the recordation of this Agreement against the title of the Property.

2.1.4 Relationship of City and Developer.

The Parties specifically acknowledge that this Agreement is a contract that has been negotiated and voluntarily entered into by the Parties and that the Developer is an independent contracting entity and not an agent or partner of City. The Parties further acknowledge that no Party is acting as the agent of the other in any respect hereunder and that each Party is an independent contracting entity with respect to the terms, covenants, and conditions contained in this Agreement.

None of the terms or provisions of this Agreement shall be deemed to create a partnership between or among the Parties in the business of Developer or Property Owner, the affairs of the

City, or otherwise. The Parties hereby renounce the existence of any form of joint venture or partnership between them, and agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making City, Property Owner, or Developer joint venturers or partners.

This Agreement does not require the Developer or Developer's contractors to pay prevailing wages if the Project is not a "public work" apart from any potentially applicable State Labor Code requirements and implementing regulations of the Department of Industrial Relations pertaining to "public works" (collectively, "Prevailing Wage Laws"). The Parties agree and acknowledge that the City makes no representation as to the applicability of Prevailing Wage Laws to the Project, and it is the Developer's sole responsibility to determine which, if any, Prevailing Wage Laws apply.

2.2 Description of Property.

The Property which is the subject of this Agreement is described in Exhibit A attached hereto.

2.3 Effective Date.

This Agreement shall become effective upon the effective date of the Enacting Ordinance approving this Agreement (the "Effective Date"), as set forth in Recital J of this Agreement.

2.4 Execution and Recording.

The Developer and Property Owner have executed and acknowledged this Agreement. Not later than ten (10) days after the Adoption Date, the City shall execute and acknowledge this Agreement. Not later than ten (10) days after the Effective Date, the City Clerk shall cause recordation of this Agreement with the San Mateo County Recorder against the Property, provided that a referendum applicable to the Enacting Ordinance has not been timely submitted to the City.

2.5 Term.

The term of this Agreement shall commence upon the Effective Date and continue for a period of ten (10) years from the Effective Date (the "Term"), unless the Term is terminated, modified, or extended by the terms of this Agreement. Upon City's sole discretion, the Term may be extended for an additional ten (10) year term and so long as the Project is in compliance with all applicable conditions of approval and City Law.

2.6 Suspension.

The Developer must cease all Cannabis Business operations, upon notification by the City of the occurrence of any of the following events ("Suspension Event"):

2.6.1 the Developer is in Default and has not cured such Default in accordance with Sections 6.2 and 6.3 of this Agreement;

2.6.2 the Developer operates the Cannabis Business in a manner that endangers public health and safety, including but not limited to (i) failing to prevent conduct of patrons in and around the immediate vicinity of the Property that is disruptive, creates excessive noise, constitutes a nuisance, or is unlawful, (ii) failing to deter crimes against patrons on the Property or in the immediate vicinity of the Property, or (iii) failing to operate the business in strict accordance with all state and local permits and regulatory requirements;

2.6.3 any permit or license necessary to operate a Cannabis Business is suspended.

The City will provide written notification to Developer of a Suspension Event and the reason for such suspension. Within ten (10) business days of City providing such notice Developer may request the suspension be lifted and Developer's reason for lifting the suspension. Upon receipt of such request from Developer, City will schedule a public hearing before the City Council at the earliest available City Council meeting, but not later than sixty (60) days from the date of the request. The City Council shall consider the suspension and may either (i) end the suspension, (ii) end the suspension upon certain conditions being fulfilled, or (iii) terminate this Agreement. If Developer has not requested the suspension be lifted within ten (10) business days, the City may elect to terminate this Agreement.

2.7 Termination.

This Agreement shall terminate upon the occurrence of any of the following events:

2.7.1 the expiration of the Term;

2.7.2 the Developer no longer has a possessory, legal or other equitable interest in the Property;

2.7.3 the Developer has ceased all operations related to the Project on the Property for a period of thirty (30) consecutive days;

2.7.4 Federal enforcement of the Federal Controlled Substances Act against Developer, Property Owner, or City;

2.7.5 any permit or license necessary to operate a Cannabis Business is terminated;

2.7.6 pursuant to a public hearing or other termination in accordance with Section 2.6.

Upon termination of this Agreement, either by expiration of otherwise, Developer shall have no right to engage in any Cannabis Business on the Property, except as the City Council may affirmatively allow by appropriate subsequent action.

2.8 Force Majeure.

2.8.1 Performance by either City or Developer shall not be deemed to be in Default, and the Term shall be extended, where delays are due to: (a) natural disasters that are not caused by, are outside the reasonable control of, and at the time of entering into this Agreement are not known to and cannot be anticipated by the Developer, including without limitation floods, earthquakes, and fires; (b) a fire or flood during construction after issuance of a building permit, whether or not the result of a natural disaster, a third party, or negligence by Developer or Developer's employee, agent or contractor (but not intentional acts or gross misconduct of the Developer); and (c) third-party litigation challenging this Agreement, the City Approvals, or the Subsequent Approvals, which delays any activity contemplated herein.

2.8.2 An extension of time for any such cause shall be for the period of the enforced delay, shall commence to run from the time of commencement of the cause, and will be deemed granted if notice by the Party claiming such extension and demonstrating that the delay is caused by an event of Force Majeure, is sent to the other within ten (10) days from the commencement of the cause and such extension of time is not rejected in writing by the other Party within ten (10) days of receipt of the notice. In the event the other Party rejects such notice, the Parties shall meet and confer in good faith for a period of at least 30 calendar days. In no event shall the cumulative period of enforced delay under this Section 2.6 exceed one (1) year. Notwithstanding this Section 2.6, the limitation on Impact Fees provided in Section 3.3 below may not be extended due to enforced delay.

2.9 Provisions Required by Statute.

The Development Agreement Statute provides, among other things, that a development agreement shall specify the following:

2.9.1 Duration of the Agreement. See Sections 2.5 and 2.6 of this Agreement.

2.9.2 Permitted Uses of the Property. See Section 3.1.2 of this Agreement.

2.9.3 Density or Intensity of Uses. See Section 3.1.2 of this Agreement and the City Approvals.

2.9.4 Maximum Height and Size of Proposed Buildings. See Section 3.1.2 of this Agreement and the City Approvals.

2.9.5 Reservation or Dedication of Land for Public Purposes. See Section 3.1.2 of this Agreement and the City Approvals.

2.9.6 Periodic Review at Least Annually. See Article V of this Agreement.

ARTICLE III
DEVELOPMENT OF THE PROPERTY

3.1 Use of the Property and Applicable Law.

3.1.1 Subject to Agreement.

The Property is hereby made subject to the provisions of this Agreement. All development of, or on, the Property, or any portion thereof, shall be undertaken only in compliance with the provisions of this Agreement and with Applicable Law. Developer shall additionally be required to obtain all state required licenses required for the operation of a Cannabis Business.

3.1.2 Permitted Uses.

The permitted uses of the Property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes shall be governed by Applicable Law.

3.1.3 Laws Governing Cannabis Activities.

The operation of a Cannabis Business is a highly regulated business activity and is subject to various state and local laws and regulations. This Agreement does not, and the City cannot and does not intent to, give Developer the right to continue its operations without complying with applicable state and local laws governing its operations. Developer shall be responsible for obtaining all applicable state permits, approvals and consents, even if the applicable state laws and regulations are altered following the Effective Date.

3.1.4 Applicable Law.

"Applicable Law" includes the City Approvals, this Agreement, the Subsequent Approvals when approved by the City, and those City ordinances, resolutions, rules, regulations, standards, policies, conditions, and specifications applicable to the Property in effect on the Effective Date, except as otherwise provided in Sections 3.3, 3.5, 3.6, 3.8, and 3.12.

3.2 No Conflicting Enactments.

Except as and to the extent required by state or federal law, and subject to the provisions of this Agreement and Sections 3.3, 3.5, 3.6, 3.8, and 3.12 below, the City shall not impose on the Property any plan, ordinance, resolution, rule, regulation, standard, policy, condition, or specification, including by initiative (each individually, a "City Law"), that has any of the following effects on the rights provided by Applicable Law:

3.2.1 Changes any land use designation or permitted use of the Property from that shown in Applicable Law;

3.2.2 Limits or controls the rate, timing, phasing or sequencing of the approval, development, or construction of all or any part of the Property except as set forth in Applicable Law; or

3.2.3 Limits or restricts any right specifically granted by the City Approvals, including but not limited to permitted uses and density and intensity of use and maximum height and size of buildings; or

3.2.4 Imposes any requirements for reservation or dedication of land for public purposes except as set forth in Applicable Law.

3.3 Fees and Taxes.

3.3.1 Impact Fees. Developer shall pay if and when due all Impact Fees imposed by the City which are in force and effect within the jurisdiction of the City for the class of Subsequent Approvals being applied for. "Impact Fees" are the monetary amount charged by City in connection with a development project for the purpose of defraying all or a portion of the cost of mitigating the impacts of the development project or development of the public facilities related to the development project, including any "fee" as that term is defined by Government Code Section 66000(b). No Impact Fees will be assessed for the entitlements that are being granted under this Development Agreement.

3.3.2 Business License Tax. Developer shall pay to the City when due the business license tax, in accordance with the provisions of City of Belmont City Code Chapter 23, Article 6. Any failure to pay such business license tax shall be considered a default of this Agreement.

3.4 Timing of Development.

Developer has no obligation to develop or to construct the Project. The timing, sequencing, and phasing of the Project is solely the responsibility of Developer in the exercise of its business judgment so long as it is consistent with Applicable Law. In particular, the Parties desire to avoid the result of *Pardee Construction Co. v. City of Camarillo* (1984) 37 Cal.3d 465, where the failure of the parties therein to consider and expressly provide for the timing of the development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement. The Parties therefore acknowledge that Developer shall have the right to develop the Project at such time as Developer deems appropriate in the exercise of its business judgment so long as such development is consistent with Applicable Law.

3.5 Reservations of Authority.

Notwithstanding any other provision of this Agreement, and notwithstanding the provisions of Section 3.2, at the time Subsequent Approvals are applied for, the following regulations and provisions shall apply to those Subsequent Approvals as they are in effect at the time of those Subsequent Approvals:

3.5.1 Processing fees and processing charges of every kind and nature imposed by the City, including application, inspection, and monitoring fees, which are in force and effect within the jurisdiction of the City for the class of Subsequent Approvals being applied for.

3.5.2 All taxes, assessments, and use charges imposed by the City which are in force and effect within the jurisdiction of the City for a broadly based class of taxpayers, land, or Subsequent Approvals, as applicable, on which they are imposed.

3.5.3 Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of

procedure, which are in force and effect within the jurisdiction of the City for the class of Subsequent Approvals being applied for.

3.5.4 Regulations governing construction standards and specifications including, without limitation, the California Building Standards Codes and local amendments thereto, city grading regulations, and all other uniform construction codes which are in force and effect within the jurisdiction of the City for the class of Subsequent Approvals being applied for.

3.6 Subsequently Enacted Rules and Regulations.

The City may, during the term of this Agreement, apply such newer City Laws that are in force and effect within the jurisdiction of the City for the class of Subsequent Approvals being applied for and which are not in conflict with the terms of this Agreement. The City may also modify the Applicable Law to address a specific, adverse impact upon public health or safety that cannot reasonably be addressed by other means. Nothing in this Agreement limits the City's authority to apply and enforce the regulations in Belmont City Code Chapter 13 applicable to cannabis businesses to a cannabis business operating or seeking to operate on the Property or to apply and enforce such newer cannabis business regulations as may be adopted from time to time.

3.7 Initiatives and Referenda.

3.7.1 If, during the Term of this Agreement, any City Law is enacted or imposed by a citizen-sponsored initiative or referendum, or by the City Council directly or indirectly in connection with any proposed initiative or referendum, which City Law would conflict with this Agreement, such City Law shall not apply to the Property. The Parties, however, acknowledge that the City's approval of this Agreement is a legislative action subject to referendum.

3.7.2 Without limiting the generality of any of the foregoing, no moratorium imposed by the City affecting subdivision maps, building permits, or other Subsequent Approvals shall apply to the Property during the Term of this Agreement. Developer agrees and understands that the City does not have authority or jurisdiction over another public agency's authority to grant a moratorium.

3.7.3 The timing, sequencing, and phasing of development within the Project shall be consistent with those timing, sequencing and phasing provisions specified in this Agreement, the City Approvals, and Applicable Law.

3.7.4 The City shall cooperate with Developer and shall undertake such actions as may be necessary to ensure this Agreement remains in full force and effect and that no conflicting enactments are imposed on the Property, except as otherwise authorized by this Agreement.

3.8 Compliance with Requirements of Other Governmental Entities.

3.8.1 During the Term, Developer, at no cost to City, shall comply with lawful requirements of, and obtain all permits and approvals required by other local, regional, state and federal agencies having jurisdiction over Developer's activities in furtherance of this Agreement.

Developer shall pay all required fees when due to federal, state, regional, or other local governmental agencies other than the City and acknowledges that City does not control the amount of any such fees.

3.8.2 City shall cooperate with Developer in Developer's effort to obtain permits and approvals from federal, state, regional, and other local governmental agencies, provided that same does not impose any costs on or require the City to incur any costs without compensation or reimbursement, or require the City to amend any of the City's policies, regulations, or ordinances.

3.8.3 As provided in California Government Code Section 65869.5, this Agreement shall not preclude the application to the Property of changes in state or federal laws, regulations, plans, or policies, and the City may enforce changes in local laws, regulations, plans or policies that are specifically mandated by changes in state or federal laws, regulations, plans or policies or required to prevent the City from incurring liabilities or other costs resulting from such changes. In the event changes in the state or federal laws prevent or preclude compliance with one or more provisions of this Agreement, this Agreement shall be modified as may be necessary to comply with such state or federal laws or regulations. The Parties shall meet and confer in good faith in order to determine whether such provisions of this Agreement shall be modified as may be necessary to comply with changes in the law, and City and Developer shall agree to such action as may be reasonably required. It is the intent of the Parties that any such modification be limited to that which is necessary and to preserve to the extent possible the original intent of the Parties in entering into this Agreement. This Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations. Nothing in this Agreement shall preclude the City or Developer from contesting by any available means (including administrative or judicial proceedings) the applicability to the Property of any such state or federal laws or regulations.

3.8.4 To the extent that any actions of federal or state agencies (or actions of other governmental agencies, including City, required by federal or state agencies, or actions of City taken in good faith to the extent necessary to prevent the City from incurring liability as a result of failure to comply with actions of federal, state or other governmental agencies) have the effect of preventing, delaying, or modifying development or the use of the Property or any portion thereof, City shall not in any manner be liable for any such prevention, delay, or modification. Such actions include, but are not limited to, state and federal cannabis regulations and actions of the City or other governmental agencies as a result; flood plain or wetlands or endangered species designations and actions of City or other governmental agencies as a result; the imposition of air quality or transportation measures or sanctions and actions of City or other governmental agencies as a result; or changes to CEQA and actions of City or other governmental agencies as a result. As a condition to being able to proceed with development, Developer may be required, at its cost, to participate in such regional or local programs and to be subject to such development restrictions as may be necessary or appropriate by reason of actions of federal, state or other governmental agencies (or action of City taken in order to prevent adverse impacts upon City by actions of federal, state, or other governmental agencies).

3.9 City's Police Power.

The Parties acknowledge this Agreement constitutes a lawful limitation on the City's police power. The Parties further acknowledge and agree that the limitations, reservations, and

exceptions contained in this Agreement are intended to reserve to the City that part of its police power which are not otherwise addressed in this Agreement, and this Agreement shall be construed to reserve to the City those parts of its police powers which cannot be restricted by contract. Subject to the limitations specified in this Agreement, the City intends that rules, regulations, official policies, standards and specifications of City applicable to the development of the Project shall be the Applicable Law.

3.10 Subsequent Development Approvals for the Property.

3.10.1 Applications for Subsequent Approvals are anticipated to be submitted to the City by the Developer. Applications for Subsequent Approvals shall be processed diligently in good faith by the City and considered in a manner consistent with the rights granted by this Agreement and Applicable Law.

3.10.2 Nothing herein shall limit the ability of the City to require the necessary reports, analyses, or studies to assist in determining whether the requested Subsequent Approval is consistent with Applicable Law and this Agreement. City's review of the Subsequent Approvals shall be consistent with this Agreement, including without limitation Section 3.2 of this Agreement. To the extent that is consistent with CEQA, as determined by the City in its reasonable discretion, City shall utilize the Environmental Impact Report as described in Recital F to review the environmental effects of the Subsequent Approvals.

3.10.3 Notwithstanding the above, as required by Government Code Section 65867.5, any and all tentative maps prepared for a subdivision of the Property shall comply with the provisions of Government Code Section 66473.7, if applicable.

3.11 Life of City Approvals and Subsequent Approvals.

If any City Approval or Subsequent Approval shall expire during the Term of this Agreement, Developer shall retain all vested rights contained in this Agreement and shall be entitled to re-approval of the City Approval or Subsequent Approval consistent with Applicable Law for the Term of this Agreement.

3.12 Developer Obligations and Public Benefits.

As a material consideration for the long term assurances, vested rights, and other City obligations provided by this Agreement and as a material inducement to City to enter into this Agreement, Developer has offered and agreed to provide the public benefits to the City listed in this Section 3.12 and has further agreed to comply with all of its obligations under this Agreement, including in particular the obligations set forth in this Section 3.12.

3.12.1 Compliance with Agreement and Applicable Law. In addition to any other obligations of Developer set forth herein, in consideration of City entering into this Agreement, Developer has agreed that if Developer commences development of the Property and proceeds to develop the Property, such development shall be in conformance with all of the terms, covenants, and requirements of this Agreement and Applicable Law, and Developer shall perform those specific obligations and provide those specific contributions identified in the conditions of

approval and exhibits to the City Approvals. Developer shall pay when due all fees and costs which are imposed on all or any portion of the Property, whether imposed by City or other agencies, as provided in this Article III.

3.12.2 Public Benefits. In addition to the other benefits identified in Section 3.12, the Project will provide an annual public benefit contribution of one and a half percent (1.5%) of gross receipts from operations of the Cannabis Business, to be contributed at the time of the business license tax payment (no later than February 28 of each year), distributed as follows:

(a) Forty percent (40%) to Belmont Community Foundation. Developer shall provide documentation to the City's satisfaction demonstrating that this contribution was made. If this foundation ceases to exist, Developer shall provide these funds to the City and the City may use these funds as it deems appropriate.

(b) Thirty percent (30%) to the City to be used for Parks and Recreation Department programming, scholarships, and capital needs.

(c) Thirty percent (30%) to be distributed on an annual basis to one or more nonprofit organizations or activities serving city residents based on the recommendation of the Canna-Bel Community Advisory Board, which is to be made up of Belmont community stakeholders. The membership of the Advisory Board shall be disclosed on an annual basis as part of the annual review of the Development Agreement obligations as outlined in Section 5.2. No member of the Advisory Board shall have a personal financial interest in any organization that is a recipient of a distribution. A recipient organization may share a common board member with the Advisory Board and this, alone, will not create a violation of this section as long as that member does not have a personal financial interest in the outcome. Developer will provide the City with a copy of the current by-laws for the Canna-Bel Community Advisory Board as part of the annual review. The by-laws are to include a conflict of interest policy and criteria for selecting the nonprofit organizations or activities serving city residents that will receive funds under this paragraph.

3.12.3 Waiver of Vesting Statutes. As a material consideration for the long term assurances, vested rights, and other City obligations provided by this Agreement and as a material inducement to City to enter into this Agreement, Developer further agrees that, as long as this Agreement is in effect, the provisions of this Agreement shall govern and control the City Law to be applied to this development of the Property over any contrary or inconsistent provisions of Section 66498.1 et seq. of the Government Code or any other statute which purports to provide vested rights ("Vesting Statutes"). Developer waives the benefits of any Vesting Statute as it may be inconsistent or contrary to the provisions of this Agreement, including but not limited to vesting of development fees of all types. Notwithstanding anything to the contrary in this Section, the Parties acknowledge and agree that this Agreement vests Developer's rights to develop the Project in accordance with the terms of this Agreement and the provisions of state and local law concerning development agreements.

3.13 Mutual Obligations of the Parties.

City has agreed to provide Developer with the long term assurances, vested rights, and other City obligations described in this Agreement, including in particular those obligations described in this Article III, in consideration for the Developer obligations contained in this Agreement, including in particular those Developer obligations described in this Article III. Developer has agreed to provide City with the Developer obligations contained in this Agreement, including in particular those Developer obligations described in this Article III, in consideration for the City obligations described in this Agreement, including in particular those obligations described in this Article III. To ensure that the understanding of the Parties and mutual consideration remain effective, should either Party bring any administrative, legal, or equitable action or other proceeding to set aside or otherwise make ineffective any of the City or Developer obligations described in this Agreement, this Agreement may be terminated by the Party against whom the proceeding is brought at that Party's sole discretion.

ARTICLE IV
AMENDMENT, CANCELLATION, AND TERMINATION OF AGREEMENT

4.1 Amendment or Cancellation Procedure.

The Parties may mutually agree to amend or cancel this Agreement in whole or in part. As required by Belmont Zoning Ordinance Section 28.10, any amendment to or cancellation of this Agreement may be made only if the City follows the same procedures prescribed by Government Code 65864 et seq. and those procedures prescribed in Section 28 of the Belmont Zoning Ordinance (Ordinance No. 360 as amended) for entering into a new development agreement, including but not limited to public hearings before the Belmont Planning Commission and City Council and adoption of the amendment or cancellation by ordinance.

4.2 Requirement for a Writing.

No amendment to or cancellation of this Agreement or any provision of this Agreement shall be effective for any purpose unless adopted in accordance with the procedures prescribed in Belmont Zoning Ordinance Section 28 and specifically set forth in a writing that refers expressly to this Agreement and is signed by duly authorized representatives of the Parties. The City Clerk shall record an appropriate notice of any amendment or cancellation with the San Mateo County Recorder not later than ten (10) days after the effective date of the action effecting such amendment or cancellation, accompanied by a legal description of the Property.

4.3 Amendments to Development Agreement Legislation.

This Agreement has been entered into in reliance upon the provisions of the Development Agreement Statute, as those provisions existed at the date of execution of this Agreement. No amendment or addition to the Development Agreement Statute which would materially affect the interpretation or enforceability of this Agreement shall be applicable to this Agreement unless such amendment or addition is specifically required by the California State Legislature, or is mandated by a court of competent jurisdiction. If such amendment or change is permissive (as opposed to mandatory), this Agreement shall not be affected unless the Parties mutually agree in writing, after following the procedures in Section 4.1, to amend this Agreement to permit such applicability.

4.4 Amendment of City Approvals.

To the extent permitted by local, state, and federal law, any City Approval may, from time to time, be amended or modified by submittal of an application from the Developer and following the procedures for such amendment or modification contained in the Belmont City Code and Belmont Zoning Ordinance as applicable. Upon any approval of such an amendment or modification, the amendment or modification to the City Approval shall automatically be deemed to be incorporated into the Applicable Law without any further requirement to amend this Agreement.

4.5 Effect of Termination on Developer's Rights and Obligations.

4.5.1 Notwithstanding any other provision to the contrary, should the Developer or its successor seek to develop the Project, termination or cancellation of this Agreement or termination of the rights of Developer as to the entire Property, or any part the Property, shall not affect any requirement to comply with the City Approvals, the terms and conditions of any other Subsequent Approval, nor any payments then due and owing to City, nor shall it affect the covenants of Developer specified in Section 4.5.2 below to continue after the termination or cancellation of this Agreement. Developer understands and agrees that the City Approvals may be substantially modified in light of the circumstances resulting from the termination or cancellation of this Agreement or Developer's rights under this Agreement, and Developer shall have no rights to challenge such a modification by reason of this Agreement other than the rights, if any, Developer would have in the absence of this Agreement.

4.5.2 Notwithstanding anything in this Agreement to the contrary, the following provisions of this Agreement shall survive and remain in effect following termination or cancellation of this Agreement for so long as necessary to give them full force and effect with respect to claims or rights of City arising prior to termination or cancellation:

(a) Section 3.12 (Developer Obligations), to the extent such obligations have not been met upon termination or cancellation;

(b) Section 4.5.1 (Developer's obligations upon termination or cancellation);

(c) Section 6.2 (Remedies; limitation on damages and exceptions thereto; accrued obligations);

(d) Section 10.2 (Indemnification);

(e) Section 10.3 (Joint and Several Liability); and

(f) Section 12.1.1 (Indemnification – Third Party Challenge).

ARTICLE V
ANNUAL REVIEW

5.1 Time of Review.

To determine Developer's good faith compliance with this Agreement, and in compliance with Belmont Zoning Ordinance Section 28.12, the City shall review this Agreement and all actions taken with respect to the development of the Property at least every twelve months from the Effective Date, commencing on the first anniversary of the Effective Date. The date for the annual review may be modified by agreement between the Parties, so long as the review occurs at least every twelve months, or the City may elect to initiate a review at any time.

5.2 Required Information from Developer.

It is the Developer's responsibility to apply in a timely fashion for the annual review by submitting a written request to the Community Development Director, including a completed Annual Review Form in the form provided in Exhibit B (the "Annual Review Form") no more than sixty (60) and no less than thirty (30) days prior to the review date. The burden of proof, by substantial evidence, of good faith compliance shall be upon Developer. Developer shall provide the evidence determined necessary by the Community Development Director to demonstrate good faith compliance with the provisions of this Agreement. Developer shall provide detailed evidence of Developer's compliance with each obligation under this Agreement, including but not limited to the provisions of Section 3.12 and other information reasonably requested by the Community Development Director to determine compliance. The Community Development Director may conduct the annual review notwithstanding Developer's failure to submit the written request. Failure to submit the written request or to list or describe compliance with an obligation is substantial evidence that the Developer has not complied in good faith with the obligation and the provisions of this Agreement. Costs reasonably incurred by the City in connection with the annual review and any related hearings shall be paid by Developer in accordance with the City's schedule of fees in effect at the time of review.

5.3 Determination of Good Faith Compliance.

If the Community Development Director determines in writing that, based upon substantial evidence, Developer has complied in good faith with the terms and conditions of this Agreement, the annual review shall be concluded. If the Developer fails to submit a timely periodic review application or the Community Development Director finds that, based upon substantial evidence, Developer has not complied in good faith with the terms and conditions of this Agreement, the Community Development Director shall prepare a written notice describing the failure to comply and notify the Developer as required by Section 11.1 and any other person who has requested notice concerning this Agreement. If Developer fails to demonstrate compliance to the Community Development Director's satisfaction within 30 days from the date of the notice, the Community Development Director shall forward the matter to the City Council with his or her recommendation.

If the City Council determines, based upon substantial evidence that Developer has complied in good faith with the terms and conditions of this Agreement, the annual review shall

be concluded. If, however, the City Council determines, based upon substantial evidence, that Developer has not complied in good faith with the terms and conditions of this Agreement, the City Council may terminate or modify this Agreement as authorized by Government Code Section 65865.1 after complying with the provisions of this Agreement and the notice and hearing procedures contained in Belmont Zoning Ordinance Section 28 or successor provision.

5.4 No Waiver.

Failure of City to timely conduct an annual review shall not constitute a waiver by City of its right to do so at a later date nor a waiver of its rights to otherwise enforce the provisions of this Agreement, nor shall Developer have or assert any defense to such enforcement by reason of any failure to conduct an annual review. City does not waive any claim of defect or Default by Developer if, following periodic review as required by this Article V, City does not propose to modify or terminate this Agreement. City's failure to timely complete an annual review shall not constitute nor be asserted as a Default by Developer.

5.5 Reservation of Rights.

The rights and powers of the City Council under this Article V are in addition to, and shall not limit, the rights of the City to terminate or take other action under this Agreement on account of an event of Default by Developer.

ARTICLE VI
DEFAULT, REMEDIES, AND TERMINATION

6.1 Default.

A Party's violation of any material term of this Agreement or failure by any Party to perform any material obligation of this Agreement shall constitute a default ("Default"). Additionally, the occurrence of any of the following shall constitute a Default by Developer: (i) failure to pay when due any fee, tax, or payment required to be paid under this Agreement, City ordinance or resolution, or California State law, if the failure to pay continues for three (3) days after written notice of the failure from the City; (ii) failure to make the contributions or public benefit payments set out in Section 3.12.2 if failure to pay continues for three (3) days after written notice of the failure from the City; and (iii) operating the Cannabis Business in a manner that is not compliant with Belmont City Code Chapter 13 as may be amended. While Developer is in Default under this Agreement, City shall not be obligated to issue any permit or grant any Subsequent Approval until Developer cures the Default.

6.2 Remedies for Default.

City and Developer acknowledge that the purpose of this Agreement is to carry out the Parties' objectives as set forth in the Recitals. City and Developer agree that to determine a sum of money which would adequately compensate either Party for choices they have made which would be foreclosed should the Property not be developed as contemplated by this Agreement is not possible and that damages would not be an adequate remedy. Therefore, City and Developer agree that in the event of a breach of this Agreement, the only remedies available to the non-breaching

Party shall be: (a) suits for specific performance to remedy a specific breach, (b) suits for declaratory or injunctive relief, (c) suits for mandamus under Code of Civil Procedure Section 1085, or special writs, and (d) termination or cancellation of this Agreement or, at the option of City in the event of breach by Developer, termination of the rights of Developer under this Agreement. Monetary damages shall not be awarded to either Party. This exclusion on damages is limited to a breach of this Agreement and shall not preclude actions by a Party to enforce payments of monies due or the performance of obligations requiring the expenditures of money under the terms of Section 3.12 of this Agreement. All of these remedies shall be cumulative and not exclusive of one another, and the exercise of any one or more of these remedies shall not constitute a waiver or election with respect to any other available remedy. Developer expressly agrees that the 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 Section 6.2, "City") shall not be liable for any monetary damage for a Default by the City or any claims against City arising out of this Agreement. Developer hereby expressly waives any such monetary damages against the City. Any legal action by a Party alleging a Default must be filed within ninety (90) days from date of Declaration of Default after following the procedures in Sections 6.3, 6.4, and 6.5, as applicable.

6.3 Notice and Procedure Regarding Defaults.

Before initiating any action for relief specified in Section 6.2 for an alleged breach of this Agreement, the Party claiming breach (the "Complaining Party") must deliver to the other Party (the "Defaulting Party") a written notice of breach (the "Notice of Default"). The Notice of Default must specify the reasons for the allegation of Default with reasonable particularity. Within thirty (30) days, unless a shorter period is provided in this Agreement, the Defaulting Party must either: (a) use good faith efforts to cure the breach or, if such cure is of the nature to take longer than 30 days, to follow the procedures specified in Section 6.4 below, or (b) if in the determination of the Defaulting Party, the event does not constitute a breach of this Agreement, the Defaulting Party, within thirty (30) days of receipt of the Notice of Default, must deliver to the Complaining Party a notice which sets forth with reasonable particularity the reasons that a Default has not occurred. Failure to respond within the thirty (30)-day period may not be deemed an admission of the Default, but the Complaining Party may proceed to pursue its remedies under this Article VI. After conclusion of the thirty (30)-day period, the Complaining Party may declare a Default by providing written notice to the Defaulting Party (the "Declaration of Default"), subject to the provisions of Section 6.4, and may proceed to pursue its remedies under this Article VI.

6.4 Mutual Agreement for Cure of Certain Defaults.

If the Defaulting Party believes that the Default cannot practically be cured within the thirty (30)-day period (or shorter period as provided in this Agreement), the Defaulting Party is not in Default provided that: (a) the cure is commenced during the applicable period after receipt of the Notice of Default; (b) within the thirty applicable period, the Defaulting Party provides a schedule to the Complaining Party for cure of the Default, subject to the reasonable approval of the Complaining Party; and (c) the cure is completed in accordance with the schedule agreed to by the Parties, or such additional time as agreed by the Complaining Party. If the Parties cannot mutually agree on a schedule for cure of the Default, at the conclusion of the initial thirty (30)-day period

(or shorter period as provided in this Agreement), the Complaining Party may issue a Declaration of Default and proceed to pursue its remedies under this Article VI.

6.5 Alternative Procedure Regarding Defaults; Annual Review.

If the City Council determines, at the conclusion of the annual review undertaken as required by Article V, that Developer has not complied in good faith with the terms of this Agreement, then the determination constitutes a Declaration of Default, and City may proceed to pursue any remedies under this Article VI in addition to those remedies available under Article V.

6.6 Failure to Assert; No Waiver.

Any failures or delays by a Complaining Party in asserting any of its rights and remedies as to any Default shall not operate as a waiver of any Default or of any such rights or remedies. Delays by a Complaining Party in asserting any of its rights and remedies, irrespective of the length of the delay, shall not deprive the Complaining Party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert, or enforce any such rights or remedies, nor constitute a waiver of such Party's right to demand strict compliance by such other Party in the future. No waiver by a Party of a Default shall be effective or binding upon such Party unless made in writing by such Party, and no such waiver shall be implied from any omission by a Party to take any action with respect to such Default.

ARTICLE VII
ESTOPPEL CERTIFICATE

Either Party may request an estoppel certificate at the time of the annual compliance review, or within sixty (60) days of the annual compliance review. Either Party may, additionally, request an estoppel certificate at any other time by delivering written notice to the other Party, along with a complete periodic review application, including the required fee, as described in Section 5.2, requesting the other Party to certify in writing that, to the knowledge of that Party, (a) this Agreement is in full force and effect and is a binding obligation of the Parties, (b) this Agreement has not been amended or modified or, if so amended or modified, identifying the amendments or modifications, and (c) the requesting Party is not in Default in the performance of its obligations under this Agreement, or if in Default, to describe the nature of any Defaults. If this request is made by Developer, Developer shall pay any required fees in place at the time of request. The Party who receives the request shall execute and return the estoppel certificate within thirty (30) days following receipt of the request and items identified in Section 5.2, if required. The City Manager shall be authorized to execute any certificate requested by Developer. Developer and City acknowledge that a certificate hereunder may be relied upon by transferees and Mortgagees.

ARTICLE VIII
TRANSFERS, ASSIGNMENTS

8.1 Covenants Running with the Land.

Except as otherwise more specifically provided in Section 8.2 below, this Agreement and all of its provisions, rights, powers, standards, terms, covenants and obligations, shall be binding upon the Parties and their respective successors (by merger, consolidation, or otherwise) and assigns, and all other persons or entities acquiring the Property, or any interest therein, and shall inure to the benefit of the Parties and their respective successors and assigns, as provided in Government Code Section 65868.5.

8.2 Assignment and Transfer.

Developer and Property Owner shall not have the right to sell, assign, or transfer all or any part of its rights, title, and interests in all or a portion of the Property or Project subject to or a part of this Agreement, to any person, firm, corporation, or entity during the Term of this Agreement without consent of the City. This assignment prohibition applies to the corporate and business entities of Developer that are a Party to this Agreement. Any assignment or transfer prohibited by this Agreement will be considered an immediate breach of this Agreement and City may elect to immediate terminate this Agreement.

ARTICLE IX
MORTGAGEE PROTECTION

9.1 Mortgage Protection.

This Agreement shall be superior and senior to any lien placed upon the Property or any portion of the Property after the date of recording of this Agreement, including the lien of any deed of trust or mortgage ("Mortgage"). Notwithstanding the foregoing, no breach of this Agreement shall defeat, render invalid, diminish, or impair the lien of any Mortgage made in good faith and for value, but all of the terms and conditions contained in this Agreement (including but not limited to City's remedies to terminate the rights of Developer (and its successors and assigns) under this Agreement, to terminate this Agreement, and to seek other relief as provided in this Agreement) shall be binding upon and effective against any person or entity, including any deed of trust beneficiary or mortgagee ("Mortgagee") who acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise.

9.2 Mortgagee Not Obligated.

Notwithstanding the provisions of Section 9.1 above, no Mortgagee shall have any obligation or duty under this Agreement to construct or complete the construction of improvements on the Property, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to any uses or to construct any improvements on the Property other than those uses or improvements provided for or authorized by this Agreement, or otherwise under Applicable Law.

9.3 Notice of Default to Mortgagee.

If City receives a written notice from a Mortgagee, Developer or any approved assignee requesting a copy of any Notice of Default given Developer or any approved or permitted assignee and specifying the address for service, then City shall deliver to the Mortgagee at Mortgagee's cost (or Developer's cost), concurrently with service to Developer, any notice given to Developer with respect to any claim by City the Developer is in Default under this Agreement, and if City issues a Declaration of Default, City shall if so requested by the Mortgagee likewise serve at Mortgagee's cost (or Developer's cost) notice on the Mortgagee concurrently with service on Developer. Each Mortgagee shall have the right during the same period available to Developer to cure or remedy, or to commence to cure or remedy, the event of Default claimed in the Notice of Default or Declaration of Default.

9.4 No Supersedure.

Nothing in this Article IX shall be deemed to supersede or release a Mortgagee or modify a Mortgagee's obligations under any subdivision improvement agreement or other obligation incurred with respect to the Property outside this Agreement, nor shall any provision of this Article IX constitute an obligation of City to the Mortgagee, except as to the notice requirements of Section 9.3.

ARTICLE X
INDEMNIFICATION

10.1 No Duty of City; Hold Harmless.

It is specifically understood and agreed by the Parties that the Project contemplated by this Agreement is a private development, that City has no interest in or responsibility for or duty to third persons concerning any of said improvements, and that Developer shall have full power over and exclusive control of the Property subject only to the limitations and obligations of Developer under this Agreement.

10.2 Indemnification.

Developer 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 Section 10.2, "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 this Agreement or the City Approvals; (b) any development or use of the Property under this Agreement or the City Approvals; and (c) any actions or inactions by the Developer or its contractors, subcontractors, agents, or employees in connection with the construction or improvement of the Property and the Project; 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 Section 10.2, 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 responsibility for them.

10.3 Joint and Several Liability.

Developer and Property Owner shall be jointly and severally liable for any amount due under this Agreement. Developer and Property Owner agree that the City may impose a lien and seek foreclosure on any parcel of the Property due to any default by Developer.

ARTICLE XI
NOTICES

11.1 Notices.

Notices, demands, correspondence and communications between City, Developer, and Property Owner shall be sufficiently given if: (a) personally delivered; (b) dispatched by next day delivery by a reputable carrier such as Federal Express or DHL to the offices of City, Property Owner, and Developer indicated below, provided that a receipt for delivery is provided; or (c) sent by registered or certified mail, or express mail, return receipt requested, with postage prepaid.

City:

City Manager
City of Belmont
One Twin Pines Lane
Belmont, California 94002

With copy to:

City Attorney
City of Belmont
One Twin Pines Lane
Belmont, California 94002

Developer:

Belmont A&E Green Solutions, Inc.
2052 Monroe Ave
Belmont, CA 94002

With a copy to:

[Address info here, if a copy is to be sent]

Property Owner:

Bechwati Properties LLC
43053 Sabercat Place
Fremont, CA 94539

Any Party may change its mailing address at any time by giving written notice of such change to the other Party in the manner provided herein at least then (10) days prior to the date such change is effective. All notices under this Agreement shall be deemed given and received on the earlier of the date personal delivery is made or on the delivery date or attempted delivery date shown on the return receipt or air bill.

ARTICLE XII
MISCELLANEOUS

12.1 Third-Party Legal Challenge.

In the event of any legal action, claim, or proceeding instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the City Approvals, or the Subsequent Approvals ("Third Party Challenge"), the responsibilities of the Parties shall be as follows.

12.1.1 Indemnification.

The Developer shall bear its own costs of defense as a real party in interest in any Third Party Challenge, and the Developer shall reimburse City for all costs (including court costs and expenses) and attorneys' fees incurred by City in defense of such action or other proceeding. In its sole discretion, City may tender its defense of such action to Developer or defend the action itself. Upon a tender of defense to Developer by City, Developer shall defend through counsel approved by City, which approval shall not be unreasonably withheld, and Developer shall bear all attorneys' fees and costs from the date of tender. Under no circumstances shall Developer be required to pay or perform any settlement arising out of a Third Party Challenge unless the settlement is expressly approved by Developer.

12.1.2 City Cooperation.

The City shall promptly notify the Developer of any Third Party Challenge and shall cooperate fully in the defense of the Third Party Challenge.

12.1.3 Invalidity.

If any part of this Agreement is held by a court of competent jurisdiction to be invalid or unlawful as the result of a Third Party Challenge, the Parties shall use their best efforts to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and

implied intent of this Agreement, and then to adopt or re-enact such part of this Agreement as necessary or desirable to permit implementation of this Agreement.

12.2 Bankruptcy.

The obligations of this Agreement shall not be dischargeable in bankruptcy.

12.3 Applicable Law/Venue.

This Agreement shall be construed and enforced in accordance with the laws of the State of California. Any legal actions under this Agreement shall be brought only in the Superior Court of the County of San Mateo, State of California.

12.4 Reimbursement of Development Agreement Costs and Fees.

Developer shall reimburse City for all its reasonable and actual costs, fees, and expenses incurred in drafting, reviewing, revising, and processing this Agreement, including, but not limited to, recording fees, ordinance publication fees, staff time in preparing staff reports, and staff time, including legal counsel and special counsel fees, for preparation and review of this Agreement and changes requested by Developer.

12.5 Further Assurances.

Each Party covenants, on behalf of itself and its successors, heirs, and assigns, to take all actions and do all things, and to execute, with acknowledgment or affidavit if required, any and all documents and writings that may be necessary or proper to achieve the purposes and objectives of this Agreement.

12.6 Severability.

Except as otherwise provided herein, if any provision of this Agreement, or the application of this Agreement to any person or entity, be held invalid or unenforceable, the remainder of this Agreement, or its application to persons or entities, shall not be affected except as necessarily required by the determination of invalidity, and each term of this Agreement shall be valid and enforced to the fullest extent permitted by law unless amended or modified by mutual consent of the Parties, except if the effect of such a determination of invalidity is to deprive a Party of an essential benefit of its bargain under this Agreement, then the Party so deprived shall have the option to terminate this entire Agreement based on such determination.

12.7 Nondiscrimination.

Developer covenants by and for itself and any successors in interest that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, ancestry, or national origin in the development of the Property in furtherance of this Agreement. The foregoing covenant shall run with the land.

12.8 Developer Right to Rebuild.

City agrees that Developer may renovate or rebuild a development located on the Property within the Term of this Agreement should it become necessary due to natural disaster, including but not limited to fire, flood, or earthquake. Any such renovation or rebuilding shall comply with the Applicable Law and this Agreement.

12.9 Headings.

Section headings in this Agreement are for convenience only and are not intended to be used in interpreting or construing the terms, covenants, or conditions of this Agreement.

12.10 Agreement is Entire Understanding.

This Agreement is executed in one original, which constitutes the entire understanding and agreement of the Parties with respect to the subject matter hereof. Except as otherwise specified in this Agreement, any prior correspondence, memoranda, agreements, warranties, or representations are superseded in total by this Agreement.

12.11 Interpretation.

Each Party to this Agreement has had an opportunity to review the Agreement, confer with legal counsel regarding the meaning of the Agreement, and negotiate revisions to the Agreement. Accordingly, neither Party shall rely upon Civil Code Section 1654 in order to interpret any uncertainty in the meaning of the Agreement.

12.12 Recordation of Termination.

Upon termination of this Agreement or expiration of the Term, a written statement acknowledging such termination shall be executed by Developer and City and shall be recorded by City in the Official Records of San Mateo County, California.

12.13 Signature Pages; Execution in Counterparts.

For convenience, the signatures of the Parties to this Agreement may be executed and acknowledged on separate pages in counterparts which, when attached to this Agreement, shall constitute this as one complete Agreement.

[Signatures on the Following Page]

IN WITNESS HEREOF, the Parties have executed this Agreement as of the Effective Date.

CITY OF BELMONT,
a municipal corporation

By: _____
Afshin Oskoui, City Manager

Dated: _____

ATTEST:

By: _____
Jozi Plut, City Clerk

Dated: _____

APPROVED AS TO FORM:

By: _____
Scott Rennie, City Attorney

Dated: _____

Belmont A&E Green Solutions, Inc.
a California Corporation

By: _____

By: _____

Dated: _____

Bechwati Properties LLC,
a California Limited Liability Company

By: _____

By: _____

Dated: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____,
(insert name of notary)
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____,
(insert name of notary)
Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Portion of Lot 2, as designated on the Map entitled, "Bay View Heights Subdivision No. 3, San Mateo County, California", which map was filed in the office of the County Recorder of San Mateo County, State of California on September 24, 1927 in Book 16 of Maps, at Page 35, more particularly described as follows:

Beginning at a point on the Northeasterly line of said Lot, distant thereon South 43° 56' East 554.65 feet from its intersection with the Southeasterly line of O'Neill Avenue as shown on the aforementioned map, said point of beginning being the Southeasterly corner of lands conveyed by Norman F. Meyer and Ann E. Meyer to Mae R. Mather by deed dated August 6, 1953 and recorded August 13, 1953, in Volume 2459 of Official Records at Page 63; thence South 43° 56' East 4.97 feet; thence South 44° 26' East 101.52 feet; thence South 45° 26' East 48.16 feet, more or less to its intersection with the Northerly line of lands described as Parcel One in the deed from California Pacific Title & Trust Company, a corporation, to the State of California, dated June 2, 1930, and recorded June 10, 1930 in Book 477 of Official Records of San Mateo County at Page 268, thence Westerly and Northwesterly along the boundary of land described in said deed, on an arc of curve to the right, from a tangent which bears South 89° 30' West and with a radius of 50 feet; through a central angle of 46° 28' an arc distance of 40.55 feet to a point on a line parallel with and 50 feet Northeasterly from the center line survey of the State Highway; thence North 44° 02' West, along said parallel line 117.09 feet to a point, which point is the most Southerly point of lands conveyed by Norman F. Meyer and Ann E. Meyer to Mae R. Mather by deed dated August 6, 1953, and recorded August 13, 1953, in Volume 2459 of Official Records at Page 63; thence North 42° 30' East parallel with the Southeasterly line of O'Neill Avenue, to the point of beginning.

APN: 045-243-040

EXHIBIT B

ANNUAL REVIEW FORM

This Annual Review Form is submitted to the City of Belmont ("City") by _____ ("**Developer**") pursuant to the requirements of California Government Code Section 65865.1 and Section 28 of the Belmont City Code regarding Owner's good faith compliance with its obligations under the Development Agreement between the City and Developer having an Effective Date of _____, 20__ ("Development Agreement"). All terms not otherwise defined herein shall have the meanings assigned to them in the Development Agreement:

Annual Review Period: _____ to _____.

Describe in detail each Developer obligation included in the Development Agreement, including but not limited to those in Section 3.12, and describe in detail Developer compliance with each obligation.

Describe any extension as a result of enforced delay under Section 2.6 of the Development Agreement. Provide copies of any notices provided to the City under Section 2.6.

IN WITNESS WHEREOF, DEVELOPER has executed this Annual Review Form as of this _____ day of _____, 20__.

DEVELOPER:

_____,
a _____

By: _____
Name: _____
Title: _____

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT APPROVING A CONDITIONAL USE PERMIT AND DESIGN REVIEW FOR THE CANNA-BEL RETAIL CANNABIS DISPENSARY BUSINESS AT 1397 EL CAMINO REAL & APN 045-243-050

WHEREAS, Bechwati Properties, LCC ("Property Owner)", is the fee owner of the real property located at 1397 El Camino Real within the City of Belmont (the "Property"); and,

WHEREAS, Belmont A & E Green Solutions, Inc., a California corporation (dba Canna-Bel) ("Developer") has a leasehold interest in the Property and proposes to develop the Property for a cannabis retail use; and,

WHEREAS, the City received an application from Property Owner and Developer to establish a retail cannabis use on Property and seeking approval of an amendment to the Zoning Basemap Designation for the Property incorporating it into the S-3 Cannabis Retail and Distribution Overlay District, as well as Conditional Use Permit, Design Review, and Development Agreement entitlements (the "Project"); and,

WHEREAS, on March 4, 2025, the Planning Commission held a duly noticed public hearing to consider public testimony and a staff report for the Rezoning and Development Agreement requests, and rendered a recommendation as to whether the City Council should rezone the Properties as requested and approve the development agreement for the Canna-Bel Business; and,

WHEREAS, on March 11, 2025, the Zoning Administrator held a duly noticed public hearing to consider public testimony and a staff report for the proposed Conditional Use Permit and Design Review for the Canna-Bel Retail Cannabis Dispensary Business for the subject properties; and,

WHEREAS, on the March 25, 2025, the City Council held a duly noticed public hearing to take testimony from the public and the applicant, to consider the Planning Commission and Zoning Administrator recommendations, and to receive a staff report and information about the Project, and at the conclusion of the hearing introduced an ordinance rezoning 1397 El Camino Real & APN 045-243-050 into the S-3 Cannabis Overlay District, introduced an ordinance approving a development agreement for the project, and directed staff to place a resolution approving a Conditional Use Permit and Design Review for the project on the April 8, 2025 City Council agenda; and,

WHEREAS, on April 8, 2025, the Council at a duly noticed regular meeting the Rezoning and Development Agreement Ordinances, and Conditional Use Permit & Design Review Resolutions were presented for adoption by Council in accordance with state law; and,

WHEREAS, Council previously certified a Final Environmental Impact Report (FEIR) that evaluated the environmental impacts of the City's 2035 General Plan, Phase I Zoning, Belmont Village Specific Plan (BVSP), and Climate Action Plan (CAP) on October 24, 2017 (the "General Plan EIR" – SCH #2016082075), making required findings under the California Environmental Quality Act (CEQA), adopting a Mitigation Monitoring and Reporting Program (MMRP), and a statement of overriding consideration for that project on November 14, 2017; and,

WHEREAS, the City subsequently prepared an addendum examining the environmental effects of amending General Plan Land Use Element Section 2.4 and Policy 2.6-7, and establishing the S-3 Overlay District to allow up to two cannabis retail uses and one cannabis distribution use and found

that the project would create no new effects or require new mitigation measures, and having considered the effects peculiar to the proposed Project at the Property, similarly finds the Project would create no new effects or require new mitigation measures.

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

SECTION 1. CONDITIONAL USE PERMIT AND DESIGN REVIEW FINDINGS

1. The Council finds the above recitals are true and correct. The Council incorporates as part of its findings the findings in the Zoning Administrator and City Council staff reports previously presented to the Council.

2. The City Council may grant a Use Permit only if it finds the proposed use is in accordance with the provisions of the General Plan and the Belmont Zoning Ordinance and that the following findings (BZO Sections 10.7.3(a.1-4) and 21.4.1(b)(3.A-E) have been met. The City Council must deny the application for a Use Permit if it is unable to make the findings.

   BZO Section Findings 10.7.3(a.1-4)

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

   The proposed Canna-Bel Retail Cannabis Business use would be located in the Belmont Village area, in proximity to main city arterials and mass public transportation options (bus and rail). The project site is currently developed with a restaurant building that is currently served by all required utilities. An interior and exterior remodel of the building is proposed to accommodate the proposed Cannabis Retail Business. No upgrades or extension of transportation or utility facilities would be required for the project. Representatives from the City's Police Department and Fire District have not identified any service concerns for the project.

   A site circulation evaluation has been conducted by city staff. The project will refurbish and stripe an existing parking lot (currently owned by Caltrain and under lease agreement for use by the Canna-Bel business. Parking for staff will be addressed within this parking lot. Conditions of approval are required to address any gate closure/access, parking, or safety impacts from the project.

   Based on the foregoing, the location of the proposed project would not place an undue burden on parking, traffic circulation, or utilities serving the neighborhood, and would be compatible with surrounding uses in the established (November 2023) S-3 Cannabis Retail/Distribution Overlay District along south El Camino Real. This Finding is affirmed.

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

   No expansion of the existing building is proposed; a remodel of the existing restaurant to a Retail Cannabis Business use is proposed. Compliant accessible parking would be provided, and the project would meet its parking requirement (1 space for each 250 square feet of space) for retail commercial uses in the BZO; the proposed parking lot/restriping modifications for site will result in 13 spaces for the property. Building lighting would be upgraded to meet current

city standards. Thus, the project site is of sufficient size to accommodate the proposed use. This Finding is affirmed.

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

El Camino Real and Harbor Boulevard, which intersect at the proposed Canna-Bel Retail Cannabis Business property at 1397 El Camino Real, have sufficient capacity to carry the traffic generated by the proposed use. This Finding is affirmed.

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

All relevant City departments have reviewed the proposal and/or provided conditions of approval that should ensure that the proposed use will not adversely affect the general welfare of the City. Conditions of approval have been included that would require conformance with the California Building Code. The Canna-Bel Retail Cannabis Business is also required to comply with all Chapter 13 Belmont City Code Statutes and Regulations for Safety, Registration, and Operation. In particular, as per City Code Section 13-53, the Retail Cannabis Business shall obtain a Business Registration Certificate (i.e. Police Permit) prior to operation. Therefore, as proposed and with incorporation of and adherence to the conditions of approval, this Finding is affirmed.

<u>BZO Section Findings 21.4.1(b)(3. A-E)</u>

(A) The establishment of the proposed use complies with the applicable development regulations.

The proposed Canna-Bel Retail Cannabis Business has been evaluated in conjunction with the adopted BZO Section 21.4.1(c) Development Regulations. The proposed project either already complies with these established regulations or has been conditioned to comply. This Finding is affirmed.

(B) For a Cannabis Retail Use Permit, there are no more than two lawfully approved Cannabis Retail uses and approval of the use permit will not result in more than two Cannabis Retail uses in the S-3 District.

There is one other Retail Cannabis Business proposed within the established (November 2023) S-3 south El Camino Real Retail/Distribution Cannabis Overlay District. Approval of the Canna-Bel Retail Cannabis Business Use will not result in more than two Cannabis Retail Uses in the S-3 District. This Finding is affirmed.

(C) For a Cannabis Distribution Use Permit, there is no more than one lawfully approved Cannabis Distribution use and approval of the use permit will not result in more than one Cannabis Distribution use in the S-3 District.

The proposed Cannabis Business at 1397 El Camino Real is retail based. No Cannabis Distribution Uses are currently proposed in the established S-3 District. This Finding is affirmed.

(D) The use permit conditions require the use to comply with the performance standards in subsection (d) unless a modification is expressly approved by the permit.

The project (a proposed Retail Cannabis Business at 1397 El Camino Real) currently complies with or is conditioned to comply with the adopted (November 2023) BZO Section 21.4.1(d) Performance Standards. This Finding is affirmed.

(E) The Police Department has reviewed and approved security and operations plans for the use at the proposed facility.

The Police Department (PD) has completed a preliminary review of the proposed Canna-Bel security/operational plans. The Canna-Bel Business application was also preliminarily checked and cleared by the Police Department (PD). Their operational and security plans were evaluated by the PD to ensure these plans meet all of the requirements described in the city ordinance. The Canna-Bel Security and Operational Plans have been conditionally approved. Final review, completion, and approval of the Canna-Bel Retail Cannabis Business Security/Operational plans will be required prior to obtaining a Business Registration Certificate (i.e. Police Permit) prior to an operation start for the business. A Condition of Approval has been included regarding compliance with these requirements. This Finding is affirmed.

3. Under Belmont Zoning Ordinance (BZO) Section 13.2.1(b), design review is required for exterior alterations of structures in the VCMU District. "Exterior Alteration" includes replacing elements such as windows or doors and repainting or refinishing with design, elements, materials or colors different than previously approved. As such, Design Review is required for this project in accordance with the Findings enumerated in BZO Section 13.5.2 (a-d) – see below:

(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.

City staff and consultants have completed the appropriate technical review for the project. No upgrades or extension of transportation or utility facilities would be required for the project. The subject property provides both adequate and required parking for the business. No grading, drainage, sanitary sewer, vehicular/pedestrian, or construction impacts are anticipated. As part of the project review process, the City's Department of Public Works, Fire Department, Police Department, and Community Development Department (Planning and Building Divisions) have compiled a list of project-specific conditions of approval which would be required during construction.

All construction will be completed in compliance with the California Building Code and the National Pollutant Discharge Elimination System (NPDES) standards as administered by the City of Belmont. A site circulation evaluation has also been conducted and approved by city staff. Representatives from the City's Police Department and Fire District have not identified any service concerns for the project. This finding is affirmed.

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

New landscaping for both the south Harbor Boulevard frontage, and northern property frontage is included in the Canna-Bel proposal. The proposed landscaping will consist of a combination of new tree, shrub, and groundcover plantings. All plantings will be irrigated with a complete underground irrigation system in conjunction with City requirements. Proposed landscape

design features will occupy at least 10% of the gross site area. The project will incorporate all required Water Efficient Landscape Ordinance (WELO) measures as required by the City and the Mid-Peninsula Water District (MPWD). This finding is affirmed.

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

The project is consistent and compliant with all BZO development standards for the VCMU District. The project has also been conditioned to comply with all *Development Regulatio*ns and *Performance Standards* established for Cannabis Uses. This finding is affirmed.

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

The project includes minor interior building improvements (to the current Sumac Restaurant building) that will consist of new interior building partition walls, lighting, and a new HVAC system and ADA accessible bathroom. Exterior building painting (beige/brown brick face color) enhancements are also proposed as well as a new black wrought-iron fencing/gate with security enhancements. An existing patio along the El Camino Real frontage will be removed. The project also includes restriping enhancements to the rear (eastern) parking lot that will serve the Cannabis Retail business.

The new signage will consist of a combination of "Canna-Bel" individual letter and logo elements in a gold color. The new signage is proposed to be installed within the entry gate and repainted exterior front façade of the building. The new signage will be viewable from the El Camino Real property frontage. The proposed improvements do not include the use of extreme colors.

The project lighting plans were evaluated by the Police Department to ensure these plans met all of the requirements described in the city ordinance. The lighting is designed to not cause spillover, glare, or trespass onto adjacent properties. This finding is affirmed.

The proposed project is in compliance with BZO Section 13.2.1 requirements applicable to exterior alterations; the applicable findings in BZO Section 13.5.2 (a-d) can be made in the affirmative. Based on the foregoing analysis, the City Council approves of the project Design Review for the Canna-Bel Retail Cannabis Business for the subject property (1397 El Camino Real & APN 045-243-050).

SECTION 2. DEVELOPMENT REGULATIONS AND PERFORMANCE STANDARDS

As per Belmont Zoning Ordinance (BZO) Section 21.4.1(c) & (d), and in conjunction with the Conditional Use Permit for the proposed Canna-Bel Retail Cannabis Business, an assessment on the consistency and compliance with the adopted (November 2023) Cannabis Use *Development Regulations* and *Performance Standards* is required. Below is an analysis of those BZO regulations and standards.

<u>BZO Section 21.4.1(c) - Development Regulations</u>

(1) The use may only be established and operate inside a completely enclosed building.

The proposed Canna-Bel Retail Cannabis Business is designed, required, and conditioned to operate completely within the building. This regulation has been met.

(2) The location of a Cannabis Retail or Cannabis Distribution use when initially established must comply with the following:

(A) The use must be at least 600 feet from a school or other Cannabis Retail or Cannabis Distribution use and at least 100 feet from parks and actively operated child day care centers.

The proposed Canna-Bel Retail Cannabis Business (at 1397 El Camino Real & APN 045-243-050) is located further than 600 feet from any school or other proposed Cannabis Retail Business (NUG at 1538 El Camino Real). The Canna-Bel Business is also located further than 100 feet from any park or actively operated child day care center. This regulation has been met.

(B) The distances in subparagraph (A) are measured from the building containing the Cannabis Retail or Cannabis Distribution use by the length of the shortest path of travel over which the general public has a right to travel to the boundary of a property containing the incompatible use.

Appropriate business distance analysis has been completed in accordance with this regulation. The Canna-Bel Business is in compliance with this regulation.

(C) The public entrance to the Cannabis Retail or Cannabis Distribution use may not be located immediately adjacent to a youth-oriented business on the same frontage as the entrance.

The proposed Canna-Bel Retail Cannabis Business is not located adjacent to or near a youth-oriented business. This regulation has been met.

(3) The site and building must be suitably designed to be secure.

The Canna-Bel Business application was preliminarily checked and cleared by the Police Department (PD). Their security plan was evaluated by the PD to ensure the plan met all of the requirements described in the city ordinance. The Canna-Bel Security Plan has been conditionally approved, pending a compliance check when the installation and construction has been completed for the building/property. A Condition of Approval is included requiring compliance with this development regulation.

<u>BZO Section 21.4.1(d) - Performance Standards</u>

(1) State Licensing. The use must fully comply with all applicable operational rules and regulations governing commercial cannabis activity in Business & Professions Code Division 10.

The Police Department will contribute to the compliance analysis of this Performance Standard. A condition of approval is included requiring adherence to this performance standard.

(2) Hours of Operation. A use may be open and operate only between the hours of 9:00 a.m. and 9:00 p.m.

The Canna-Bel Retail Cannabis Business will only be allowed to be open during the aforementioned operating hours. A condition of approval is included requiring compliance with this performance standard.

(3) Consumption. Consumption of cannabis on the premise must not be allowed.

A condition of approval is included requiring compliance with this performance standard.

(4) Smoking. Smoking or vaping of any kind on premises must not be allowed.

A condition of approval is included requiring compliance with this performance standard.

(5) Odor. Cannabis odor must not be detectible outside the building from any place accessible to the public or from adjoining private property.

The new HVAC system for the proposed Canna-Bel Retail Cannabis Business building will replace the existing system and be in full compliance with California Building Codes as well as the Rules and Regulations of the California Department of Cannabis. As such, there is not an expectation of cannabis odor emanating from the (remodeled) building. In addition, no cannabis will be permitted to be consumed in or around the premises by smoking or vaping. A condition of approval is included requiring compliance with this performance standard.

(6) Public services. Operation of the business must not place a burden on the provision of public services disproportionate to other retail uses.

The Police Department (PD) has completed a preliminary review of the proposed NUG operational/safety/security plan. Final review, completion, and approval of the aforementioned Canna-Bel Retail Cannabis Business plans will be required prior to obtaining a Business Registration Certificate (i.e. Police Permit) prior to an operation start for the business. The proposed retail cannabis business is not expected to create a disproportionate public service burden in comparison to other commercial retail uses within the community. A condition of approval is included requiring compliance with this performance standard.

(7) Exterior Security Lighting. Adequate external lighting must be provided for security purposes. The lighting shall be sufficient to provide illumination and clear visibility to all outdoor areas, with minimal spillover on adjacent properties. The lighting must be stationary, directed away from adjacent properties and public rights-of-way, and compatible with the neighborhood.

The Canna-Bel Business application was preliminarily checked and cleared by the Police Department (PD). Both their security and lighting plans were evaluated by the PD to ensure these plans met all of the requirements described in the city ordinance. The Canna-Bel Security & Lighting Plans have been conditionally approved, pending a compliance check when the installation and construction has been completed for the building/property. A Condition of Approval is required regarding compliance with this performance standard.

(8) Security. On-site security must be provided for Cannabis Retail or Cannabis Distribution uses during the hours of operation when clients are present.

The Canna-Bel Security Plan was preliminarily checked and has been conditionally approved by the Police Department (PD), pending a compliance check when the installation and construction has been completed for the building/property. Their security plan was evaluated by the PD to ensure the plan meets all of the requirements described in the city ordinance. A Condition of Approval is required regarding compliance with this performance standard.

(9) Commercial Cannabis Permit. The use must fully comply with all applicable local permit rules and regulations governing commercial cannabis activity, including operational permit requirements and conditions and approved operational plans under any other city ordinance or code.

The Canna-Bel Retail Cannabis Business is required to comply with all Chapter 13 Belmont City Code Statutes and Regulations for Safety, Registration, and Operation. In particular, as

per City Code Section 13-53, the Retail Cannabis Business shall obtain a Business Registration Certificate (i.e. Police Permit) prior to operation. A condition of approval is included requiring compliance with this performance standard.

(10) In the event of a conflict between the requirements of the use permit and the requirements of a local operations permit issued by the police department, the more restrictive performance requirements apply.

The Police Department (PD) review has centered on the operational/safety plan, security plan, and state licensing to ensure that this use will operate in accordance with all applicable laws (i.e., use of products on site or in public places would be prohibited, security personnel would be required to prevent sales to minors and loitering, cannabis products and graphics representing cannabis products may not be visible from the exterior of the facility, and products must be stored and sold from inside the building. Final review and completion of the operational/safety/security plan for the Canna-Bel Retail Cannabis Business will be required prior to obtaining a Business Registration Certificate (i.e. Police Permit) prior to an operation start for the business.

As proposed and to be conditioned, no noise, lighting, parking, traffic or circulation impacts are anticipated from the project. All relevant City departments have reviewed the proposal and have provided conditions of approval that should ensure that the proposed use will not adversely affect the general welfare of the City. A condition of approval is included requiring compliance with this performance standard.

SECTION 3. CONDITIONAL USE PERMIT AND DESIGN REVIEW APPROVAL

Based upon the findings of fact contained in the staff report to the City Council dated March 25, 2025, the presentations to the Council and supporting documents and any public testimony received, and in accordance with Belmont Zoning Ordinance Sections 10.7.3(a), 21.4.1(b)(3), and 13.5.2(a-d), the City Council approves the Conditional Use Permit and Design Review for the Canna-Bel Retail Cannabis Dispensary Business at 1397 El Camino Real & APN 045-243-050 subject to the Project Conditions of Approval in Exhibit A to this Resolution.

SECTION 4. EFFECTIVE DATE.

This Resolution takes effect 30 days after its adoption.

* * *

The City Council of the City of Belmont, California adopted the foregoing Resolution at a regular meeting held on April 8, 2025 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

_____ _____

City Clerk Mayor

Conditions of Approval – Exhibit A
April 8, 2025 City Council
Conditional Use Permit and Design Review
Canna-Bel Cannabis Dispensary Business
1397 El Camino Real & APN 045-243-050
Planning Application PA2024-0027

Community Development Department

1. Plans submitted for the building permit and all construction shall conform to the plans on file in the Planning Division. The Director of Community Development may approve minor modifications to the plans.

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

3. Indemnification. Land Owner hereby agrees to and shall indemnify, defend, and hold harmless the 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 validity of any zoning entitlement approval by the city; (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.

4. NPDES Stormwater Controls (General) - The owner/applicant shall ensure that all construction personnel follow standard BMPs for stormwater quality protection during construction of project. These include, but are not limited to, the following:

   a. Store, handle and dispose of construction materials and wastes properly, 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.

5. Comply with all established Cannabis Use ***Development Regulations*** as per Belmont Zoning Ordinance (BZO) Section 21.4.1(c).

6. Comply with all established Cannabis Use ***Performance Standards*** as per Belmont Zoning Ordinance (BZO) Section 21.4.1(d). As per BZO Section 21.4.1(d).9, the Retail Cannabis Business shall obtain a *Commercial Cannabis Permit* which requires the use to fully comply with all applicable local permit rules and regulations governing commercial cannabis activity, including operational permit requirements and conditions and approved operational plans under any other city ordinance or code.

7. Comply with all executed terms for the Canna-Bel Cannabis Dispensary Business Development Agreement (DA).

8. If any existing landscaping should be damaged during construction related activities, the applicant shall replace such landscaping, including consideration to utilize drought-tolerant plantings, prior to issuance of a planning final. Prior to building permit issuance, the applicant shall provide photographs of the property to document existing landscape conditions.

9. Tree Protection. The applicant shall implement the Tree Protection Guidelines identified in the Arborist Report, prepared for the project; the project arborist shall review the final building and grading plans, and confirm in writing any changes to the design recommendations. The guidelines shall be included on a plan sheet submitted with the building permit application.

10. Prior to issuance of a grading or building permit, the applicant shall submit written confirmation from the Project Arborist that all tree protection measures, and pre-construction treatments have been installed and inspected, and that they meet the arborist's specifications.

11. Any approved grading, construction, demolition or other work within the tree protection zone shall be monitored by the project arborist.

12. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Project Arborist.

13. 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.

14. After completion of exterior construction work and before final building permit inspection, the applicant shall submit a final written report/letter from the Project Arborist. Said report/letter

shall provide an evaluation of the construction impacts to the subject tree's health or structural stability, and shall identify any additional provisions that may be required to these address impacts. The applicant shall be responsible to implement these recommendations. A final report may be required on the effectiveness of the measures.

15. Prior to the issuance of Building Permits for the project, the applicant shall submit a revised Landscaping Plan that is subject to the review and approval by the Community Development Department. The landscape plan shall include the following selected species choices for trees, shrubs, and groundcovers as outlined below:

    Trees: Cercis occidentalis (common name – Western Redbud); Platanus acerifolia 'Columbia' (common name – London Plane Tree); Tristania conferta (common name – Brisbane Box).

    Shrubs: Lomandra 'Platinum Beauty' (common name - Variegated Dwarf Matt Bush); Olea europaea 'Montra' (common name – Little Olie Dwarf Olive); Westringia fruticosa ' Smokey' (common name - Smokey Coast Rosemary).

    Groundcovers: Ceanothus hearstiorum (common name - Hearst's Ceanothus); Myoperum parvifolium (common name - Creeping Myoperum).

Public Works Department

16. Pursuant the City's zoning regulations and Public Works/Engineering requirements, the applicant shall provide an accurate and recorded copy of the Record of Survey (ROS), to confirm boundaries, setbacks, existing structures, monuments and easements prior to issuance of a building permit.

17. The Applicant shall submit a copy of the parking lot lease agreement with Caltrain (the owner of eastern parking lot that would serve the Canna-Bel Retail Cannabis Business), to the Public Works Department (PWD) for review and verification prior to the issuance of the building permit. The Agreement shall contain a legal clause requiring the applicant to report to the PWD and City Manager's Office, if the lease is vacated or cancelled. Any action or violation that would result in the vacation or cancellation of the parking lot lease will subject the Canna-Bel Business Operator to revocation of the Conditional Use Permit, Development Agreement, and additional requirements to meet the City's determined needs for continual operation of parking for the Retail Cannabis Business.

18. A portion of the proposed work is within the State of California right-of-way. The applicant shall contact the California Department of Transportation (Caltrans) to obtain an encroachment permit for this portion of the work.

19. The entry gate shall allow room for one (1) car length to be able to park at the gate entrance and operate it without obstructing vehicles or pedestrian path of travel within the Caltrans right-of-way, or the gate is required to be automatic.

20. Any increases in sewer demand and upsizing of existing water services for proposed tenant improvements will require sewer lateral improvements. Confirm that there will be no additional fixture units for the project.

Police Department

21. The Cannabis Retail Business (Canna-Bel) shall comply with all Chapter 13 Belmont City Code Statutes and Regulations for Safety, Registration, and Operation. In particular, as per City Code

Section 13-53, the Retail Cannabis Business shall obtain a Business Registration Certificate (i.e. Police Permit) prior to operation.

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

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

24. No parking of construction/employee vehicles shall be allowed in the roadway.

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

26. No Trespassing signs, as per California Penal Code (PC) Section 602, are required to be posted around the property to discourage unauthorized entry and aid in criminal prosecutions for trespassing/theft.

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

Building Division

28. 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.

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

30. 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.

31. The applicant shall obtain all department final signatures prior requesting a Building Permit final.

32. Provide on the plans the existing and proposed locations of the electric and gas meters, subpanels, water heater and furnace.

33. The applicant shall post hours of operation and phone numbers for noise complaints.

34. The project building/site permits valuation shall determine the amount of accessibility provisions required.

Fire Department

35. The proposed gate will require a Knox-keyed switch to access the building during an emergency.

STAFF REPORT

Meeting Date:	April 8, 2025
Agency:	City of Belmont
Staff Contact:	Daniel Matthews, Public Works, (650)-637-2985, dmatthews@belmont.gov
Agenda Title:	2025 Pavement Rehabilitation Project – Plans and Specifications Approval, Bid and Construction Award Authorization, and Construction Management Task Order Authorization
Agenda Action:	Resolution

Recommendation

Adopt a resolution approving plans and specifications, authorizing advertisement for sealed bids, authorizing the City Manager to negotiate and execute a contract with the lowest responsible and responsive bidder for an amount not to exceed $4,355,806 plus a ten percent construction contingency, and approving a task order for construction management services with Pavement Engineering Inc. for an amount not to exceed $559,295 for the 2025 Pavement Rehabilitation Project, City Contract Number 2025-637.

Strategic Focus Area

Infrastructure and Mobility

Background

Public Works is responsible for maintaining and repairing approximately 70 centerline miles (140 travel lane miles) of streets in the City. To maximize available funding and prioritize pavement projects effectively, the Public Works Department follows best management practices in its pavement preservation program. Funding for these projects comes from Measure I, a locally controlled half-cent general sales tax approved by voters in November 2016; the Road Maintenance and Rehabilitation Account (RMRA), established under Senate Bill (SB) 1 and signed into law in April 2017; and Measure W, a 30-year half-cent sales tax passed by San Mateo County voters in July 2019.

In February 2024, the Council reviewed the Five-Year Pavement Plan from FY23/24 through FY28/29. The five-year plan is a planning-level document that provides guidance by selecting streets that will raise the City's overall Pavement Condition Index (PCI) and reduce the long-term cost of roadway improvements.

Analysis

As identified in the Five-Year Pavement Plan, the 2025 Pavement Rehabilitation Project identified 2.6 centerline miles of roadway for rehabilitation or reconstruction, including the following roadways:

Street Name	Beginning Location	End Location	Selected Treatment	Current PCI
FOREST AVENUE	ALAMEDA DE LAS PULGAS	CIPRIANI BOULEVARD	Full Depth Reclamation	29
CORONET BOULEVARD	LYON AVENUE	PRINDLE ROAD	Mill-and-Fill	40
MONTE CRESTA DRIVE	SAN JUAN BOULEVARD	DEAD END	Overlay	42
PULLMAN AVENUE	COVINGTON ROAD	RALSTON AVENUE	Mill-and-Fill	54
RALSTON FRONTAGE RD	HILLER	KEDITH ST	Overlay	0
COMSTOCK CIRCLE	HALLMARK DRIVE (W)	REFUGE BOUNDARY	Overlay	13
LOWER LOCK AVENUE	END OF PAVED ROAD	HILLCREST DRIVE	Overlay	51
E STREET	FIFTH AVENUE	SIXTH AVENUE	Overlay	3
SHOREWAY RD	1111 SHOREWAY RD	CITY LIMIT	Mill-and-Fill	0

By successfully value engineering portions of the project, staff has been able to add the following streets from the 2026 Pavement Rehabilitation Project to the bid package as additive bid items. The additional segments will be added to the project if the base bid price of the low bid comes in lower than the engineer's estimate.

Street Name	Beginning Location	End Location	Selected Treatment	Current PCI
FIFTH AVE	ONEIL AVE	CHANGE OF PAVEMENT ~100' N OF ONEIL AVE	Mill-and-Fill	15
KING ST	SIXTH AVE	SOUTH RD	Overlay	9
LANE ST	PROSPECT ST	MOLITOR RD	Mill-and-Fill	7

Work will include road reconstruction, and other required construction including minor drainage improvements, ADA compliant curb ramps, grade adjustments of manholes and utility boxes, and striping. The project will involve several different pavement techniques including an overlay; mill-and-fill, where the entire asphalt section is removed and replaced; and, full depth reclamation, a recycling method where all of the asphalt pavement section and a predetermined amount of underlying materials are treated to produce a stabilized base course and is then overlayed with a surface course of asphalt. Together, all street section improvements are projected to raise the City roadway network's PCI from 70 to 73 overall.

In order to meet the requirements established in Provision C3 of the Municipal Regional Permit (MRP), the project will also entail the construction of a new bioretention facility in the 'Gateway' area near the Belmont and San Mateo border on Alameda de las Pulgas. The facility will treat and retain runoff from a portion of the project area through plant and organic media.

To support staff with construction management and quality assurance throughout the project, City staff solicited proposals from on-call consultants and selected Pavement Engineering Inc. based on their previous successful experience with managing these types of projects. The construction management and engineering support, inspection and quality assurance services cost is $559,295. The scope of work will include construction oversight and full-time inspection of work, organizing and conducting weekly

progress meetings, coordinating material and compaction testing, and performing key administrative duties. The full proposal is included in Attachment D.
Staff has begun notifying properties along the project corridors to promote awareness of the project. Staff will perform additional outreach before construction at neighborhood association meetings and events such as the Belmont Farmers' Market.

The Engineer's Estimate for the base bid items is $4,074,642; the estimate for bid alternate items is $281,164. The total engineer's estimate for the project is $4,355,806. The project construction time is estimated at 130 working days.

The project is categorically exempt from the California Environmental Quality Act (CEQA) under the CEQA Section 15301(c) because the project performs maintenance, repair, or minor alteration of existing facilities.

Alternatives

1. Take no action
2. Refer back to staff for more information

Attachments

A. Resolution
B. Project Plans
C. Project Specifications
D. Construction Management and Quality Assurance Proposal from PEI

Fiscal Impact

☐ No Fiscal Impact

☒ Funding Source Confirmed:	The total estimated construction cost is $4,355,806 plus a ten percent construction contingency and $559,295 for construction management services. Funding is budgeted in Capital Improvement Program (CIP) 2025 Pavement Rehabilitation Project No. 3117 (Account No. 399-3-730-3117-9030) and is supported by multiple sources including RMRA, Measure I, and Measure W.

Source:	**Purpose:**	**Public Outreach:**
Council	Council Vision/Priority	Posting of Agenda

RESOLUTION NO. 2025 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT (1) APPROVING PLANS AND SPECIFICATIONS, AUTHORIZING ADVERTISEMENT FOR SEALED BIDS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A CONTRACT WITH THE LOWEST RESPONSIBLE BIDDER FOR AN AMOUNT NOT TO EXCEED $4,355,806 PLUS A TEN PERCENT CONSTRUCTION CONTINGENCY, AND (2) AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A TASK ORDER FOR CONSTRUCTION MANAGEMENT SERVICES WITH PAVEMENT ENGINEERING INC. FOR AN AMOUNT NOT TO EXCEED $559,295, FOR THE 2025 PAVEMENT REHABILITATION PROJECT, CITY CONTRACT NUMBER 2025-637.

WHEREAS, the Department of Public Works has prepared plans and specifications for the 2025 Pavement Project, CCN 2025-637; and,

WHEREAS, the project is categorically exempt from the California Environmental Quality Act (CEQA) under the CEQA Section 15301(c) because the project performs maintenance, repair or minor alteration of existing facilities; and,

WHEREAS, the project was budgeted from the Account Number 399-3-730-3117-9030 (2025 Pavement Rehabilitation Project); and,

WHEREAS, Staff solicited proposals from qualified civil engineering firms under existing on-call agreements to provide construction management and inspection services; and,

WHEREAS, Pavement Engineering Inc., was selected to provide the City with on-call construction management and inspection services for an amount not to exceed $559,295.

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

SECTION 1. Approves plans and specifications, authorizes the advertisement for sealed bids, and authorizes the City Manager to negotiate and execute a contract with the lowest responsible and responsive bidder for an amount not to exceed $4,355,806 plus a ten percent construction contingency for the 2025 Pavement Rehabilitation Project, City Contract Number 2025-637.

SECTION 2. The City Manager is authorized to negotiate and execute a Task Order with Pavement Engineering, Inc. to provide construction management services for an amount not to exceed $559,295 for the 2025 Pavement Rehabilitation Project, City Contract Number 2025-637.

* * *

ADOPTED April 8, 2025 by the City of Belmont City Council by the following vote:

Ayes:
Noes:
Absent:
Abstain:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

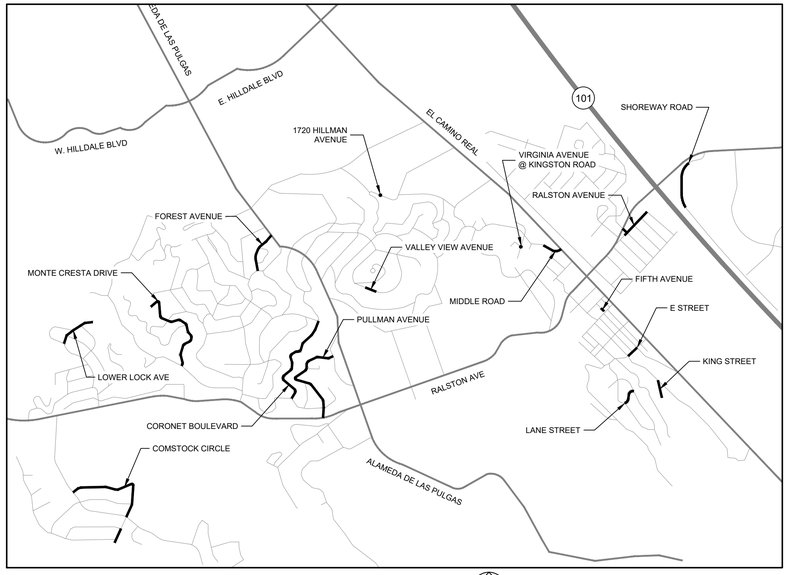
City Attorney

CITY OF BELMONT

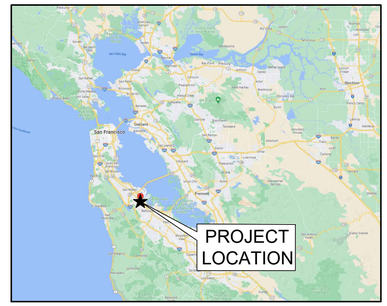
SAN MATEO COUNTY, CALIFORNIA
PROJECT PLANS FOR CONSTRUCTION
2025 PAVEMENT PROJECT
CITY CONTRACT NUMBER CCN 2025-637

GENERAL NOTES

1. MAINTAIN A COPY OF THE PROJECT PLANS ON THE JOBSITE AT ALL TIMES.
2. ALL WORK SHALL CONFORM TO THE PROJECT PLANS & THE CURRENT CITY OF BELMONT STANDARD DETAIL DRAWINGS FOR CONSTRUCTION, & OTHER SPECIFICATIONS REFERENCED THEREIN.
3. STATE LAW REQUIRES THE CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (USA) AT 811 (USANORTH811.ORG) AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING EXCAVATIONS.
4. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITY LOCATIONS ARE APPROXIMATE ONLY & IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN THEIR EXACT LOCATIONS & PROTECT THEM FROM DAMAGE.
5. THE CONTRACTOR SHALL PROVIDE A FINAL TRAFFIC CONTROL & DETOUR PLAN FIVE (5) CALENDAR DAYS PRIOR TO PRE-CONSTRUCTION CONFERENCE & RECEIVE APPROVAL FROM THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
6. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE IN A CLEAN & DUST-FREE STATE THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL COMPLY WITH BEST MANAGEMENT PRACTICES OF CITY'S NPDES PERMIT FOR PROTECTION OF STORM WATER QUALITY.
8. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY. ALL EXCAVATIONS SHALL BE PLATED WHEN INACTIVE. BARRICADES WITH LIGHTS SHALL DELINEATE CONSTRUCTION ZONE.
9. CONTRACTOR SHALL NOTIFY PUBLIC WORKS ((650) 595-7425) AT THE BEGINNING OF ANY LANE CLOSURE. CONTRACTOR SHALL PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES.
10. CONTRACTOR SHALL CONDUCT WORK IN ACCORDANCE WITH CALTRANS 2018 STANDARD SPECIFICATIONS & CITY'S SPECIAL PROVISIONS.
11. THE CONTRACTOR SHALL OBTAIN A PERMIT/WATER METER, UNLESS OTHERWISE NOTED FROM MID-PENINSULA WATER DISTRICT (MPWD) FOR CONSTRUCTION WATER OBTAINED FROM THE CITY HYDRANT.
12. ALL STRIPING SHALL BE REPLACED PER CALTRANS 2018 STRIPING DETAILS.
13. CONTRACT SHALL COORDINATE WITH CALTRANS FOR PERMITS & INSPECTION FOR ANY/ALL WORK WITHIN CALTRANS RIGHT OF WAY. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL RELATED ITEMS WITHIN CALTRANS RIGHT OF WAY.
14. ALL RIGHT OF WAY LINES & PROPERTY BOUNDARIES SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTOR TO VERIFY ALL LIMITS PRIOR TO CONSTRUCTION.
15. WORK SHALL NOT COMMENCE ON THE FOLLOWING ROADWAY SEGMENTS UNTIL COORDINATED IN ADVANCE W/ SEWER PROJECT: FOREST AVENUE (CIPRIANI BOULEVARD TO ALAMEDA DE LAS PULGAS) , CORONET BOULEVARD (ARTHUR AVENUE TO PRINDLE ROAD), MONTE CRESTA DRIVE (SAN JUAN BOULEVARD TO RALSTON AVENUE), PULLMAN AVENUE (COVINGTON ROAD TO RALSTON AVENUE), COMSTOCK CIRCLE (HALLMARK DRIVE TO END OF ROAD), LOWER LOCK AVENUE (HILLCREST DRIVE TO END OF ROAD), & KING STREET (SIXTH AVENUE TO END OF ROAD).



LOCATION MAP
NTS
NORTH



VICINITY MAP
NTS
NORTH

SHEET INDEX

SHEET NO.	SHEET TITLE	SHEET DESCRIPTION	BASE BID / ALTERNATE
1	TITLE SHEET	LOCATION MAP, SHEET INDEX, NOTES, & LEGEND	-
2 - 3	COMSTOCK CIRCLE	HALLMARK DRIVE (N) TO HALLMARK DRIVE (S)	BASE BID
4	COMSTOCK CIRCLE	WALTHAM CROSS TO REFUGE BOUNDARY	BASE BID
5 - 7	CORONET BOULEVARD	CASA BONA AVENUE TO PRINDLE ROAD	BASE BID
8	E STREET	FIFTH AVENUE TO SIXTH AVENUE	BASE BID
9	FIFTH AVENUE	ONEIL AVENUE TO CHANGE OF PAVEMENT 100' N/O ONEIL AVENUE	BID ALTERNATE 1
10	FOREST AVENUE	CIPRIANI BOULEVARD TO ALAMEDA DE LAS PULGAS	BASE BID
11	KING STREET	SIXTH AVENUE TO SOUTH END	BID ALTERNATE 1
12	LANE STREET	PROSPECT STREET TO MOLITOR ROAD	BID ALTERNATE 1
13	LOWER LOCK AVENUE	HILLCREST DRIVE TO END OF PAVEMENT	BASE BID
14	MIDDLE ROAD	695 MIDDLE ROAD TO EL CAMINO REAL	BASE BID
15 - 17	MONTE CRESTA DRIVE	END OF PAVEMENT TO SAN JUAN BOULEVARD	BASE BID
18 - 20	PULLMAN AVENUE	COVINGTON ROAD TO RALSTON AVENUE	BASE BID
21	RALSTON FRONTAGE ROAD	RALSTON AVENUE/HILLER STREET TO KEDITH STREET	BASE BID
22	SHOREWAY ROAD	1111 SHOREWAY ROAD TO CITY LIMIT	BASE BID
23	VALLEY VIEW AVENUE	STA 10+50 TO STA 11+94	BASE BID
24	VIRGINIA AVENUE @ KINGSTON ROAD	PAVING EXHIBIT	BASE BID
25	1720 HILLMAN AVENUE	DRIVEWAY EXHIBIT	BASE BID
26 - 27	CONTROL POINT DATA SUMMARY	LOCATION MAPS, CONTROL POINT TABLES, & NOTES	-
28 - 49	ENLARGEMENTS	SEE ENLARGEMENT SHEET INDEX ON SHEET 26	BASE BID
50 - 53	BIORETENTION DESIGN	SEE PLANS BY SCHAAF & WHEELER	BASE BID
54 - 56	DETAILS	-	-

LEGEND

REMOVE & REPLACE HMA (SEE PLAN FOR DEPTH)	KEYCUT B4	DH	LOOP DETECTOR HANDHOLE (EX.)
COLD PLANE & REPLACE (SEE PLAN FOR DEPTH)	REMOVE EXCESS DEBRIS ON ROADWAY/C&G	BRPM	BLUE RETROREFLECTIVE PAVEMENT MARKER
FULL DEPTH RECLAMATION (SEE PLAN FOR DEPTH)	CURB PAINT (SEE PLANS FOR COLOR)		LOOP DETECTOR
REMOVE, REGRADE & RECOMPACT SUBGRADE, PLACE 3" HMA	FENCE & GATE	XX	CALTRANS STRIPING DETAIL "XX" (THERMO &/OR MARKERS)
REMOVE, REGRADE & RECOMPACT SUBGRADE, PLACE 6" HMA	XX BORING LOCATION (SEE BORING LOG ON EACH SHEET)	W	12" WHITE CROSSWALK LINE (THERMO)
REMOVE & REPLACE PCC SIDEWALK	WATER VALVE COVER	WZ	24" WHITE ZEBRA CROSSWALK LINE (THERMO)
REMOVE & REPLACE PCC DRIVEWAY	ANODE COVER	WLL	12" WHITE LIMIT LINE (THERMO)
REMOVE & REPLACE PCC ROLLED CURB & GUTTER	MANHOLE COVER (D=STORM DRAIN, S=SEWER, T=AT&T)	X/YY	CURB PAINT COLOR "X" (B=BLUE, R=RED, Y=YELLOW) / CURB PAINT LENGTH "YY" (LF)
REMOVE & REPLACE PCC DRIVEWAY CURB & GUTTER	SURVEY MONUMENT COVER	XX	PROPERTY ADDRESS
REMOVE & REPLACE PCC CURB & GUTTER	SURVEY NAIL	R	PRUNE & REMOVE TREE ROOTS (UNDER PCC/HMA REPAIRS)
APPROXIMATE RIGHT-OF-WAY LINE	SCO SEWER CLEANOUT COVER	C&G	CURB & GUTTER
APPROXIMATE PROPERTY BOUNDARY	GV GAS VALVE	DW	DRIVEWAY
KEYCUT A1	FIRE HYDRANT	DS	DRAINAGE STRUCTURE
KEYCUT A2	ELEC ELECTRICAL VAULT COVER	HMA	HOT MIX ASPHALT
KEYCUT A3	DS DRAINAGE STRUCTURE	NTS	NOT TO SCALE
KEYCUT A4	CB CATCH BASIN (EX.)	PCC	PORTLAND CEMENT CONCRETE
KEYCUT B1	JB JUNCTION BOX	R&R	REMOVE & REPLACE
KEYCUT B2	WM WATER METER COVER	SW	SIDEWALK
KEYCUT B3	PP POWER POLE	XXX.XX ~XXX.XX	**DESIGN ELEVATION(S)** (BOLD) *EXIST. ELEVATION(S)* *(ITALICIZED)*

CALL 811
CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
WWW.USANORTH811.ORG

AGENCY INDEX	
BELMONT FIRE PROTECTION DIST.	(650) 595-7492
CITY OF BELMONT – PUBLIC WORKS	(650) 595-7425
CITY OF BELMONT – POLICE	(650) 595-7400
AT&T	(800) 310-2355
PACIFIC GAS & ELECTRIC	(800) 743-5000
MID PENINSULA WATER DISTRICT	(650) 591-8941
COMCAST	(800) 266-2278
RECOLOGY – GARBAGE/RECYCLING	(650) 595-3900
SAN MATEO COUNTY TRANSIT DISTRICT	(800) 660-4287

CITY COUNCIL		STAFF	
MAYOR	JULIA MATES	CITY MANAGER	AFSHIN OSKOUI
VICE MAYOR	ROBIN PANG-MAGANARIS	PUBLIC WORKS DIRECTOR	NISHA PATEL
COUNCIL MEMBER	TOM MCCUNE	CITY ATTORNEY	SCOTT RENNIE
COUNCIL MEMBER	GINA LATIMERIO	CITY CLERK	JOZI PLUT
COUNCIL MEMBER	CATHY JORDAN		

APPROVED BY CITY COUNCIL ON _____

_____
NISHA PATEL - PUBLIC WORKS DIRECTOR

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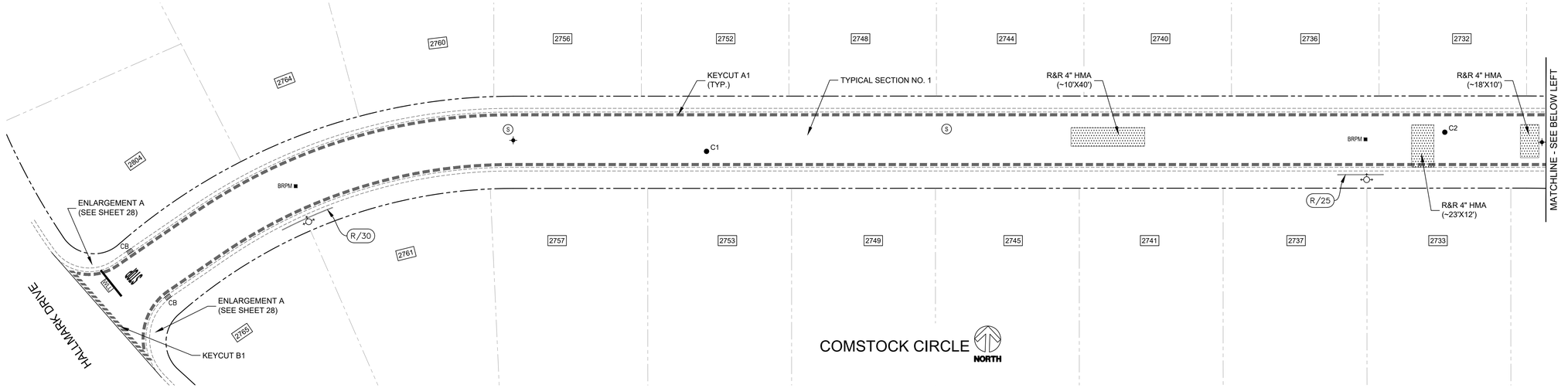
CITY OF BELMONT
2025 PAVEMENT PROJECT

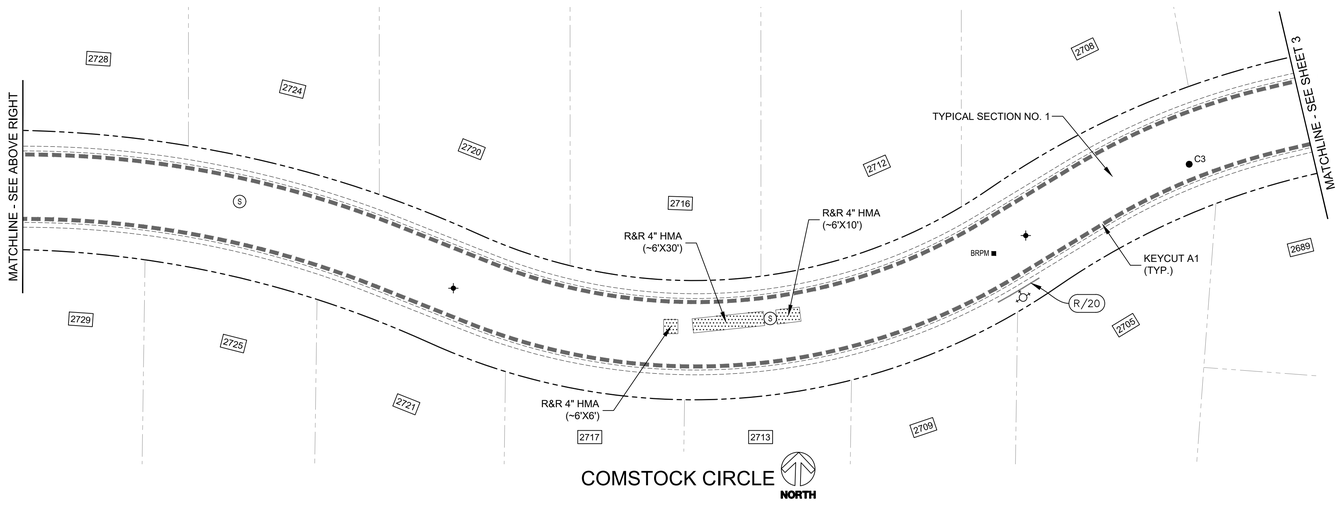
TITLE SHEET
-

REGISTERED PROFESSIONAL ENGINEER
JASON KEITH EDWARDS
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

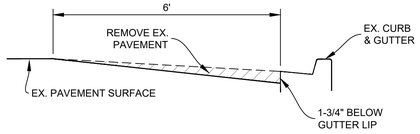
DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: NTS
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER:
1 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\240133-01_TITLE.DWG Plot Date: 3/26/2025 12:42 PM





NOTES:
1. WHEN AREAS OF R&R ARE LOCATED UNDER KEYCUTS, PAVEMENT SHALL BE REMOVED TO THE SPECIFIED DEPTH AS MEASURED FROM PLANED SURFACE, NOT THE EXISTING PAVEMENT SURFACE.

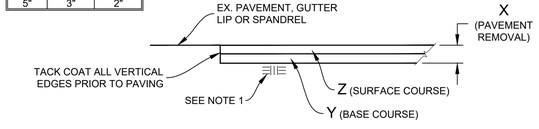


KEYCUT A1
(LONGITUDINAL KEYCUT)
NTS

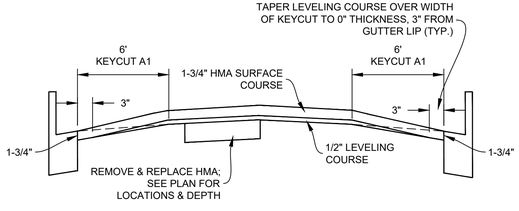
DEPTH MEASUREMENTS

X	Y	Z
4"	2"	2"
4-1/2"	2-1/2"	2"
5"	3"	2"

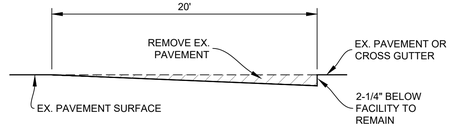
NOTES:
1. RECOMPACT LOOSENED MATERIAL AT SURFACE. IF CONTRACTOR DISTURBS MORE THAN 1-1/2" OF MATERIAL, SUBGRADE SHALL BE RECOMPACTED TO 95% R.C.



REMOVE & REPLACE HMA (VARIOUS DEPTHS)
NTS



TYPICAL SECTION NO. 1
NTS



KEYCUT B1
(TRANSVERSE KEYCUT)
NTS

CONSTRUCTION NOTES:

1. LOWER UTILITY COVER PRIOR TO COLD PLANE.

BORING LOG

NO.	AC	FABRIC (Y/N)
C1	3"	N
C2	2-1/2"	N
C3	2-1/4"	N

*CORING DATA IS FOR INFORMATION ONLY. EXISTING SECTION MAY VARY FROM SECTION(S) FOUND AT CORING LOCATION(S). FABRIC MAY BE PRESENT IN SECTIONS EVEN IF NOT FOUND AT CORING LOCATION(S).

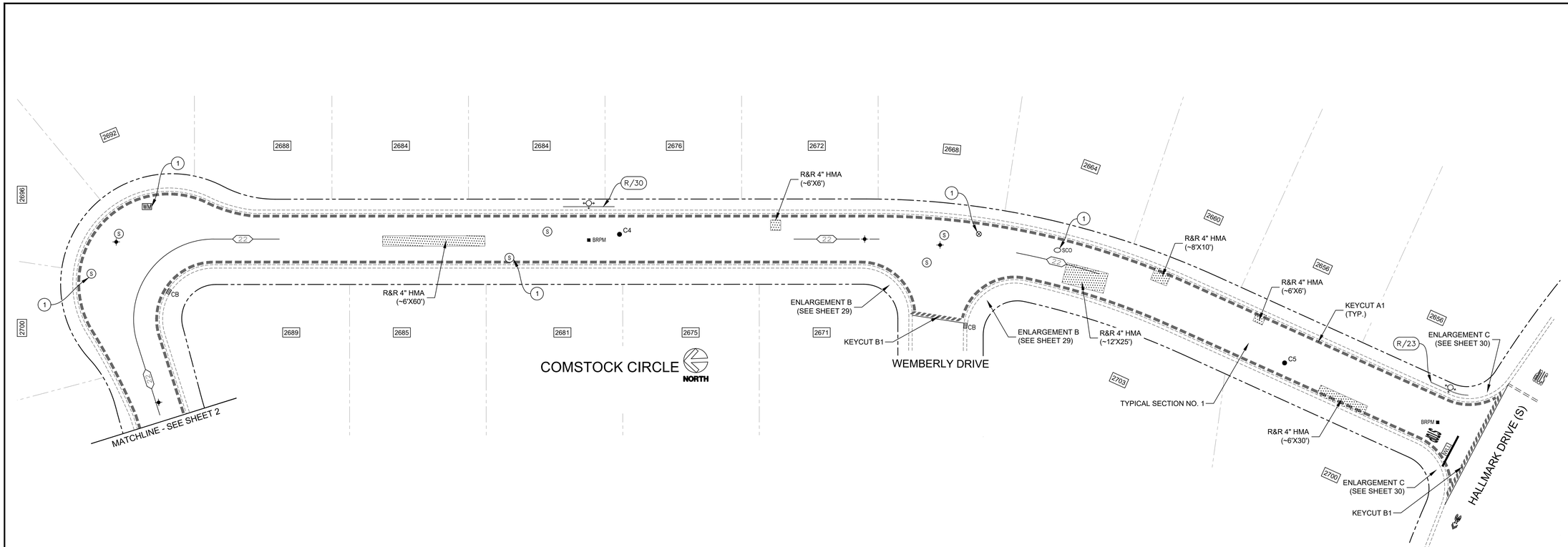
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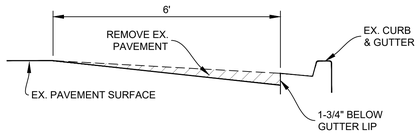
CITY OF BELMONT
2025 PAVEMENT PROJECT
COMSTOCK CIRCLE - BASE BID
HALLMARK DRIVE (N) TO HALLMARK DRIVE (S)

REGISTERED PROFESSIONAL ENGINEER
JASON KEVIN EDWARDS
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

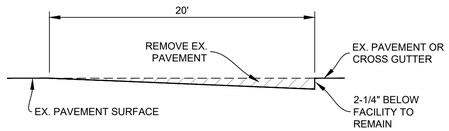
DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=30'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 2 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWINGS\240133-01_SITE01.DWG Plot Date: 3/28/2025 12:43 PM





KEYCUT A1
(LONGITUDINAL KEYCUT)
NTS

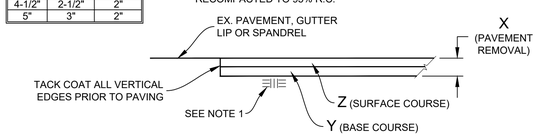


KEYCUT B1
(TRANSVERSE KEYCUT)
NTS

DEPTH MEASUREMENTS

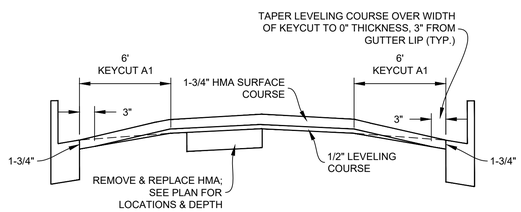
X	Y	Z
4"	2"	2"
4-1/2"	2-1/2"	2"
5"	3"	2"

NOTES:
1. RECOMPACT LOOSENED MATERIAL AT SURFACE. IF CONTRACTOR DISTURBS MORE THAN 1-1/2" OF MATERIAL, SUBGRADE SHALL BE RECOMPACTED TO 95% R.C.



REMOVE & REPLACE HMA (VARIOUS DEPTHS)
NTS

NOTES:
1. WHEN AREAS OF R&R ARE LOCATED UNDER KEYCUTS, PAVEMENT SHALL BE REMOVED TO THE SPECIFIED DEPTH AS MEASURED FROM PLANED SURFACE, NOT THE EXISTING PAVEMENT SURFACE.



TYPICAL SECTION NO. 1
NTS

CONSTRUCTION NOTES:

(1) LOWER UTILITY COVER PRIOR TO COLD PLANE.

BORING LOG

NO.	AC	FABRIC (Y/N)
C4	2-3/4"	N
C5	2"	N

*CORING DATA IS FOR INFORMATION ONLY. EXISTING SECTION MAY VARY FROM SECTION(S) FOUND AT CORING LOCATION(S). FABRIC MAY BE PRESENT IN SECTIONS EVEN IF NOT FOUND AT CORING LOCATION(S).

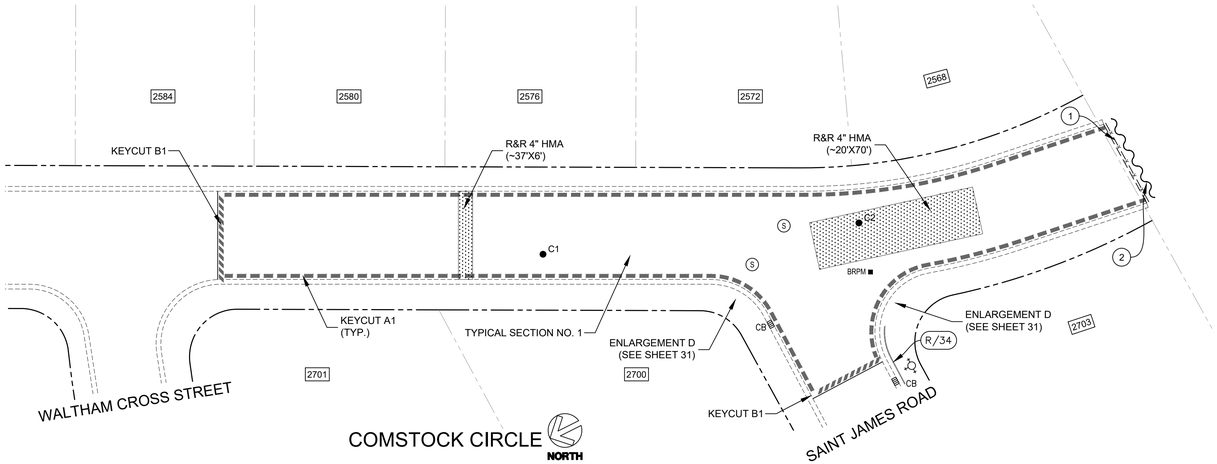
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San Luis Obispo, CA 93401
805.781.2265

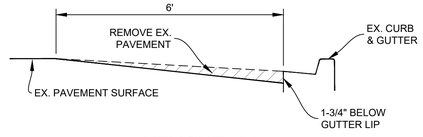
CITY OF BELMONT
2025 PAVEMENT PROJECT
COMSTOCK CIRCLE - BASE BID
HALLMARK DRIVE (N) TO HALLMARK DRIVE (S)

REGISTERED PROFESSIONAL ENGINEER
BRANDON MARK MAIENSCHEIN
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

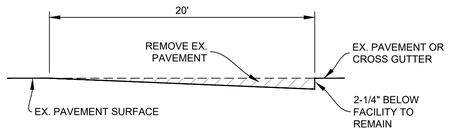
DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=30'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 3 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\240133-01_SITE01.DWG Plot Date: 3/26/2025 12:43 PM





KEYCUT A1
(LONGITUDINAL KEYCUT)
NTS

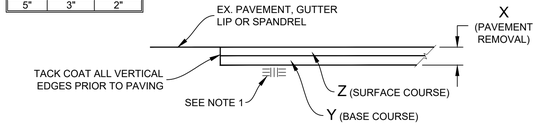


KEYCUT B1
(TRANSVERSE KEYCUT)
NTS

DEPTH MEASUREMENTS

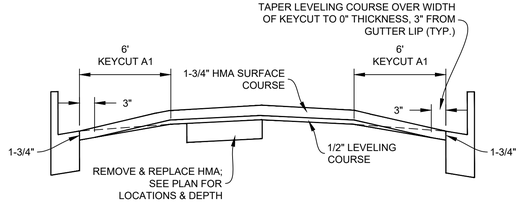
X	Y	Z
4"	2"	2"
4-1/2"	2-1/2"	2"
5"	3"	2"

NOTES:
1. RECOMPACT LOOSENED MATERIAL AT SURFACE. IF CONTRACTOR DISTURBS MORE THAN 1-1/2" OF MATERIAL, SUBGRADE SHALL BE RECOMPACTED TO 95% R.C.



REMOVE & REPLACE HMA (VARIOUS DEPTHS)
NTS

NOTES:
1. WHEN AREAS OF R&R ARE LOCATED UNDER KEYCUTS, PAVEMENT SHALL BE REMOVED TO THE SPECIFIED DEPTH AS MEASURED FROM PLANED SURFACE, NOT THE EXISTING PAVEMENT SURFACE.



TYPICAL SECTION NO. 1
NTS

CONSTRUCTION NOTES:

1. PROTECT IN PLACE FENCE.
2. CLEAR EXCESS DIRT & DEBRIS FROM ROADWAY. (~38LF)

BORING LOG

NO.	AC	FABRIC (Y/N)
C1	2"	N
C2	2-1/4"	N

*CORING DATA IS FOR INFORMATION ONLY. EXISTING SECTION MAY VARY FROM SECTION(S) FOUND AT CORING LOCATION(S). FABRIC MAY BE PRESENT IN SECTIONS EVEN IF NOT FOUND AT CORING LOCATION(S).

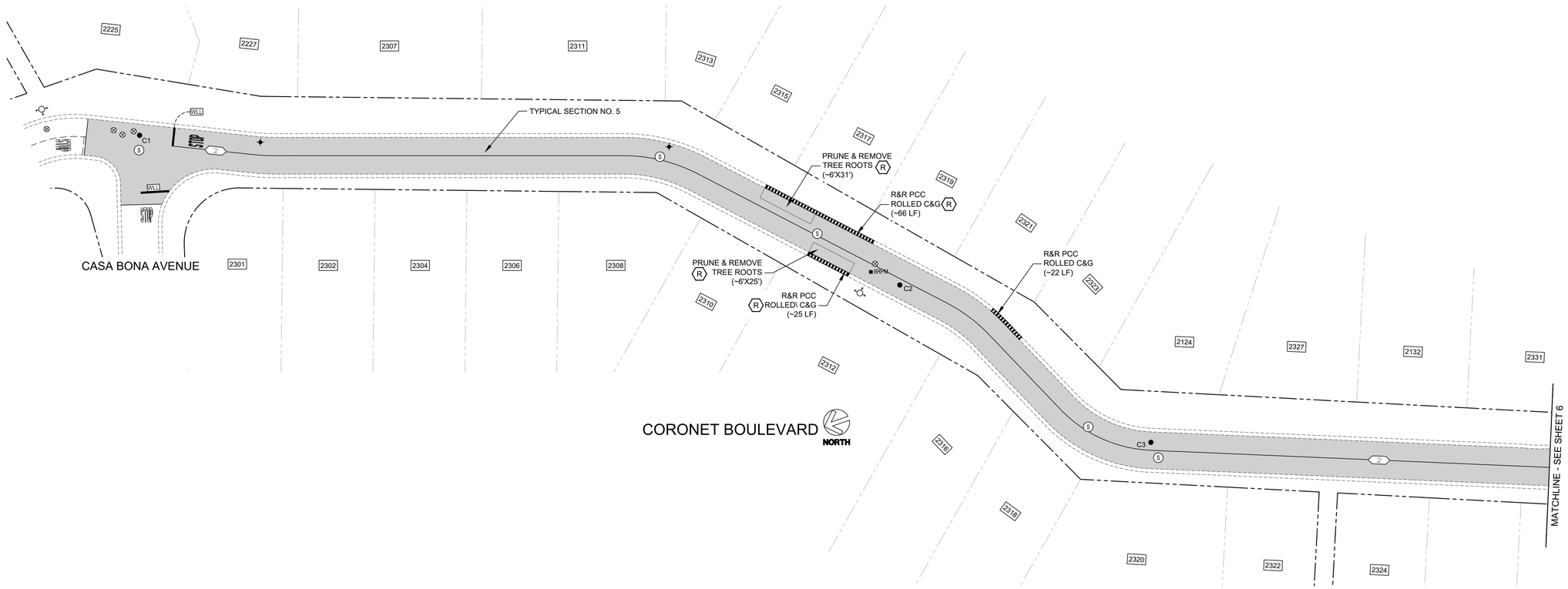
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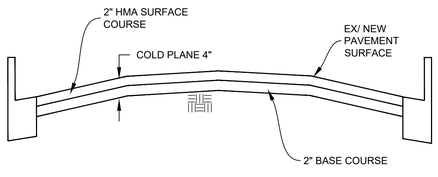
CITY OF BELMONT
2025 PAVEMENT PROJECT
COMSTOCK CIRCLECOMSTOCK CIRCLE - BASE BID
WALTHAM CROSS TO REFUGE BOUNDARY

REGISTERED PROFESSIONAL ENGINEER
JASON YOUNG
C51604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=30'
VERIFY SCALE
BAR REPRESENTS
1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 4 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\240133-01_SITE01.DWG Plot Date: 3/26/2025 12:43 PM





TYPICAL SECTION NO. 5

NTS

GENERAL NOTES:

1. LOWER ALL UTILITIES PRIOR TO COLD PLANE UNLESS OTHERWISE NOTED.

BORING LOG

NO.	AC	FABRIC (Y/N)
C1	3-1/2"	N
C2	3-1/4"	N
C3	3-1/2"	N

*CORING DATA IS FOR INFORMATION ONLY. EXISTING SECTION MAY VARY FROM SECTION(S) FOUND AT CORING LOCATION(S). FABRIC MAY BE PRESENT IN SECTIONS EVEN IF NOT FOUND AT CORING LOCATION(S).

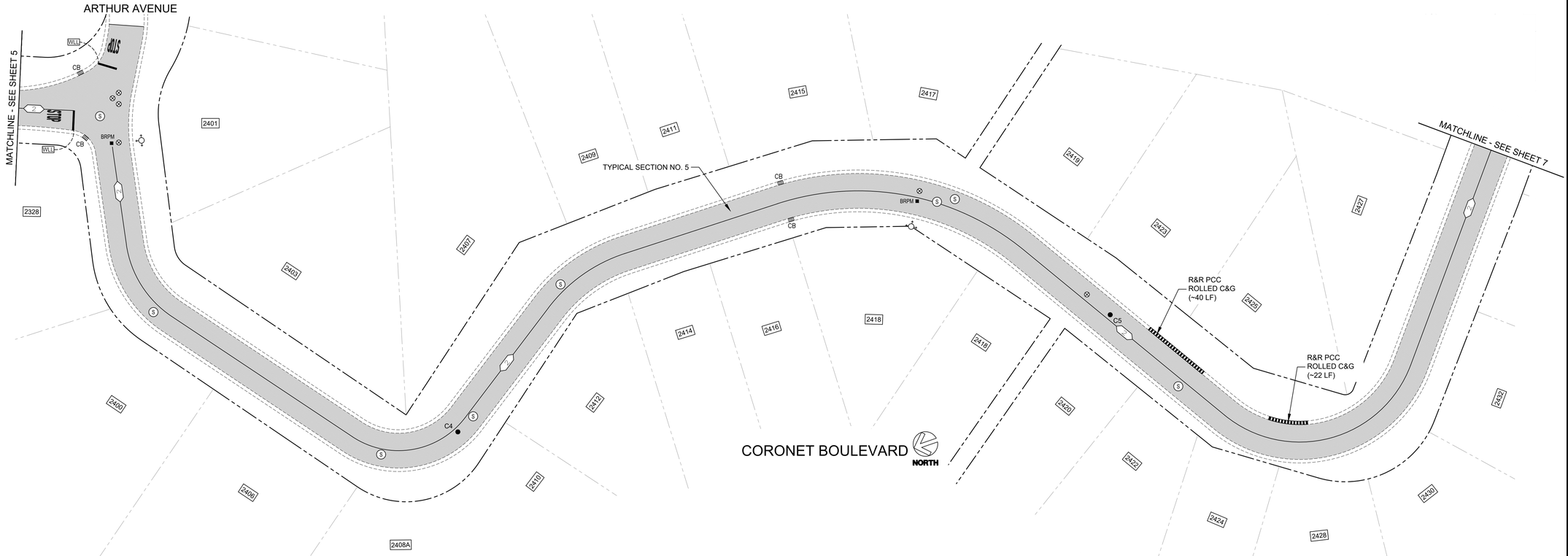
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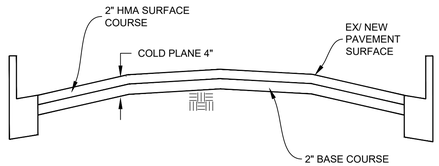
CITY OF BELMONT
2025 PAVEMENT PROJECT
CORONET BOULEVARD - BASE BID
CASA BONA AVENUE TO PRINDLE ROAD

REGISTERED PROFESSIONAL ENGINEER
JASON KOEPKE
C91004
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=30'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 5 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\240133-01_SITE02.DWG Plot Date: 3/26/2025 12:43 PM





TYPICAL SECTION NO. 5

NTS

GENERAL NOTES:

1. LOWER ALL UTILITIES PRIOR TO COLD PLANE UNLESS OTHERWISE NOTED.

BORING LOG

NO.	AC	FABRIC (Y/N)
C4	3-1/4"	N
C5	3-3/4"	N

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805.781.2265

CITY OF BELMONT

2025 PAVEMENT PROJECT

CORONET BOULEVARD - BASE BID

CASA BONA AVENUE TO PRINDLE ROAD

REGISTERED PROFESSIONAL ENGINEER
JASON E. EDDY
C91804
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: **BM, JE**

PROJECT NUMBER: **240133**

SCALE: **1"=30'**

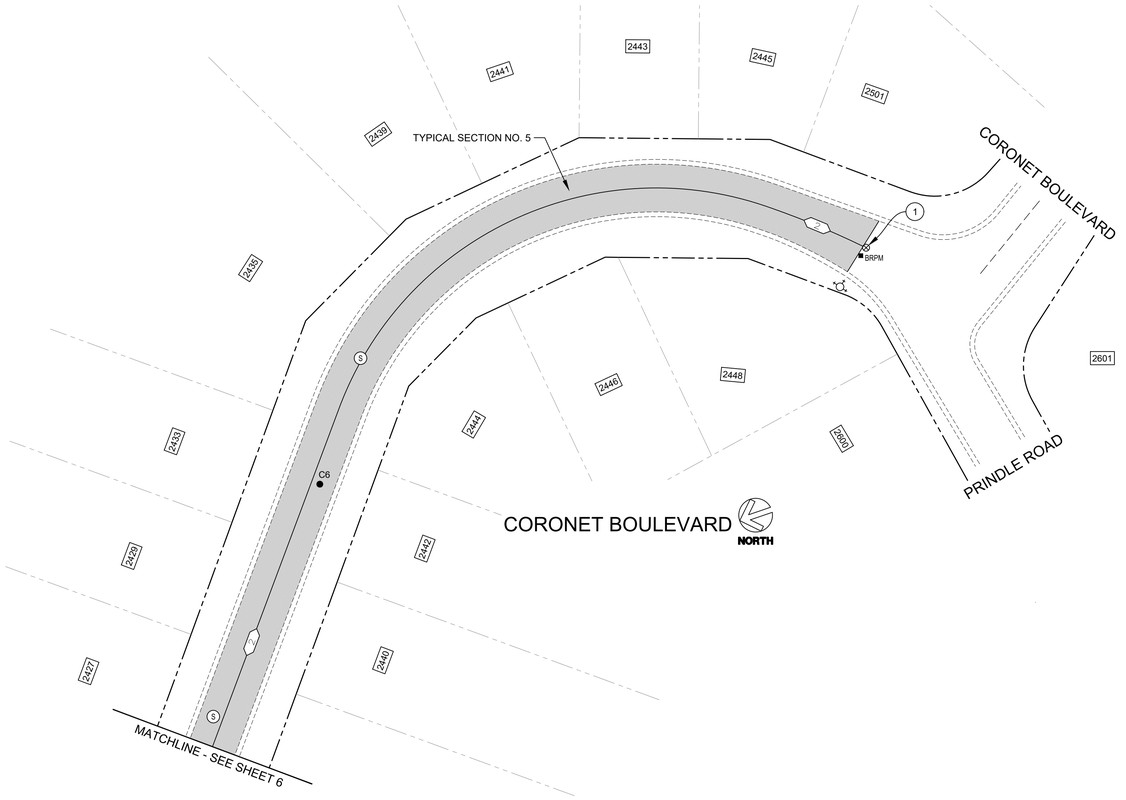
VERIFY SCALE
BAR REPRESENTS
1" ON ORIGINAL

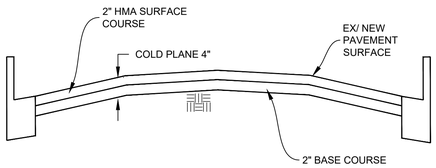
DATE: **MARCH 2025**

SHEET NUMBER:

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TYPICAL SECTION NO. 5
NTS

GENERAL NOTES:

1. LOWER ALL UTILITIES PRIOR TO COLD PLANE UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES:

(1) PROTECT IN PLACE EXISTING UTILITY COVER.

BORING LOG

NO.	AC	FABRIC (Y/N)
C6	3"	N

*CORING DATA IS FOR INFORMATION ONLY. EXISTING SECTION MAY VARY FROM SECTION(S) FOUND AT CORING LOCATION(S). FABRIC MAY BE PRESENT IN SECTIONS EVEN IF NOT FOUND AT CORING LOCATION(S).

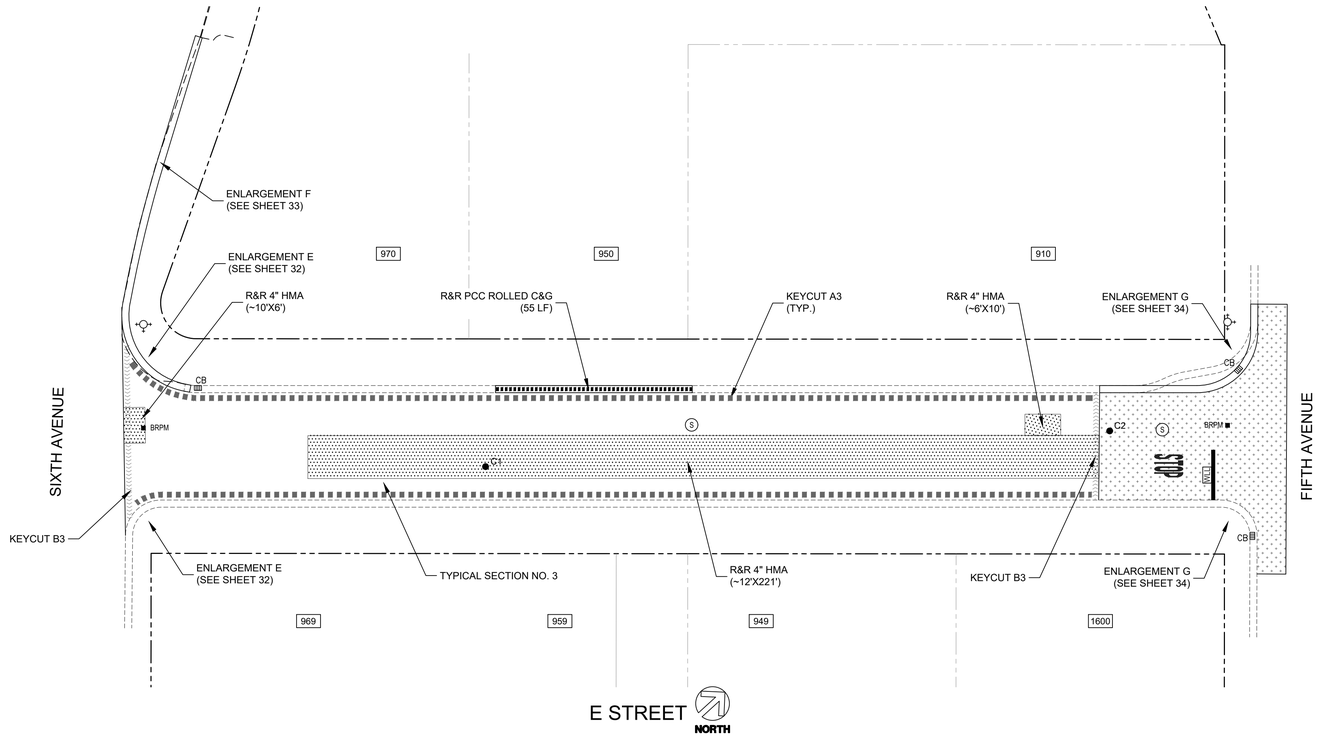
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805.781.2265

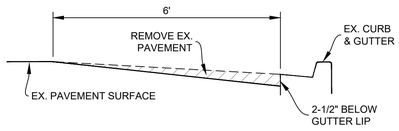
CITY OF BELMONT
2025 PAVEMENT REHABILITATION PROJECT
CORONET BOULEVARD - BASE BID
CASA BONA AVENUE TO PRINDLE ROAD

REGISTERED PROFESSIONAL ENGINEER
JASON KOEPKE
C91004
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

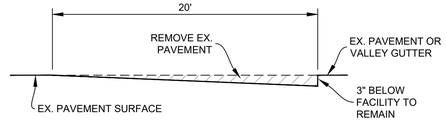
DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=30'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 7 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\240133-01_SITE02.DWG Plot Date: 3/26/2025 12:43 PM





KEYCUT A3
LONGITUDINAL KEYCUT
NTS



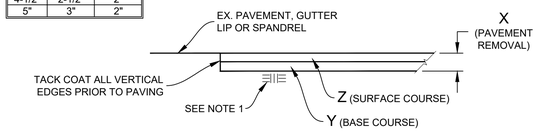
KEYCUT B3
TRANSVERSE KEYCUT
NTS

NOTES:
1. WHEN AREAS OF R&R ARE LOCATED UNDER KEYCUTS, PAVEMENT SHALL BE REMOVED TO THE SPECIFIED DEPTH AS MEASURED FROM PLANED SURFACE, NOT THE EXISTING PAVEMENT SURFACE.

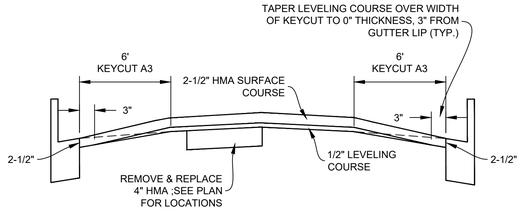
DEPTH MEASUREMENTS

X	Y	Z
4"	2"	2"
4-1/2"	2-1/2"	2"
5"	3"	2"

NOTES:
1. RECOMPACT LOOSENED MATERIAL AT SURFACE. IF CONTRACTOR DISTURBS MORE THAN 1-1/2" OF MATERIAL, SUBGRADE SHALL BE RECOMPACTED TO 95% R.C.



REMOVE & REPLACE HMA (VARIOUS DEPTHS)
NTS



TYPICAL SECTION NO. 3
NTS

BORING LOG

NO.	AC	FABRIC (Y/N)
C1	3"	N
C2	2-1/2"	N

*CORING DATA IS FOR INFORMATION ONLY. EXISTING SECTION MAY VARY FROM SECTION(S) FOUND AT CORING LOCATION(S). FABRIC MAY BE PRESENT IN SECTIONS EVEN IF NOT FOUND AT CORING LOCATION(S).

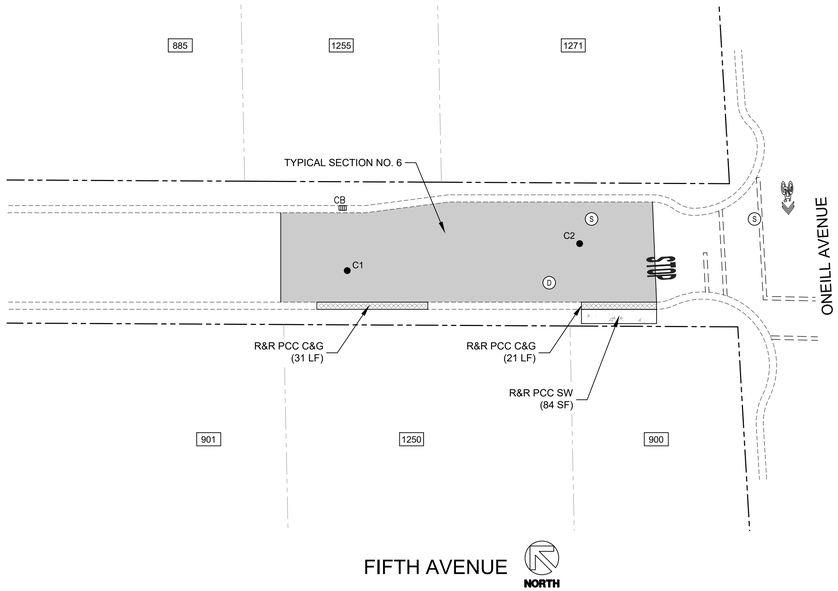
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San Luis Obispo, CA 93401
805.781.2265

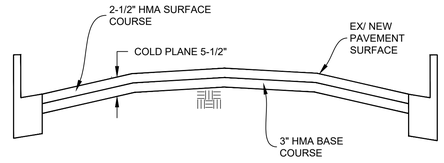
CITY OF BELMONT
2025 PAVEMENT PROJECT
E STREET - BASE BID
FIFTH AVENUE TO SIXTH AVENUE

REGISTERED PROFESSIONAL ENGINEER
BRANDON MARK MORRIS
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=20'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 8 of 56

Path: Z:\SHARED\DR DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\240133-01_SITE01.DWG Plot Date: 3/26/2025 12:43 PM





TYPICAL SECTION NO. 6
NTS

GENERAL NOTES:

1. LOWER ALL UTILITIES PRIOR TO COLD PLANE UNLESS OTHERWISE NOTED.

BORING LOG

NO.	AC	AB	R-VALUE	FABRIC (Y/N)
C1	5"	8"	-	N
C2	5-1/2"	10"	21	N

*CORING DATA IS FOR INFORMATION ONLY. EXISTING SECTION MAY VARY FROM SECTION(S) FOUND AT CORING LOCATION(S). FABRIC MAY BE PRESENT IN SECTIONS EVEN IF NOT FOUND AT CORING LOCATION(S).

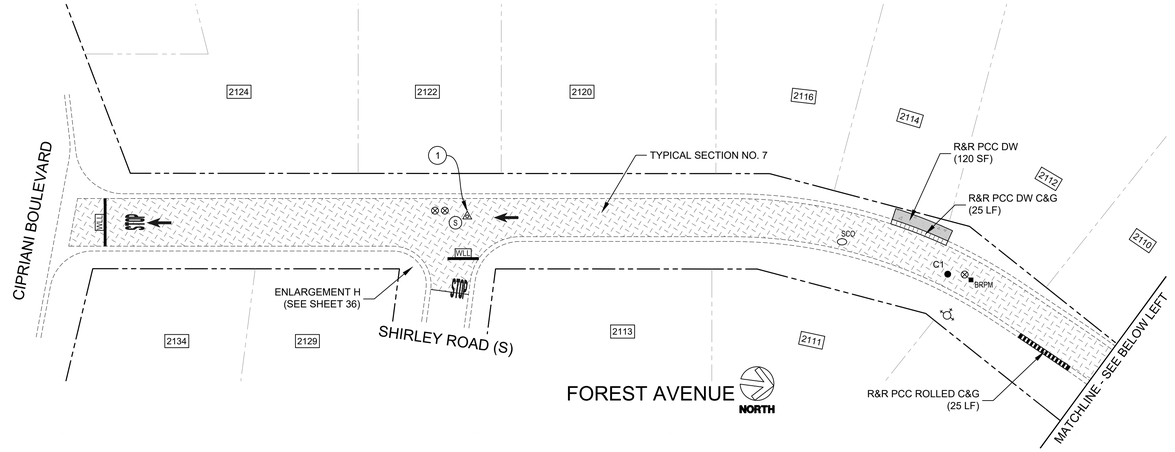
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San Luis Obispo, CA 93401
805.781.2265

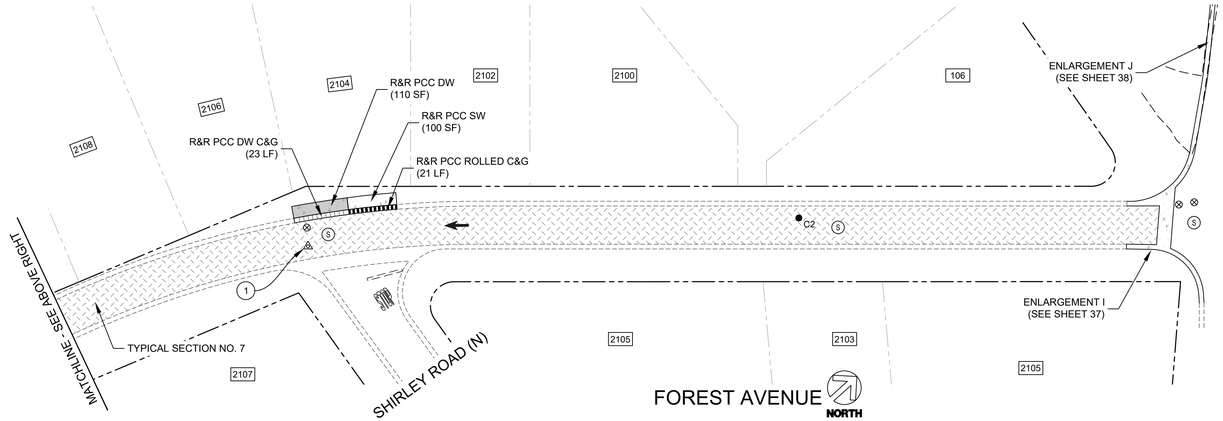
CITY OF BELMONT
2025 PAVEMENT PROJECT
FIFTH AVENUE - BID ALTERNATE 1
ONEIL AVENUE TO CHANGE OF PAVEMENT 100' N/O ONEIL AVENUE

REGISTERED PROFESSIONAL ENGINEER
JASON KEITH
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: **BM, JE**
PROJECT NUMBER: **240133**
SCALE: **1"=20'**
VERIFY SCALE
BAR REPRESENTS
1" ON ORIGINAL
DATE: **MARCH 2025**
SHEET NUMBER:
9 of 56

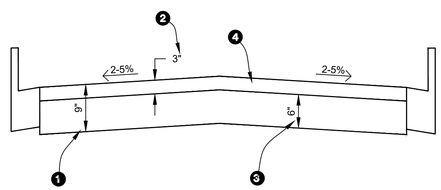
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CONSTRUCTION SEQUENCE:

1. PULVERIZE HMA & BASE MAT'L TO A DEPTH OF 9".
2. REMOVE & DISPOSE OF PULVERIZED MAT'L TO A DEPTH OF 3".
3. CEMENT SOIL TREATMENT PER APPROVED MIX DESIGN TO A DEPTH OF 6"; REGRADE W/ 2-5% CROSS-SLOPE.
4. PLACE 3" HMA SURFACE COURSE.



TYPICAL SECTION NO. 7

NTS

GENERAL NOTES:

1. LOWER ALL UTILITIES PRIOR TO COLD PLANE UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES:

(1) FOUND 1.5" ALUMINUM WASHER W/ PLS 6163 PER VOLUME 53 OF LLS PG. 32. RESET WITH CENTERLINE MONUMENT IN WELL PER COUNTY OF SAN MATEO STANDARD DETAIL D-10. CONTRACTOR TO PROVIDE BRASS MARKER.

BORING LOG

NO.	AC	FABRIC (Y/N)
C1	3"	N
C2	3-1/4"	N

*CORING DATA IS FOR INFORMATION ONLY. EXISTING SECTION MAY VARY FROM SECTION(S) FOUND AT CORING LOCATION(S). FABRIC MAY BE PRESENT IN SECTIONS EVEN IF NOT FOUND AT CORING LOCATION(S).

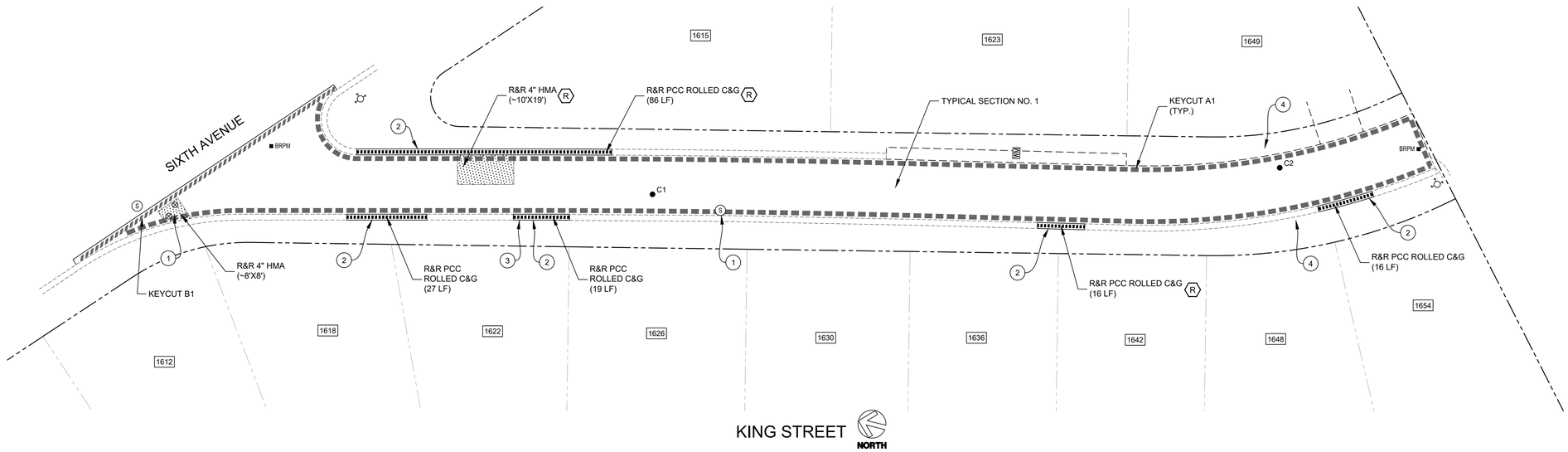
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805.781.2265

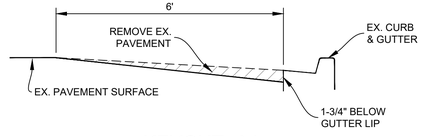
CITY OF BELMONT
2025 PAVEMENT PROJECT
FOREST AVENUE - BASE BID
CIPRIANI BOULEVARD TO ALAMEDA DE LAS PULGAS

REGISTERED PROFESSIONAL ENGINEER
JASON KARP
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

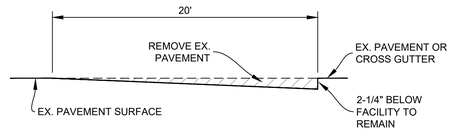
DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=30'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 10 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\240133-01_SITE01.DWG Plot Date: 3/26/2025 12:43 PM





KEYCUT A1
(LONGITUDINAL KEYCUT)
NTS

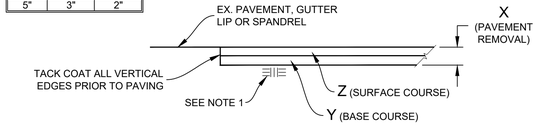


KEYCUT B1
(TRANSVERSE KEYCUT)
NTS

DEPTH MEASUREMENTS

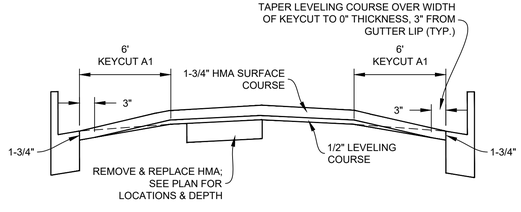
X	Y	Z
4"	2"	2"
4-1/2"	2-1/2"	2"
5"	3"	2"

NOTES:
1. RECOMPACT LOOSENED MATERIAL AT SURFACE. IF CONTRACTOR DISTURBS MORE THAN 1-1/2" OF MATERIAL, SUBGRADE SHALL BE RECOMPACTED TO 95% R.C.



REMOVE & REPLACE HMA (VARIOUS DEPTHS)
NTS

NOTES:
1. WHEN AREAS OF R&R ARE LOCATED UNDER KEYCUTS, PAVEMENT SHALL BE REMOVED TO THE SPECIFIED DEPTH AS MEASURED FROM PLANED SURFACE, NOT THE EXISTING PAVEMENT SURFACE.



TYPICAL SECTION NO. 1
NTS

CONSTRUCTION NOTES:

1. LOWER UTILITY COVER PRIOR TO COLD PLANE.
2. PROTECT EX. LANDSCAPE & IMPROVEMENTS @ BACK OF CURB & GUTTER REPAIRS.
3. PROTECT IN PLACE EXISTING DRAIN.
4. TRIM & REMOVE EXISTING PLANT MATERIAL PRIOR TO PAVING.

BORING LOG

NO.	AC	AB	R-VALUE	FABRIC (Y/N)
C1	1-3/4"	5-1/2"	17	N
C2	2"	5"	-	N

*CORING DATA IS FOR INFORMATION ONLY. EXISTING SECTION MAY VARY FROM SECTION(S) FOUND AT CORING LOCATION(S). FABRIC MAY BE PRESENT IN SECTIONS EVEN IF NOT FOUND AT CORING LOCATION(S).

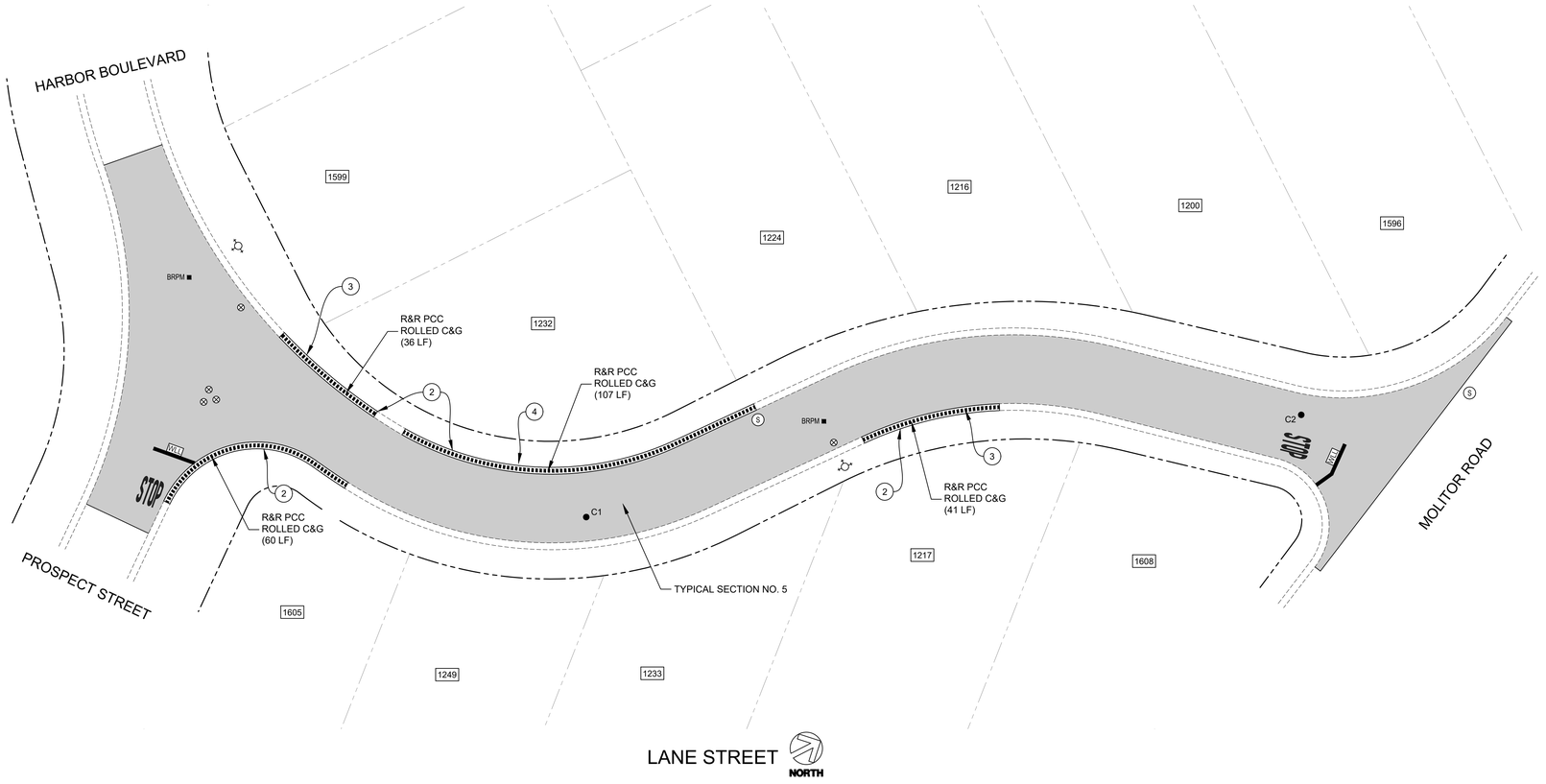
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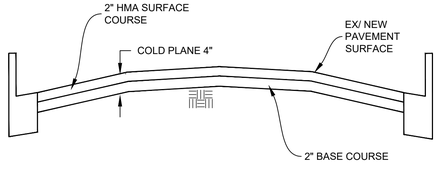
CITY OF BELMONT
2025 PAVEMENT PROJECT
KING STREET - BID ALTERNATE 1
SIXTH AVENUE TO SOUTH END

REGISTERED PROFESSIONAL ENGINEER
JASON YOUNG
C51604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=20'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 11 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\240133-01_SITE04_ADDITIONAL STREETS.DWG Plot Date: 3/26/2025 12:44 PM





TYPICAL SECTION NO. 5
NTS

CONSTRUCTION NOTES:

1. NOT USED.
2. PROTECT EX. LANDSCAPE & IMPROVEMENTS @ BACK OF CURB & GUTTER REPAIRS.
3. REPLACE ADDRESS STENCIL ON NEW CURB & GUTTER.
4. TRIM & REMOVE EXISTING PLANT MATERIAL PRIOR TO PAVING.

BORING LOG

NO.	AC	AB	R-VALUE	FABRIC (Y/N)
C1	1-1/2"	5-1/2"	18	N
C2	2-1/4"	6"	-	N

*CORING DATA IS FOR INFORMATION ONLY. EXISTING SECTION MAY VARY FROM SECTION(S) FOUND AT CORING LOCATION(S). FABRIC MAY BE PRESENT IN SECTIONS EVEN IF NOT FOUND AT CORING LOCATION(S).

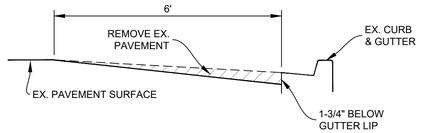
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805.781.2265

CITY OF BELMONT
2025 PAVEMENT PROJECT
LANE STREET - BID ALTERNATE 1
PROSPECT STREET TO MOLITOR ROAD

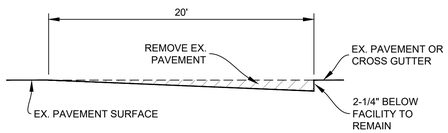
REGISTERED PROFESSIONAL ENGINEER
JASON KEE
C51604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=20'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 12 of 56

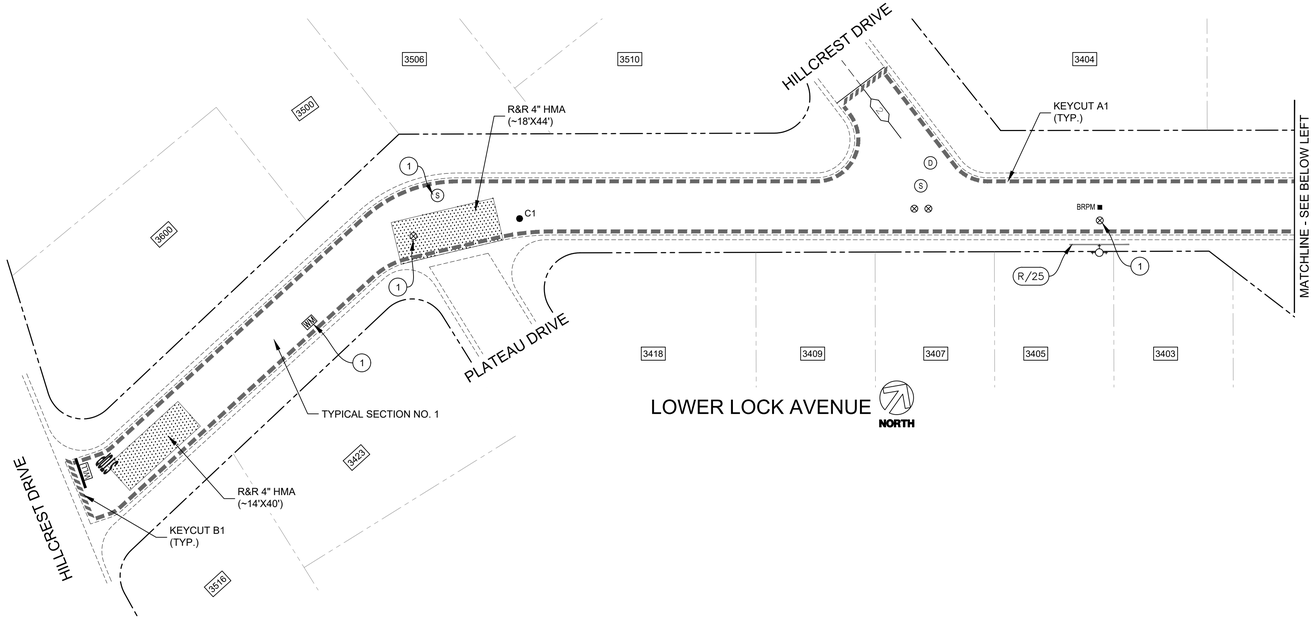
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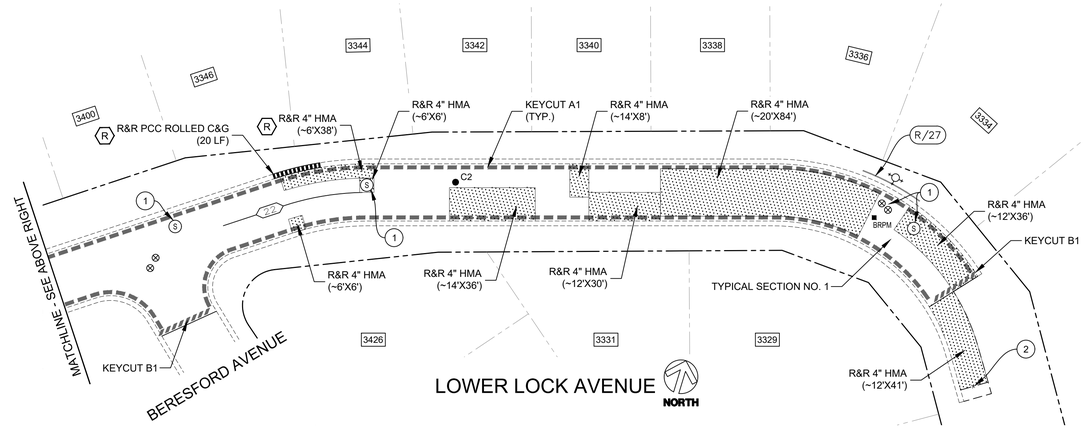


KEYCUT A1
(LONGITUDINAL KEYCUT)
NTS



KEYCUT B1
(TRANSVERSE KEYCUT)
NTS



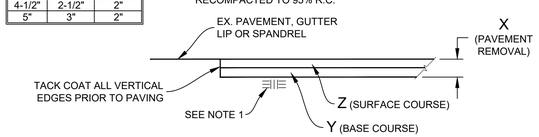


NOTES:
1. WHEN AREAS OF R&R ARE LOCATED UNDER KEYCUTS, PAVEMENT SHALL BE REMOVED TO THE SPECIFIED DEPTH AS MEASURED FROM PLANED SURFACE, NOT THE EXISTING PAVEMENT SURFACE.

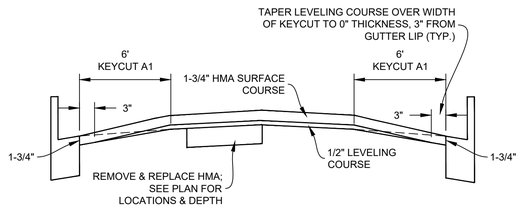
DEPTH MEASUREMENTS

X	Y	Z
4"	2"	2"
4-1/2"	2-1/2"	2"
5"	3"	2"

NOTES:
1. RECOMPACT LOOSENED MATERIAL AT SURFACE. IF CONTRACTOR DISTURBS MORE THAN 1-1/2" OF MATERIAL, SUBGRADE SHALL BE RECOMPACTED TO 95% R.C.



REMOVE & REPLACE HMA (VARIOUS DEPTHS)
NTS



TYPICAL SECTION NO. 1
NTS

CONSTRUCTION NOTES:

1. LOWER UTILITY COVER PRIOR TO COLD PLANE.
2. PROTECT IN PLACE EXISTING FENCE.

BORING LOG

NO.	AC	FABRIC (Y/N)
C1	2-1/4"	N
C2	1-3/4"	N

*CORING DATA IS FOR INFORMATION ONLY. EXISTING SECTION MAY VARY FROM SECTION(S) FOUND AT CORING LOCATION(S). FABRIC MAY BE PRESENT IN SECTIONS EVEN IF NOT FOUND AT CORING LOCATION(S).

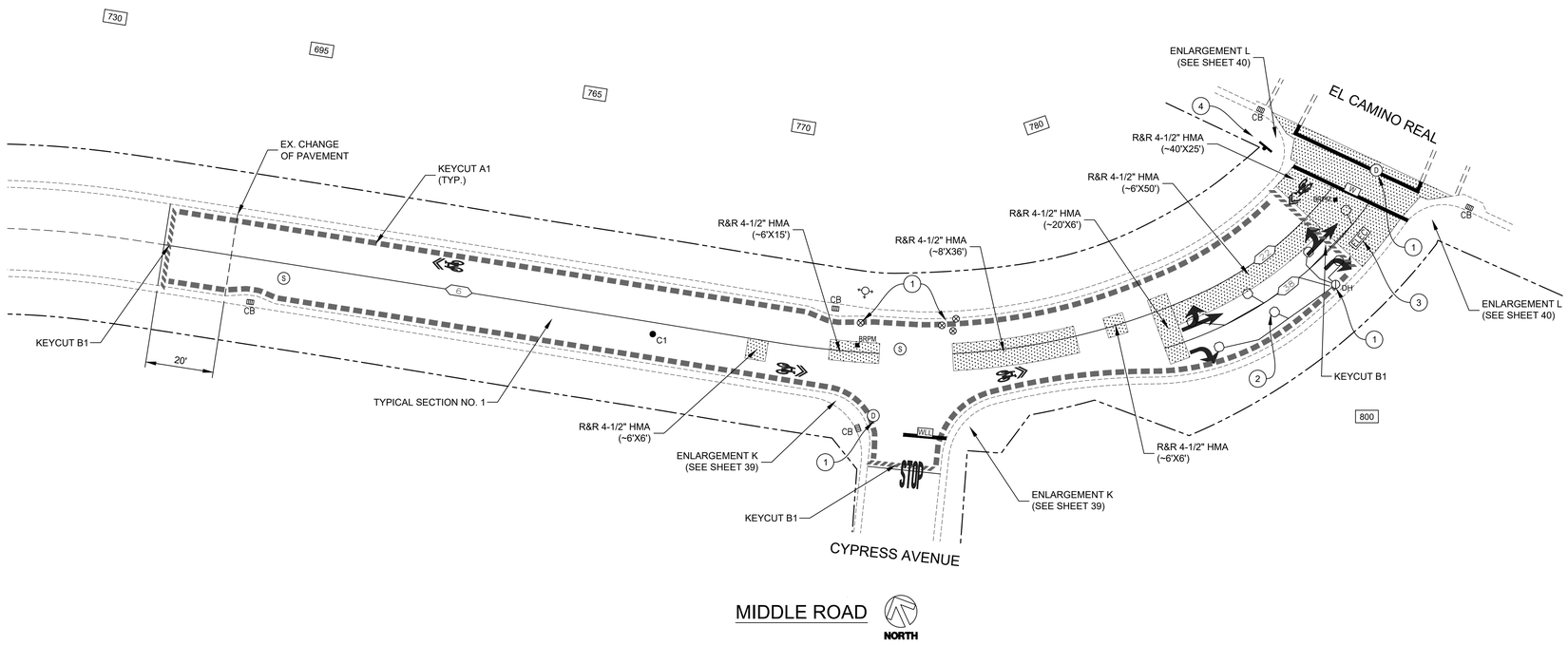
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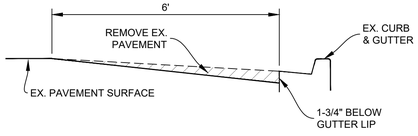
CITY OF BELMONT
2025 PAVEMENT PROJECT
LOWER LOCK AVENUE - BASE BID
HILLCREST DRIVE TO END OF PAVEMENT

REGISTERED PROFESSIONAL ENGINEER
JASON KEITH EDWARDS
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

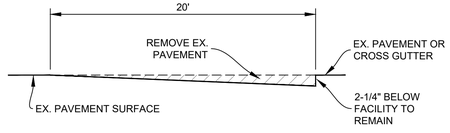
DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=30'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 13 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\240133-01_SITE01.DWG Plot Date: 3/26/2025 12:44 PM





KEYCUT A1
(LONGITUDINAL KEYCUT)
NTS

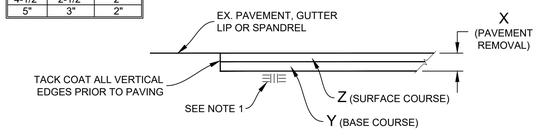


KEYCUT B1
(TRANSVERSE KEYCUT)
NTS

DEPTH MEASUREMENTS

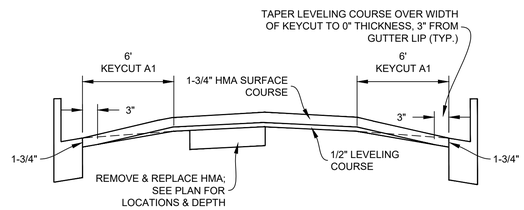
X	Y	Z
4"	2"	2"
4-1/2"	2-1/2"	2"
5"	3"	2"

NOTES:
1. RECOMPACT LOOSENED MATERIAL AT SURFACE. IF CONTRACTOR DISTURBS MORE THAN 1-1/2" OF MATERIAL, SUBGRADE SHALL BE RECOMPACTED TO 95% R.C.



REMOVE & REPLACE HMA (VARIOUS DEPTHS)
NTS

NOTES:
1. WHEN AREAS OF R&R ARE LOCATED UNDER KEYCUTS, PAVEMENT SHALL BE REMOVED TO THE SPECIFIED DEPTH AS MEASURED FROM PLANED SURFACE, NOT THE EXISTING PAVEMENT SURFACE.



TYPICAL SECTION NO. 1
NTS

CONSTRUCTION NOTES (THIS SHEET ONLY):

1. LOWER UTILITY COVER PRIOR TO COLD PLANE.
2. R&R EXISTING TYPE A DETECTOR LOOPS PER 2023 CALTRANS STANDARD SPECIFICATIONS & STANDARD PLAN ES-5A "ELECTRICAL SYSTEMS (DETECTORS)" .
3. PROTECT IN PLACE ELECTRICAL VAULT.
4. INSTALL SIGN POST & MOUNT R4-11 SIGN ADJECENT TO BIKE PAVEMENT MARKINGS PER LATEST VERSION OF 2014 CA MUTCD.

BORING LOG

NO.	AC	AB	R-VALUE	FABRIC (Y/N)
C1	4-1/4"	7"	-	N

*CORING DATA IS FOR INFORMATION ONLY. EXISTING SECTION MAY VARY FROM SECTION(S) FOUND AT CORING LOCATION(S). FABRIC MAY BE PRESENT IN SECTIONS EVEN IF NOT FOUND AT CORING LOCATION(S).

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San Luis Obispo, CA 93401
805.781.2265

CITY OF BELMONT
2025 PAVEMENT PROJECT
MIDDLE ROAD
695 MIDDLE ROAD TO EL CAMINO REAL

REGISTERED PROFESSIONAL ENGINEER
BENJAMIN MARTIN
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

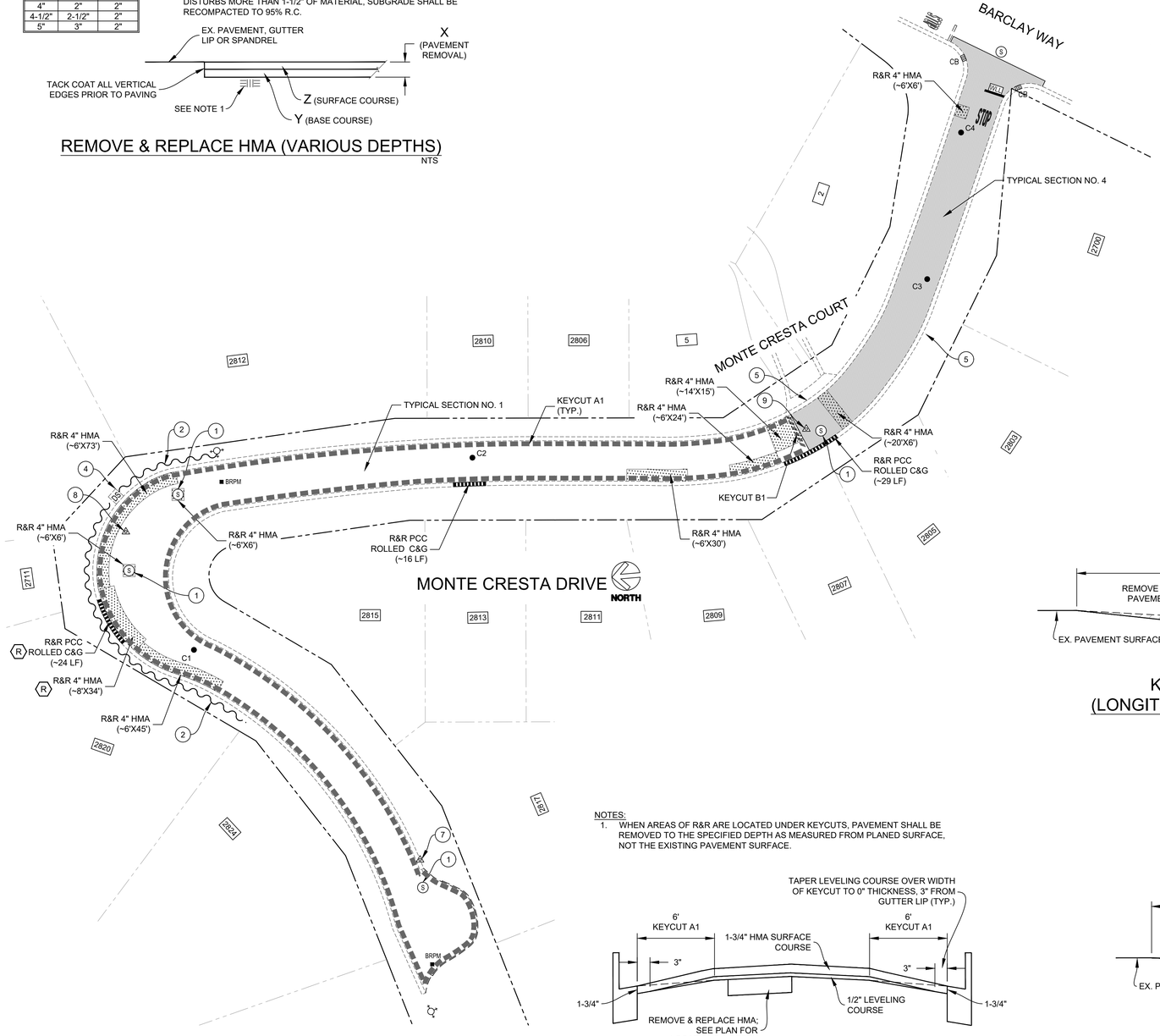
DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=20'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 14 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWINGS\240133-01_SITE03_MIDDLE ROAD.DWG Plot Date: 3/26/2025 12:44 PM

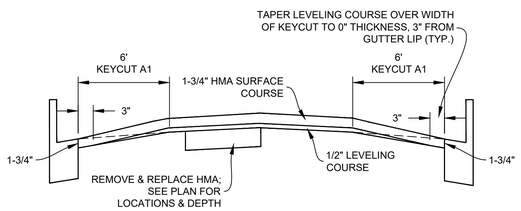
DEPTH MEASUREMENTS		
X	Y	Z
4"	2"	2"
4-1/2"	2-1/2"	2"
5"	3"	2"

NOTES:
1. RECOMPACT LOOSENED MATERIAL AT SURFACE. IF CONTRACTOR DISTURBS MORE THAN 1-1/2" OF MATERIAL, SUBGRADE SHALL BE RECOMPACTED TO 95% R.C.

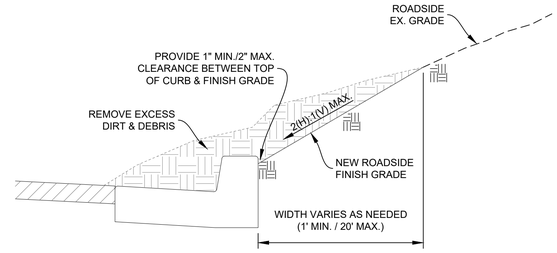
REMOVE & REPLACE HMA (VARIOUS DEPTHS)
NTS



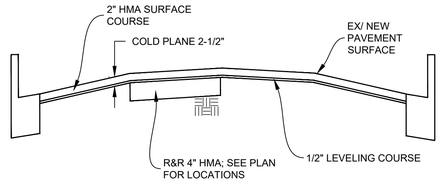
NOTES:
1. WHEN AREAS OF R&R ARE LOCATED UNDER KEYCUTS, PAVEMENT SHALL BE REMOVED TO THE SPECIFIED DEPTH AS MEASURED FROM PLANED SURFACE, NOT THE EXISTING PAVEMENT SURFACE.



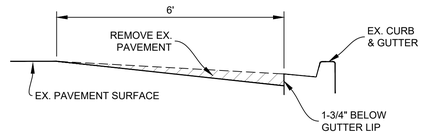
TYPICAL SECTION NO. 1
NTS



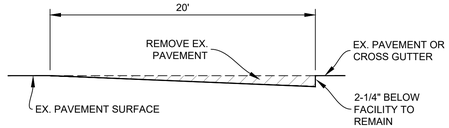
CLEAR DEBRIS BEHIND CURB & GUTTER
NTS



TYPICAL SECTION NO. 4
NTS



KEYCUT A1 (LONGITUDINAL KEYCUT)
NTS



KEYCUT B1 (TRANSVERSE KEYCUT)
NTS

CONSTRUCTION NOTES:

1. LOWER UTILITY COVER PRIOR TO COLD PLANE.
2. REMOVE EXCESS DEBRIS FROM EX. ROADWAY, CURB & GUTTER, & BEHIND CURB SUCH THAT FINISH GRADE OF ROADSIDE BEHIND CURB IS SLOPED @ 2(H):1(V) MAX. (~210 LF)
3. NOT USED.
4. PROTECT IN PLACE EXISTING DRAINAGE STRUCTURE.
5. PROTECT IN PLACE EXISTING CONCRETE IMPROVEMENT.
6. NOT USED.
7. PROTECT IN PLACE EXISTING 1" COPPER DISK W/ PUNCH "LS 7551" PER RECORD OF SURVEY NO. 3455 FILED IN VOLUME 48 OF L.L.S. MAPS PAGE 87.
8. FOUND RAILROAD SPIKE PER VOLUME 97 OF MAPS PG 9-10. RESET WITH CENTERLINE MONUMENT IN WELL PER COUNTY OF SAN MATEO STANDARD DETAIL D-10. CONTRACTOR TO PROVIDE BRASS MARKER.
9. FOUND MAGSPIKE PER RECORD OF SURVEY NO. 3455 FILED IN VOLUME 48 OF L.L.S. MAPS PAGE 87. RESET WITH CENTERLINE MONUMENT IN WELL PER COUNTY OF SAN MATEO STANDARD DETAIL D-10. CONTRACTOR TO PROVIDE BRASS MARKER.

BORING LOG

NO.	AC	FABRIC (Y/N)
C1	3-1/2"	N
C2	3"	N
C3	4-3/4"	Y
C4	5"	Y

*CORING DATA IS FOR INFORMATION ONLY. EXISTING SECTION MAY VARY FROM SECTION(S) FOUND AT CORING LOCATION(S). FABRIC MAY BE PRESENT IN SECTIONS EVEN IF NOT FOUND AT CORING LOCATION(S).

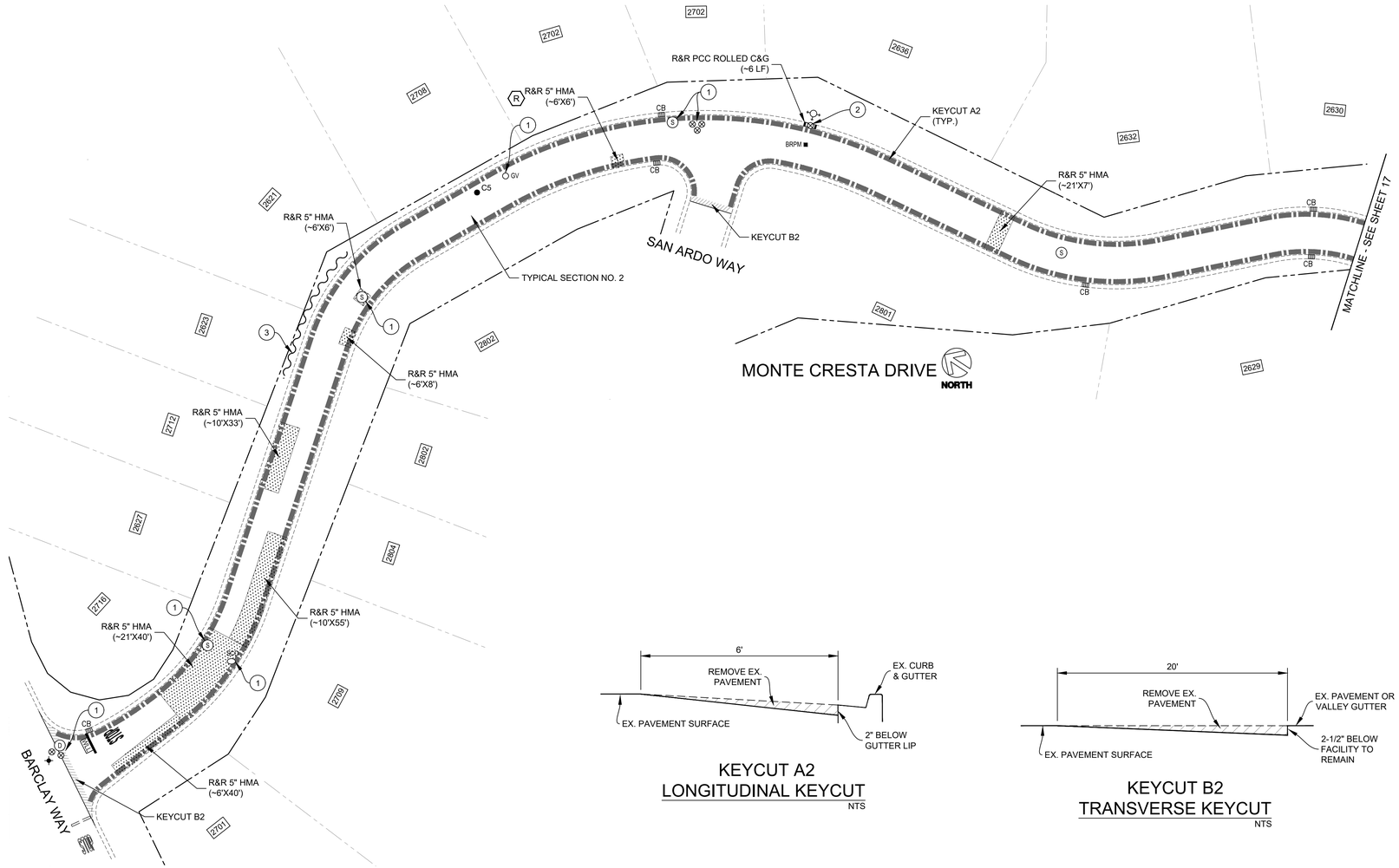
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805.781.2265

CITY OF BELMONT
2025 PAVEMENT PROJECT
MONTE CRESTA DRIVE - BASE BID
END OF PAVEMENT TO SAN JUAN BOULEVARD

REGISTERED PROFESSIONAL ENGINEER JASON KEITH EVANS C91004 Exp. 12-31-26 CIVIL STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=30'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 15 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\240133-01_SITE02.DWG Plot Date: 3/26/2025 12:44 PM



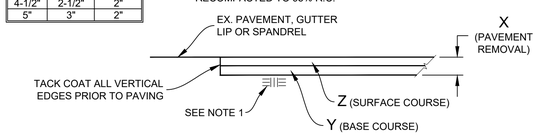
KEYCUT A2
LONGITUDINAL KEYCUT
NTS

KEYCUT B2
TRANSVERSE KEYCUT
NTS

DEPTH MEASUREMENTS

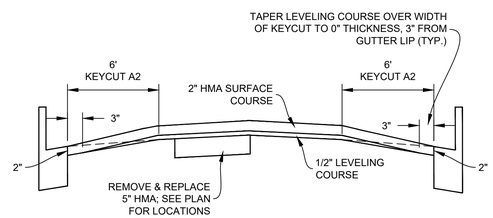
X	Y	Z
4"	2"	2"
4-1/2"	2-1/2"	2"
5"	3"	2"

NOTES:
1. RECOMPACT LOOSENED MATERIAL AT SURFACE. IF CONTRACTOR DISTURBS MORE THAN 1-1/2" OF MATERIAL, SUBGRADE SHALL BE RECOMPACTED TO 95% R.C.

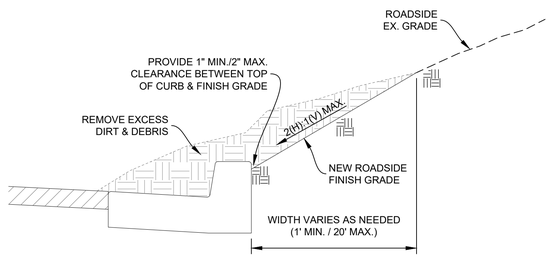


REMOVE & REPLACE HMA (VARIOUS DEPTHS)
NTS

NOTES:
1. WHEN AREAS OF R&R ARE LOCATED UNDER KEYCUTS, PAVEMENT SHALL BE REMOVED TO THE SPECIFIED DEPTH AS MEASURED FROM PLANED SURFACE, NOT THE EXISTING PAVEMENT SURFACE.



TYPICAL SECTION NO. 2
NTS



CLEAR DEBRIS BEHIND CURB & GUTTER
NTS

CONSTRUCTION NOTES:

1. LOWER UTILITY COVER PRIOR TO COLD PLANE.
2. PROTECT IN PLACE EXISTING UTILITY COVER.
3. REMOVE EXCESS DEBRIS FROM EX. ROADWAY, CURB & GUTTER, & BEHIND CURB SUCH THAT FINISH GRADE OF ROADSIDE BEHIND CURB IS SLOPED @ 2(H):1(V) MAX. (~70 LF)

BORING LOG

NO.	AC	FABRIC (Y/N)
C5	5-1/2"	N

*CORING DATA IS FOR INFORMATION ONLY. EXISTING SECTION MAY VARY FROM SECTION(S) FOUND AT CORING LOCATION(S). FABRIC MAY BE PRESENT IN SECTIONS EVEN IF NOT FOUND AT CORING LOCATION(S).

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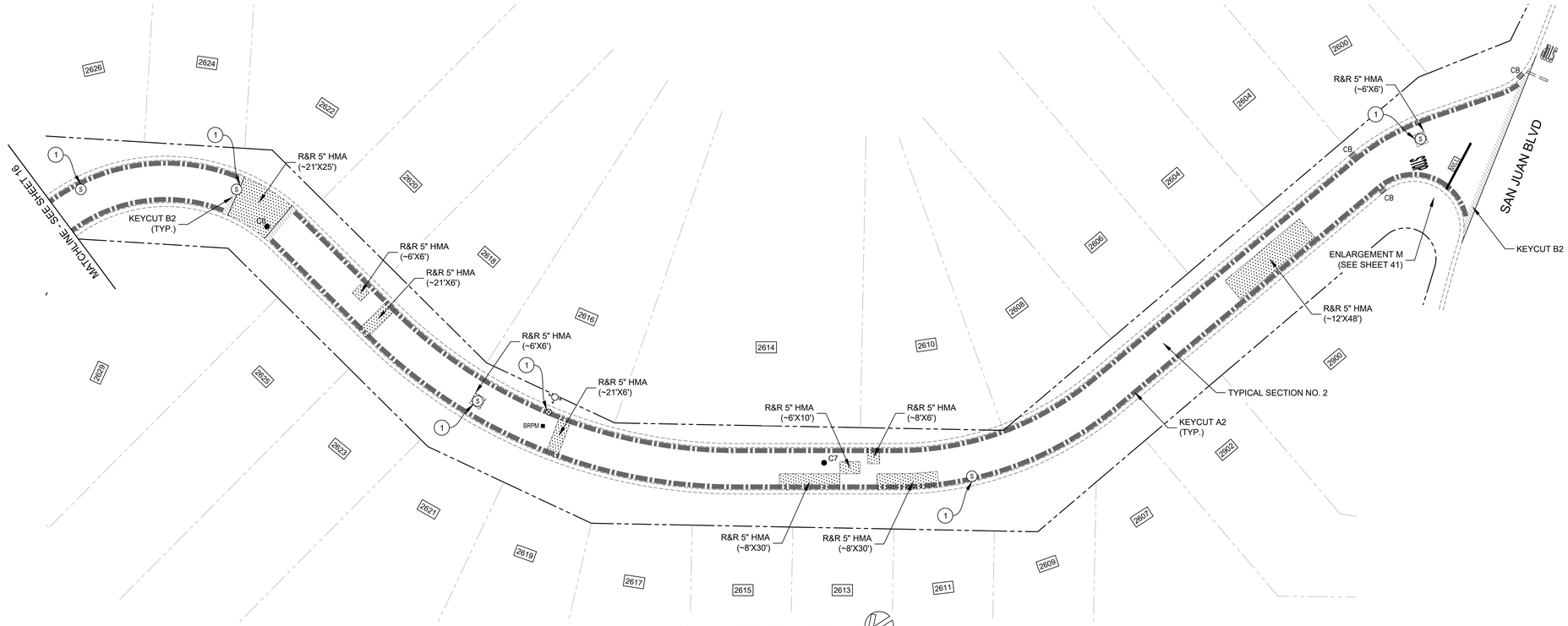
CITY OF BELMONT
2025 PAVEMENT PROJECT

MONTE CRESTA DRIVE - BASE BID
END OF PAVEMENT TO SAN JUAN BOULEVARD

REGISTERED PROFESSIONAL ENGINEER
JASON KEMPF
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

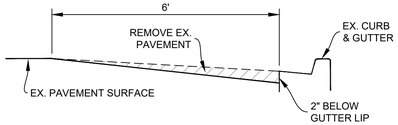
DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=30'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 16 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\240133-01_SITE02.DWG Plot Date: 3/26/2025 12:44 PM

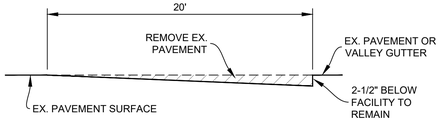


MONTE CRESTA DRIVE

NORTH



KEYCUT A2
LONGITUDINAL KEYCUT
NTS

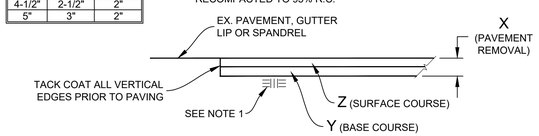


KEYCUT B2
TRANSVERSE KEYCUT
NTS

DEPTH MEASUREMENTS

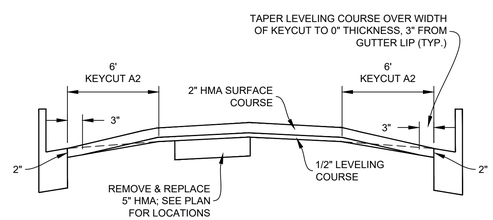
X	Y	Z
4"	2"	2"
4-1/2"	2-1/2"	2"
5"	3"	2"

NOTES:
1. RECOMPACT LOOSENED MATERIAL AT SURFACE. IF CONTRACTOR DISTURBS MORE THAN 1-1/2" OF MATERIAL, SUBGRADE SHALL BE RECOMPACTED TO 95% R.C.



REMOVE & REPLACE HMA (VARIOUS DEPTHS)
NTS

NOTES:
1. WHEN AREAS OF R&R ARE LOCATED UNDER KEYCUTS, PAVEMENT SHALL BE REMOVED TO THE SPECIFIED DEPTH AS MEASURED FROM PLANED SURFACE, NOT THE EXISTING PAVEMENT SURFACE.



TYPICAL SECTION NO. 2
NTS

CONSTRUCTION NOTES:

(1) LOWER UTILITY COVER PRIOR TO COLD PLANE.

BORING LOG

NO.	AC	FABRIC (Y/N)
C6	4-3/4"	N
C7	3-1/2"	N

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CITY OF BELMONT
2025 PAVEMENT PROJECT
MONTE CRESTA DRIVE - BASE BID
END OF PAVEMENT TO SAN JUAN BOULEVARD

REGISTERED PROFESSIONAL ENGINEER
JASON MICHAEL ELLIS
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=30'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 17 of 56

Path: Z:\SHARED\DR DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\240133-01_SITE02.DWG Plot Date: 3/28/2025 12:44 PM

TYPICAL SECTION NO. 10

NTS

CONSTRUCTION NOTES:

(1) LOWER UTILITY COVER PRIOR TO COLD PLANE.

BORING LOG

NO.	AC	FABRIC (Y/N)
C1	3-1/2"	N

*CORING DATA IS FOR INFORMATION ONLY. EXISTING SECTION MAY VARY FROM SECTION(S) FOUND AT CORING LOCATION(S). FABRIC MAY BE PRESENT IN SECTIONS EVEN IF NOT FOUND AT CORING LOCATION(S).

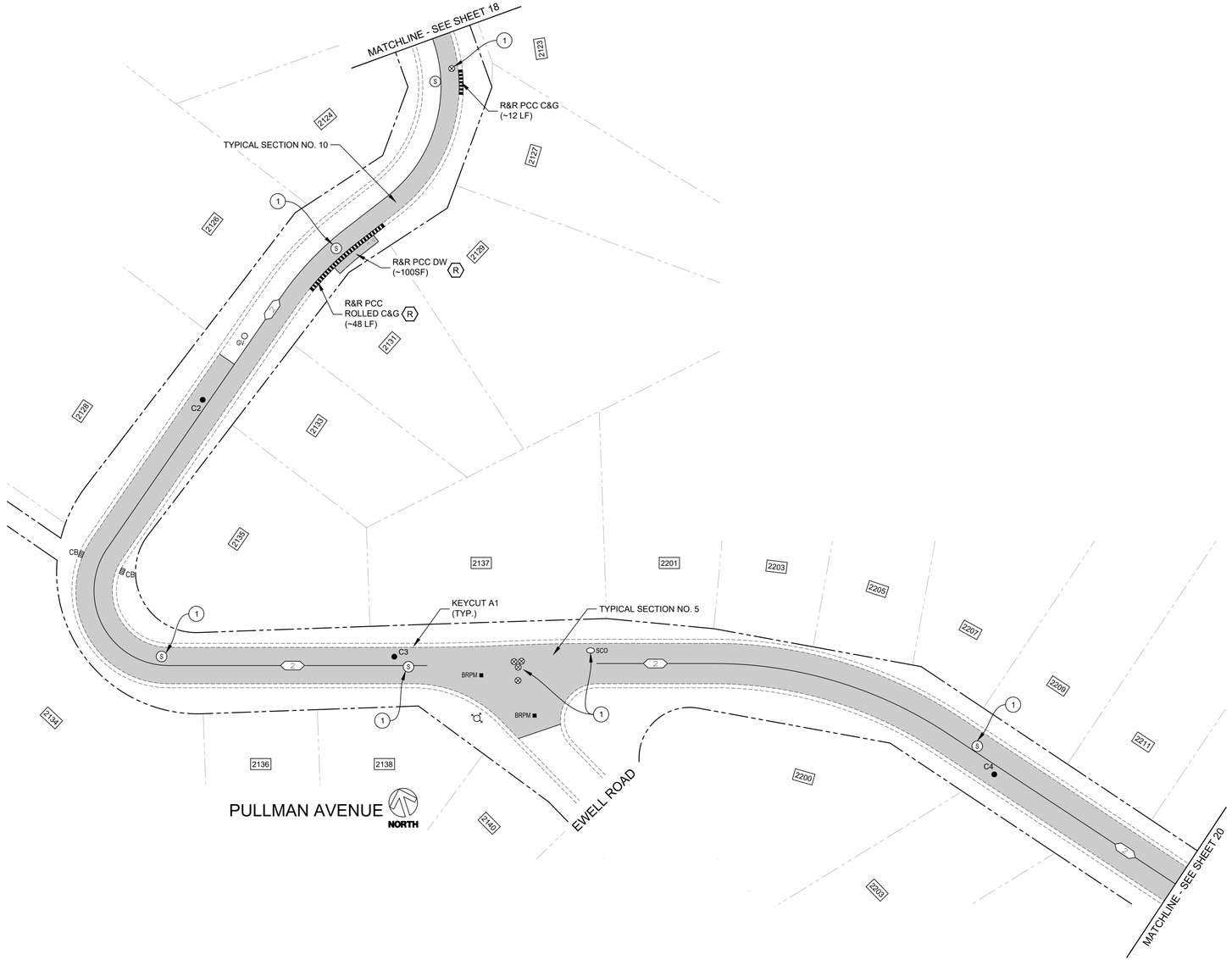
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805.781.2265

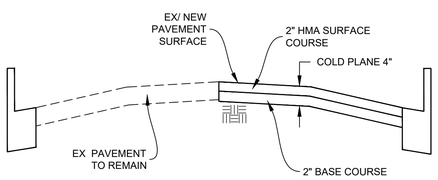
CITY OF BELMONT
2025 PAVEMENT PROJECT
PULLMAN AVENUE - BASE BID
COVINGTON ROAD TO RALSTON AVENUE

REGISTERED PROFESSIONAL ENGINEER
BRYAN MARK
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

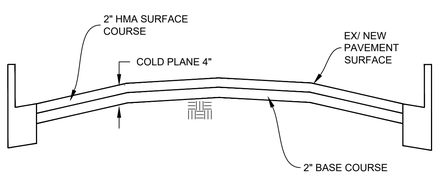
DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=30'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 18 of 56

Path: Z:\SHARED\JR DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\240133-01_SITE02.DWG Plot Date: 3/26/2025 12:44 PM





TYPICAL SECTION NO. 10
NTS



TYPICAL SECTION NO. 5
NTS

CONSTRUCTION NOTES:

(1) LOWER UTILITY COVER PRIOR TO COLD PLANE.

BORING LOG

NO.	AC	FABRIC (Y/N)
C2	3-1/2"	N
C3	4-1/2"	N
C4	3-1/2"	N

*CORING DATA IS FOR INFORMATION ONLY. EXISTING SECTION MAY VARY FROM SECTION(S) FOUND AT CORING LOCATION(S). FABRIC MAY BE PRESENT IN SECTIONS EVEN IF NOT FOUND AT CORING LOCATION(S).

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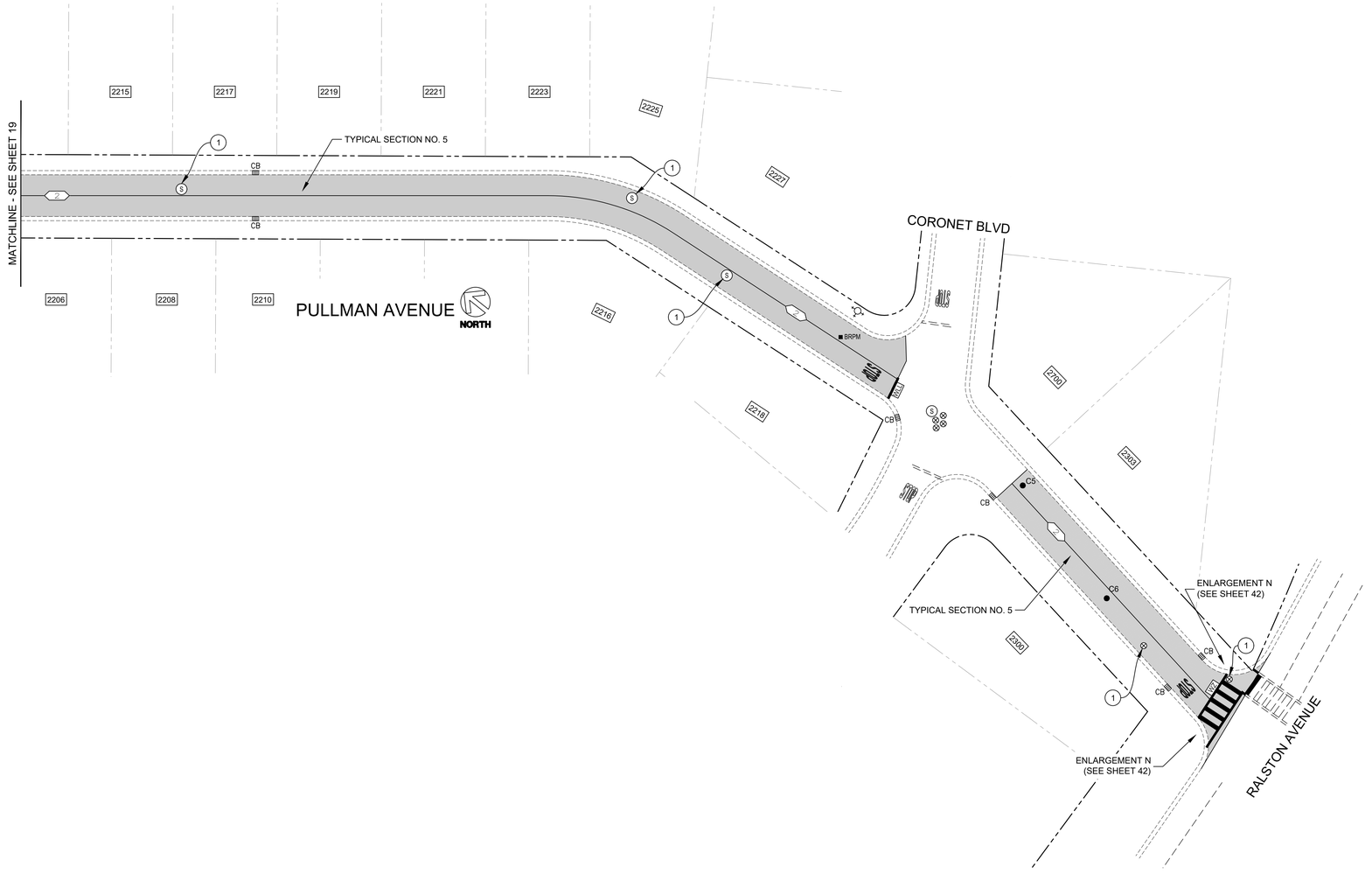
CITY OF BELMONT
2025 PAVEMENT PROJECT

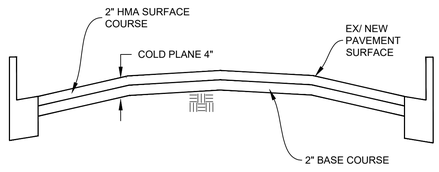
PULLMAN AVENUE - BASE BID
COVINGTON ROAD TO RALSTON AVENUE

REGISTERED PROFESSIONAL ENGINEER
JASON KEITH
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=30'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 19 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\240133-01_SITE02.DWG Plot Date: 3/26/2025 12:44 PM





TYPICAL SECTION NO. 5

NTS

CONSTRUCTION NOTES:

1. LOWER UTILITY COVER PRIOR TO COLD PLANE.

BORING LOG

NO.	AC	FABRIC (Y/N)
C5	1-1/2"	N
C6	1-1/4"	N

*CORING DATA IS FOR INFORMATION ONLY. EXISTING SECTION MAY VARY FROM SECTION(S) FOUND AT CORING LOCATION(S). FABRIC MAY BE PRESENT IN SECTIONS EVEN IF NOT FOUND AT CORING LOCATION(S).

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CITY OF BELMONT
2025 PAVEMENT PROJECT

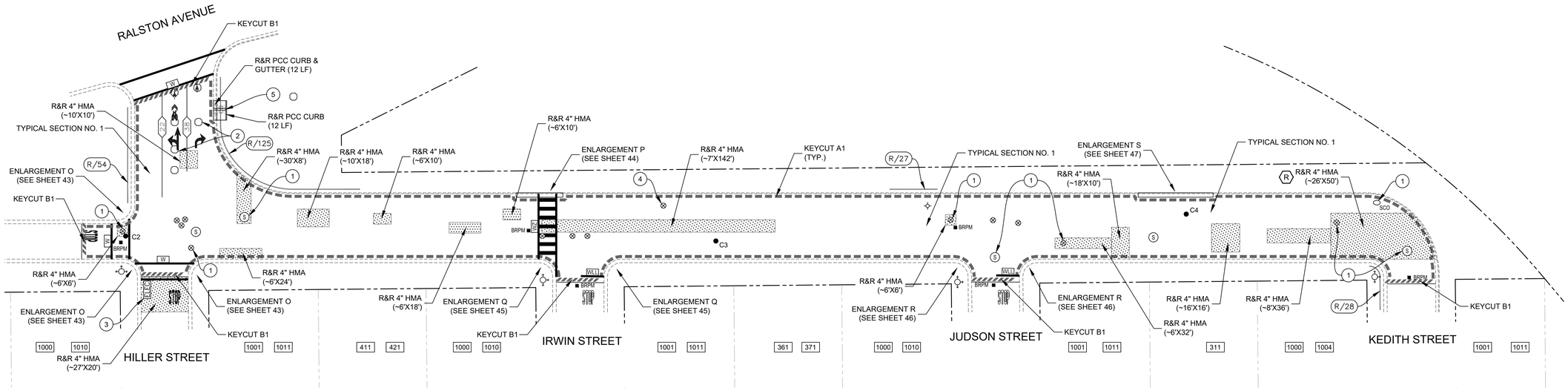
PULLMAN AVENUE - BASE BID

COVINGTON ROAD TO RALSTON AVENUE

REGISTERED PROFESSIONAL ENGINEER
JASON KARL HEITZ
C91804
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

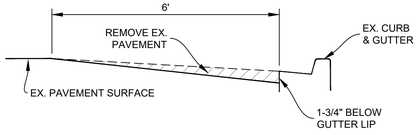
DRAWN BY: **BM, JE**
PROJECT NUMBER: **240133**
SCALE: **1"=30'**
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: **MARCH 2025**
SHEET NUMBER: **20 of 56**

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\240133-01_SITE02.DWG Plot Date: 3/26/2025 12:44 PM



RALSTON FRONTAGE ROAD

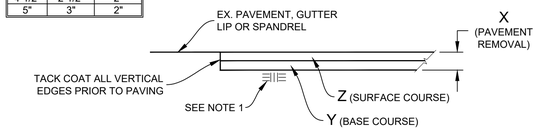
NORTH



KEYCUT A1
(LONGITUDINAL KEYCUT)
NTS

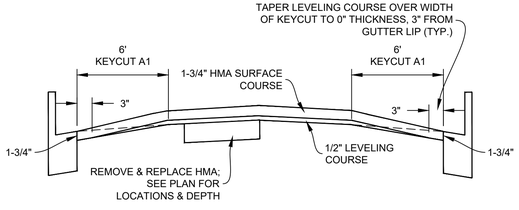
DEPTH MEASUREMENTS		
X	Y	Z
4"	2"	2"
4-1/2"	2-1/2"	2"
5"	3"	2"

NOTES:
1. RECOMPACT LOOSENED MATERIAL AT SURFACE. IF CONTRACTOR DISTURBS MORE THAN 1-1/2" OF MATERIAL, SUBGRADE SHALL BE RECOMPACTED TO 95% R.C.

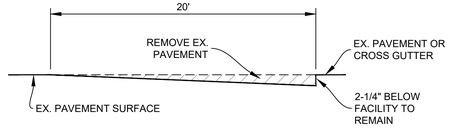


REMOVE & REPLACE HMA (VARIOUS DEPTHS)
NTS

NOTES:
1. WHEN AREAS OF R&R ARE LOCATED UNDER KEYCUTS, PAVEMENT SHALL BE REMOVED TO THE SPECIFIED DEPTH AS MEASURED FROM PLANED SURFACE, NOT THE EXISTING PAVEMENT SURFACE.



TYPICAL SECTION NO. 1
NTS



KEYCUT B1
(TRANSVERSE KEYCUT)
NTS

CONSTRUCTION NOTES:

1. LOWER UTILITY COVER PRIOR TO COLD PLANE.
2. REMOVE & REPLACE LOOP DETECTORS (6 EA.).
3. PROTECT IN PLACE ELECTRICAL VAULT.
4. CONTRACTOR TO PROVIDE NEW WATER VALVE LID.
5. REMOVE EXISTING CURB INLET & INSTALL SCUPPER PER DETAIL ON SHEET 54. RESET UNIT PAVER SIDEWALK AROUND NEW SCUPPER, BACKFILL & COMPACT SAND BEDDING AS NECESSARY.

BORING LOG

NO.	AC	FABRIC (Y/N)
C1	3-1/2"	N
C2	4-1/2"	N
C3	3"	N
C4	2"	N

*CORING DATA IS FOR INFORMATION ONLY. EXISTING SECTION MAY VARY FROM SECTION(S) FOUND AT CORING LOCATION(S). FABRIC MAY BE PRESENT IN SECTIONS EVEN IF NOT FOUND AT CORING LOCATION(S).

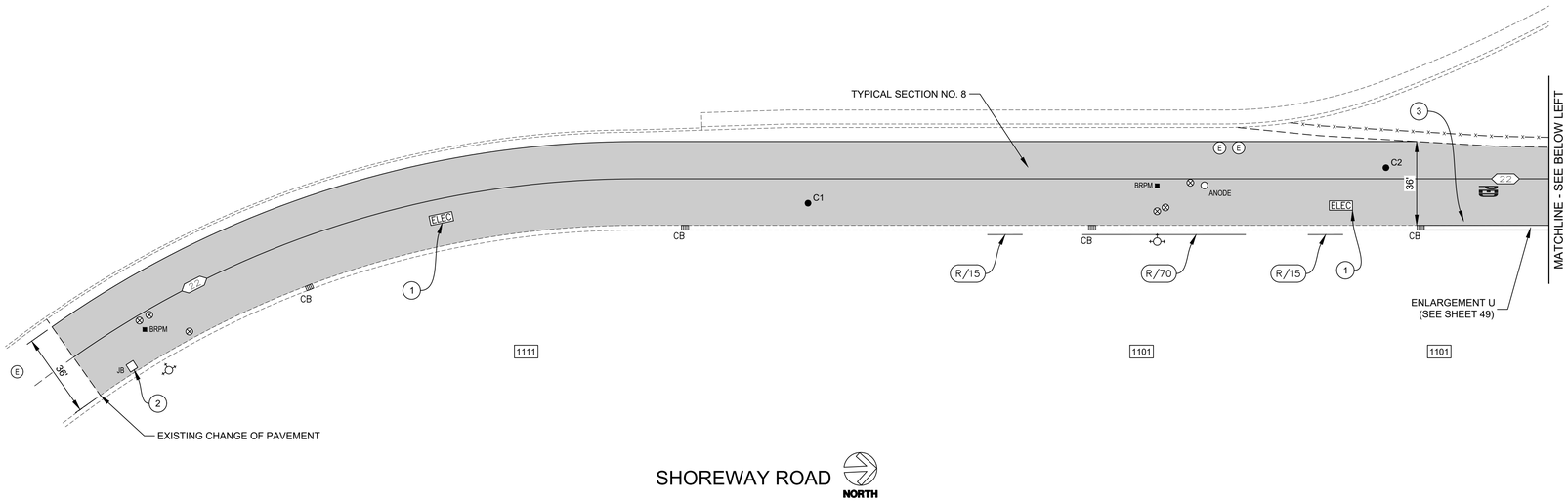
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805.781.2265

CITY OF BELMONT
2025 PAVEMENT PROJECT
RALSTON FRONTAGE ROAD - BASE BID
RALSTON AVENUE/HILLER STREET TO KEDITH STREET

REGISTERED PROFESSIONAL ENGINEER
JASON KEITH ELLIS
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

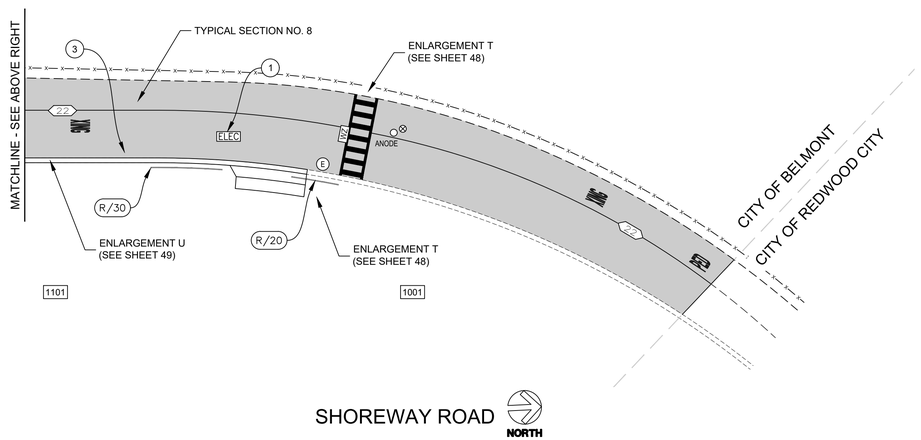
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BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 21 of 56

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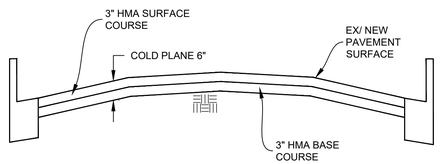
SHOREWAY ROAD

NORTH



SHOREWAY ROAD

NORTH



TYPICAL SECTION NO. 8

NTS

GENERAL NOTES:

1. LOWER ALL UTILITIES PRIOR TO COLD PLANE UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES:

1. PROTECT IN PLACE ELECTRICAL VAULT.
2. PROTECT IN PLACE JUNCTION BOX. MATCH FINISHED SURFACE FLUSH TO LID.
3. ENSURE POSITIVE DRAINAGE IN PAVEMENT TOWARD GUTTER PAN AT INSTALLATION OF NEW CURB & GUTTER.

BORING LOG

NO.	AC	ASB	LTB/CTB	R-VALUE	FABRIC (Y/N)
C1	2-3/4"	10"	8"	12	N
C2	2-3/4"	12"	7"	-	N

*CORING DATA IS FOR INFORMATION ONLY. EXISTING SECTION MAY VARY FROM SECTION(S) FOUND AT CORING LOCATION(S). FABRIC MAY BE PRESENT IN SECTIONS EVEN IF NOT FOUND AT CORING LOCATION(S).

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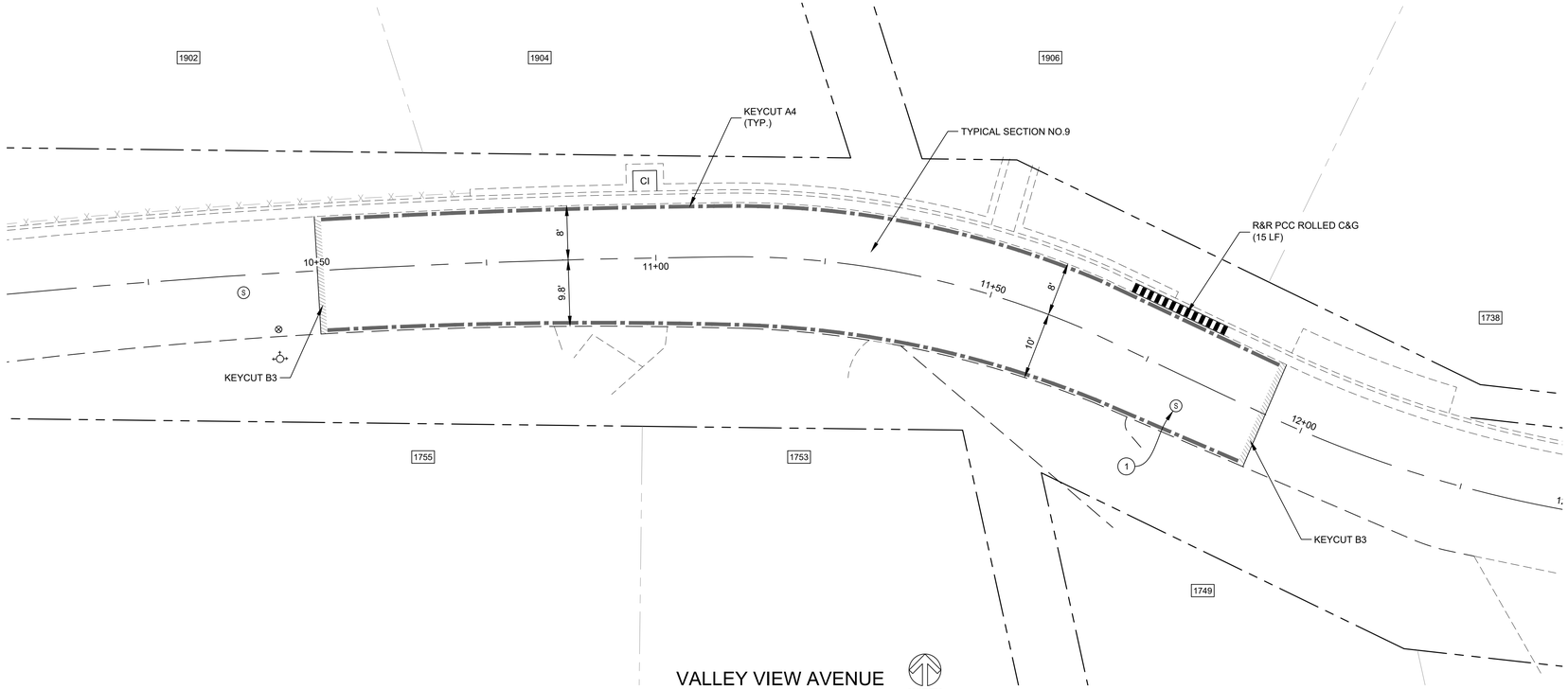
CITY OF BELMONT
2025 PAVEMENT PROJECT

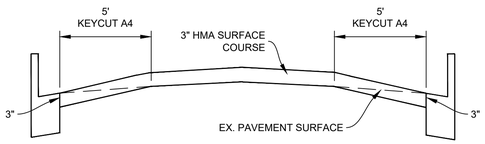
SHOREWAY ROAD - BASE BID
1111 SHOREWAY ROAD TO CITY LIMIT

REGISTERED PROFESSIONAL ENGINEER
JASON KEARL BERG
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

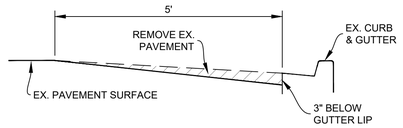
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DATE: MARCH 2025
SHEET NUMBER: 22 of 56

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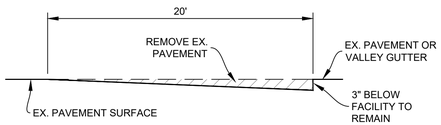




TYPICAL SECTION NO. 9
NTS



KEYCUT A4
LONGITUDINAL KEYCUT
NTS



KEYCUT B3
TRANSVERSE KEYCUT
NTS

CONSTRUCTION NOTES:

1. LOWER UTILITY COVER PRIOR TO COLD PLANE.

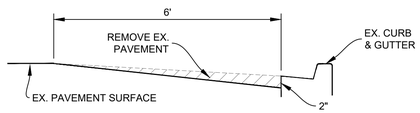
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CITY OF BELMONT
2025 PAVEMENT PROJECT
VALLEY VIEW AVENUE
STA 10+50 TO STA 11+94

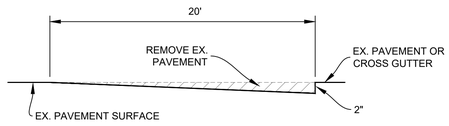
REGISTERED PROFESSIONAL ENGINEER
JASON KEITH
C51604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=10'
VERIFY SCALE
BAR REPRESENTS
1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER:
23 of 56

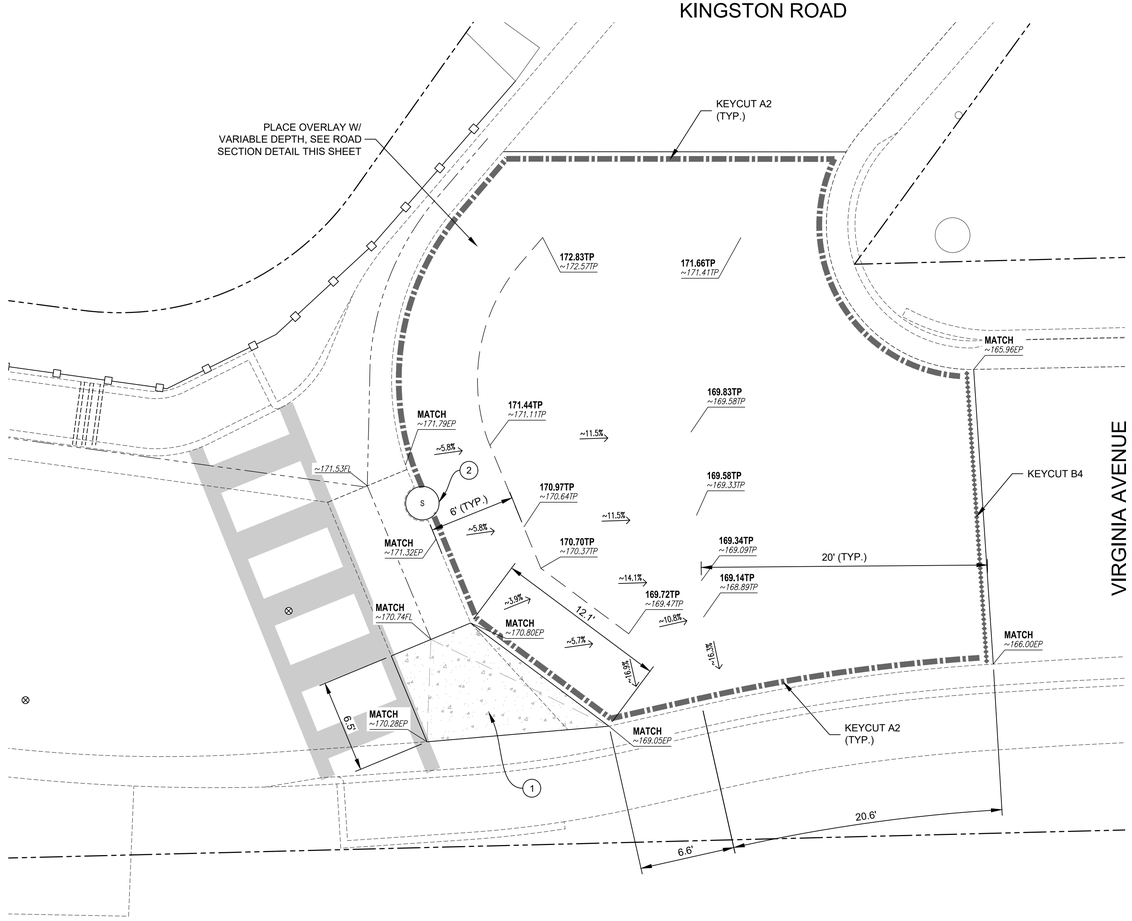
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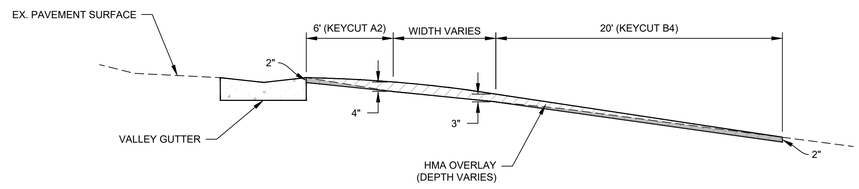
KEYCUT - TYPE A2
LONGITUDINAL KEYCUT
NTS



KEYCUT - TYPE B4
TRANSVERSE KEYCUT
NTS



VIRGINIA AVENUE
NORTH



ROAD SECTION
NTS

CONSTRUCTION NOTES:

1. REMOVE & REPLACE PCC APRON PER DETAIL "CONCRETE APRON" ON COUNTY OF SAN MATEO STANDARD DRAWING D-5 "VALLEY GUTTER DETAILS."
2. PROTECT IN PLACE EXISTING UTILITY COVER.

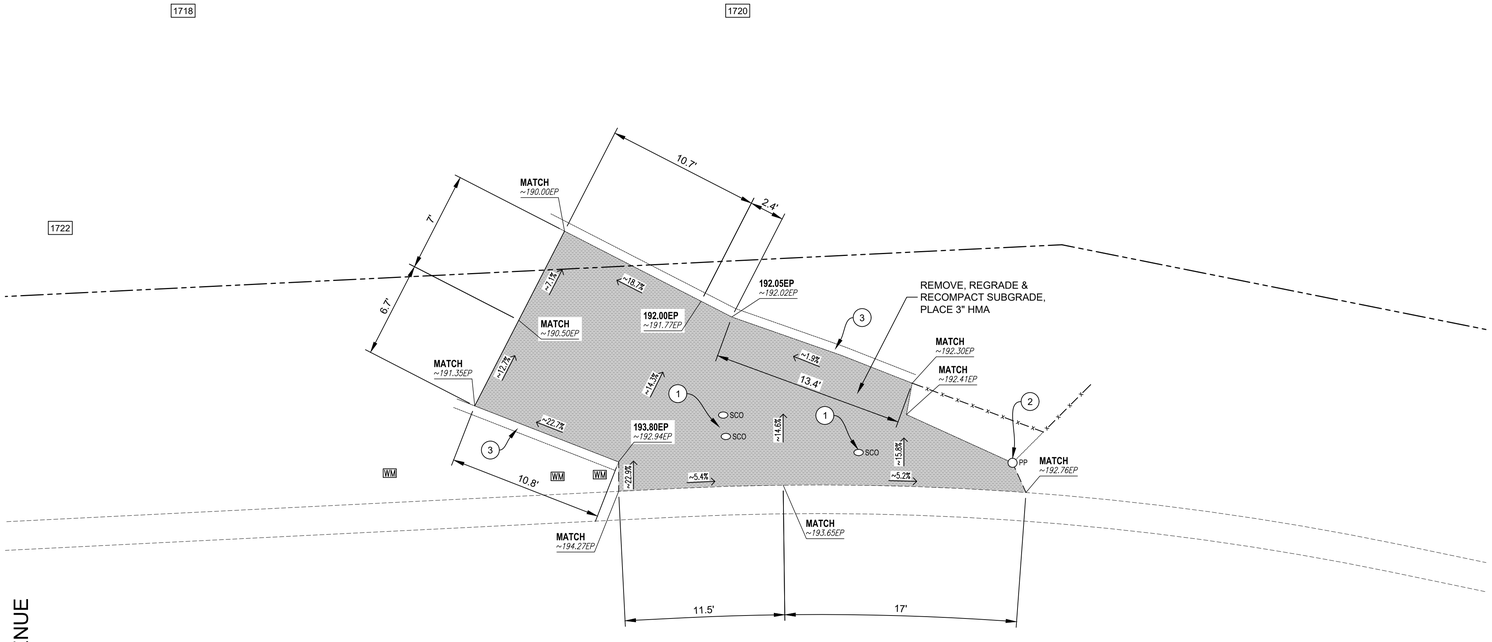
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CITY OF BELMONT
2025 PAVEMENT PROJECT
VIRGINIA AVENUE @ KINGSTON ROAD
PAVING EXHIBIT

REGISTERED PROFESSIONAL ENGINEER
JOHN ERIC SCHMIDT
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

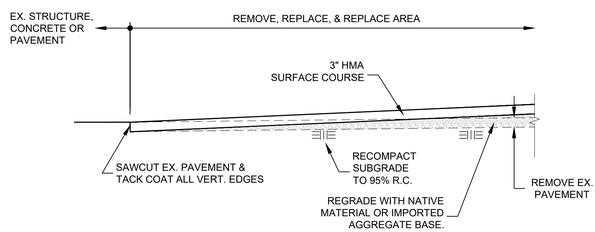
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VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 24 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\240133-01-VIRGINIA AVENUE.DWG Plot Date: 3/26/2025 12:45 PM



CONSTRUCTION NOTES:

1. ADJUST UTILITY COVER TO FINISHED GRADE.
2. PROTECT IN PLACE EXISTING UTILITY POLE.
3. PROTECT IN PLACE EXISTING RETAINING WALL.



NOTE:
AT SOME LOCATIONS PAVEMENT ELEVATION WILL BE LOWERED TO MEET NEW GUTTER PAN SURFACES . WHERE GRADE IS TO BE ADJUSTED, CONTRACTOR SHALL REMOVE A PORTION OF EXIST. SUBGRADE & RECOMPACT TO 95% R.C. & REPLACE 3" HOT MIX ASPHALT (HMA).

REMOVE, REGRADE & RECOMPACT SUBGRADE, PLACE 3" HMA

NTS

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CITY OF BELMONT
2025 PAVEMENT PROJECT
1720 HILLMAN AVENUE
DRIVEWAY EXHIBIT

REGISTERED PROFESSIONAL ENGINEER
JESSICA ELIZABETH
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=5'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 25 of 56

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ENLARGEMENT SHEET INDEX

SHEET NO.	MAIN STREET	SHEET TITLE	SHEET DESCRIPTION
28	COMSTOCK CIRCLE	ENLARGEMENT A	COMSTOCK CIRCLE @ HALLMARK DRIVE (N)
29		ENLARGEMENT B	COMSTOCK CIRCLE @ WEMBERLY DRIVE
30		ENLARGEMENT C	COMSTOCK CIRCLE @ HALLMARK DRIVE (S)
31		ENLARGEMENT D	COMSTOCK CIRCLE @ ST. JAMES ROAD
32	E STREET	ENLARGEMENT E	E STREET @ SIXTH AVENUE
33		ENLARGEMENT F	6TH AVENUE @ 970 E STREET
34		ENLARGEMENT G	E STREET @ FIFTH AVENUE
35		ENLARGEMENT G.1	E STREET @ FIFTH AVENUE PROFILE & CROSS SECTIONS
36	FOREST AVENUE	ENLARGEMENT H	FOREST AVENUE @ SHIRLEY ROAD
37		ENLARGEMENT I	FOREST AVENUE @ ALAMEDA DE LAS PULGAS
38		ENLARGEMENT J	FOREST AVENUE @ ALAMEDA DE LAS PULGAS
39	MIDDLE ROAD	ENLARGEMENT K	MIDDLE ROAD @ CYPRESS AVENUE
40		ENLARGEMENT L	MIDDLE ROAD @ EL CAMINO REAL
41	MONTE CRESTA DRIVE	ENLARGEMENT M	MONTE CRESTA DRIVE @ SAN JUAN BOULEVARD
42	PULLMAN AVENUE	ENLARGEMENT N	PULLMAN AVENUE @ RALSTON AVENUE
43	RALSTON FRONTAGE ROAD	ENLARGEMENT O	RALSTON FRONTAGE ROAD @ HILLER STREET
44		ENLARGEMENT P	RALSTON FRONTAGE ROAD @ IRWIN STREET
45		ENLARGEMENT Q	RALSTON FRONTAGE ROAD @ IRWIN STREET
46		ENLARGEMENT R	RALSTON FRONTAGE ROAD @ JUDSON STREET
47		ENLARGEMENT S	RALSTON FRONTAGE ROAD @ PARK BASKETBALL COURT
48	SHOREWAY ROAD	ENLARGEMENT T	CROSSWALK @ 1101 SHOREWAY ROAD
49		ENLARGEMENT U	SHOREWAY ROAD @ 1101 SHOREWAY ROAD

POINT NO.	MAIN STREET	INTERSECTION	DESCRIPTION	ELEVATION (FT.)	NORTHING (FT.)	EASTING (FT.)
1	COMSTOCK CIRCLE	ST. JAMES ROAD	Mag Nail W/ Shiner	664.69	1581093.32	6470382.62
2			Mag Nail W/ Shiner	662.01	1581157.84	6470462.92
3		HALLMARK DRIVE (S)	Mag Nail W/ Shiner	628.37	1581601.58	6470680.55
4			Mag Nail W/ Shiner	624.57	1581668.63	6470759.99
5		WEMBERLY DRIVE	Mag Nail W/ Shiner	616.34	1581874.36	6470824.62
6			Mag Nail W/ Shiner	612.49	1581986.82	6470855.17
28		HALLMARK DRIVE (N)	Mag Nail W/ Shiner	547.34	1582276.54	6469420.18
29			Mag Nail W/ Shiner	548.43	1582276.29	6469481.53
30			Mag Nail W/ Shiner	551.90	1582191.42	6469500.61
8	RALSTON FRONTAGE ROAD	KEDITH STREET	Mag Nail W/ Shiner	11.23	1588768.01	6483034.47
9		JUDSON STREET	Mag Nail W/ Shiner	12.91	1588657.19	6482932.39
3024			Mag Nail W/ Shiner	13.17	1588619.12	6482935.83
11		IRWIN STREET	Mag Nail W/ Shiner	16.08	1588502.19	6482740.50
12			Mag Nail W/ Shiner	17.10	1588436.84	6482679.09
3023			Mag Nail W/ Shiner	15.76	1588454.13	6482767.68
34		HILLER STREET	Mag Nail W/ Shiner	17.96	1588356.63	6482548.98
35			Mag Nail W/ Shiner	18.53	1588331.43	6482632.44
36			Mag Nail W/ Shiner	19.66	1588250.29	6482554.15
14	E STREET	5TH AVENUE	Mag Nail W/ Shiner	64.76	1585195.38	6483359.78
15			Mag Nail W/ Shiner	59.52	1585128.86	6483427.05
16			Mag Nail W/ Shiner	67.30	1585102.80	6483361.88
17		6TH AVENUE	Mag Nail W/ Shiner	100.55	1584923.41	6483184.72
44			Mag Nail W/ Shiner	103.44	1584890.53	6483207.55
45			Mag Nail W/ Shiner	105.58	1584952.23	6483124.25
19	PULLMAN AVENUE	RALSTON AVENUE	Mag Nail W/ Shiner	218.30	1584032.46	6475419.53
20			Mag Nail W/ Shiner	222.56	1584045.23	6475366.89
21			Mag Nail W/ Shiner	226.74	1583994.73	6475320.88
25	MONTE CRESTA DRIVE	SAN JUAN BOULEVARD	Mag Nail W/ Shiner	296.65	1585192.73	6472050.74
26			Mag Nail W/ Shiner	290.44	1585223.89	6471992.69
27			Mag Nail W/ Shiner	296.85	1585263.20	6472052.78
31	SHOREWAY ROAD	CROSSWALK	Nail	11.01	1589738.42	6483885.97
32			Mag Nail W/ Shiner	9.69	1589761.81	6483931.66
33			Mag Nail W/ Shiner	10.47	1589704.89	6483910.33
37	FOREST AVENUE	SHIRLEY ROAD	Mag Nail W/ Shiner	459.68	1587566.50	6473798.05
38			Mag Nail W/ Shiner	463.12	1587614.03	6473823.88
39			Mag W/ Washer PLS 6163	460.66	1587604.74	6473797.63
40		ALAMEDA DE LAS PULGAS	Mag Nail W/ Shiner	386.66	1588255.11	6474174.54
41			Mag Nail W/ Shiner	386.61	1588206.44	6474149.27
42		SHIRLEY ROAD	Mag W/ Washer PLS 6163	421.57	1587964.25	6473868.83
43			Mag Nail W/ Shiner	419.70	1587984.11	6473884.44
51	MIDDLE ROAD	EL CAMINO REAL	CP MAG NAIL	53.56	1587838.21	6480922.49
57			CP SPIKE	47.17	1587912.38	6481042.42
58			CP SPIKE	52.31	1587885.91	6480923.54
61			CP SPIKE	49.21	1587900.02	6480946.19
59		CYPRESS AVENUE	CP SPIKE	62.28	1587895.50	6480835.77
60			CP MAG NAIL	62.09	1587890.64	6480835.71
62			CP NAIL	67.54	1587845.91	6480795.55

LEGEND

PORTLAND CEMENT CONCRETE IMPROVEMENTS	LIGHT STANDARD (EX.)	R/YY	CURB PAINT COLOR R=RED / CURB PAINT LENGTH "YY" (LF)
REMOVE & REPLACE PCC DRIVEWAY	WATER METER COVER	XX	PROPERTY ADDRESS
RESET UNIT PAVERS	TELEVISION BOX COVER	FL	FLOWLINE
EXISTING UNIT PAVERS	POWER POLE	SW	SIDEWALK
INSTALL DETECTABLE WARNING SURFACE	GUY ANCHOR	TC	TOP OF CURB
REMOVE, REGRADE & PLACE 6" HMA SEE SHEET XX FOR DETAIL.	WATER VALVE	TP	TOP OF PAVEMENT
HMA CONFORM; REMOVE, REGRADE & PLACE 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER	MANHOLE COVER (D=STORM DRAIN, S=SEWER, T=AT&T)	EP	EDGE OF PAVEMENT
HMA CONFORM; REMOVE & REPLACE 3" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER	FIRE HYDRANT (EX.)	HP	HIGH POINT
BACKFILL W/ DECOMPOSED GRANITE & REGRADE	SURVEY MONUMENT COVER	EG	EXISTING GRADE
BACKFILL W/ NATIVE SOIL & REGRADE	SURVEY MARKER	CB(N)	NEW CATCH BASIN
R/W APPROXIMATE RIGHT-OF-WAY LINE	SURVEY NAIL	CB	CATCH BASIN
PROPOSED REALIGNED BRICK RETAINING WALL	ROADSIDE SIGN (EX.)	INV	INVERT
X X FENCE & GATE	RELOCATE ROADSIDE SIGN	TG	TOP OF GRATE
SD NEW STORM DRAIN PIPE	LOOP DETECTOR HANDHOLE (EX.)	NTS	NOT TO SCALE
SD(E) STORM DRAIN PIPE (EX.)	GP TEST COVER	T	TELECOMMUNICATIONS
E(E) ELECTRICAL LINE (EX.)	CP TEST COVER	TS	TRAFFIC SIGNAL
G(E) GAS LINE (EX.)	GAS VALVE	ELEC	ELECTRICAL
CURB PAINT	ANODE COVER	SL	STREET LIGHT
ROOT BARRIER	IRRIGATION CONTROL VALVE COVER	XXX.XX ~XXX.XX	**DESIGN ELEVATION(S)** (BOLD) *EXIST. ELEVATION(S)* *(ITALICIZED)*

CURB RAMP CONSTRUCTION: GENERAL NOTES

1. PRIOR TO INSTALLATION OF NEW CURB RAMPS, CONTRACTOR SHALL COORDINATE WITH CITY REPRESENTATIVE FOR TRIMMING OR REMOVAL OF PRIVATE LANDSCAPE PLANTINGS. NO PLANT MATERIAL SHALL BE ALTERED OR OTHERWISE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY.
2. CURB RAMP DESIGNS ARE BASED ON LATEST VERSION OF CALIFORNIA BUILDING CODE & CALTRANS DIB 82-06 "PEDESTRIAN ACCESIBILITY GUIDELINES FOR HIGHWAY PROJECTS, AND ANY/ALL APPLICABLE LOCAL CODES. REFER TO STANDARD PLAN A88A FOR ADDITIONAL DETAILS & INFORMATION NOT PROVIDED IN PROJECT PLANS OR SPECIFICATIONS.
3. SLOPES SHOWN ON THESE PLANS ARE APPROXIMATE; SOME FIELD-ADJUSTMENT MAY BE NECESSARY DURING LAYOUT & CONSTRUCTION.
4. CONCRETE FACILITIES SHALL BE CONSTRUCTED PER THE NOVEMBER 2016 EDITION OF THE CITY OF BELMONT STANDARD DETAILS:
   - TYPE A CURB & GUTTER*. . . . . #SI-100
   - CURB & GUTTER @ DRIVEWAY APPROACH. . . . #SI-103
   - VERTICAL TO ROLLED CURB TRANSITION . . . . #SI-104
   - SIDEWALK . . . . . #SI-105
   - DRIVEWAY APPROACH & SECTION . . . . . #S1-107
   - TRENCH DETAILS. . . . . #SI-109
   - TYPE GO CURB INLET . . . . . #SD-300
   - GRATE DETAILS . . . . . #SD-302
   - TYPE GO INLET APRON . . . . . #SD-303

   *CURB & GUTTER WIDTH WILL WIDEN FROM AN 18" GUTTER PAN TO A 24" GUTTER PAN IN FRONT OF CURB RAMP LANDING THEN TAPER BACK TO AN 18" GUTTER PAN UNLESS OTHERWISE NOTED ON PLANS.
5. CONCRETE FACILITIES SHALL BE CONSTRUCTED PER THE FEBRUARY 2022 EDITION OF THE COUNTY OF SAN MATEO STANDARD DRAWINGS:
   - A1-6 CURB . . . . . #D-3
   - CONCRETE APRON . . . . . #D-5
   - MONUMENT. . . . . #D-10
6. CONCRETE FACILITIES SHALL BE CONSTRUCTED PER DETAILS ON SHEET 54
   - CROSS GUTTER . . . . . PCC CROSS GUTTER W/ REINFORCEMENT
7. ALL SAWCUTTING THROUGH CONCRETE & ASPHALT PAVEMENT SHALL EXTEND FULL-DEPTH OF THE MATERIAL. SAWCUTS IN CONCRETE SHALL ALWAYS BE ON AN EXISTING JOINT LINE UNLESS OTHERWISE ALLOWED BY THE CITY'S REPRESENTATIVE PRIOR TO CUTTING. ANY CHIPPED, BROKEN OR OTHERWISE IRREGULAR CONCRETE OR ASPHALT PAVEMENT EDGES SHALL BE RE-SAWCUT AS DIRECTED BY THE CITY'S REPRESENTATIVE PRIOR TO REPLACING CONCRETE OR HOT-MIX ASPHALT MATERIAL.
8. NEW CONCRETE FACILITIES SHALL BE DOWELED TO EX. CONCRETE USING 18" #4 BARS SPACED @ 12" O.C. MAX. NEAREST DOWEL TO OUTERMOST FACE OF CONCRETE SHALL BE NO CLOSER THAN 3" UNLESS OTHERWISE DIRECTED BY CITY REPRESENTATIVE.
9. PAINTED LINES & LEGENDS SHOWN IN ENLARGEMENTS REPRESENT EXISTING & MAY CHANGE AS DIRECTED BY CITY REPRESENTATIVE.
10. LANDSCAPE RESTORATION SHALL CONSIST OF SALVAGING & REPLACING LANDSCAPING MATERIALS BEHIND NEW CONCRETE CONSTRUCTION. THESE MATERIALS MAY INCLUDE BUT ARE NOT LIMITED TO: BARK MULCH, DECORATIVE ROCK, COBBLE OR BOULDERS, CONCRETE PAVERS, BRICK, TURF, & DECORATIVE EDGING. CONTRACTOR SHALL DISTURB EX. LANDSCAPE MATERIALS TO THE MINIMUM AMOUNT POSSIBLE DURING DEMOLITION, LAYOUT & CONSTRUCTION OF RAMPS. WHERE MATERIALS MUST BE DISTURBED OR REMOVED, CONTRACTOR SHALL CAREFULLY SALVAGE & STORE ON-SITE SAID MATERIALS UNTIL CURB RAMP CONSTRUCTION IS APPROVED BY THE CITY'S REPRESENTATIVE, AFTER WHICH SALVAGED MATERIALS SHALL BE RESTORED TO THEIR ORIGINAL PLACEMENT & CONDITION. IF EXISTING MATERIALS CANNOT BE SALVAGED, CONTRACTOR SHALL PROCURE & INSTALL W/SAME MATERIALS.
11. LANDSCAPE RESTORATION MAY ALSO INCLUDE REPAIR OR REPLACEMENT OF DAMAGED IRRIGATION FACILITIES CAUSED BY THE CONTRACTOR'S EFFORTS. CONTRACTOR SHALL EXERCISE REASONABLE CAUTION DURING DEMOLITION & CONSTRUCTION TO AVOID DAMAGING IRRIGATION DRIPLINES, LATERAL LINES, VALVES, POP-UP SPRINKLERS, ETC. ANY DAMAGED IRRIGATION FACILITIES SHALL BE REPAIRED OR RESTORED TO WORKING ORDER TO THE SATISFACTION OF THE CITY'S REPRESENTATIVE.
12. ALL EXISTING FACILITIES ADJACENT TO ZONE OF CONSTRUCTION SHALL BE PROTECTED AT ALL TIMES BY THE CONTRACTOR TO AVOID DAMAGE TO SAID FACILITIES. IF IT IS THE CONTRACTOR'S OPINION THAT ITEM(S) CANNOT BE PROTECTED IN PLACE DURING THE WORK, CONTRACTOR SHALL NOTIFY THE CITY'S REPRESENTATIVE IN ADVANCE OF STARTING THE WORK. ANY ITEMS WHICH ARE TEMPORARILY RELOCATED TO AVOID DAMAGE SHALL BE REPLACED TO THEIR ORIGINAL LOCATION & CONDITION AT THE COMPLETION OF THE WORK. ANY FACILITIES WHICH ARE FOUND TO BE MISSING OR DAMAGED SHALL BE REPLACED AT THE CONTRACTOR'S SOLE EXPENSE & TO THE SATISFACTION OF THE CITY'S REPRESENTATIVE.
13. EXISTING UTILITIES WITHIN AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE UNLESS OTHERWISE NOTED ON PLANS.
14. NOTIFY ENGINEER OF RECORD IF DISCREPANCIES ARE FOUND BETWEEN CONTROL POINTS PRIOR TO CONTINUATION OF WORK.
15. MATERIAL TO BE REMOVED UNDER EX. CONCRETE FACILITIES MAY VARY IN TYPE & DEPTH.

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CITY OF BELMONT

2025 PAVEMENT PROJECT

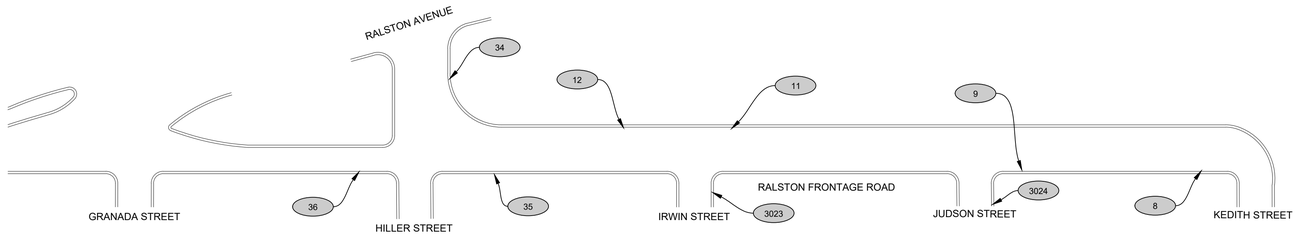
ENLARGEMENT NOTES

CONTROL POINT DATA,CURB RAMP CONSTRUCTION NOTES, LEGEND, & SHEET INDEX

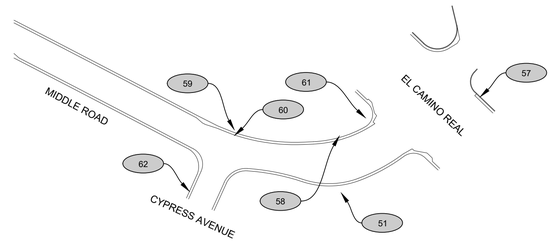
REGISTERED PROFESSIONAL ENGINEER JASON KEARNS C91604 Exp. 12-31-26 CIVIL STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: N/A
VERIFY SCALE BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 26 of 56

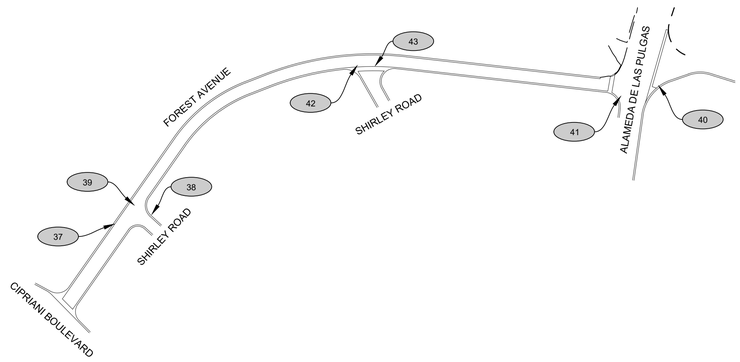
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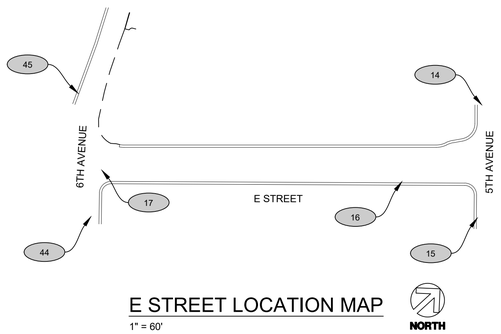
RALSTON FRONTAGE ROAD LOCATION MAP
1" = 60'
NORTH



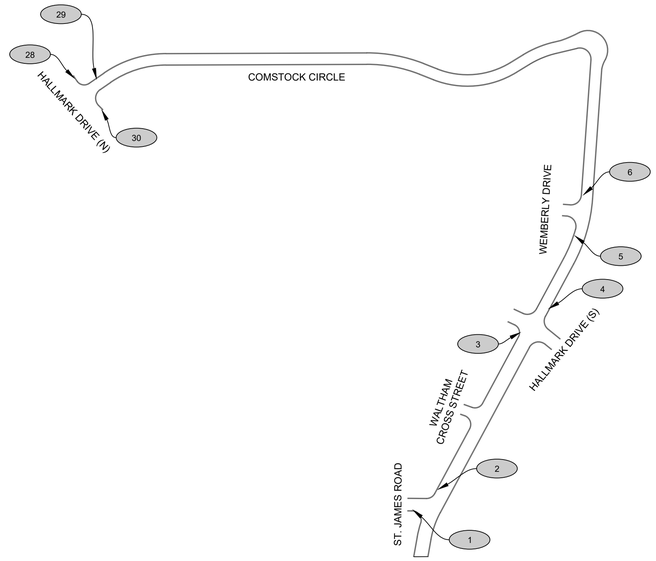
MIDDLE ROAD LOCATION MAP
1" = 60'
NORTH



FOREST AVENUE LOCATION MAP
1" = 100'
NORTH



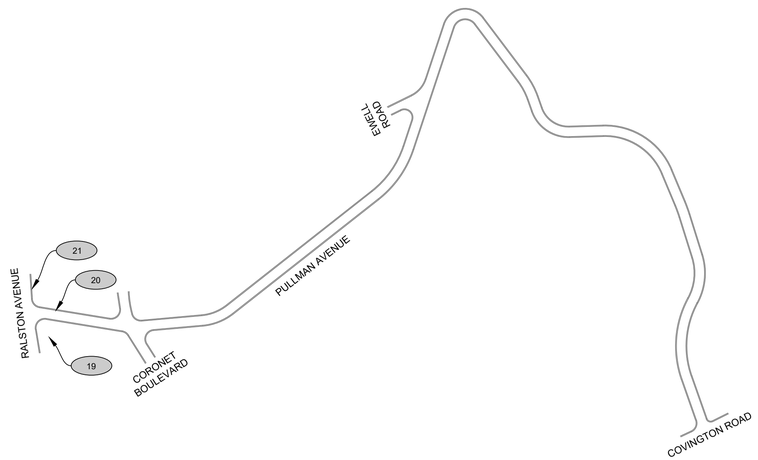
E STREET LOCATION MAP
1" = 60'
NORTH



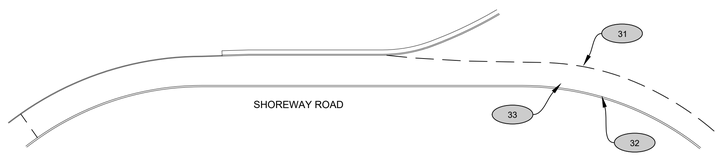
COMSTOCK CIRCLE LOCATION MAP
1" = 200'
NORTH

LEGEND

##	CONTROL POINT NO. "#". SEE TABLE FOR ADDITIONAL INFORMATION.



PULLMAN AVENUE LOCATION MAP
1" = 150'
NORTH



SHOREWAY ROAD LOCATION MAP
1" = 100'
NORTH

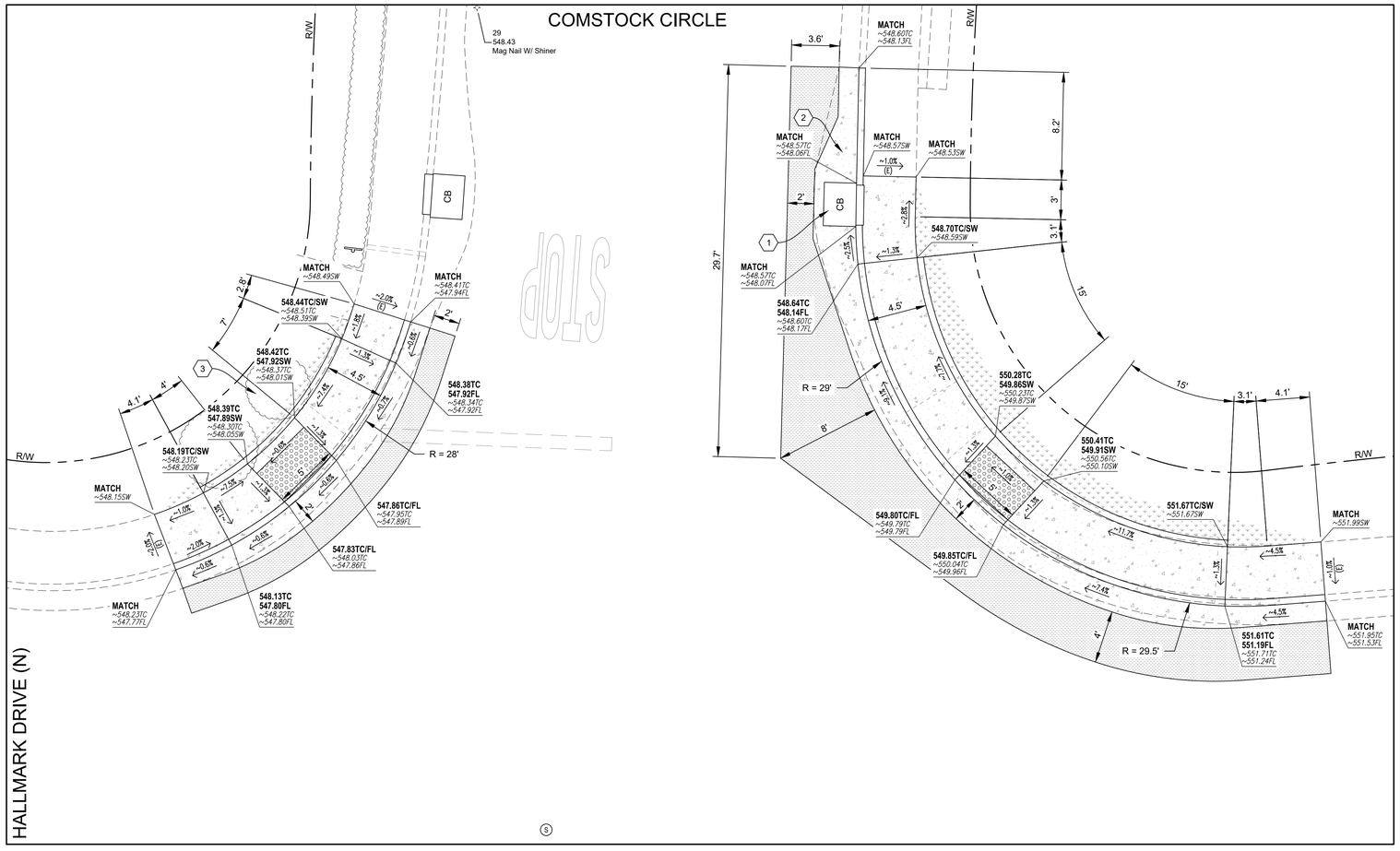
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CITY OF BELMONT
2025 PAVEMENT PROJECT
CONTROL POINT LOCATION MAPS

REGISTERED PROFESSIONAL ENGINEER
JASON KOEPKE
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: AS SHOWN
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 27 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\CURB RAMPS\240133_CP MAP.DWG Plot Date: 3/26/2025 12:46 PM



ENLARGEMENT A
COMSTOCK CIRCLE @ HALLMARK DRIVE (N)

NORTH

ENLARGEMENT A NOTES:

1. PROTECT IN PLACE EXISTING CATCH BASIN.
2. CONSTRUCT PCC APRON PER CITY OF BELMONT STANDARD DETAIL SD-303, "TYPE GO INLET AT SAG".
3. TRIM & REMOVE EXISTING PLAT MATERIAL @ BACK OF SIDEWALK.

LEGEND

	PORTLAND CEMENT CONCRETE IMPROVEMENTS
	INSTALL DETECTABLE WARNING SURFACE
	HMA CONFORM: REMOVE & REPLACE 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER
	BACKFILL W/ NATIVE SOIL & REGRADE
R/W	APPROXIMATE RIGHT-OF-WAY LINE
S	SANITARY SEWER MANHOLE
	ROADSIDE SIGN (EX.)
	SURVEY NAIL
FL	FLOWLINE
SW	SIDEWALK
TC	TOP OF CURB
CB	CATCH BASIN
XXX.XX ~XXX.XX	**DESIGN ELEVATION(S)** (BOLD) *EXIST. ELEVATION(S)* *(ITALICIZED)*

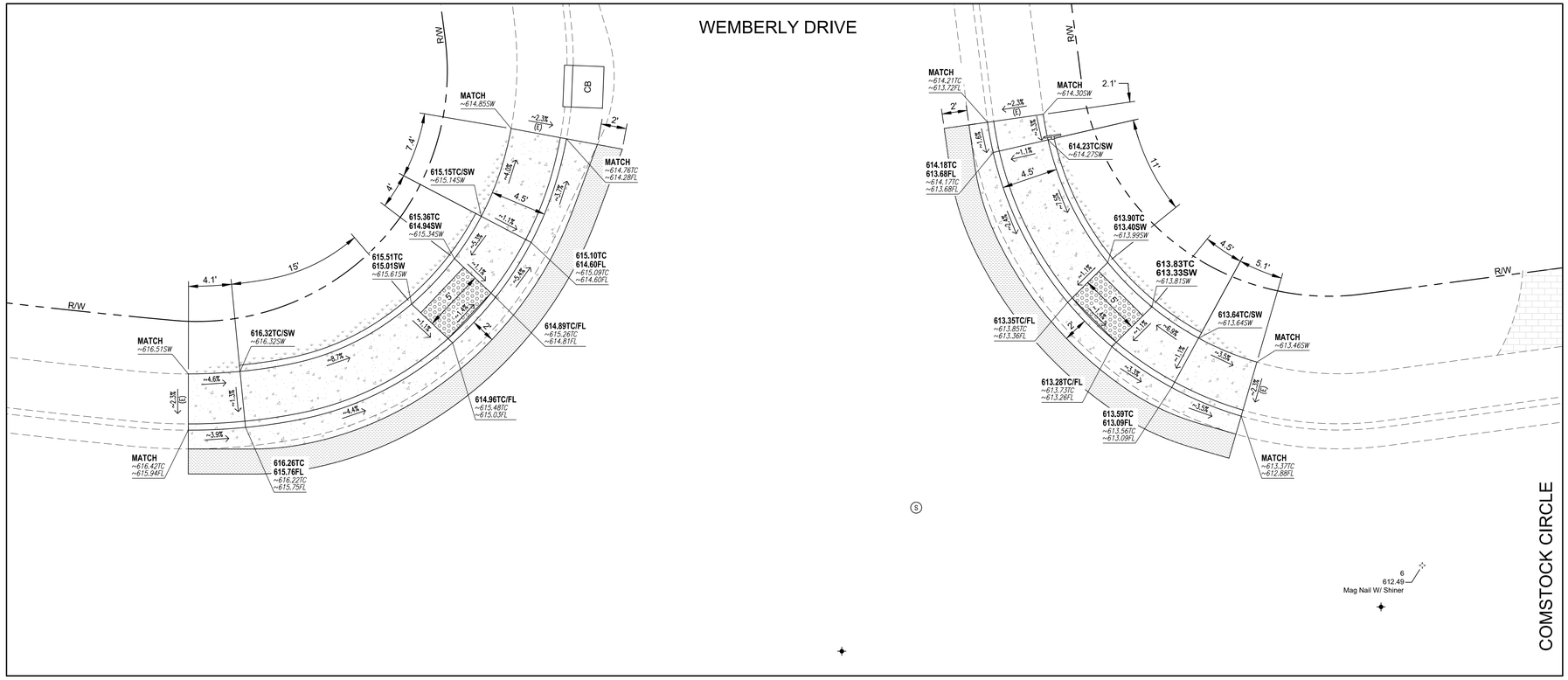
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CITY OF BELMONT
2025 PAVEMENT IMPROVEMENT PROJECT
ENLARGEMENT A
COMSTOCK CIRCLE @ HALLMARK DRIVE (N)

REGISTERED PROFESSIONAL ENGINEER
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: **BM, JE**
PROJECT NUMBER: **240133**
SCALE: **1"=5'**
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: **MARCH 2025**
SHEET NUMBER:
28 of 56

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ENLARGEMENT B
COMSTOCK CIRCLE @ WEMBERLY DRIVE NORTH

LEGEND

	PORTLAND CEMENT CONCRETE IMPROVEMENTS
	INSTALL DETECTABLE WARNING SURFACE
	HMA CONFORM: REMOVE & REPLACE 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER
	BACKFILL W/ NATIVE SOIL & REGRADE
	EXISTING BRICK PAVERS
R/W	APPROXIMATE RIGHT-OF-WAY LINE
S	SANITARY SEWER MANHOLE
	ROADSIDE SIGN (EX.)
	SURVEY NAIL
	SURVEY MONUMENT IN WELL
FL	FLOWLINE
SW	SIDEWALK
TC	TOP OF CURB
CB	CATCH BASIN
XXX.XX ~XXX.XX	**DESIGN ELEVATION(S)** (BOLD) *EXIST. ELEVATION(S)* *(ITALICIZED)*

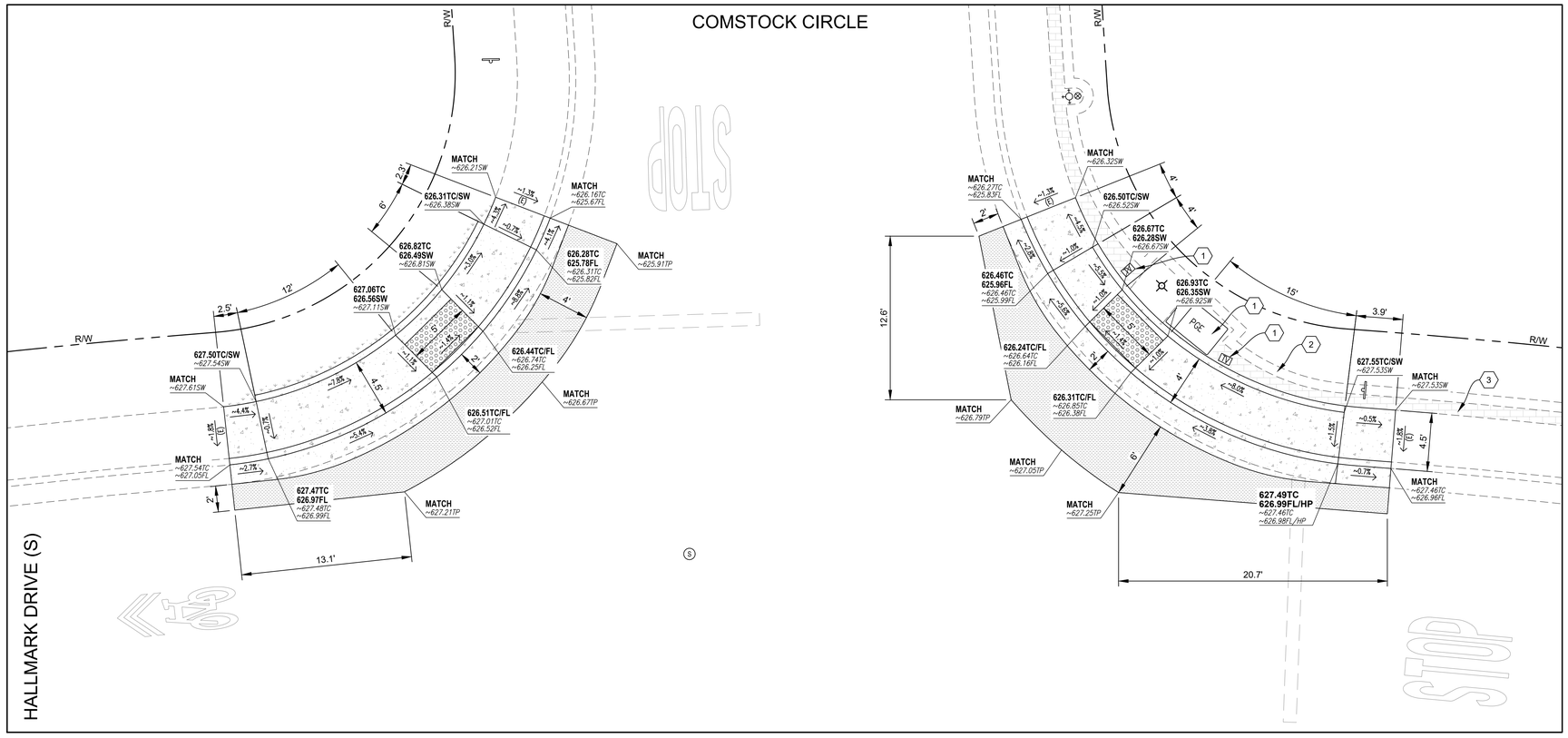
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CITY OF BELMONT
2025 PAVEMENT PROJECT
ENLARGEMENT B
COMSTOCK CIRCLE @ WEMBERLY DRIVE

REGISTERED PROFESSIONAL ENGINEER
JASON KLEIN
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: **BM, JE**
PROJECT NUMBER: **240133**
SCALE: **1"=5'**
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: **MARCH 2025**
SHEET NUMBER:
29 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\CURB RAMPS\240133_COMSTOCK CIRCLE RAMPS.DWG Plot Date: 3/26/2025 12:46 PM



ENLARGEMENT C NOTES:

1. PROTECT IN PLACE EXISTING UTILITY BOX.
2. PROTECT IN PLACE EXISTING RETAINING WALL.
3. PROTECT IN PLACE EXISTING BRICK PAVERS.

ENLARGEMENT C
COMSTOCK CIRCLE @ HALLMARK DRIVE (S)

NORTH

LEGEND

	PORTLAND CEMENT CONCRETE IMPROVEMENTS
	INSTALL DETECTABLE WARNING SURFACE
	HMA CONFORM: REMOVE & REPLACE 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER
	BACKFILL W/ NATIVE SOIL & REGRADE
	EXISTING BRICK PAVERS
R/W	APPROXIMATE RIGHT-OF-WAY LINE
⊗	WATER VALVE
S	SANITARY SEWER MANHOLE
	FIRE HYDRANT (EX.)
	SURVEY NAIL
	LIGHT STANDARD (EX.)
TV	TELEVISION BOX COVER
	ROADSIDE SIGN (EX.)
FL	FLOWLINE
SW	SIDEWALK
TC	TOP OF CURB
HP	HIGH POINT
TP	TOP OF PAVEMENT
XXX.XX ~XXX.XX	**DESIGN ELEVATION(S)** *EXIST. ELEVATION(S)* (BOLD) *(ITALICIZED)*

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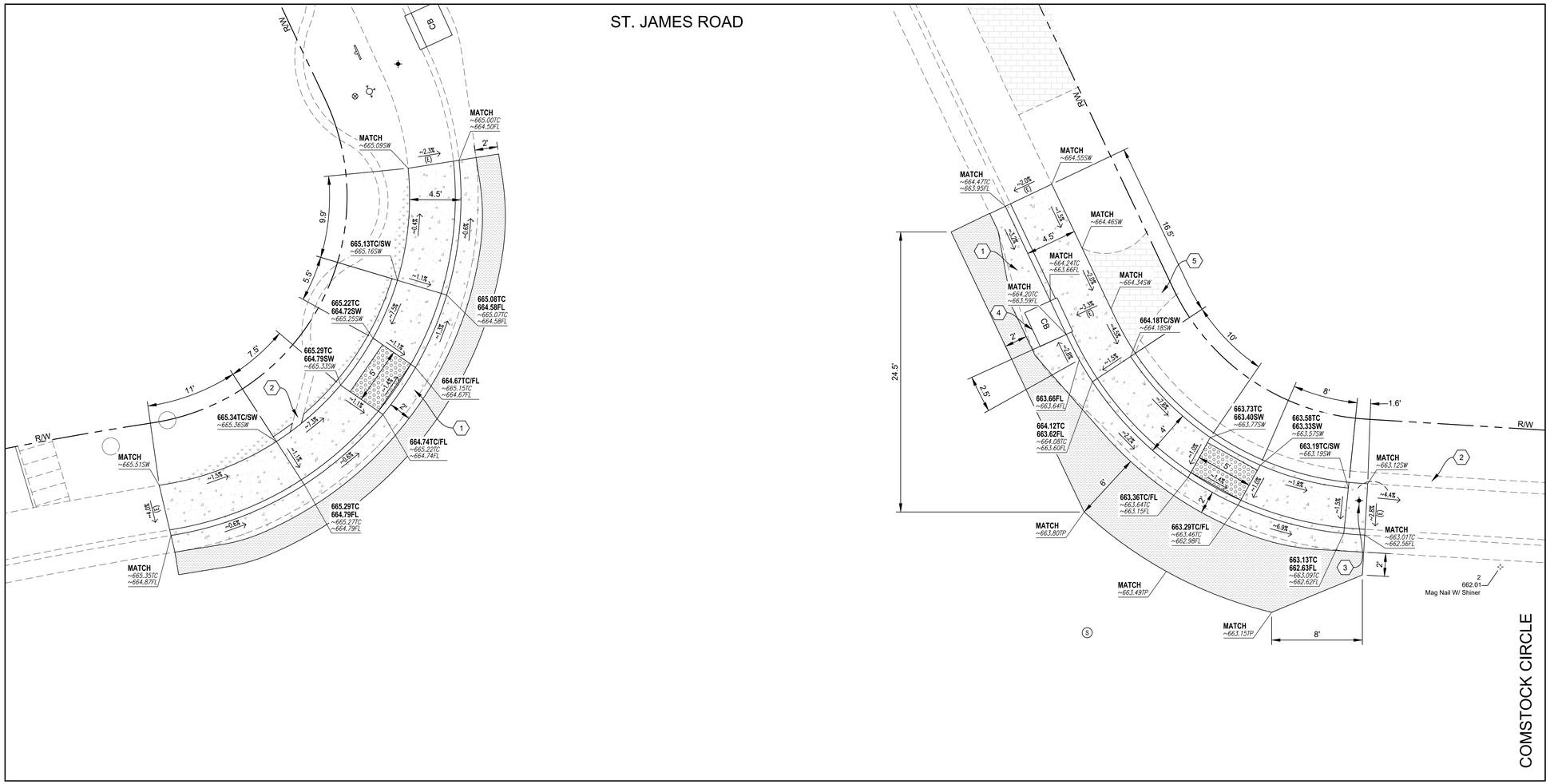
CITY OF BELMONT
2025 PAVEMENT PROJECT

ENLARGEMENT C
COMSTOCK CIRCLE @ HALLMARK DRIVE (S)

REGISTERED PROFESSIONAL ENGINEER
JASON KLEIN
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: **BM, JE**
PROJECT NUMBER: **240133**
SCALE: **1"=5'**
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: **MARCH 2025**
SHEET NUMBER:

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\CURB RAMPS\240133_COMSTOCK CIRCLE RAMPS.DWG Plot Date: 3/26/2026 12:46 PM



ENLARGEMENT D
COMSTOCK CIRCLE @ ST. JAMES ROAD

NORTH

LEGEND

	PORTLAND CEMENT CONCRETE IMPROVEMENTS		SURVEY NAIL
	INSTALL DETECTABLE WARNING SURFACE		SURVEY MONUMENT IN WELL
	HMA CONFORM: REMOVE & REPLACE 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER	FL	FLOWLINE
	BACKFILL W/ NATIVE SOIL & REGRADE	SW	SIDEWALK
	EXISTING BRICK PAVERS	TC	TOP OF CURB
R/W	APPROXIMATE RIGHT-OF-WAY LINE	CB	CATCH BASIN
	WATER VALVE	TP	TOP OF PAVEMENT
S	SANITARY SEWER MANHOLE	XXX.XX ~XXX.XX	**DESIGN ELEVATION(S)** (BOLD) *EXIST. ELEVATION(S)* *(ITALICIZED)*
	FIRE HYDRANT (EX.)		

ENLARGEMENT D NOTES:

1. CONSTRUCT PCC APRON PER CITY OF BELMONT STANDARD DETAIL SD-303, "TYPE GO INLET ON INCLINE".
2. PROTECT IN PLACE EXISTING RETAINING WALL.
3. PROTECT IN PLACE EXISTING SURVEY MONUMENT IN WELL.
4. PROTECT IN PLACE EXISTING CATCH BASIN.
5. RESTORE BRICK PAVERS TO EXISTING CONDITION, FLUSH W/ NEW SIDEWALK.

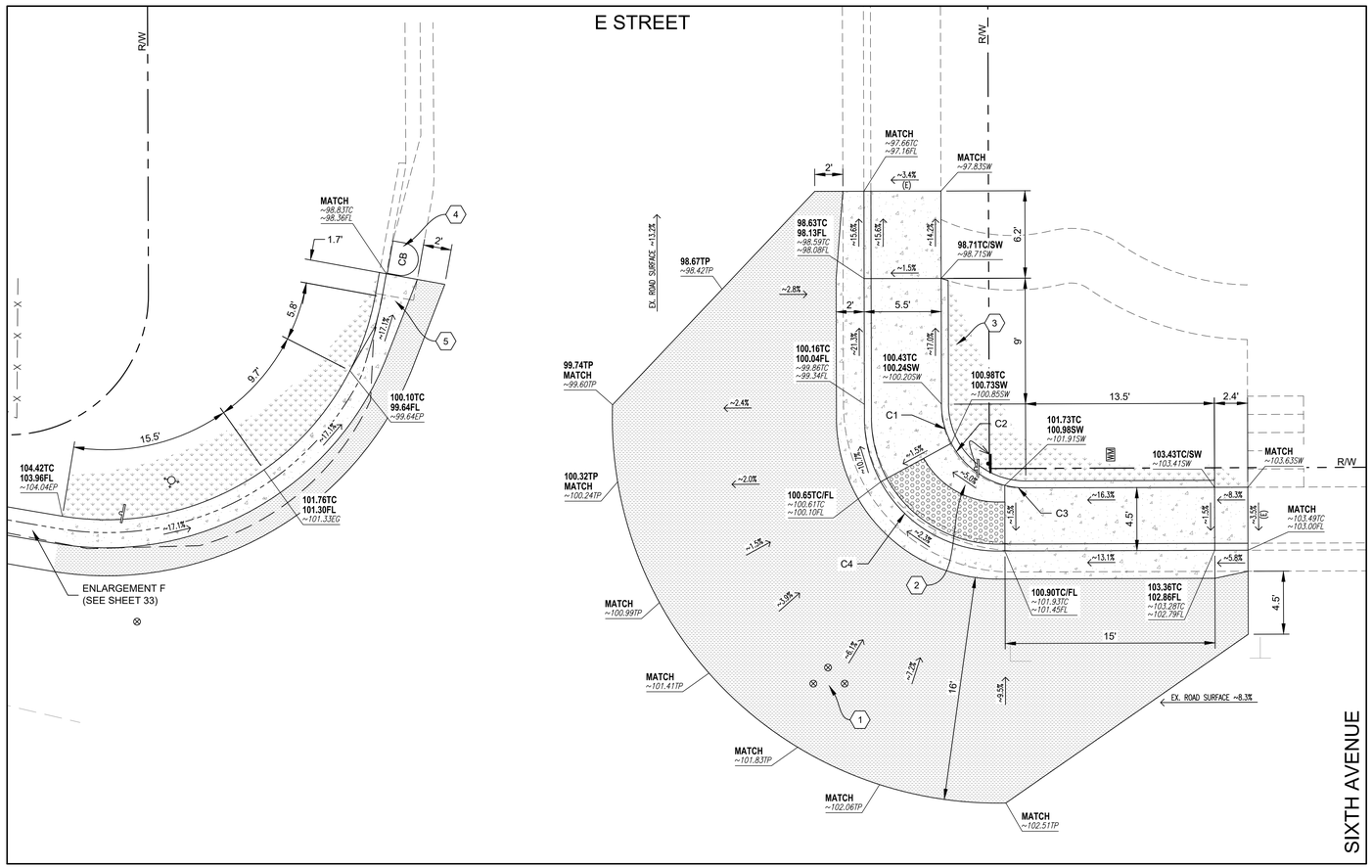
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CITY OF BELMONT
2025 PAVEMENT PROJECT
ENLARGEMENT D
COMSTOCK CIRCLE @ ST. JAMES ROAD

REGISTERED PROFESSIONAL ENGINEER
JEREMY EDWARDS
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=5'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 31 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\CURB RAMPS\240133_COMSTOCK CIRCLE RAMPS.DWG Plot Date: 3/26/2025 12:46 PM



ENLARGEMENT E
E STREET @ SIXTH AVENUE

NORTH

ENLARGEMENT E NOTES:

1. ADJUST UTILITY COVER TO FINISHED GRADE.
2. LANDING DESIGN SLOPES EXCEED 2%, SEE DIB 82-06 SECTION 4.3.5.
3. RESTORE DECORATIVE ROCK BEHIND CURB DISTURBED BY CONCRETE REPAIRS. REGRADE SUCH THAT DECORATIVE ROCK IS 1" MIN./2" MAX. BELOW TOP OF ADJACENT RETAINING CURB.
4. PROTECT IN PLACE EXISTING CATCH BASIN.
5. CONSTRUCT PCC APRON PER CITY OF BELMONT STANDARD DETAIL SD-303, "TYPE GO INLET ON INCLINE".

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	2.91'	6.00'	27°46'26"
C2	5.00'	6.00'	47°45'07"
C3	1.52'	6.00'	14°30'15"
C4	14.93'	9.50'	90°01'48"

LEGEND

- PORTLAND CEMENT CONCRETE IMPROVEMENTS
- INSTALL DETECTABLE WARNING SURFACE
- HMA CONFORM: REMOVE & REPLACE 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER
- BACKFILL W/ NATIVE SOIL & REGRADE
- R/W — APPROXIMATE RIGHT-OF-WAY LINE
- ⊗ WATER VALVE
- WM WATER METER COVER
- ROADSIDE SIGN (EX.)
- FIRE HYDRANT (EX.)
- FL FLOWLINE
- SW SIDEWALK
- TC TOP OF CURB
- EP EDGE OF PAVEMENT
- TP TOP OF PAVEMENT
- XXX.XX ~XXX.XX — DESIGN ELEVATION(S) (BOLD) / EXIST. ELEVATION(S) (ITALICIZED)

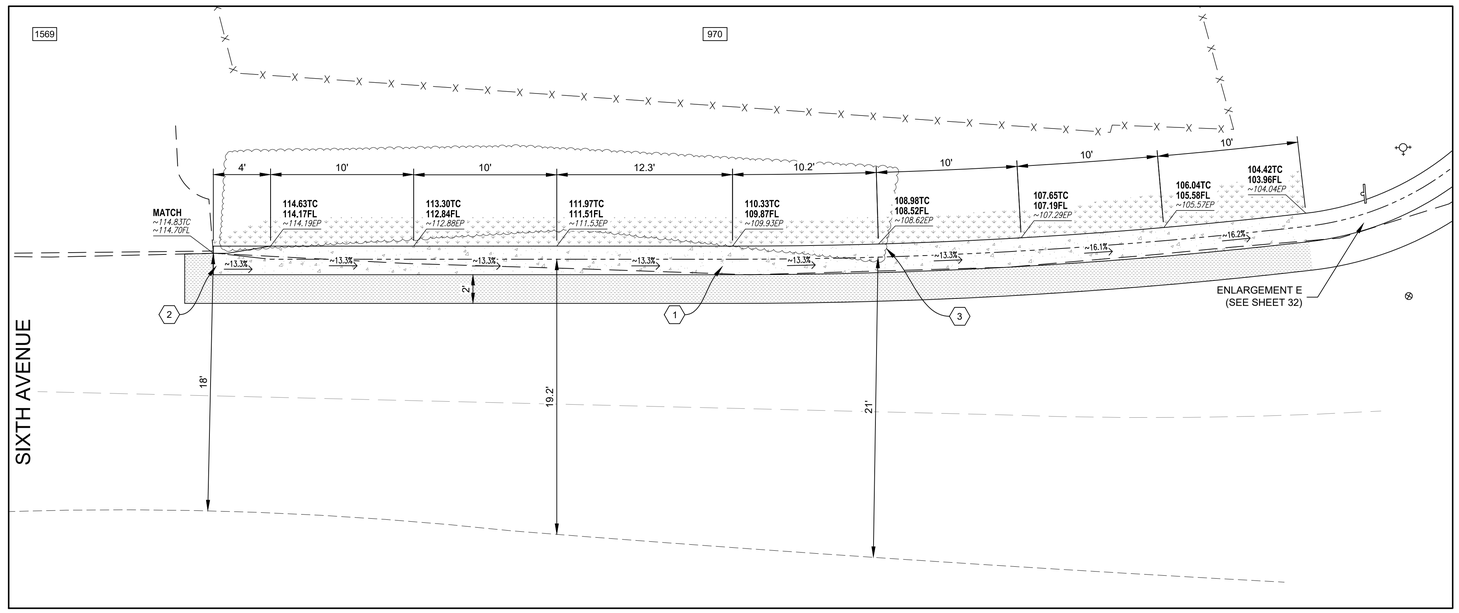
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CITY OF BELMONT
2025 PAVEMENT PROJECT
ENLARGEMENT E
E STREET @ SIXTH AVENUE

REGISTERED PROFESSIONAL ENGINEER JASON KEITH MCFARLAND C31604 Exp. 12-31-26 CIVIL STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=5'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 32 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\CURB RAMPS\240133_E STREET RAMPS.DWG Plot Date: 3/26/2025 12:46 PM



ENLARGEMENT F
6TH AVENUE @ 970 E STREET

NORTH

ENLARGEMENT F NOTES:

1. CONSTRUCT ROLLED CURB PER CITY OF BELMONT STANDARD DETAIL SI-100, "TYPE E CURB".
2. CONSTRUCT DRIVEWAY TO ROLLED CURB TRANSITION PER CITY OF BELMONT STANDARD DETAIL SI-103, "TYPE A CURB TRANSITION".
3. TRIM & REMOVE EXISTING PLANT MATERIAL @ PROPOSED CURB & GUTTER.

LEGEND

	PORTLAND CEMENT CONCRETE IMPROVEMENTS
	HMA CONFORM: REMOVE & REPLACE 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER
	BACKFILL W/ NATIVE SOIL & REGRADE
⊗	WATER VALVE
	ROADSIDE SIGN (EX.)
	FIRE HYDRANT (EX.)
XX	PROPERTY ADDRESS
FL	FLOWLINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE
XXX.XX / ~XXX.XX	DESIGN ELEVATION(S) / EXIST. ELEVATION(S) (BOLD) (ITALICIZED)

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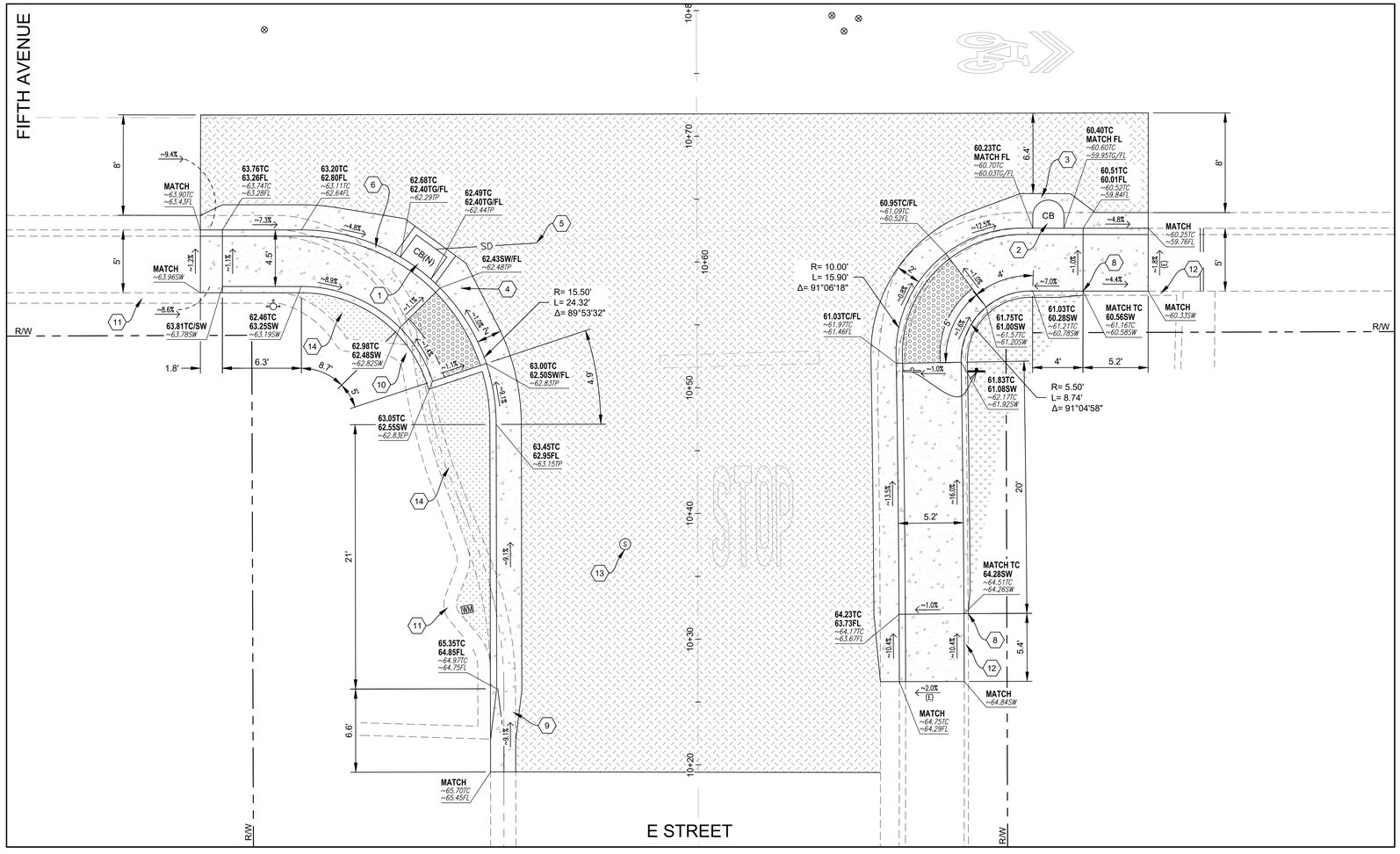
CITY OF BELMONT
2025 PAVEMENT PROJECT

ENLARGEMENT F
6TH AVENUE @ 970 E STREET

REGISTERED PROFESSIONAL ENGINEER
JASON KEITH
CS16014
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=5'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 33 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\CURB RAMPS\240133_E STREET RAMPS.DWG Plot Date: 3/26/2025 12:46 PM



ENLARGEMENT G
E STREET @ FIFTH AVENUE

NORTH

ENLARGEMENT G NOTES:

1. CONSTRUCT NEW CATCH BASIN PER CITY OF BELMONT STANDARD DETAIL SD-300.
2. RECONSTRUCT TOP OF CATCH BASIN PER CITY OF BELMONT STANDARD DETAIL SD-300.
3. CONSTRUCT PCC APRON PER CITY OF BELMONT STANDARD DETAIL SD-303, "TYPE GO INLET ON INCLINE".
4. CONSTRUCT PCC APRON PER CITY OF BELMONT STANDARD DETAIL SD-303, "TYPE GO INLET AT SAG".
5. REMOVE EXISTING SECTION OF 12" RCP & REPLACE WITH NEW 12" RCP. SLOPE TO MATCH EXISTING. CONNECT NEW PIPE TO PROPOSED CATCH BASIN.
6. REMOVE EXISTING STORM DRAIN CATCH BASIN & BACKFILL VOID W/ CLASS II AGGREGATE BASE, COMPACTED TO 95% R.C.
7. NOT USED.
8. CONTRACTOR TO SAWCUT EXISTING RETAINING CURB @ LOCATION SHOWN ON PLAN. NO JOINT PRESENT @ THIS LOCATION. TAPER CURB WIDTH FROM 6" TO MATCH EXISTING (~4") OVER LAST 2'.
9. CONSTRUCT VERTICAL TO ROLLED CURB TRANSITION PER CITY OF BELMONT STANDARD DETAIL SI-104.
10. ADJUST RETAINING WALL BRICKS AS REQUIRED & RELOCATE EXISTING PVC OUTLET PIPE BEHIND NEW CONCRETE IMPROVEMENTS.
11. PROTECT IN PLACE EXISTING RETAINING WALL.
12. PROTECT IN PLACE EXISTING RETAINING CURB.
13. LOWER UTILITY COVER PRIOR TO COLD PLANING & ADJUST UTILITY COVER TO FINISHED GRADE UPON COMPLETION OF SURFACE COURSE.
14. REMOVE EXISTING ASPHALT PAVEMENT & REGRADE UNDERLYING MATERIAL. BACKFILL WITH 3" MIN. LAYER OF DECOMPOSED GRANITE (DG). FINISH SURFACE OF DG SHALL BE 1" MIN./2" MAX. BELOW TOP OF ADJACENT NEW CURB & GUTTER.

LEGEND

	PORTLAND CEMENT CONCRETE IMPROVEMENTS		ROADSIDE SIGN (EX.)
	INSTALL DETECTABLE WARNING SURFACE		RELOCATED ROADSIDE SIGN
	REMOVE, REGRADE, & PLACE 6" HMA	FL	FLOWLINE
	BACKFILL W/ NATIVE SOIL & REGRADE	SW	SIDEWALK
	BACKFILL W/ DECOMPOSED GRANITE & REGRADE	TC	TOP OF CURB
R/W	APPROXIMATE RIGHT-OF-WAY LINE	TG	TOP OF GRATE
SD	NEW STORM DRAIN PIPE	INV	INVERT
SD(E)	STORM DRAIN PIPE (EX.)	EP	EDGE OF PAVEMENT
MH	MANHOLE COVER (D=STORM DRAIN, S=SEWER, T=AT&T)	TP	TOP OF PAVEMENT
	WATER VALVE	CB	EXISTING CATCH BASIN
WM	WATER METER COVER	CB(N)	NEW CATCH BASIN
	FIRE HYDRANT (EX.)	XXX.XX / ~XXX.XX	DESIGN ELEVATION(S) EXIST. ELEVATION(S) (BOLD) (ITALICIZED)

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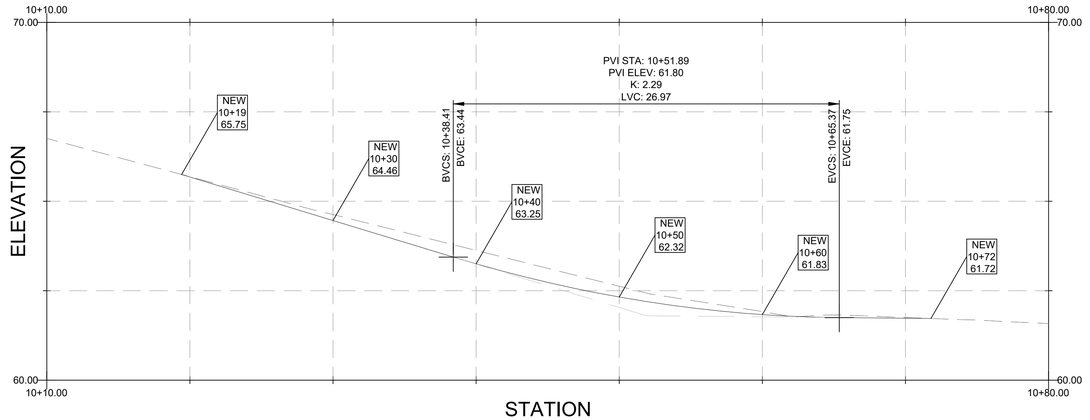
CITY OF BELMONT
2025 PAVEMENT PROJECT

ENLARGEMENT G
E STREET @ FIFTH AVENUE

REGISTERED PROFESSIONAL ENGINEER
JASON KEITH EDGE
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

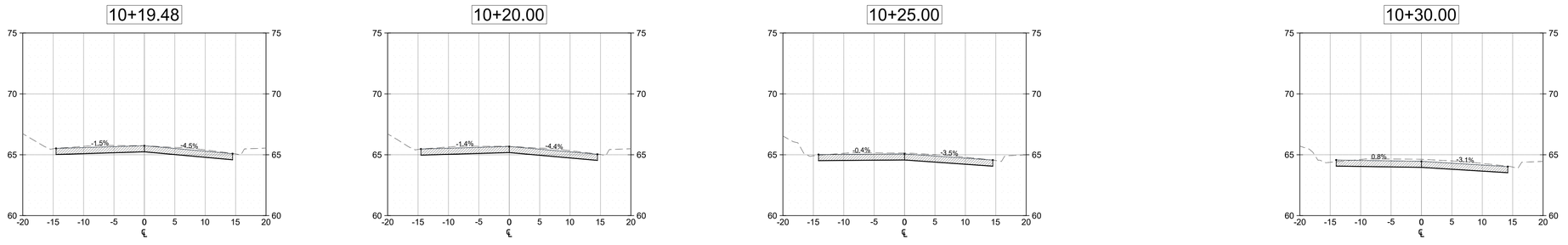
DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=5'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 34 of 56

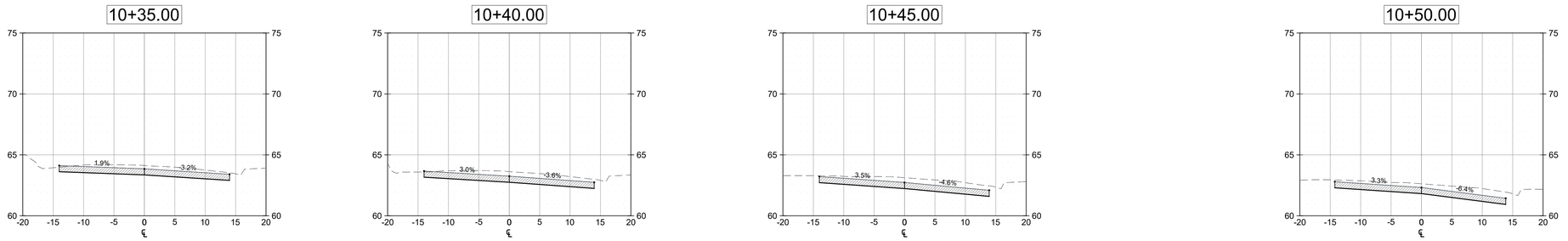
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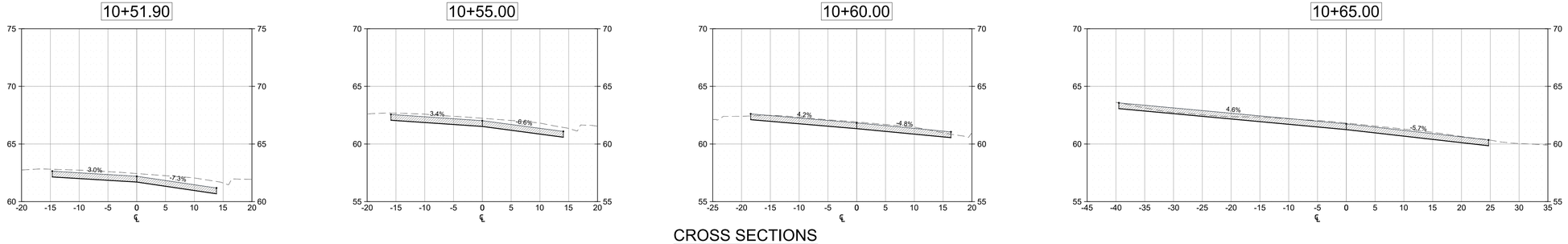


E STREET: CENTERLINE PROFILE VIEW

HORIZONTAL: 1"=5'
VERTICAL: 1"=2'







CROSS SECTIONS

HORIZONTAL 1"=10'
VERTICAL 1"=5'

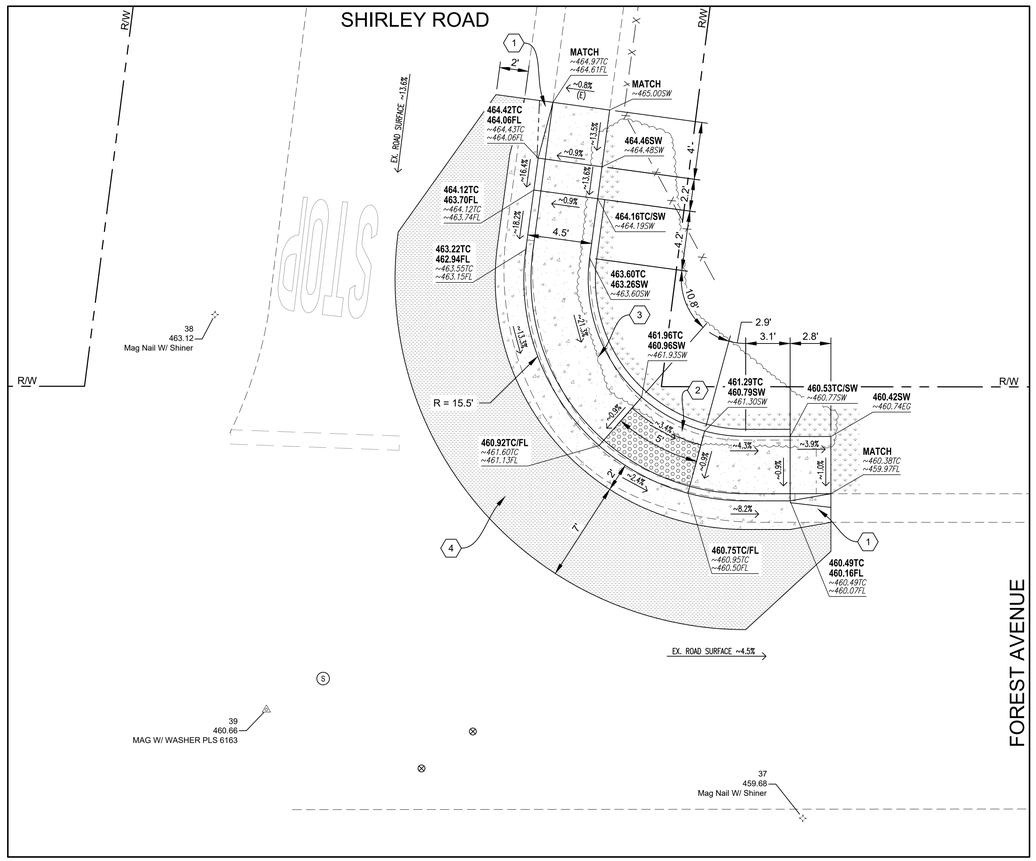
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CITY OF BELMONT
2025 PAVEMENT PROJECT
ENLARGEMENT G.1
E STREET @ FIFTH AVENUE PROFILE & CROSS SECTIONS

REGISTERED PROFESSIONAL ENGINEER
TRAVIS JON YOUNG
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: AS SHOWN
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 35 of 56

Path: Z:\SHARED\JR DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\CURB RAMPS\240133_E STREET RAMPS.DWG Plot Date: 3/26/2025 12:46 PM



ENLARGEMENT H
FOREST AVENUE @ SHIRLEY ROAD

NORTH

LEGEND

	PORTLAND CEMENT CONCRETE IMPROVEMENTS
	INSTALL DETECTABLE WARNING SURFACE
	HMA CONFORM: REMOVE & REPLACE 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER
	BACKFILL W/ NATIVE SOIL & REGRADE
R/W	APPROXIMATE RIGHT-OF-WAY LINE
S	SANITARY SEWER MANHOLE
⊗	WATER VALVE
	ROADSIDE SIGN (EX.)
	SURVEY NAIL
	SURVEY NAIL
FL	FLOWLINE
SW	SIDEWALK
TC	TOP OF CURB
EG	EXISTING GRADE
XXX.XX ~XXX.XX	**DESIGN ELEVATION(S)** (BOLD) *EXIST. ELEVATION(S)* *(ITALICIZED)*

ENLARGEMENT H NOTES:

1. CONSTRUCT VERTICAL TO ROLLED CURB TRANSITION PER CITY OF BELMONT STANDARD DETAIL SI-104.
2. LANDING DESIGN SLOPES EXCEED 2%, SEE DIB 82-06 SECTION 4.3.5.
3. TRIM & REMOVE EXISTING PLANT MATERIAL @ BACK OF SIDEWALK.
4. REGRADE BASE/SUBGRADE MATERIAL TO CONFORM TO NEW CONCRETE FACILITIES. BACKFILL W/AGGREGATE BASE OR HMA FOR FUTURE CEMENT TREATMENT OF ROADWAY

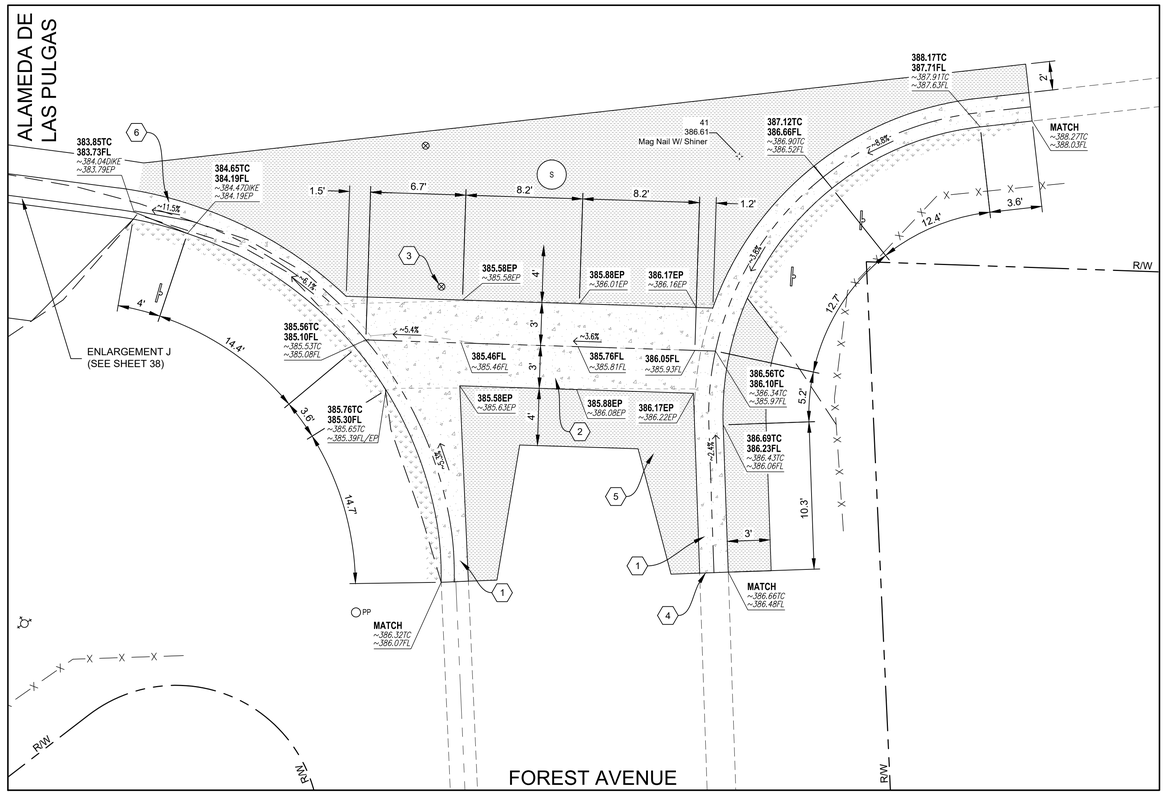
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CITY OF BELMONT
2025 PAVEMENT PROJECT
ENLARGEMENT H
FOREST AVENUE @ SHIRLEY ROAD

REGISTERED PROFESSIONAL ENGINEER
JOSEPH EVANS
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=5'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 36 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\CURB RAMPS\240133_FOREST AVE RAMPS.DWG Plot Date: 3/26/2025 12:47 PM



ENLARGEMENT I
FOREST AVENUE @ ALAMEDA DE LAS PULGAS

NORTH

LEGEND

- PORTLAND CEMENT CONCRETE IMPROVEMENTS
- HMA CONFORM: REMOVE & REPLACE 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER
- BACKFILL W/ NATIVE SOIL & REGRADE
- R/W — APPROXIMATE RIGHT-OF-WAY LINE
- PP — POWER POLE
- S — SANITARY SEWER MANHOLE
- WATER VALVE
- ROADSIDE SIGN (EX.)
- SURVEY NAIL
- FIRE HYDRANT (EX.)
- FL — FLOWLINE
- TC — TOP OF CURB
- EP — EDGE OF PAVEMENT
- XXX.XX / ~XXX.XX — **DESIGN ELEVATION(S)** (BOLD) / *EXIST. ELEVATION(S)* *(ITALICIZED)*

ENLARGEMENT I NOTES:

1. CONSTRUCT ROLLED CURB PER CITY OF BELMONT STANDARD DETAIL SI-100, "TYPE E CURB".
2. CONSTRUCT VALLEY GUTTER PER DETAIL ON SHEET 54. CONSTRUCT PCC APRON PER COUNTY OF SAN MATEO STANDARD DETAIL D-5, "CONCRETE APRON".
3. ADJUST UTILITY COVER TO FINISHED GRADE.
4. CONTRACTOR TO SAWCUT LOCATION SHOWN ON PLAN. NO JOINT PRESENT @ THIS LOCATION.
5. REGRADE BASE/SUBGRADE MATERIAL TO CONFORM TO NEW CONCRETE FACILITIES. BACKFILL W/AGGREGATE BASE OR HMA FOR FUTURE CEMENT TREATMENT OF ROADWAY.
6. CONSTRUCT TYPE A CURB TRANSITION PER CITY OF BELMONT STANDARD DETAIL SI-103.

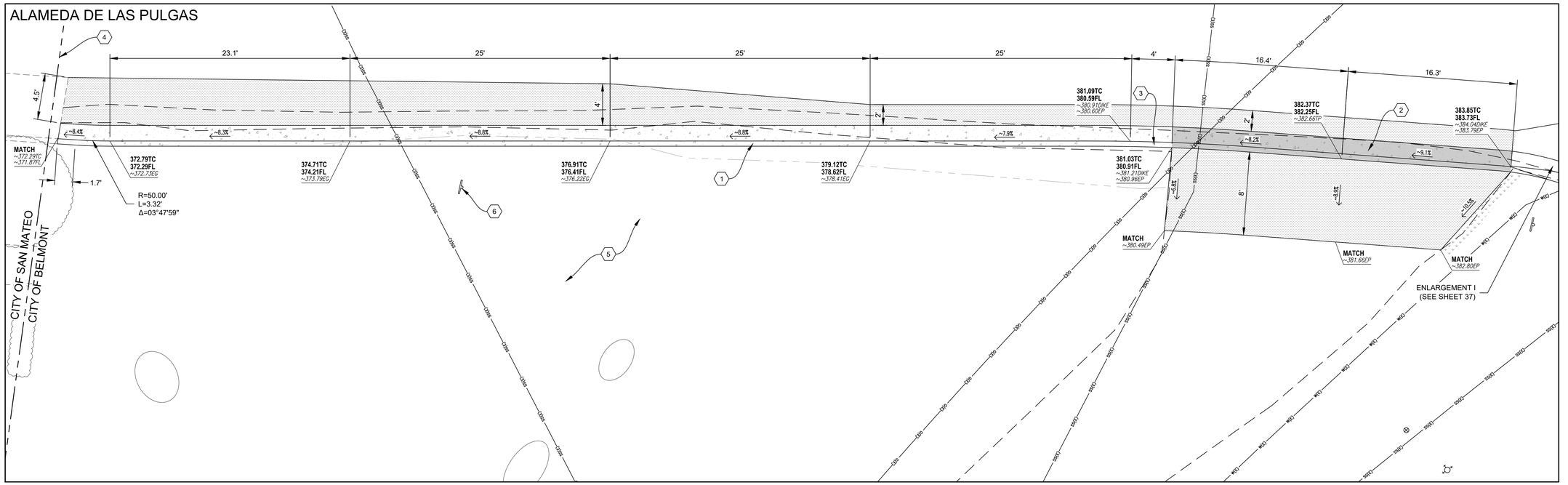
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CITY OF BELMONT
2025 PAVEMENT PROJECT
ENLARGEMENT I
FOREST AVENUE @ ALAMEDA DE LAS PULGAS

REGISTERED PROFESSIONAL ENGINEER
JASON KEITH EDGERTON
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=5'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 37 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\CURB RAMPS\240133_FOREST AVE RAMPS.DWG Plot Date: 3/26/2025 12:47 PM



ENLARGEMENT J
FOREST AVENUE @ ALAMEDA DE LAS PULGAS

NORTH

LEGEND

- PORTLAND CEMENT CONCRETE IMPROVEMENTS
- CONSTRUCT PCC DRIVEWAY IMPROVEMENTS
- HMA CONFORM: REMOVE & REPLACE 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER
- BACKFILL W/ NATIVE SOIL & REGRADE
- W(C) — WATER LINE (EX.)
- SS(C) — SANITARY SEWER LINE (EX.)
- G(C) — GAS LINE (EX.)
- R/W — APPROXIMATE RIGHT-OF-WAY LINE
- ROADSIDE SIGN (EX.)
- SURVEY NAIL
- FIRE HYDRANT (EX.)
- WATER VALVE
- FL — FLOWLINE
- TC — TOP OF CURB
- EP — EDGE OF PAVEMENT
- TP — TOP OF PAVEMENT
- EG — EXISTING GRADE
- XXX.XX / ~XXX.XX — **DESIGN ELEVATION(S)** (BOLD) / *EXIST. ELEVATION(S)* *(ITALICIZED)*

ENLARGEMENT J NOTES:

1. CONSTRUCT STANDARD CURB & GUTTER PER CITY OF BELMONT STANDARD DETAIL SI-100, "TYPE A CURB".
2. CONSTRUCT DRIVEWAY CURB & GUTTER PER CITY OF BELMONT STANDARD DETAIL SI-103.
3. CONSTRUCT TYPE A CURB TRANSITION PER CITY OF BELMONT STANDARD DETAIL SI-103.
4. CONTRACTOR TO COORDINATE W/ CITY OF SAN MATEO FOR ENCROACHMENT PERMIT.
5. BIORETENTION DESIGN BY OTHERS. SEE SHEETS 50 - 53.
6. SALVAGE EX. SIGN & RESET ON NEW POST. CONTRACTOR TO COORDINATE W/ CITY ON PLACEMENT OF SIGN AFTER CONSTRUCTION OF BIORETENTION AREA.

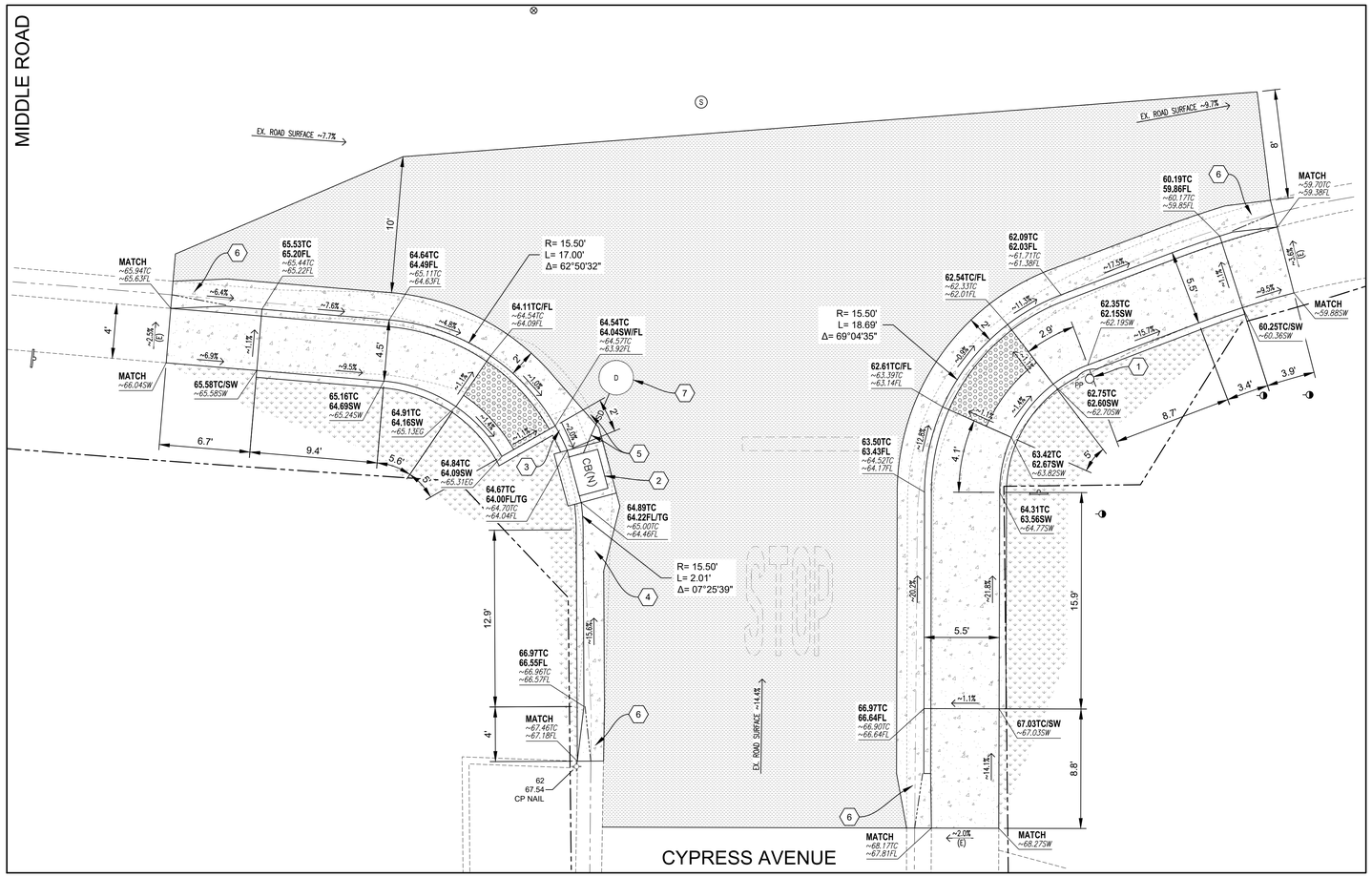
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CITY OF BELMONT
2025 PAVEMENT PROJECT
ENLARGEMENT J
FOREST AVENUE @ ALAMEDA DE LAS PULGAS

REGISTERED PROFESSIONAL ENGINEER
JASON KEITH EDDY
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=5'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 38 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\CURB RAMPS\240133_FOREST AVE RAMPS.DWG Plot Date: 3/26/2025 12:47 PM



ENLARGEMENT K
MIDDLE ROAD @ CYPRESS AVENUE

NORTH

ENLARGEMENT K NOTES:

1. PROTECT IN PLACE EXISTING POWER POLE. RETAINING CURB WIDTH MAY BE REDUCED TO A MINIMUM OF 4" TO AVOID POWER POLE.
2. INSTALL NEW CATCH BASIN PER CITY OF BELMONT STANDARD DETAIL SD-300.
3. REMOVE EXISTING STORM DRAIN CATCH BASIN & BACKFILL VOID W/ CLASS II AGGREGATE BASE, COMPACTED TO 95% R.C.
4. CONSTRUCT PCC APRON PER CITY OF BELMONT STANDARD DETAIL SD-303, "TYPE GO INLET AT SAG".
5. REMOVE EXISTING STORM DRAIN PIPE & CONNECT NEW 12" RCP PIPE FROM EXISTING STORM DRAIN MAN HOLE TO PROPOSED CATCH BASIN. PROVIDE A MINIMUM OF 0.5% SLOPE FROM CATCH BASIN TO MANHOLE.
6. CONSTRUCT VERTICAL TO ROLLED CURB TRANSITION PER CITY OF BELMONT STANDARD DETAIL SI-104.
7. ADJUST UTILITY COVER TO FINISHED GRADE.

LEGEND

- PORTLAND CEMENT CONCRETE IMPROVEMENTS
- INSTALL DETECTABLE WARNING SURFACE
- HMA CONFORM: R&R 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER
- BACKFILL W/ NATIVE SOIL & REGRADE
- RIGHT-OF-WAY LINE
- MANHOLE COVER (D=STORM DRAIN, S=SEWER, T=AT&T)
- WATER VALVE COVER
- ROADSIDE SIGN (EX.)
- SURVEY NAIL

PP	POWER POLE
	GUY ANCHOR
TG	TOP OF GRATE
FL	FLOW LINE
SW	SIDEWALK
TC	TOP OF CURB
TP	TOP OF PAVEMENT
CB(N)	NEW CATCH BASIN
XXX.XX ~XXX.XX	**DESIGN ELEVATION(S)** *EXIST. ELEVATION(S)* (BOLD) *(ITALICIZED)*

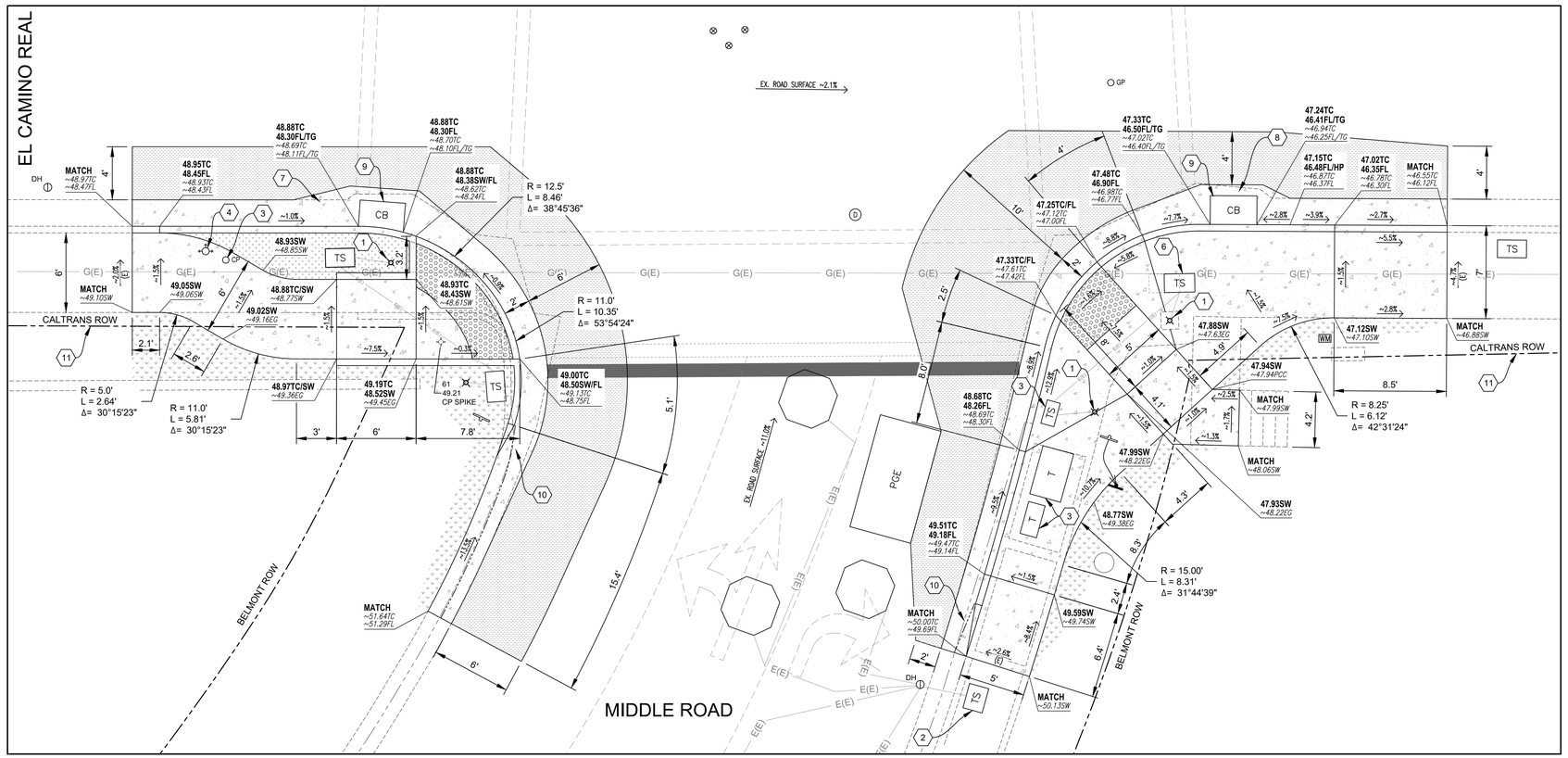
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CITY OF BELMONT
2025 PAVEMENT PROJECT
ENLARGEMENT K
MIDDLE ROAD @ CYPRESS AVENUE

REGISTERED PROFESSIONAL ENGINEER JASON KEITH EDWARDS C91604 Exp. 12-31-26 CIVIL STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=5'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 39 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\CURB RAMPS\220189_ MIDDLE ROAD CURB RAMPS.DWG Plot Date: 3/26/2025 12:47 PM



ENLARGEMENT L
MIDDLE ROAD @ EL CAMINO REAL

NORTH

GENERAL NOTES:

1. CURB RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH 2023 CALTRANS STANDARD PLAN A88A "CURB RAMP DETAILS" AND PLAN NO. A88B "CURB RAMP AND PASSAGEWAY DETAILS" & AS SHOWN IN PROJECT PLANS.
2. UTILITIES SHOWN ON PLANS ARE SCHEMATIC ONLY & NOT FIELD VERIFIED FOR COMPLETENESS. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES WITHIN WORK AREA PRIOR TO EXCAVATION AND PROTECT ALL EXISTING FACILITIES IN PLACE DURING CONSTRUCTION.

ENLARGEMENT L NOTES:

1. PROTECT-IN-PLACE EXISTING TRAFFIC SIGNAL LIGHT. REMOVE & SALVAGE EXISTING PEDESTRIAN PUSH BUTTON. INSTALL 42" ABOVE ADJACENT FINISHED GRADE.
2. R&R TRAFFIC SIGNAL BOX. RESET FLUSH TO SIDEWALK SURFACE.
3. ADJUST UTILITY COVER TO FINISHED GRADE.
4. PROTECT IN PLACE EXISTING FIRE HYDRANT.
5. NOT USED.
6. RELOCATE TRAFFIC SIGNAL BOX OUTSIDE OF CURB RAMP WING. ADJUST TRAFFIC SIGNAL BOX TO FINISHED GRADE.
7. CONSTRUCT PCC APRON PER CITY OF BELMONT STANDARD DETAIL SD-303, "TYPE GO INLET AT SAG".
8. CONSTRUCT PCC APRON PER CITY OF BELMONT STANDARD DETAIL SD-303, "TYPE GO INLET ON INCLINE".
9. RECONSTRUCT TOP OF CATCH BASIN PER CITY OF BELMONT STANDARD DETAIL SD-300.
10. CONSTRUCT VERTICAL TO ROLLED CURB TRANSITION PER CITY OF BELMONT STANDARD DETAIL SI-104.
11. CONTRACTOR TO COORDINATE W/ CALTRANS FOR PERMIT & INSPECTION WITHIN CALTRANS RIGHT-OF-WAY.

LEGEND

- PORTLAND CEMENT CONCRETE IMPROVEMENTS
- INSTALL DETECTABLE WARNING SURFACE
- HMA CONFORM: R&R 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER
- BACKFILL W/ NATIVE SOIL & REGRADE
- BACKFILL W/ DECOMPOSED GRANITE & REGRADE
- E(E) — ELECTRICAL LINE (EX.)
- G(E) — GAS LINE (EX.)
- RIGHT-OF-WAY LINE
- LIGHT STANDARD (EX.)
- MANHOLE COVER (D=STORM DRAIN, S=SEWER, T=AT&T)
- WATER VALVE COVER
- DH — LOOP DETECTOR HANDHOLE (EX.)
- GP — GP TEST COVER
- CP — CP TEST COVER
- FIRE HYDRANT
- WM — WATER METER COVER
- ROADSIDE SIGN (EX.)
- INSTALL ROADSIDE SIGN
- SURVEY NAIL
- FL — FLOW LINE
- SW — SIDEWALK
- TC — TOP OF CURB
- TP — TOP OF PAVEMENT
- EG — EXISTING GRADE
- TG — TOP OF GRATE
- CB — EXISTING CATCH BASIN
- HP — HIGH POINT
- T — TELECOMMUNICATIONS
- TS — TRAFFIC SIGNAL
- XXX.XX / ~XXX.XX — **DESIGN ELEVATION(S)** (BOLD) / *EXIST. ELEVATION(S)* (ITALICIZED)

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CITY OF BELMONT
2025 PAVEMENT PROJECT

ENLARGEMENT L
MIDDLE ROAD @ EL CAMINO REAL

REGISTERED PROFESSIONAL ENGINEER — JASON KEE CHEUNG — C31604 — Exp. 12-31-26 — CIVIL — STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=5'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 40 of 56

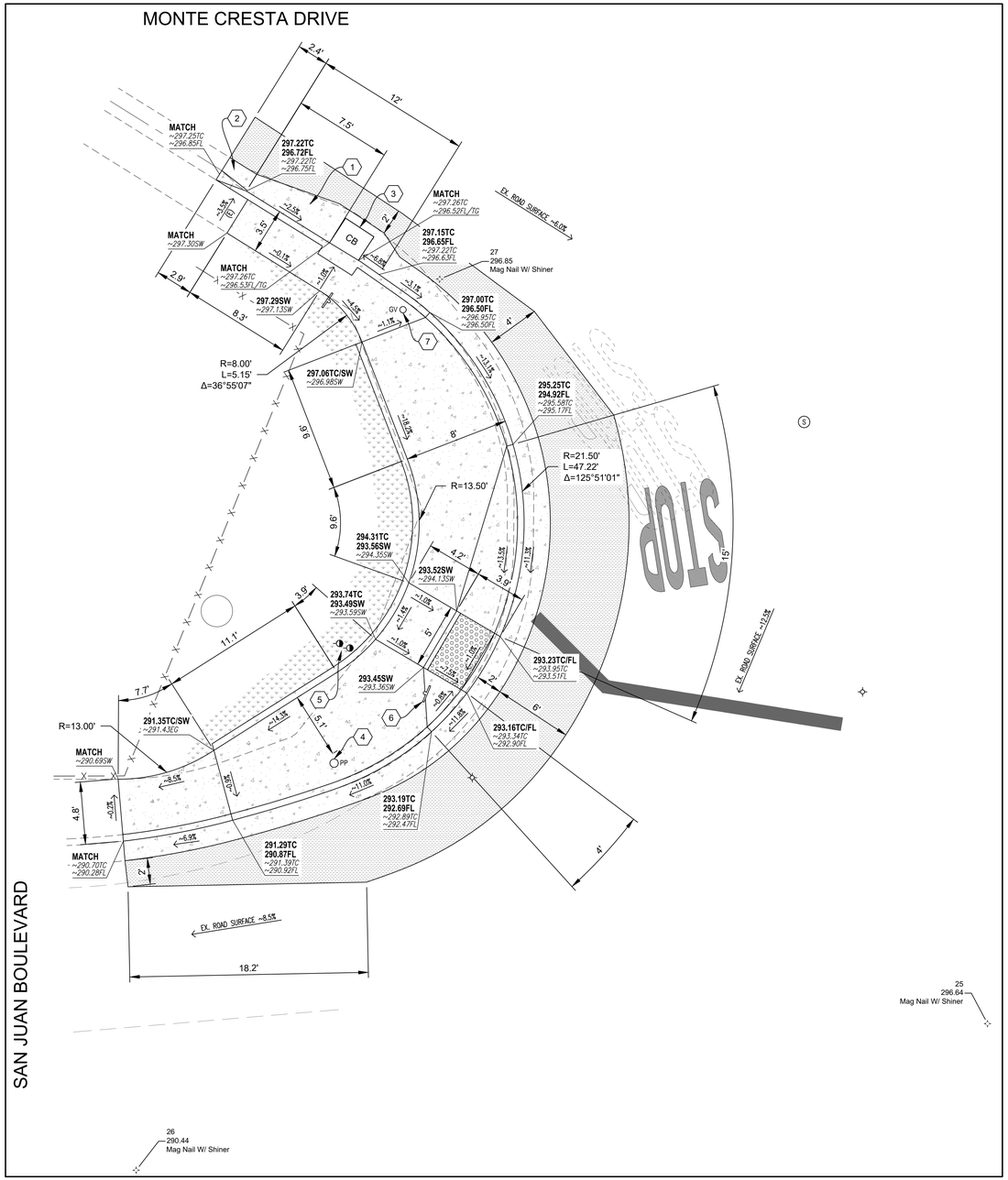
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CONSTRUCTION NOTES:

1. CONSTRUCT PCC APRON PER CITY OF BELMONT STANDARD DETAIL SD-303, "TYPE GO INLET ON INCLINE".
2. CONSTRUCT VERTICAL TO ROLLED CURB TRANSITION PER CITY OF BELMONT STANDARD DETAIL SI-104.
3. PROTECT IN PLACE EXISTING CATCH BASIN.
4. PROTECT IN PLACE EXISTING POWER POLE.
5. PROTECT IN PLACE EXISTING GUY ANCHOR.
6. PROTECT IN PLACE EXISTING SIGN & POST.
7. ADJUST UTILITY COVER TO FINISHED GRADE.

LEGEND

	PORTLAND CEMENT CONCRETE IMPROVEMENTS
	INSTALL DETECTABLE WARNING SURFACE
	HMA CONFORM: REMOVE & REPLACE 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER
	BACKFILL W/ NATIVE SOIL & REGRADE
X X	FENCE & GATE
PP	POWER POLE
	GUY ANCHOR
GV	GAS VALVE
MH	MANHOLE COVER (D=STORM DRAIN, S=SEWER, T=AT&T)
	SURVEY NAIL
	ROADSIDE SIGN (EX.)
FL	FLOWLINE
SW	SIDEWALK
TC	TOP OF CURB
CB	CATCH BASIN
TP	TOP OF PAVEMENT
TG	TOP OF GRADE
XXX.XX / ~XXX.XX	DESIGN ELEVATION(S) / EXIST. ELEVATION(S) (BOLD) (ITALICIZED)



ENLARGEMENT M
MONTE CRESTA DRIVE @ SAN JUAN BOULEVARD

NORTH

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CITY OF BELMONT
2025 PAVEMENT PROJECT
ENLARGEMENT M
MONTE CRESTA DRIVE @ SAN JUAN BOULEVARD

REGISTERED PROFESSIONAL ENGINEER
JOSEPH EVANS
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=5'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 41 of 56

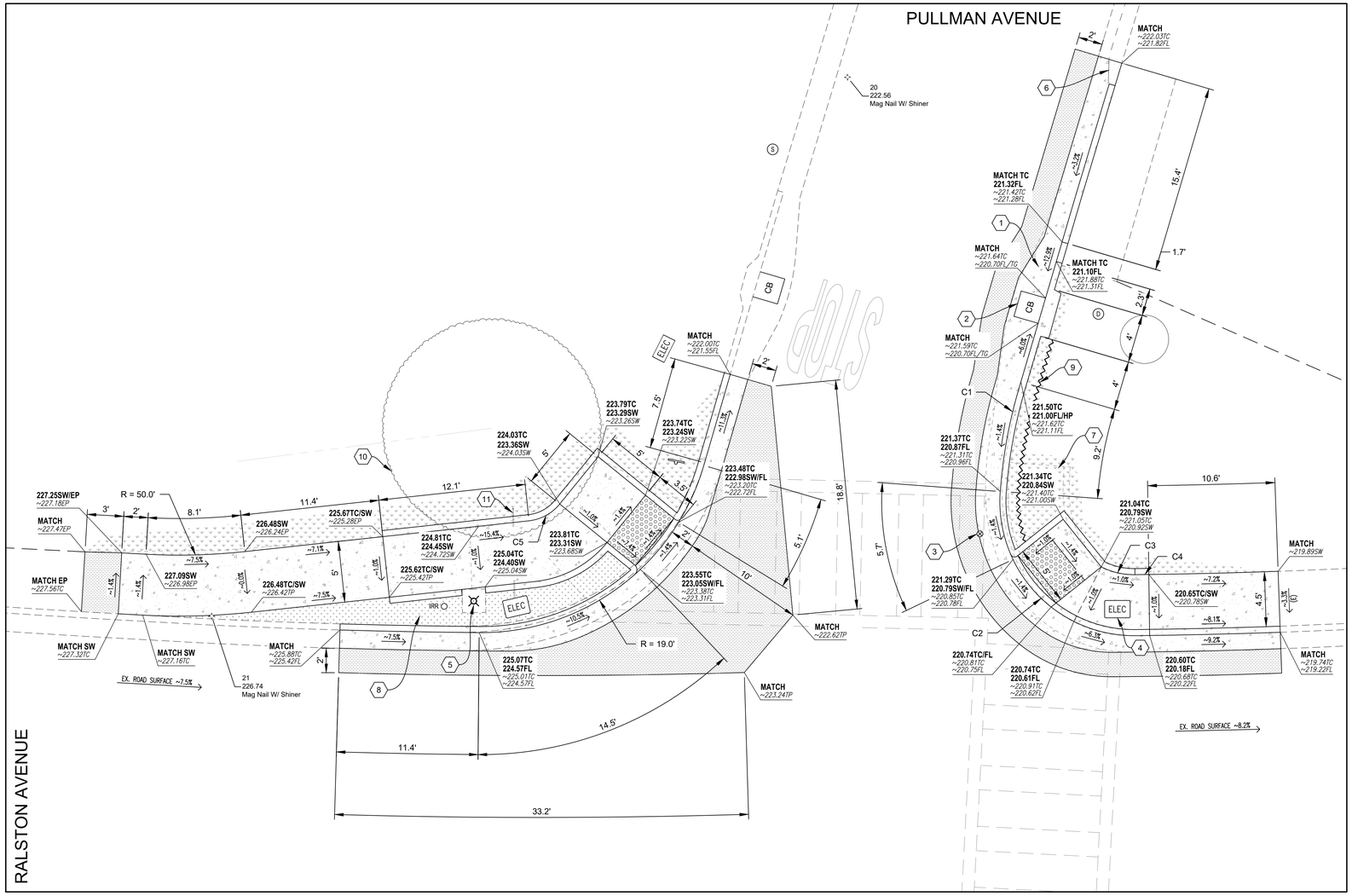
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CONSTRUCTION NOTES:

1. CONSTRUCT PCC APRON PER CITY OF BELMONT STANDARD DETAIL SD-303, "TYPE GO INLET AT SAG".
2. PROTECT IN PLACE EXISTING CATCH BASIN.
3. ADJUST WATER VALVE TO FINISHED GRADE.
4. ADJUST ELECTRICAL BOX TO FINISHED GRADE.
5. PROTECT IN PLACE EXISTING LIGHT POLE BASE & FOOTING. CONSTRUCT PCC RETAINING CURB W/ TOP OF CURB TO MATCH TOP OF CONCRETE FOOTING.
6. CONSTRUCT DRIVEWAY TO ROLLED CURB TRANSITION PER CITY OF BELMONT STANDARD DETAIL SI-103, "TYPE A CURB TRANSITION".
7. SAWCUT & REMOVE PCC SIDEWALK, BACKFILL & REGRADE W/ CLEAN TOPSOIL. GRADE TO 1" BELOW TOP OF ADJACENT CONCRETE SURFACE & LIGHTLY TAMP BACKFILL TO PREVENT FUTURE SETTLEMENT.
8. SAWCUT & REMOVE PCC SIDEWALK, BACKFILL & REGRADE W/ DECOMPOSED GRANITE. GRADE TO 1" BELOW TOP OF ADJACENT CONCRETE SURFACE & LIGHTLY TAMP BACKFILL TO PREVENT FUTURE SETTLEMENT.
9. PRUNE & REMOVE TREE ROOTS. INSTALL ~20 LF OF ROOT BARRIER PER CITY OF BELMONT STANDARD DETAIL ST-502, "TREE ROOT BARRIER"
10. TRIM & REMOVE EXISTING PLANT MATERIAL @ BACK OF SIDEWALK.
11. REMOVE EX. CONDUIT.

LEGEND

- PORTLAND CEMENT CONCRETE IMPROVEMENTS
- INSTALL DETECTABLE WARNING SURFACE
- HMA CONFORM: REMOVE & REPLACE 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER
- BACKFILL W/ NATIVE SOIL & REGRADE
- BACKFILL W/ DECOMPOSED GRANITE & REGRADE
- ROOT BARRIER
- LIGHT STANDARD (EX.)
- WATER VALVE
- MANHOLE COVER (D=STORM DRAIN, S=SEWER, T=AT&T)
- ROADSIDE SIGN (EX.)
- IRRIGATION CONTROL VALVE COVER
- SURVEY NAIL
- FL FLOWLINE
- SW SIDEWALK
- TC TOP OF CURB
- EP EDGE OF PAVEMENT
- TP TOP OF PAVEMENT
- TG TOP OF GRADE
- CB CATCH BASIN
- XXX.XX ~XXX.XX — **DESIGN ELEVATION(S)** *EXIST. ELEVATION(S)* (BOLD) *(ITALICIZED)*



ENLARGEMENT N
PULLMAN AVENUE @ RALSTON AVENUE

NORTH

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	8.60'	40.00'	12°18'51"
C2	18.22'	11.00'	94°54'00"
C3	2.86'	6.00'	27°18'57"
C4	1.14'	485.13'	00°08'04"
C5	2.92'	3.75'	44°41'11"

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CITY OF BELMONT
2025 PAVEMENT PROJECT
ENLARGEMENT N
PULLMAN AVENUE @ RALSTON AVENUE

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. KOSTAL
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=5'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 42 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\CURB RAMPS\240133_PULLMAN AVENUE RAMPS.DWG Plot Date: 3/26/2025 12:47 PM

LEGEND

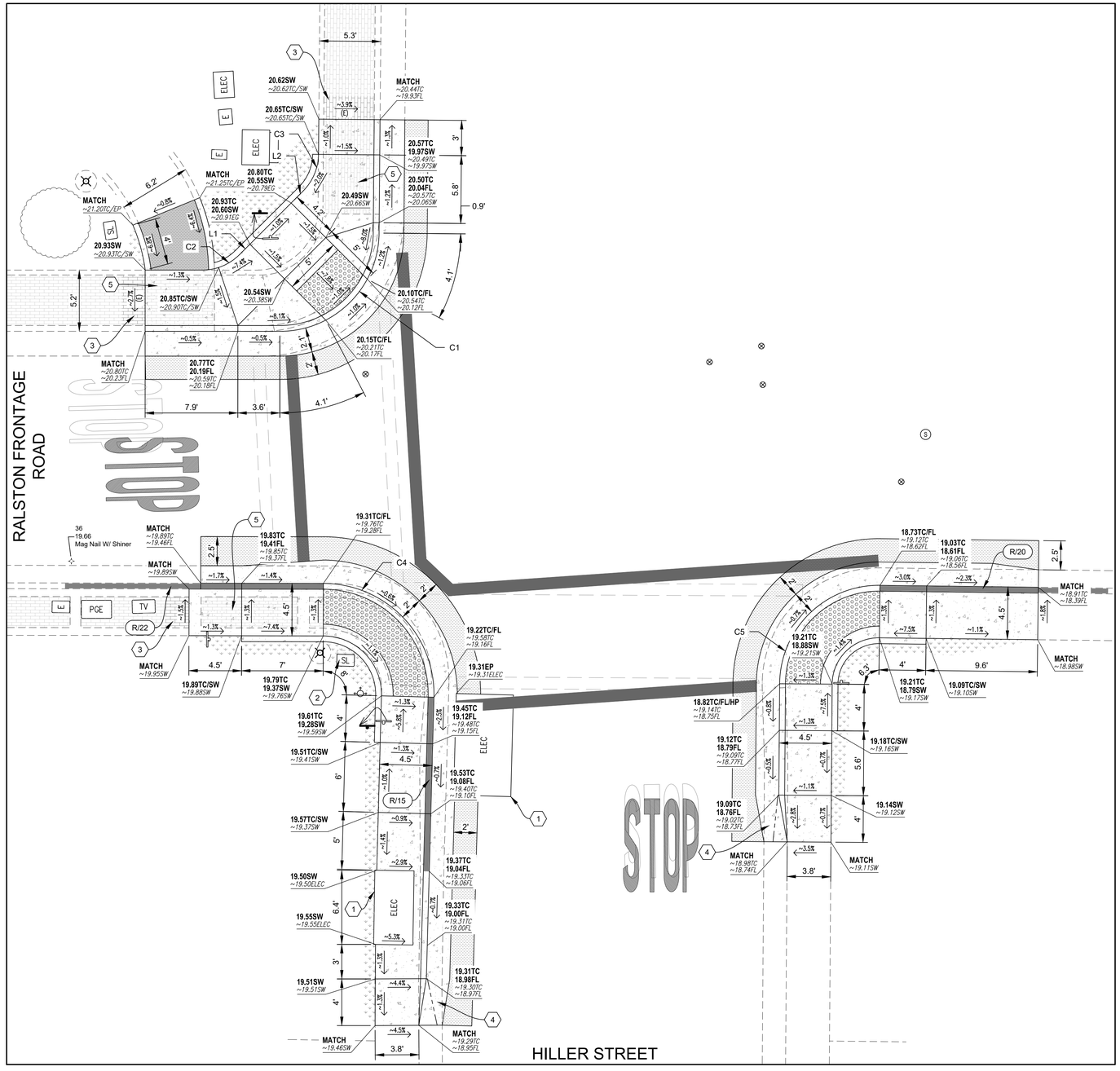
- PORTLAND CEMENT CONCRETE IMPROVEMENTS
- RESET BRICK PAVERS
- EXISTING BRICK PAVERS
- INSTALL DETECTABLE WARNING SURFACE
- HMA CONFORM: REMOVE & REPLACE 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER
- REMOVE, REGRADE, REPLACE 3" HMA
- BACKFILL W/ NATIVE SOIL & REGRADE
- CURB PAINT
- X/YY — CURB PAINT COLOR "X" (B=BLUE, R=RED, Y=YELLOW) / CURB PAINT LENGTH "YY" (LF)
- Ⓢ — SANITARY SEWER MANHOLE
- ⊗ — WATER VALVE
- FIRE HYDRANT (EX.)
- RELOCATED ROADSIDE SIGN
- ROADSIDE SIGN (EX.)
- LIGHT STANDARD (EX.)
- SURVEY NAIL
- FL — FLOWLINE
- SW — SIDEWALK
- TC — TOP OF CURB
- EP — EDGE OF PAVEMENT
- HP — HIGH POINT
- TP — TOP OF PAVEMENT
- ELEC — ELECTRICAL
- SL — STREET LIGHT
- XXX.XX / ~XXX.XX — **DESIGN ELEVATION(S)** (BOLD) / *EXIST. ELEVATION(S)* (ITALICIZED)

ENLARGEMENT O NOTES:

1. PROTECT IN PLACE EXISTING UTILITY VAULT.
2. RELOCATE EXISTING UTILITY BOX OUTSIDE OF CURB RAMP & ADJUST TO FINISHED GRADE.
3. RESET EXISTING BRICK PAVERS AS NEEDED TO BE FLUSH W/ SIDEWALK.
4. CONSTRUCT VERTICAL TO ROLLED CURB TRANSITION PER CITY OF BELMONT STANDARD DETAIL SI-104.
5. EXISTING BRICK PAVERS TO BE REMOVED & REPLACED WITH PCC IMPROVEMENTS PER PLAN.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	13.28'	8.50'	89°29'58"
C2	2.10'	4.50'	26°43'53"
C3	3.49'	4.50'	44°29'50"
C4	15.16'	9.50'	91°25'55"
C5	13.39'	8.50'	90°15'49"

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	1.28'	N02° 23' 56"W
L2	1.45'	N02° 23' 56"W



ENLARGEMENT O
RALSTON FRONTAGE ROAD @ HILLER STREET

NORTH

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805.781.2265

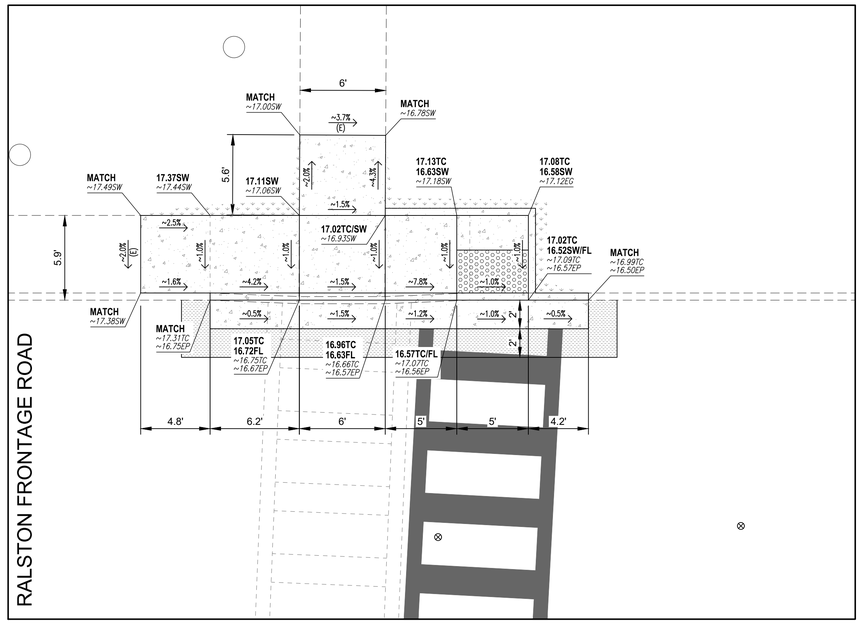
CITY OF BELMONT
2025 PAVEMENT PROJECT

ENLARGEMENT O
RALSTON FRONTAGE ROAD @ HILLER STREET

REGISTERED PROFESSIONAL ENGINEER — JASON KEMP — C91604 — Exp. 12-31-26 — CIVIL — STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=5'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 43 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\CURB RAMPS\240133_RALSTON AVE RAMPS.DWG Plot Date: 3/26/2025 12:47 PM



ENLARGEMENT P
RALSTON FRONTAGE ROAD @ IRWIN STREET

NORTH

LEGEND

	PORTLAND CEMENT CONCRETE IMPROVEMENTS
	INSTALL DETECTABLE WARNING SURFACE
	HMA CONFORM: REMOVE & REPLACE 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER
	BACKFILL W/ NATIVE SOIL & REGRADE
⊗	WATER VALVE
✧	SURVEY NAIL
FL	FLOWLINE
SW	SIDEWALK
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
XXX.XX ~XXX.XX	**DESIGN ELEVATION(S)** (BOLD) *EXIST. ELEVATION(S)* *(ITALICIZED)*

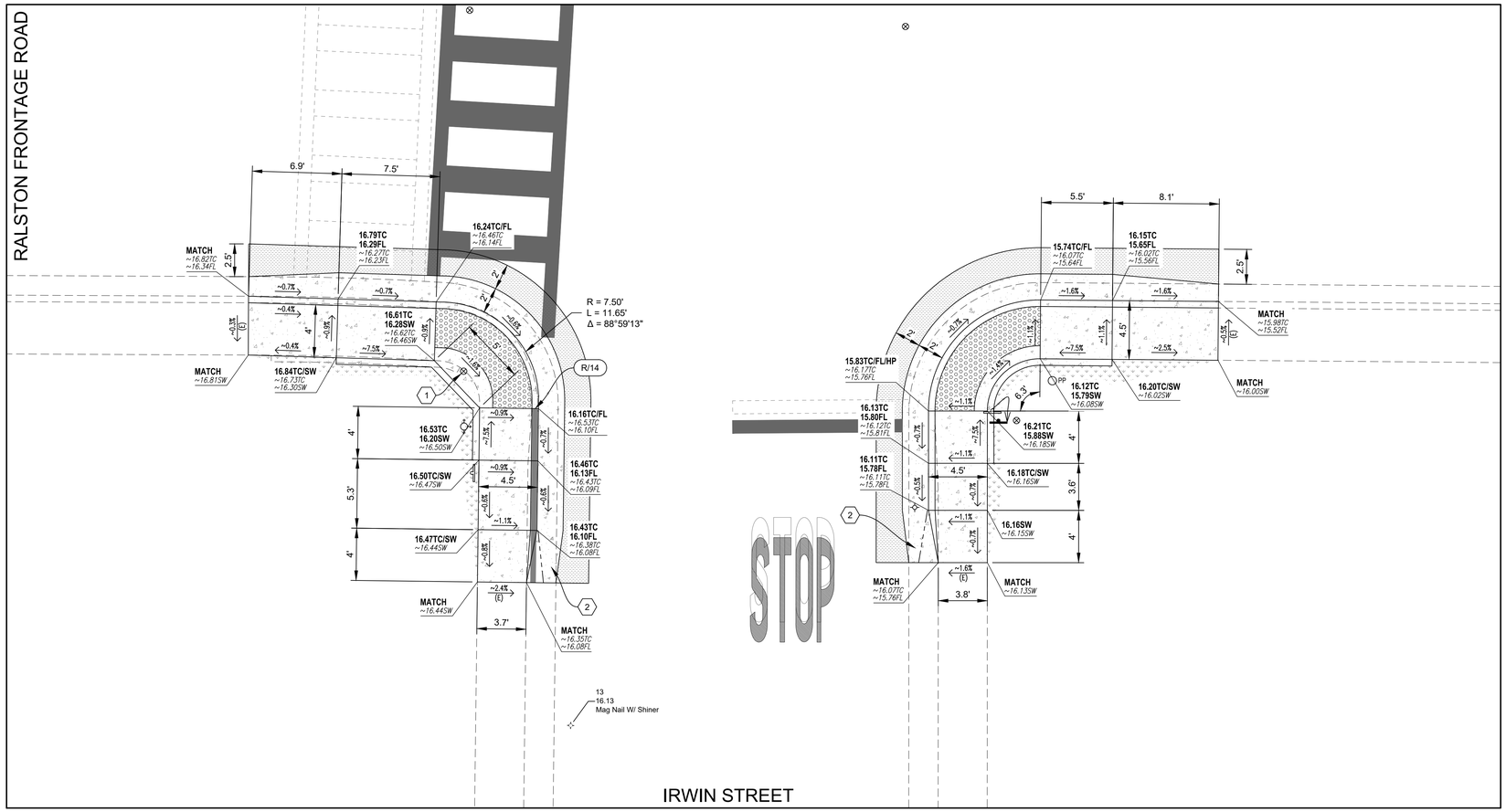
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CITY OF BELMONT
2025 PAVEMENT PROJECT
ENLARGEMENT P
RALSTON FRONTAGE ROAD @ IRWIN STREET

REGISTERED PROFESSIONAL ENGINEER
JESSON MICHAEL EDEN
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=5'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 44 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT_CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\CURB RAMPS\240133_RALSTON AVE RAMPS.DWG Plot Date: 3/26/2025 12:47 PM



LEGEND

- PORTLAND CEMENT CONCRETE IMPROVEMENTS
- INSTALL DETECTABLE WARNING SURFACE
- HMA CONFORM: REMOVE & REPLACE 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER
- BACKFILL W/ NATIVE SOIL & REGRADE
- CURB PAINT
- X/YY — CURB PAINT COLOR "X" (B=BLUE, R=RED, Y=YELLOW) / CURB PAINT LENGTH "YY" (LF)
- ⊗ WATER VALVE
- ○PP POWER POLE
- FIRE HYDRANT (EX.)
- RELOCATED ROADSIDE SIGN
- ROADSIDE SIGN (EX.)
- SURVEY NAIL
- FL FLOWLINE
- SW SIDEWALK
- TC TOP OF CURB
- XXX.XX / ~XXX.XX — **DESIGN ELEVATION(S)** / *EXIST. ELEVATION(S)* (BOLD) (ITALICIZED)

ENLARGEMENT Q
RALSTON FRONTAGE ROAD @ IRWIN STREET

NORTH

ENLARGEMENT Q NOTES:

1. ADJUST UTILITY COVER TO FINISHED GRADE.
2. CONSTRUCT VERTICAL TO ROLLED CURB TRANSITION PER CITY OF BELMONT STANDARD DETAIL SI-104.

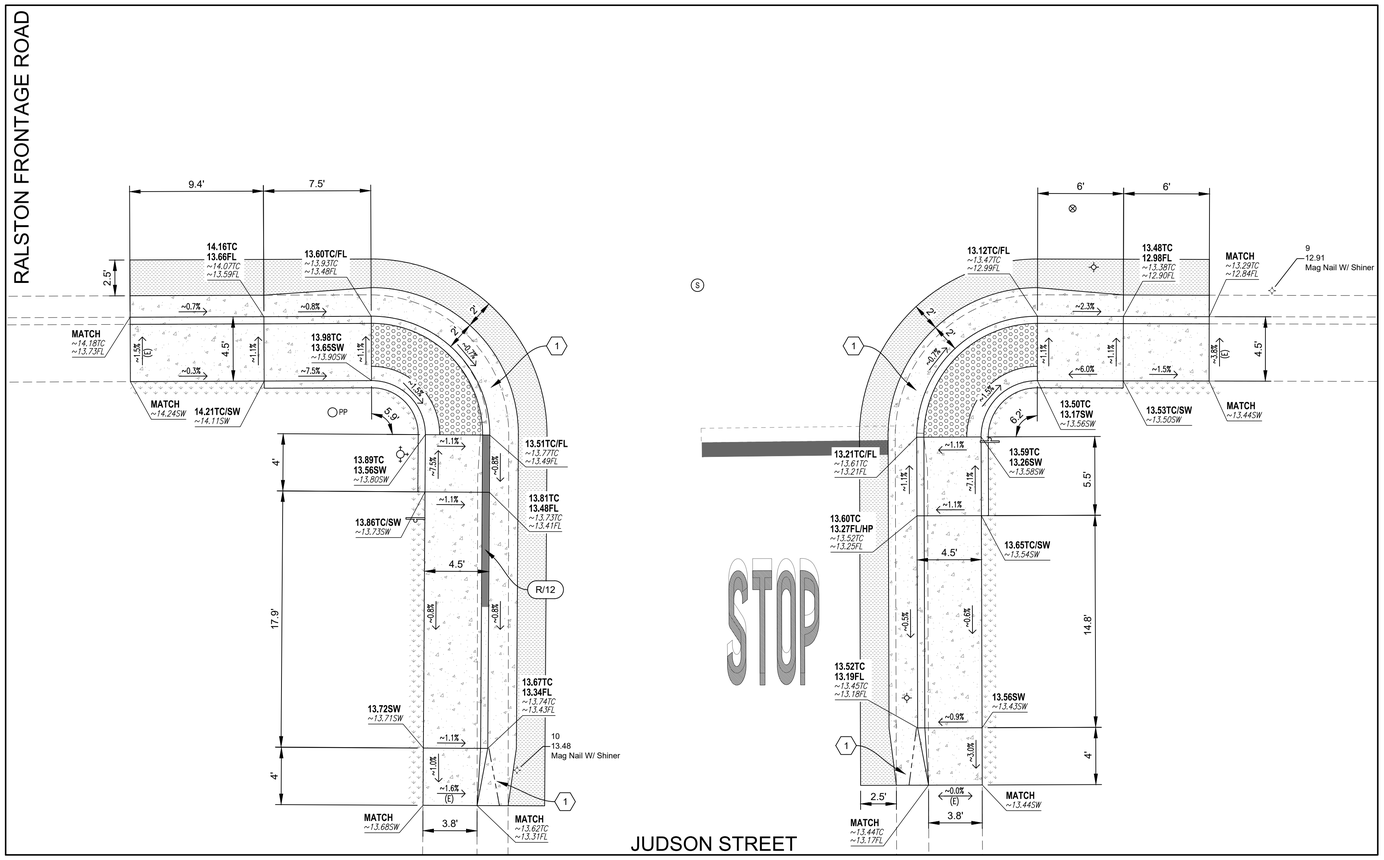
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CITY OF BELMONT
2025 PAVEMENT PROJECT
ENLARGEMENT Q
RALSTON FRONTAGE ROAD @ IRWIN STREET

REGISTERED PROFESSIONAL ENGINEER — JEREMY ERICKSON — C91604 — Exp. 12-31-26 — CIVIL — STATE OF CALIFORNIA

DRAWN BY: **BM, JE**
PROJECT NUMBER: **24133**
SCALE: **1"=5'**
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: **MARCH 2025**
SHEET NUMBER: **45 of 56**

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ENLARGEMENT R
RALSTON FRONTAGE ROAD @ JUDSON STREET

NORTH

LEGEND

- PORTLAND CEMENT CONCRETE IMPROVEMENTS
- INSTALL DETECTABLE WARNING SURFACE
- HMA CONFORM: REMOVE & REPLACE 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER
- BACKFILL W/ NATIVE SOIL & REGRADE
- CURB PAINT
- X/YY — CURB PAINT COLOR "X" (B=BLUE, R=RED, Y=YELLOW) / CURB PAINT LENGTH "YY" (LF)
- (S) — SANITARY SEWER MANHOLE
- ⊗ — WATER VALVE
- ○ PP — POWER POLE
- FIRE HYDRANT (EX.)
- ROADSIDE SIGN (EX.)
- SURVEY NAIL
- FL — FLOWLINE
- SW — SIDEWALK
- TC — TOP OF CURB
- XXX.XX / ~XXX.XX — **DESIGN ELEVATION(S)** (BOLD) / *EXIST. ELEVATION(S)* *(ITALICIZED)*

ENLARGEMENT R NOTES:

1. CONSTRUCT VERTICAL TO ROLLED CURB TRANSITION PER CITY OF BELMONT STANDARD DETAIL SI-104.

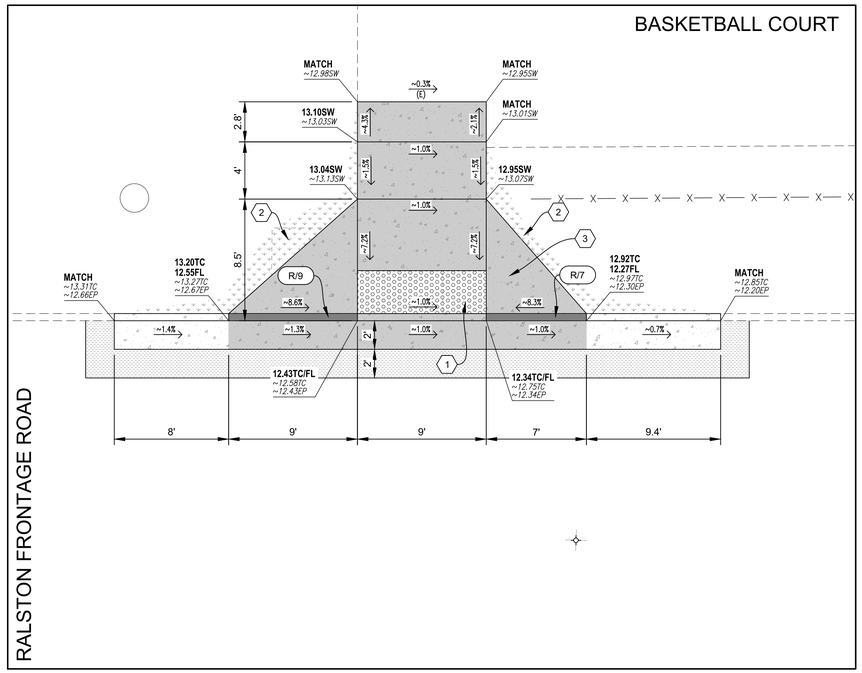
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CITY OF BELMONT
2025 PAVEMENT PROJECT
ENLARGEMENT R
RALSTON FRONTAGE ROAD @ JUDSON STREET

REGISTERED PROFESSIONAL ENGINEER
JASON YEE
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=5'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 46 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\CURB RAMPS\240133_RALSTON AVE RAMPS.DWG Plot Date: 3/26/2025 12:48 PM



ENLARGEMENT S
RALSTON FRONTAGE ROAD @ PARK BASKETBALL COURT

NORTH

LEGEND

	PORTLAND CEMENT CONCRETE IMPROVEMENTS
	INSTALL PCC DRIVEWAY SECTION
	INSTALL DETECTABLE WARNING SURFACE
	HMA CONFORM: REMOVE & REPLACE 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER
	BACKFILL W/ NATIVE SOIL & REGRADE
	CURB PAINT
X/YY	CURB PAINT COLOR "X" (B=BLUE, R=RED, Y=YELLOW) / CURB PAINT LENGTH "YY" (LF)
✧	SURVEY NAIL
FL	FLOWLINE
SW	SIDEWALK
TC	TOP OF CURB
XXX.XX ~XXX.XX	**DESIGN ELEVATION(S)** (BOLD) *EXIST. ELEVATION(S)* *(ITALICIZED)*

ENLARGEMENT S NOTES:

1. INSTALL TRAFFIC RATED DETECTABLE WARNING SURFACE.
2. SAWCUT & REMOVE PCC SIDEWALK, BACKFILL & REGRADE W/ CLEAN TOPSOIL. GRADE TO 1" BELOW TOP OF ADJACENT CONCRETE SURFACE & LIGHTLY TAMP BACKFILL TO PREVENT FUTURE SETTLEMENT.
3. CONCRETE SECTION PER CITY OF BELMONT STANDARD DETAIL SI-107 "DRIVEWAY APPROACH SECTIONS".

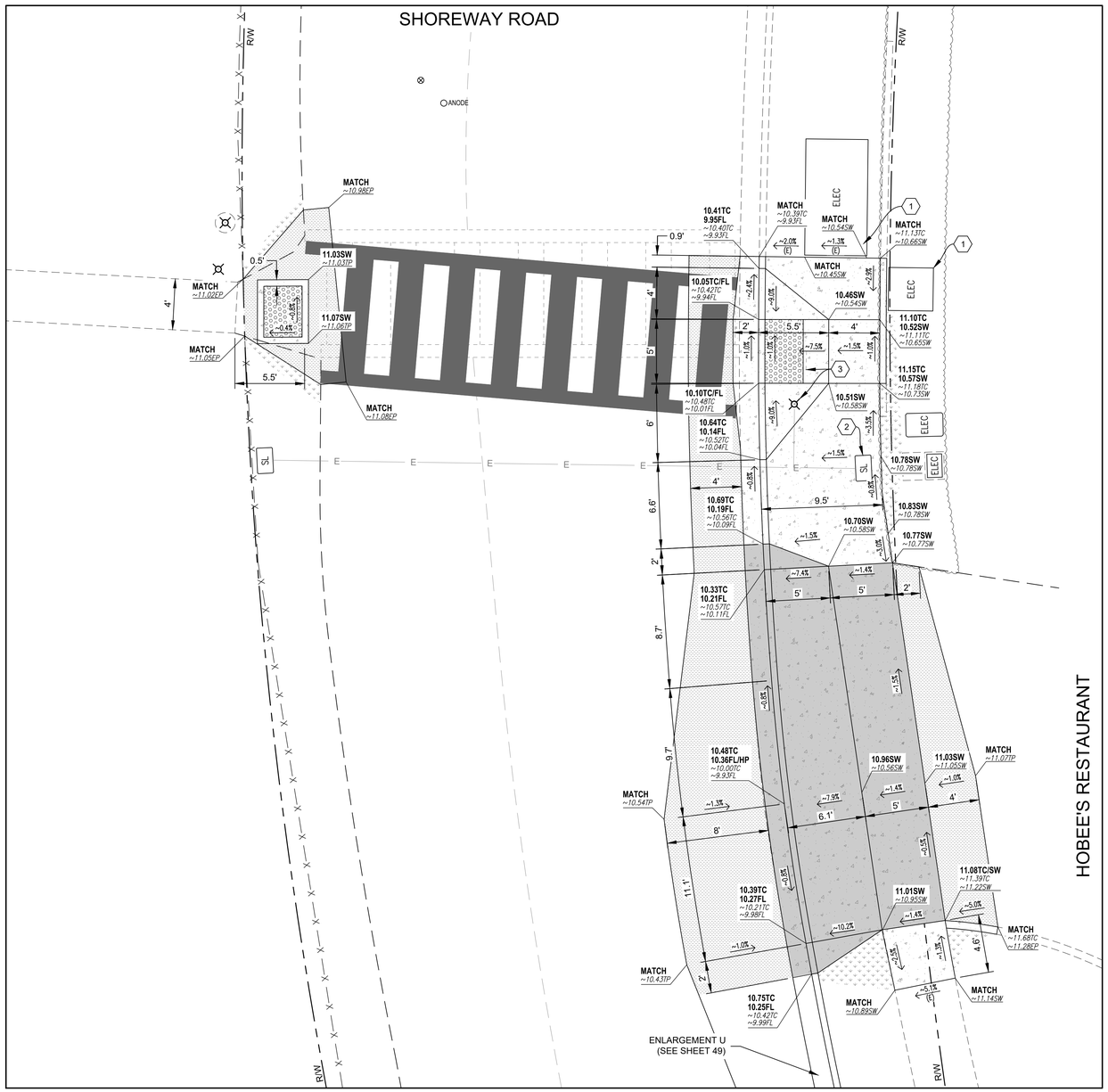
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CITY OF BELMONT
2025 PAVEMENT IMPROVEMENT PROJECT
ENLARGEMENT S
RALSTON FRONTAGE ROAD @ PARK BASKETBALL COURT

REGISTERED PROFESSIONAL ENGINEER
JASON KEITH EDWARDS
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=5'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 47 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\CURB RAMPS\240133_RALSTON AVE RAMPS.DWG Plot Date: 3/26/2025 12:48 PM



ENLARGEMENT T
CROSSWALK @ 1101 SHOREWAY ROAD

NORTH

LEGEND

	PORTLAND CEMENT CONCRETE IMPROVEMENTS
	REMOVE & REPLACE PCC DRIVEWAY
	INSTALL DETECTABLE WARNING SURFACE
	HMA CONFORM: REMOVE & REPLACE 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER
	BACKFILL W/ NATIVE SOIL & REGRADE
R/W	APPROXIMATE RIGHT-OF-WAY LINE
S	SANITARY SEWER MANHOLE
	WATER VALVE
ANODE	ANODE COVER
	LIGHT STANDARD (EX.)
	SURVEY NAIL
FL	FLOWLINE
SW	SIDEWALK
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
HP	HIGH POINT
TP	TOP OF PAVEMENT
ELEC	ELECTRICAL
SL	STREET LIGHT
XXX.XX ~XXX.XX	DESIGN ELEVATION(S) (BOLD) EXIST. ELEVATION(S) (ITALICIZED)

ENLARGEMENT T NOTES:

1. PROTECT IN PLACE EXISTING UTILITY.
2. ADJUST UTILITY COVER TO FINISHED GRADE.
3. SALVAGE EXISTING POLE, SIGN, PEDESTRIAN PUSH BUTTON & RECTANGULAR REFLECTIVE FLASHING BEACON; REMOVE EXISTING FOOTING & BACKFILL W/CLASS II AB. CONSTRUCT NEW REINFORCED CAST-IN-DRILLED-HOLE PILE FOUNDATION AT LOCATION SHOWN PER DRAWING ES-7N & ANCHOR EXISTING POLE PER DRAWINGS ES-7B & ES-7M OF THE STANDARD SPECIFICATIONS. PUSH BUTTON TO BE LOCATED ADJACENT TO CLEAR SPACE/PEDESTRIAN PATH OF TRAVEL.

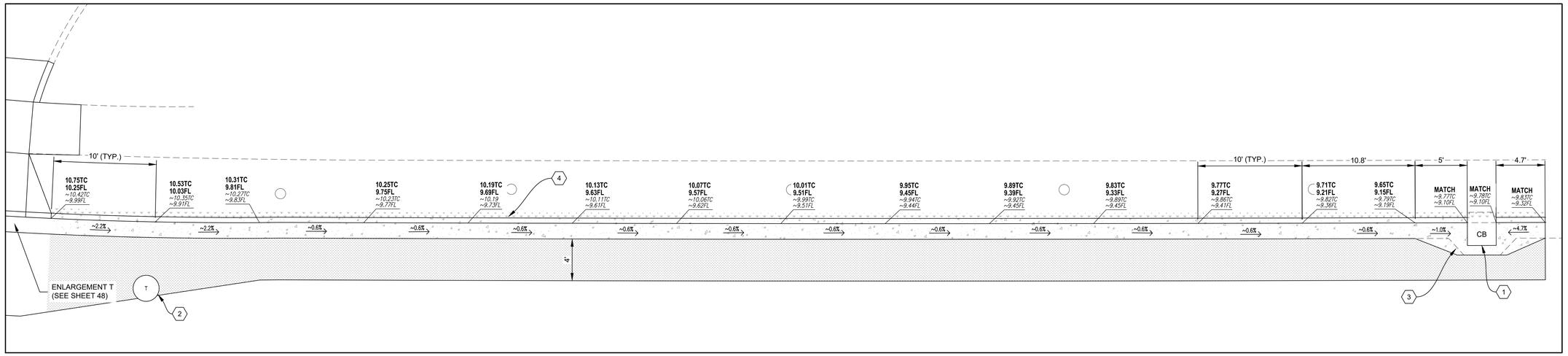
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CITY OF BELMONT
2025 PAVEMENT PROJECT
ENLARGEMENT T
CROSSWALK @ 1101 SHOREWAY ROAD

REGISTERED PROFESSIONAL ENGINEER JASON YEE CIVIL STATE OF CALIFORNIA
C51604
Exp. 12-31-26

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: 1"=5'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 48 of 56

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ENLARGEMENT U
SHOREWAY ROAD @ 1101 SHOREWAY ROAD

NORTH

ENLARGEMENT U NOTES:

1. PROTECT IN PLACE EXISTING CATCH BASIN.
2. PROTECT IN PLACE EXISTING UTILITY.
3. CONSTRUCT TYPE GO INLET AT SAG PER CITY OF BELMONT STANDARD DETAIL SD-303.
4. PRUNE & REMOVE TREE ROOTS @ PROPOSED CURB & GUTTER.

LEGEND

	PORTLAND CEMENT CONCRETE IMPROVEMENTS
	HMA CONFORM: REMOVE & REPLACE 6" OR MATCH EX. PAVEMENT THICKNESS, WHICHEVER IS GREATER
	BACKFILL W/ NATIVE SOIL & REGRADE
T	TELECOMMUNICATIONS MANHOLE
FL	FLOWLINE
TC	TOP OF CURB
XXX.XX / *~XXX.XX*	**DESIGN ELEVATION(S)** (BOLD) / EXIST. ELEVATION(S) *(ITALICIZED)*

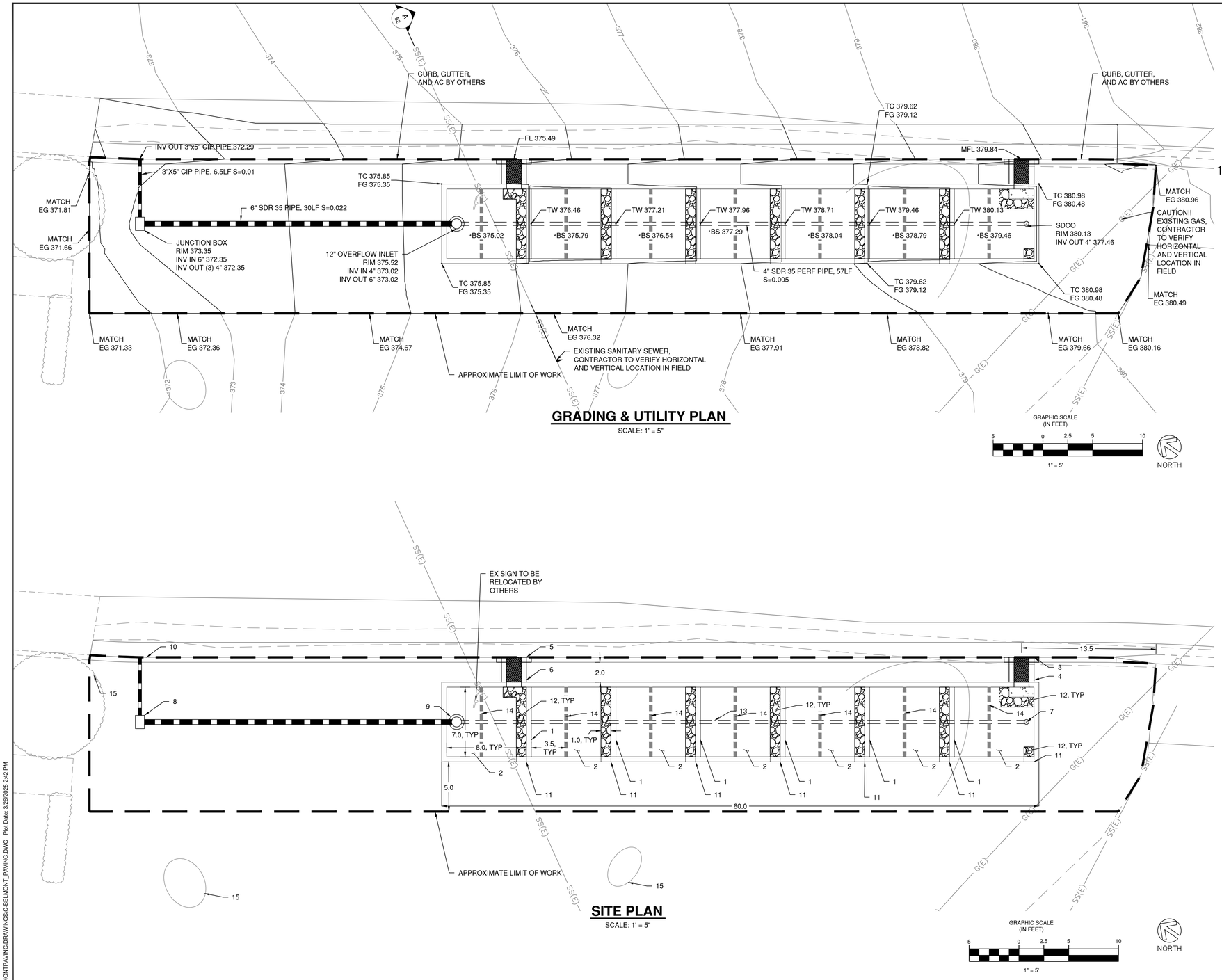
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CITY OF BELMONT
2025 PAVEMENT PROJECT
ENLARGEMENT U
SHOREWAY ROAD @ 1101 SHOREWAY ROAD

REGISTERED PROFESSIONAL ENGINEER
JASON KARL ELLIS
C91804
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: **BM, JE**
PROJECT NUMBER: **240133**
SCALE: **1"=5'**
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: **MARCH 2025**
SHEET NUMBER:
49 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\CURB RAMPS\240133_SHOREWAY ROAD.DWG Plot Date: 3/26/2025 12:48 PM



GRADING & UTILITY PLAN

SCALE: 1" = 5"

SITE PLAN

SCALE: 1" = 5"

ABBREVIATIONS

AC	ASPHALT CONCRETE
BS	TOP OF BIORETENTION SOIL
EG	EXISTING GRADE
FG	FUTURE GRADE
FL	FLOWLINE
INV	INVERT
LF	LINEAR FEET
RIM	RIM ELEVATION
S	SLOPE
TC	TOP OF CURB
TW	TOP OF CHECK DAM
TYP	TYPICAL

KEYNOTES

1	CHECK DAMS, SEE DETAIL 1, SHEET 51
2	BIORETENTION PLANTER, SEE DETAIL 2, SHEET 51
3	INFLOW CURB CUT, SEE DETAIL 3, SHEET 51
4	INFLOW TRENCH DRAIN, SEE DETAIL 3, SHEET 51
5	OUTFLOW CURB CUT, SEE DETAIL 4, SHEET 51
6	OUTFLOW TRENCH DRAIN, SEE DETAIL 4, SHEET 51
7	CLEANOUT, SEE DETAIL 7, SHEET 52
8	CONSTRUCT JUNCTION BOX (CHRISTY FIBERLYTE FL9 BOX 10"x17", OR APPROVED EQUAL) ON CONCRETE SLAB 20"x16"x6". FILL BOX WITH CONCRETE AS NECESSARY TO PIPE INVERT ELEVATION.
9	OVERFLOW INLET, SEE DETAIL 9, SHEET 52
10	CURB THROUGH DRAIN, SEE CITY OF BELMONT STANDARD DETAIL SI-101
11	6" DRAIN NOTCH, SEE DETAIL 2, SHEET 51
12	STREAMBED COBBLESTONE, 2" TO 4" APPROXIMATE SIZE, SEE DETAIL 1, SHEET 51
13	UNDERDRAIN, SEE DETAIL 13, SHEET 52
14	LATERAL BRACING, SEE DETAIL 14, SHEET 52
15	CONTRACTOR TO PROVIDE TREE PROTECTION FOR EX TREE, SEE CITY OF BELMONT STANDARD DETAIL ST-503

SUMMARY OF APPROXIMATE QUANTITIES

DESCRIPTION	UNIT	QUANTITY
EXCAVATION	CY	60
EMBANKMENT	CY	5
CONCRETE PLANTER WALL (< 4.0' HEIGHT)	LF	134
CONCRETE CHECK DAM	EA	6
LATERAL BRACING	EA	7
INLET TRENCH DRAIN & CURB CUT	EA	1
OUTLET TRENCH DRAIN & CURB CUT	EA	1
OVERFLOW STRUCTURE (BARREL TYPE)	EA	1
UNDERDRAIN SYSTEM (INCLUDING CLEANOUT)	LF	57
6" SDR 35 PIPE	LF	30
JUNCTION BOX	EA	1
CURB THROUGH DRAIN	LF	6.5
ASTM NO. 7 RESERVOIR COURSE	CY	11
ASTM NO. 9 CHOKING COURSE	CY	4
BIORETENTION SOIL MEDIA	CY	22
AGED MULCH	CY	2
STREAMBED COBBLES (2" TO 4")	SF	50

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
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SAN FRANCISCO, CA 94102
(415) 433-4848

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CITY OF BELMONT
2025 PAVEMENT PROJECT

BIORETENTION AREA GRADING, UTILITY, AND SITE PLAN
FOREST AVENUE @ ALAMEDA DE LAS PULGAS

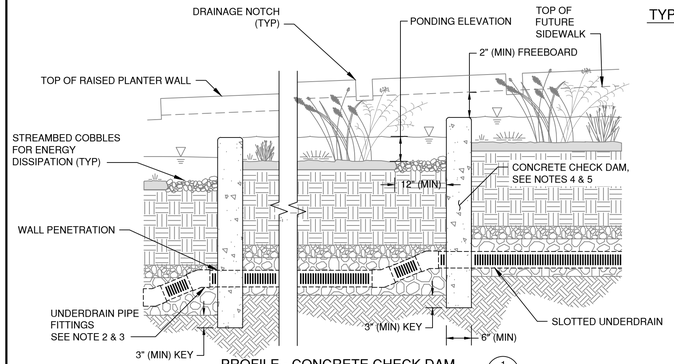


DRAWN BY: JDG
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SCALE: AS SHOWN
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 50 of 56

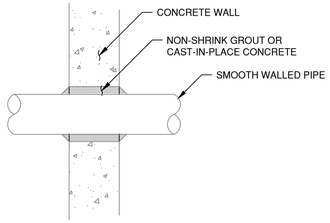
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CONSTRUCTION NOTES:

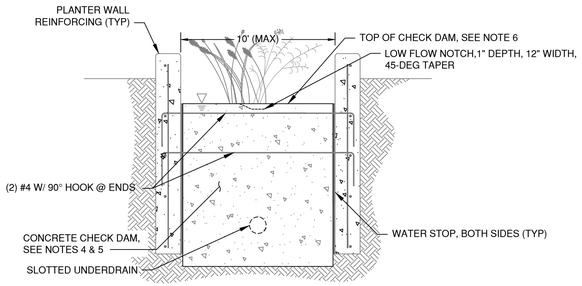
1. ALL MATERIAL AND WORKMANSHIP FOR CHECK DAM ASSEMBLY SHALL CONFORM TO SAN FRANCISCO STANDARD SPECIFICATIONS AND APPLICABLE CODES PER SAN FRANCISCO DBI AND PUBLIC WORKS.
2. UNDERDRAIN TO PASS THROUGH CHECK DAM IN NON-PERFORATED.
3. PIPE FITTINGS SHALL BE USED TO ACCOMMODATE CHANGES IN GRADE, AS NEEDED.
4. CONCRETE CHECK DAM SHALL BE CONTINUOUS (NO JOINTS) AND REINFORCED WITH #4 BAR, PLACED AT 18 INCHES ON CENTER, EACH WAY.
5. CONCRETE CHECK DAM SHALL MEET STRUCTURAL REQUIREMENTS FOR LATERAL BRACING WHEN USED AS LATERAL BRACING. COORDINATE WITH ENGINEER.
6. TOP OF CHECK DAM TO BE LEVEL WITH CREST ELEVATION MATCHING PONDING ELEVATION UNLESS NOTCH SIZED TO CONVEY DESIGN FLOWS PROVIDED.
7. CONCRETE CHECK DAM TO EXTEND 3" MIN BEYOND SIDE AND BOTTOM EDGES OF AGGREGATE PER ENGINEER GUIDANCE.



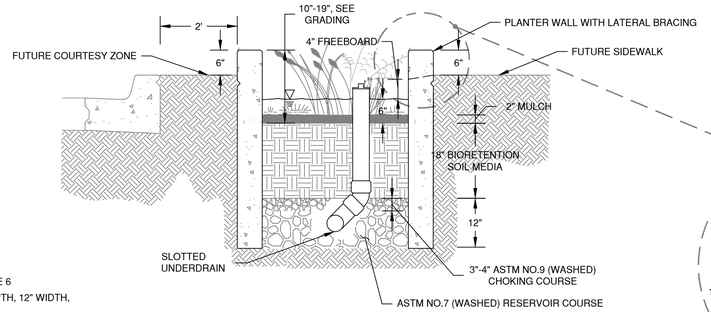
PROFILE - CONCRETE CHECK DAM (1)



TYPICAL SOIL TIGHT WALL PENETRATION (1)



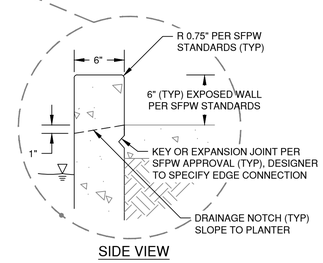
SECTION - CONCRETE CHECK DAM (1)



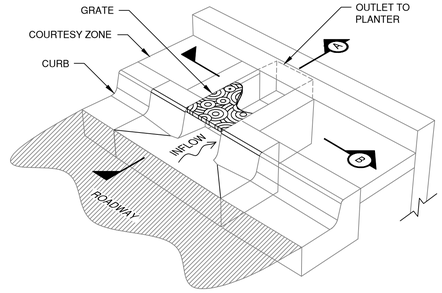
BIORETENTION PLANTER TYPICAL SECTION (2)

CONSTRUCTION NOTES:

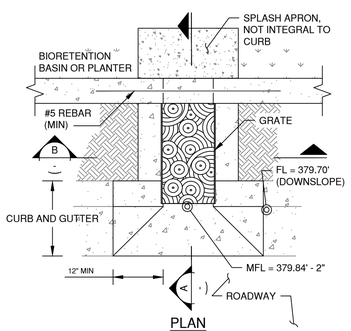
1. AVOID COMPACTION OF EXISTING SUBGRADE BELOW PLANTER DURING CONSTRUCTION.
2. SCARIFY SUBGRADE TO A DEPTH OF 3 INCHES (MIN) IMMEDIATELY PRIOR TO PLACEMENT OF AGGREGATE STORAGE AND BIORETENTION SOIL MATERIAL.
3. MAXIMUM DROP FROM TOP OF CURB/WALL TO TOP OF BIORETENTION SOIL SHALL INCLUDE CONSIDERATIONS FOR BIORETENTION SOIL SETTLEMENT. 30" DROP REQUIRES GUARD RAIL.
4. SLOPE TOP OF PLANTER WALL TO MATCH LONGITUDINAL SLOPE OF ADJACENT SURFACE.
5. MAXIMUM DROP FROM TOP OF WALKING SURFACE TO TOP OF MULCH SHALL INCLUDE CONSIDERATIONS FOR SOIL SETTLEMENT.



TYPICAL DRAINAGE NOTCH DETAIL



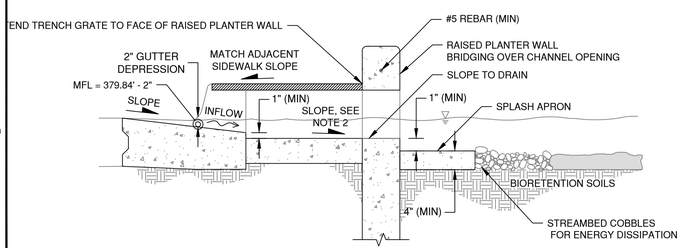
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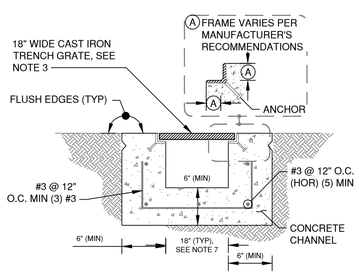
PLAN

CONSTRUCTION NOTES:

1. ALL MATERIAL AND WORKMANSHIP FOR TRENCH DRAIN ASSEMBLY SHALL CONFORM TO SAN FRANCISCO STANDARD SPECIFICATIONS AND APPLICABLE CODES PER SAN FRANCISCO DBI AND PUBLIC WORKS.
2. SLOPE TO PROVIDE AT LEAST 1 INCH DROP OVER LENGTH OF CHANNEL OR A MINIMUM OF 2 PERCENT, WHICHEVER IS LARGER.
3. ALL TRENCH GRATES SHALL BE REMOVABLE, RATED PER THE ANTICIPATED LOADING, AND BOLTED IN PLACE OR OUTFITTED WITH APPROVED TAMPER-RESISTANT LOCKING MECHANISM, FLUSH OR RECESSED IN GRATE.
4. BOND NEW CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH EPOXY AND DOWEL CONNECTION.
5. HORIZONTAL CONTROL JOINTS SHALL BE PROVIDED EVERY 10 LINEAR FEET, OR PER MANUFACTURER'S RECOMMENDATIONS.
6. APPLY EPOXY BONDING AGENT AT ALL TRENCH DRAIN CONSTRUCTION COLD JOINTS.
7. INLET CURB CUT AND CONCRETE CHANNEL WIDTH SHALL BE 18" (MIN) ON GUTTER SLOPES ≥ 5%.
8. TRENCH GRATES MUST COMPLY WITH AASHTO H-20 LOADING REQUIREMENTS.

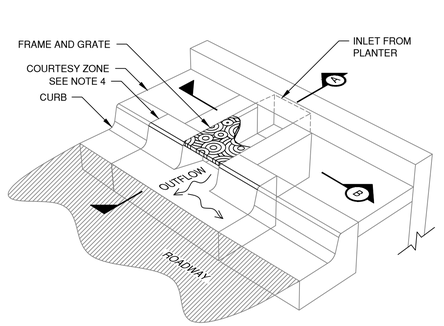


SECTION A

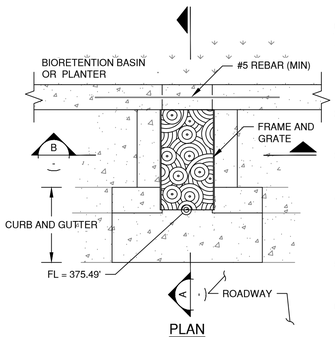


SECTION B

INLET TRENCH DRAIN AND CURB CUT (3)



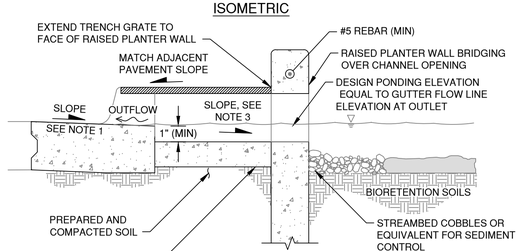
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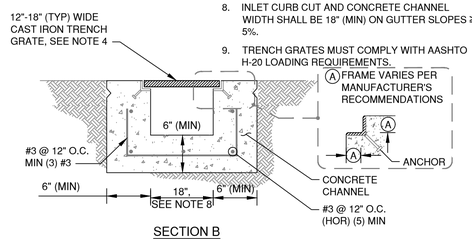
PLAN

CONSTRUCTION NOTES:

1. ALL MATERIAL AND WORKMANSHIP FOR TRENCH DRAIN ASSEMBLY SHALL CONFORM TO SAN FRANCISCO STANDARD SPECIFICATIONS AND APPLICABLE CODES PER SAN FRANCISCO DBI AND PUBLIC WORKS.
2. MATCH GUTTER SLOPE UP AND DOWNSLOPE (UNLESS MODIFYING GUTTER SLOPE INLET DETAIL).
3. SLOPE TO PROVIDE AT LEAST 1 INCH DROP OVER LENGTH OF CHANNEL OR A MINIMUM OF 2 PERCENT, WHICHEVER IS LARGER.
4. ALL TRENCH GRATES SHALL BE REMOVABLE, RATED PER THE ANTICIPATED LOADING, AND BOLTED IN PLACE OR OUTFITTED WITH APPROVED TAMPER-RESISTANT LOCKING MECHANISM, FLUSH OR RECESSED IN GRATE.
5. HORIZONTAL CONTROL JOINTS SHALL BE PROVIDED EVERY 10 LINEAR FEET, OR PER MANUFACTURER'S RECOMMENDATIONS.
6. BOND NEW CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH EPOXY AND DOWEL CONNECTION.
7. APPLY EPOXY BONDING AGENT AT ALL TRENCH DRAIN CONSTRUCTION COLD JOINTS.
8. INLET CURB CUT AND CONCRETE CHANNEL WIDTH SHALL BE 18" (MIN) ON GUTTER SLOPES ≥ 5%.
9. TRENCH GRATES MUST COMPLY WITH AASHTO H-20 LOADING REQUIREMENTS.



SECTION A



SECTION B

OUTLET TRENCH DRAIN AND CURB CUT (4)

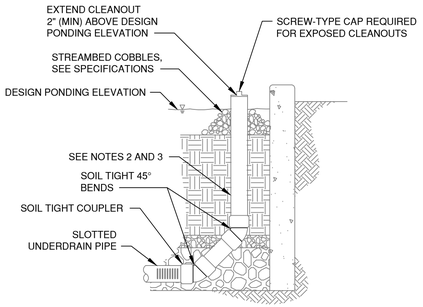
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CITY OF BELMONT
2025 PAVEMENT PROJECT
BIORETENTION AREA DETAILS
FOREST AVENUE @ ALAMEDA DE LAS PULGAS

DRAWN BY: JDG
PROJECT NUMBER: PENG.05
SCALE: #####
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER:

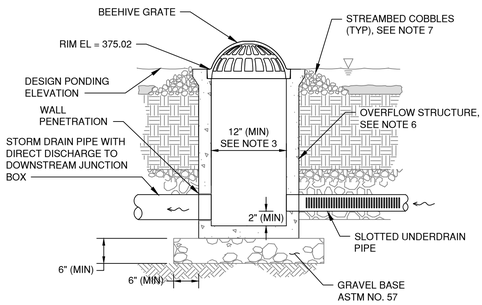
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CONSTRUCTION NOTES:

1. ALL MATERIAL AND WORKMANSHIP FOR CLEANOUTS SHALL CONFORM TO SAN FRANCISCO STANDARD SPECIFICATIONS AND APPLICABLE CODES PER SAN FRANCISCO DBI AND PUBLIC WORKS.
2. SLOTTED UNDERDRAIN, CLEANOUT PIPE, AND FITTINGS SHALL BE OF THE SAME SIZE AND MATERIALS (I.E., SDR 35 OR EQUAL FOR PARCEL PROJECTS, SDR 17 OR EQUAL FOR ROW PROJECTS).
3. CLEANOUT SHALL BE INSTALLED TO ALLOW FOR MAINTENANCE ACCESS TO ALL PIPES.
4. ALL FITTINGS SHALL BE SOIL TIGHT.

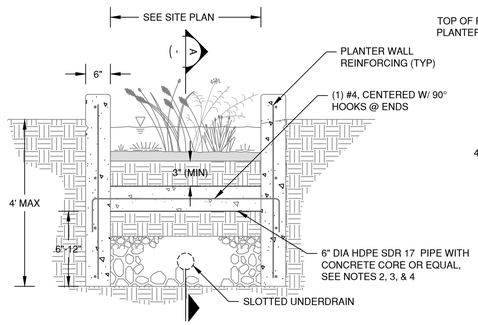
CLEANOUT 7

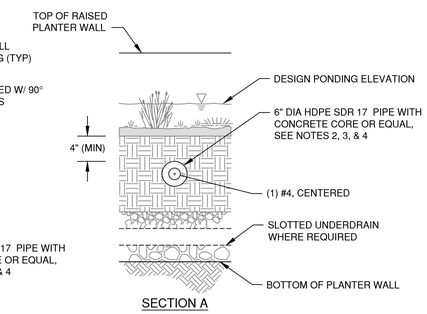


CONSTRUCTION NOTES:

1. ALL MATERIAL AND WORKMANSHIP FOR OVERFLOW STRUCTURES SHALL CONFORM TO SAN FRANCISCO STANDARD SPECIFICATIONS AND APPLICABLE CODES PER SAN FRANCISCO DBI AND PUBLIC WORKS.
2. SIZE OF ATRIUM GRATE SHALL MATCH SIZE OF RISER SPECIFIED IN PLANS, SHALL BE REMOVABLE TO PROVIDE MAINTENANCE ACCESS, AND SHALL BE BOLTED IN PLACE OR OUTFITTED WITH APPROVED TAMPER-RESISTANT LOCKING MECHANISM. MAXIMUM GRATE OPENING SHALL BE 4 INCHES. ATRIUM GRATE SHALL BE DURABLE AND MEDIUM DUTY TRAFFIC-RELATED (MIN). CAST IRON MATERIAL REQUIRED.
3. IF INTERIOR DEPTH OF OVERFLOW STRUCTURE EXCEEDS 5 FEET, A PERMANENT BOLTED LADDER AND MINIMUM CLEAR SPACE OF 30 INCH BY 30 INCH IN SHALL BE PROVIDED FOR MAINTENANCE ACCESS.
4. 12 INCH (MIN) CLEARANCE WITHIN OVERFLOW STRUCTURE SHALL BE PROVIDED FOR MAINTENANCE/10" VACTOR HOSE ACCESS.
5. MINIMUM STREAMBED COBBLE DIAMETER SHALL BE LARGER THAN MAXIMUM GRATE OPENING.
6. GROUT ALL PENETRATIONS, CRACKS, SEAMS, AND JOINTS WITH CLASS "C" MORTAR.

OVERFLOW STRUCTURE (BARREL TYPE) 9



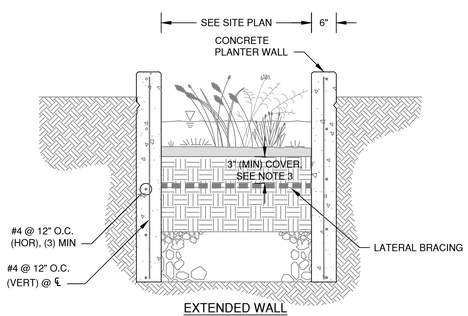


SECTION A

CONSTRUCTION NOTES:

1. ALL MATERIAL AND WORKMANSHIP FOR LATERAL BRACING STRUCTURES SHALL CONFORM TO STANDARD SPECIFICATIONS AND APPLICABLE CODES PER SAN FRANCISCO DBI AND PUBLIC WORKS.
2. LATERAL BRACING SHALL BE PROVIDED EVERY 6 FEET (MAX) FOR WALLS UP TO 4 FEET IN HEIGHT.
3. OTHER MATERIALS MAY BE USED IN LIEU OF HDPE PROVIDED MATERIAL IS NON CORROSIVE, NON-LEACHING, AND SCHEDULE 40.
4. PROVIDE 3 INCH CONTINUOUS SLOT ACROSS TOP OF PIPE TO PLACE REINFORCEMENT AND ENSURE STRUT IS FREE OF VOIDS.

LATERAL BRACING 14

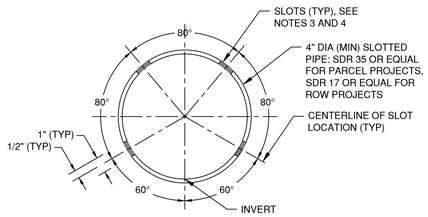


EXTENDED WALL

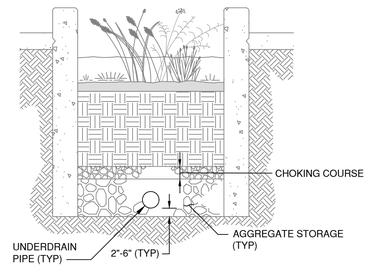
CONSTRUCTION NOTES:

1. ALL MATERIAL AND WORKMANSHIP FOR EDGE TREATMENTS SHALL CONFORM TO SAN FRANCISCO STANDARD SPECIFICATIONS AND APPLICABLE CODES PER SAN FRANCISCO DBI AND PUBLIC WORKS.
2. ALL PLANTER WALLS SHALL EXTEND TO BOTTOM OF BIORETENTION SOIL OR DEEPER.
3. CONTRACTOR TO PROVIDE 3 INCH MINIMUM COVER OVER ALL LATERAL BRACING FOR PLANT ESTABLISHMENT.
4. ALL CONSTRUCTION COLD JOINTS SHALL INCORPORATE EPOXY, DOWEL/TIE BAR, KEYWAY, OR WATER STOP.

PLANTER WALL WITH LATERAL BRACING 14



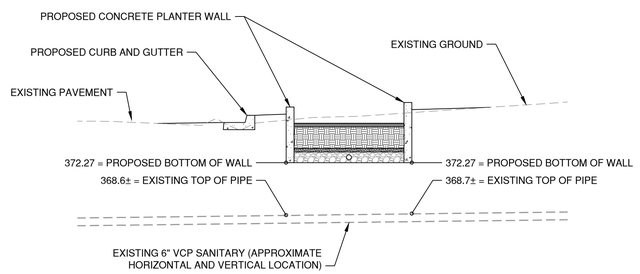
SLOTTED UNDERDRAIN PIPE 13



UNDERDRAIN PLACEMENT
TYPE D SOILS

CONSTRUCTION NOTES:

1. SINGLE WALL AND DUAL WALL CORRUGATED PIPE (AASHTO M252 TYPES C, S, AND D) ARE NOT ALLOWED.
2. ALL PERFORATIONS SHALL BE SLOTTED TYPE, MEASURING 0.064 INCH WIDE (MAX), SPACED AT 0.30 INCH ON CENTER, AND PROVIDING A MINIMUM INLET AREA OF 10.0 SQUARE INCH PER LINEAR FOOT OF PIPE. OTHER SLOT CONFIGURATIONS PROVIDING A MINIMUM INLET OF 10.0 SQUARE INCHES PER LINEAR FOOT OF PIPE MAY BE SUBMITTED FOR APPROVAL BY OWNER'S REPRESENTATIVE.
3. SLOTS SHALL BE ORIENTED PERPENDICULAR TO LONG AXIS OF PIPE, AND EVENLY SPACED AROUND CIRCUMFERENCE ANS LENGTH OF PIPE.
4. SLOTTED UNDERDRAIN, CLEANOUT PIPE, AND FITTINGS SHALL BE OF SAME SIZE AND MATERIAL.
5. ALL MATERIAL AND WORKMANSHIP FOR UNDERDRAINS SHALL CONFORM TO SAN FRANCISCO STANDARD SPECIFICATIONS AND APPLICABLE CODES PER SAN FRANCISCO DBI AND PUBLIC WORKS.
6. SET CROWN OF UNDERDRAIN PIPE BELOW BOTTOM OF CHOKING COURSE.
7. LONGITUDINAL SLOPE OF UNDERDRAIN PIPE SHALL BE 0.5% MINIMUM.



SECTION A — EXISTING SANITARY SEWER
NOT TO SCALE

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CITY OF BELMONT
2025 PAVEMENT PROJECT
BIORETENTION AREA DETAILS AND SECTION
FOREST AVENUE @ ALAMEDA DE LAS PULGAS

DRAWN BY: JDG
PROJECT NUMBER: PENG.05
SCALE: #####
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 52 of 56

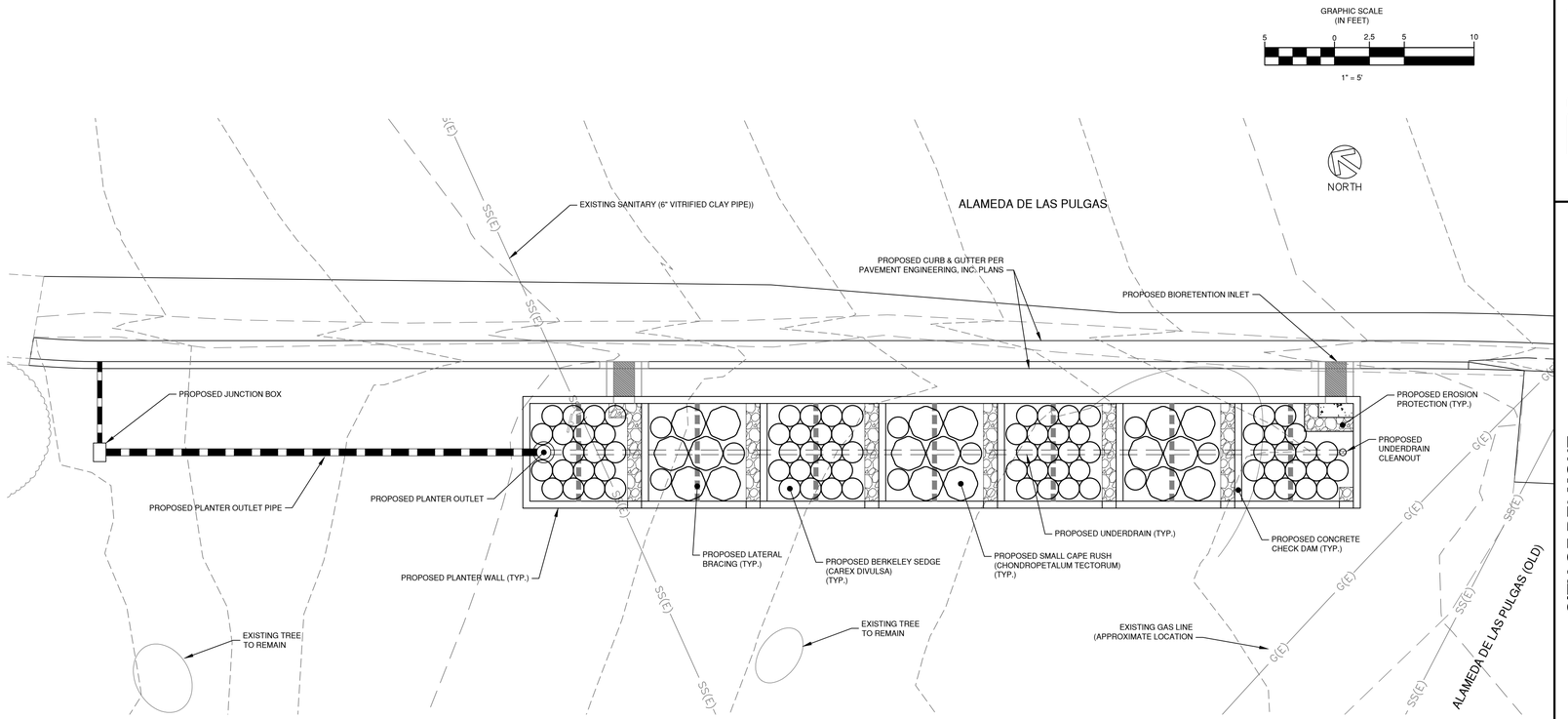
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PLANTING NOTES

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60 1-2004).
2. ALL PLANTS WILL BE BALLED AND BURLAPPED OR CONTAINER GROWN. BARE ROOT OR SPADED PLANTS WILL NOT BE ACCEPTED.
3. SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING BED AS SHOWN ON THE DRAWINGS.
4. ALL PLANTS WILL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY.
5. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY TO THE SITE.
6. OBTAIN OWNER'S REPRESENTATIVE APPROVAL OF FINISH GRADING PRIOR TO THE START OF PLANTING.
7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION. LANDSCAPE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST OF UTILITY REPAIR DUE TO DAMAGE CAUSED BY HIS OPERATIONS.
8. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY OR MAY NOT HAVE BEEN KNOWN DURING DESIGN.
9. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
10. ARRANGE FOR VISIT OF OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION OF PLANTINGS.
11. LANDSCAPE CONTRACTOR SHALL PROVIDE PER-UNIT COSTS FOR EVERY SIZE OF PLANT MATERIALS, AND BY TYPE, AS CALLED OUT ON PLANTING PLAN. UNIT COST TO INCLUDE THE PLANT MATERIAL ITSELF AND INSTALLATION, INCLUDING ALL LABOR, AMENDMENTS, FERTILIZER, ETC AS DEFINED AND SPECIFIED FOR EACH SIZE.
12. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN ON PLANS.
13. COORDINATE INSTALLATION OF LARGE PLANT MATERIAL WITH INSTALLATION OF WALL FOOTING AND PAVEMENTS. ANY DAMAGE TO IMPROVEMENTS BY OTHERS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
14. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST THE LOCATION OF PLANT MATERIAL DURING INSTALLATION AS APPROPRIATE TO THE PROJECT.
15. MAINTENANCE STATEMENT: ALL LANDSCAPING SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT LIMITED TO, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD OR DISEASED OR UNSIGHTLY LANDSCAPING , REMOVAL OF WEEDS FROM PLANTED AREAS, AND APPROPRIATE PRUNING PLANT MATERIALS.
16. TAKE ALL DIMENSIONS FROM BACK OF CURB, CENTER LINE OF TREES, AND CENTERLINE OF LIGHT POLE BASES, UNLESS OTHERWISE NOTED.
17. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, CENTERLINE, OR BACK OF CURB.
18. WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS. DO NOT SCALE DRAWINGS IF THERE IS A QUESTION REGARDING DIMENSION, CONTACT OWNER'S REPRESENTATIVE FOR VERIFICATION.
19. PLANT COUNTS ARE FOR REFERENCE ONLY, CONTRACTOR TO VERIFY QUANTITIES.
20. THE CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE FOR MATERIAL, WORKMANSHIP AND PRODUCTS RELATED TO PLANTINGS. THE CONTRACTOR IS RESPONSIBLE FOR WATERING OF ALL PLANT MATERIAL DURING THE WARRANTY PERIOD AT NO ADDITIONAL COST TO THE CITY. WATER MUST BE OF A QUALITY THAT PROMOTES PLANT GROWTH.

TEMPORARY PROTECTION OF BIORETENTION FACILITY NOTES

1. PROTECT SUBGRADE WITH A SOIL BUFFER LAYER WHICH SHALL REMAIN IN PLACE UNTIL ALL ADJACENT AND UPSTREAM CONSTRUCTION IS COMPLETE, AND ADJACENT SURFACES ARE STABILIZED AND CLEANED. REMOVE SOIL BUFFER LAYER AND EXCAVATE TO FULL SUBGRADE DEPTH UPON COMPLETION OF ADJACENT AND UPSTREAM CONSTRUCTION, AND THEN IMMEDIATELY PLACE STONE BASE, RESERVOIR LAYERS, AND BIORETENTION SOIL FILTER MIX.
2. PROTECT BIORETENTION AREA AND PLANTINGS AGAINST DAMAGE DURING THE PLANT ESTABLISHMENT PHASE.
3. MAINTAIN ALL TEMPORARY FENCES, SAND / GRAVEL BAGS, BARRIERS, SILT SCREENS, AND SIGNS AS REQUIRED FOR PROTECTION.
4. THE CONTRACTOR SHALL REHABILITATE ANY BIORETENTION BASIN SOIL THAT IS DAMAGED THROUGH SEDIMENT LOADING AND FAILS TO MEET THE MINIMUM INFILTRATION RATES LISTED IN THE BIORETENTION SOILS SPECIFICATION, OR AS DIRECTED BY THE CITY REPRESENTATIVE AT NO ADDITIONAL COST TO THE CITY.
5. DO NOT ALLOW STORMWATER TO ENTER THE BIORETENTION BASIN DURING CONSTRUCTION AND STAGING, THEREBY REDUCING IMPACTS ON THE SUBGRADE, AGGREGATE STORAGE LAYERS, AND SOIL FILTER MIX FROM HIGH SEDIMENT LOADS ASSOCIATED WITH CONSTRUCTION.
6. BLOCK ALL INLETS TO BIORETENTION FACILITIES USING SAND / GRAVEL BAGS OR EQUIVALENT, SILT SCREENS AND DIVERSION/BYPASS PIPING TO ELIMINATE INFLOW OF STORMWATER AND SEDIMENT INTO THE BIORETENTION BASIN. SAND / GRAVEL BAGS, SCREENS AND DIVERSION/BYPASS PIPING SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION AND STAGING UPSTREAM IS COMPLETE AND PLANTS ARE ESTABLISHED.
7. IF A BIORETENTION FACILITY RECEIVES RUNOFF FROM THE SITE AND THEREFORE IS CONTAMINATED WITH SEDIMENTS, REMEDIATE THE FACILITY. REMEDIATE THE FACILITY BY EXCAVATING ALL SOIL FILTER MIX AND AGGREGATE AND OVEREXCAVATING SUB-GRADE BY AT LEAST SIX INCHES (OR AS EXISTING UTILITIES ALLOW). DISPOSE OF EXCAVATED MATERIAL AND REPLACE WITH APPROVED SOIL FILTER MIX AND AGGREGATE. MACHINERY SHALL NOT BE USED WITHIN THE BASINS IN ORDER TO AVOID COMPACTION.
8. BLOCK INLETS TO OFF-LINE BIORETENTION BASINS.
9. RAPIDLY STABILIZE CUT SIDE-SLOPES AND SURROUNDING AREAS.



PLANT SCHEDULE					
SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY
○	CAREX DIVULSA	BERKELEY SEDGE	1 GALLON	18"	86
⯃	CHRONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GALLON	30"	18

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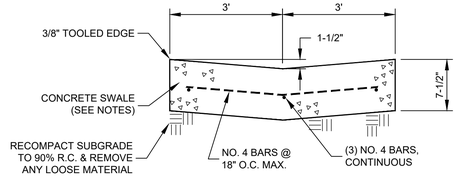
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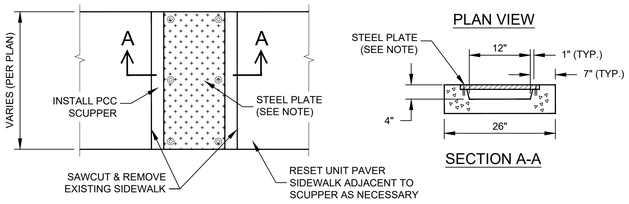
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PROJECT NUMBER: PENG.05
SCALE: 1"=5'
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 53 of 56

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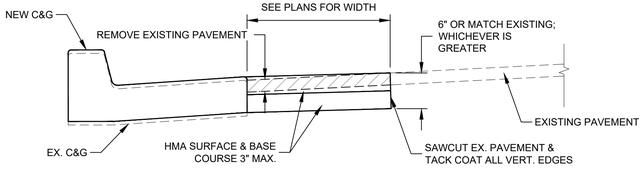
NOTES:
1. INSTALL CONTRACTION JOINTS @ 10' O.C. MAX.
2. SWALE SURFACE SHALL BE BROOM-FINISHED.

PCC SWALE W/REINFORCEMENT
NTS



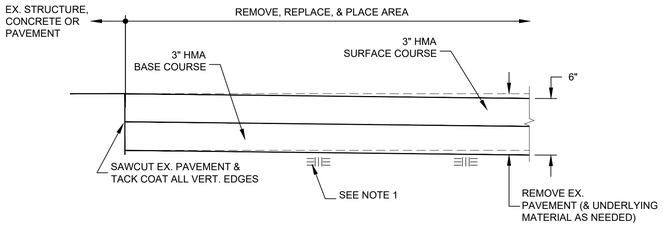
NOTE:
GALVANIZED STEEL STEP PLATE WITH (3 EA) 1/4" FLATHEAD MACHINE BOLTS COUNTERSUNK ON BOTH SIDES OF SCUPPER W/LEAD SHIELD ANCHORS OR REDHEAD INSERTS.

PCC SCUPPER W/STEEL STEP PLATE
NTS



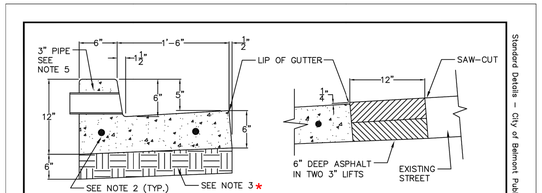
NOTE:
AT SOME LOCATIONS PAVEMENT ELEVATION WILL BE LOWERED TO MEET NEW GUTTER PAN SURFACES . WHERE GRADE IS TO BE ADJUSTED, CONTRACTOR SHALL REMOVE A PORTION OF EXIST. SUBGRADE & RECOMPACT TO 95% R.C. & REPLACE 6" HOT MIX ASPHALT (HMA).

HMA CONFORM



NOTE:
1. AT SOME LOCATIONS PAVEMENT ELEVATION WILL BE LOWERED TO MEET NEW GUTTER PAN SURFACES . WHERE GRADE IS TO BE ADJUSTED, CONTRACTOR SHALL REMOVE A PORTION OF EXIST. SUBGRADE & RECOMPACT TO 95% R.C. & REPLACE 6" HOT MIX ASPHALT (HMA).

REMOVE, REGRADE & PLACE 6" HMA
NTS



NOTES:
1. PRIOR TO BEGINNING ANY WORK, AN ENCROACHMENT PERMIT SHALL BE OBTAINED.
2. 12" #4 REBAR DOWELS, 6" MINIMUM DEPTH INTO EXISTING SIDEWALK, CURB & GUTTER. DO NOT DOWEL PRIVATE IMPROVEMENTS INTO PUBLIC IMPROVEMENTS.
3. 6" MINIMUM CLASS 2 A.B. COMPACTED TO 90%.
4. 1/2" DEEP CONTRACTION JOINTS AT 20', 1/4" DEEP CONTRACTION JOINS AT 10'.
5. PIPE TO BE EITHER SCH 40 PVC OR CAST IRON.
6. ALL CONCRETE SHALL BE 6 SACK 3/4" WITH ONE POUND LAMP BLACK PER CUBIC YARD. FINISH TO BE UNIFORM FINE BROOMED TEXTURE.
7. IF TYPE A CURB & GUTTER IS IN GOOD CONDITION, CONTRACTOR MAY CORE DRILL WITH ENGINEER APPROVAL.
8. ASPHALT TO BE HOT MIX ASPHALT 1/2" FINE.
9. UNLESS OTHERWISE NOTED, ALL RADII TO BE 1/2".

CITY OF BELMONT

TYPE A & E CONCRETE
THRU CURB DRAIN

APPROVED BY: L. ALVAREZ DATE: NOVEMBER 2016

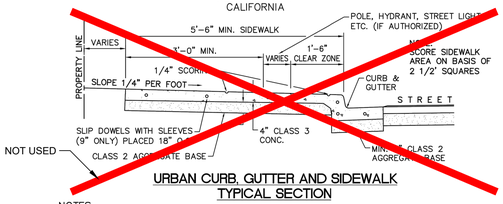
SI-101
N.T.S.
SHEET: 1 OF 2

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COUNTY OF SAN MATEO DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY
CALIFORNIA

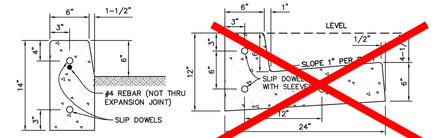
DRAWN BY: A.Z.
CHECKED BY: K.L.
APPROVED BY: A.M.S.

SCALE: NONE
DATE: 2-2022
REVISED: 2-2022



URBAN CURB, GUTTER AND SIDEWALK
TYPICAL SECTION

NOTES:
1. OBSTRUCTIONS SUCH AS POLES, HYDRANTS, STREET SIGNS, UTILITY BOXES, STREET LIGHTS, ETC. SHALL BE LOCATED BEHIND THE SIDEWALK, UNLESS OTHERWISE SPECIFICALLY AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS. A CLEAR ZONE ALONG THE CURB AND SIDEWALK 18 INCHES IN WIDTH (MEASURED FROM THE FACE OF THE CURB) SHALL BE KEPT CLEAR AND OPEN FROM ALL OBSTRUCTIONS. IN ADDITION, AN AREA 3 FEET IN WIDTH ALONG THE SIDEWALK, EXCLUSIVE OF THE CURB WIDTH, SHALL BE KEPT CLEAR AND OPEN FROM ALL OBSTRUCTIONS IN COMPLIANCE WITH THE STATE BUILDING CODE (PART 2, TITLE 24, C.A.C.).
2. FOR SIDEWALK ACROSS DRIVEWAYS, SEE STANDARD DRIVEWAY DETAILS.



TYPICAL SECTIONS

NOTES:
1. ALL CONCRETE TO BE CLASS 3 CONCRETE.
2. MINIMUM SIDEWALK THICKNESS = 4 INCHES PCC.
3. PLACE 1/2" DIAMETER X 18" LONG DOWELS AT EXPANSION JOINTS AS SHOWN.
4. PLACE 1/2" THICK FELT EXPANSION JOINTS FULL WIDTH 20' ON CENTER.
5. CONSTRUCT MONOLITHIC CURB, GUTTER AND SIDEWALK UNLESS OTHERWISE SPECIFICALLY AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS.
6. SUB-BASE MATERIALS WITHIN 30" OF SUBGRADE SHALL BE COMPACTED TO 95%.

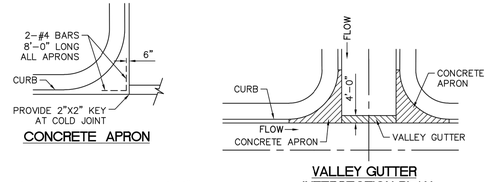
CONCRETE CURB, GUTTER, AND SIDEWALK DETAILS
D-3

MATERIAL TO BE REMOVED UNDER EX. CONCRETE FACILITIES MAY VARY IN TYPE & DEPTH.

COUNTY OF SAN MATEO DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY
CALIFORNIA

DRAWN BY: A.Z.
CHECKED BY: K.L.
APPROVED BY: A.M.S.

SCALE: NONE
DATE: 2-2022
REVISED: 2-2022



NOTES:
1. OMIT GUTTER AROUND RETURN. SLOPE ALL PARTS OF APRON FROM CURB TO NEAREST FLOW LINE WITHIN LIMITS OF VALLEY GUTTER.
2. APRON TO BE 8" MIN. THICK CLASS 3 P.C.C. OVER MIN. 6" COMPACTED CLASS 2 A.B.
3. REINFORCEMENT SHALL CONSIST OF 6"X6"-#10/#10 WELDED WIRE FABRIC.
4. APRONS SHALL BE POURED MONOLITHIC WITH ADJACENT CURB AND GUTTER.
5. CONCRETE VALLEY GUTTER AND APRONS SHALL BE INSTALLED PRIOR TO PAVING.
6. PLACE 1/2" DIAMETER X 18" LONG SLIP DOWELS, AT EXPANSION JOINTS, AS SHOWN.
7. PLACE 1/4" THICK EXPANSION JOINTS FULL WIDTH 20' ON CENTER. DEEP SCORE AT 10' INTERVALS BETWEEN EXPANSION JOINTS.
8. WIDTH OF VALLEY GUTTER SHALL BE AS DETERMINED BY DPW.

VALLEY GUTTER DETAILS
D-5

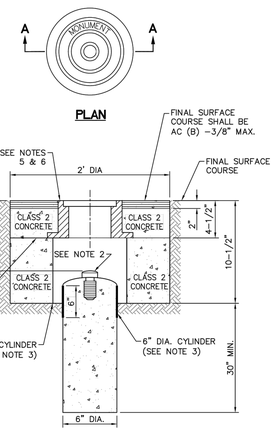
COUNTY OF SAN MATEO DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY
CALIFORNIA

DRAWN BY: A.Z.
CHECKED BY: K.L.
APPROVED BY: A.M.S.

SCALE: NONE
DATE: 2-2022
REVISED: 2-2022

NOTES:
1. MONUMENT FRAME & COVER SHALL BE PHOENIX IRON WORKS P-2001-A WITH MONUMENT COVER OR APPROVED EQUAL.
*2. BRASS MARKER FURNISHED BY COUNTY, (CONCRETE SHALL BE PACKED TIGHTLY AROUND STEM OF BRASS MARKER).
3. 6" & 10" DIA. CYLINDERS TO BE FURNISHED BY CONTRACTOR.
4. CONCRETE SHALL BE CLASS 2 (RODDED OR VIBRATED).
5. MONUMENT CASTING SHALL BE HELD SECURELY IN PLACE (TO FINISH LINE & GRADE) PRIOR TO POURING THE UPPER 4-1/2 INCHES OF CONCRETE. (SUGGESTED METHOD - WRE THE CASTING TO A 2" X 4" TIMBER 3 FEET LONG).
6. MONUMENT CASTINGS SHALL BE INSTALLED AFTER THE FINAL SURFACE COURSE HAS BEEN COMPLETED.

* FURNISHED BY PROJECT ENGINEER ON NON-COUNTY PROJECT.



STANDARD STRUCTURES
MONUMENT, FRAME AND COVER
D-10

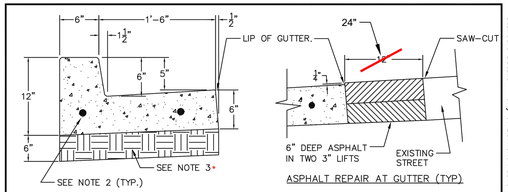
Pavement Engineering Inc.
You can ride on our reputation
Corporate Office:
3485 Sacramento Drive, Suite A
San Luis Obispo, CA 93401
805.781.2265

CITY OF BELMONT
2025 PAVEMENT PROJECT
DETAILS
-

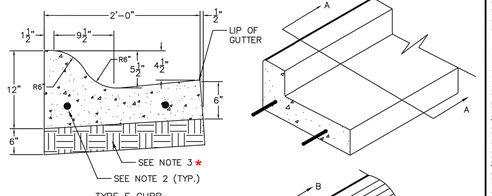
REGISTERED PROFESSIONAL ENGINEER
JASON KEITH MEEKER
C91604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: NTS
VERIFY SCALE
BAR REPRESENTS
1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER:
54 of 56

Path: Z:\SHARED\R DRIVE\ACTIVE PROJECTS\BELMONT, CITY OF\240133 - 2025 PAVING PROJECT\DRAWING\240133-01_TITLE.DWG Plot Date: 3/26/2025 12:48 PM

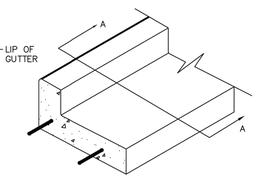


TYPE A CURB
SECTION A–A



TYPE E CURB
SECTION B–B

ASPHALT REPAIR AT GUTTER (TYP)



NOTES:
1. PRIOR TO BEGINNING ANY WORK, AN ENCROACHMENT PERMIT SHALL BE OBTAINED.
2. 12" #4 REBAR DOWELS, 6" MINIMUM DEPTH INTO EXISTING SIDEWALK, CURB & GUTTER. DO NOT DOWEL PRIVATE IMPROVEMENTS INTO PUBLIC IMPROVEMENTS.
3. 6" MINIMUM CLASS 2 A.B. COMPACTED TO 90%.
4. 1/2" DEEP CONTRACTION JOINTS AT 20', 1/4" DEEP CONTRACTION JOINS AT 10'.
5. ALL CONCRETE SHALL BE 6 SACK 3/4" WITH ONE POUND LAMP BLACK PER CUBIC YARD. FINISH TO BE UNIFORM FINE BROOMED TEXTURE.
6. ASPHALT TO BE HOT MIX ASPHALT 1/2" FINE.

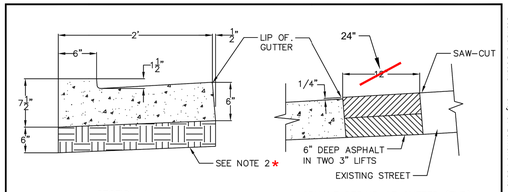
CITY OF BELMONT

TYPE A & E CONCRETE
CURB AND GUTTER

APPROVED BY: L. ALVAREZ DATE: NOVEMBER 2016

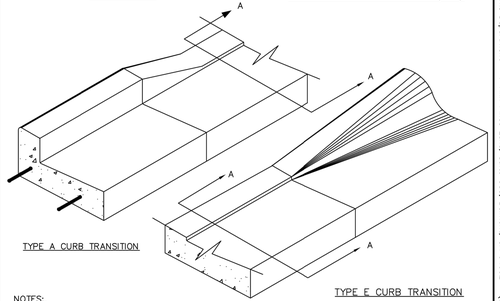
SI–100
N.T.S.
SHEET: 1 OF 2

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SECTION A–A

ASPHALT REPAIR AT GUTTER (TYP)



TYPE A CURB TRANSITION

TYPE E CURB TRANSITION

NOTES:
1. PRIOR TO BEGINNING ANY WORK, AN ENCROACHMENT PERMIT SHALL BE OBTAINED.
2. 6" MINIMUM CLASS 2 A.B. COMPACTED TO 90%.
3. ALL CONCRETE SHALL BE 6 SACK 3/4"WITH ONE POUND OF LAMP BLACK PER CUBIC YARD. FINISH TO BE UNIFORM FINE BROOMED TEXTURE.
4. ASPHALT TO BE HOT MIX ASPHALT 1/2" FINE.
5. 12" #4 REBAR DOWLS, 6" MINIMUM DEPTH INTO EXISTING SIDEWALK, CURB & GUTTER. DO NOT DOWEL PRIVATE IMPROVEMENTS INTO PUBLIC IMPROVEMENTS.
6. SEE SI–107 FOR DRIVEWAY APPROACH
7. SEE SI–100 FOR CURB AND GUTTER

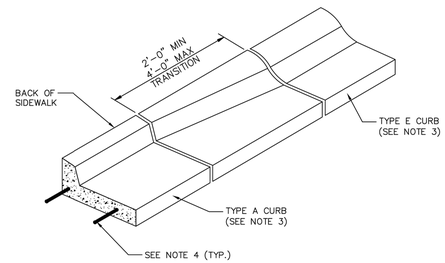
CITY OF BELMONT

CONCRETE CURB & GUTTER
AT DRIVEWAY APPROACH

APPROVED BY: L. ALVAREZ DATE: NOVEMBER 2016

SI–103
N.T.S.
SHEET: 1 OF 1

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NOTES:
1. PRIOR TO BEGINNING ANY WORK, AN ENCROACHMENT PERMIT SHALL BE OBTAINED.
2. ALIGN BACK OF TYPE A, TRANSITION, AND TYPE E CURB PARALLEL TO FRONT OF SIDEWALK.
3. REFER TO STANDARD DETAILS SI–100 FOR CURB INFORMATION.
4. 12" #4 REBAR DOWELS, 6" MINIMUM DEPTH INTO EXISTING CURB & GUTTER. DO NOT DOWEL PRIVATE IMPROVEMENTS INTO PUBLIC IMPROVEMENTS.

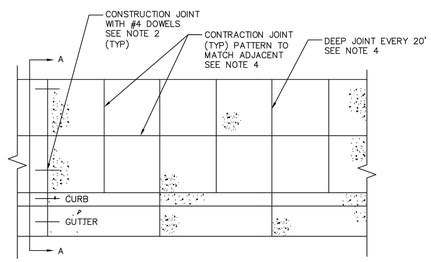
CITY OF BELMONT

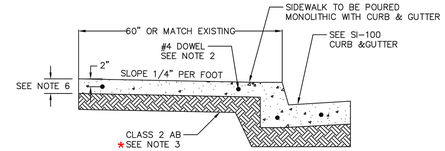
VERTICAL TO ROLLED CURB TRANSITION

APPROVED BY: L. ALVAREZ DATE: NOVEMBER 2016

SI–104
N.T.S.
SHEET: 1 OF 1

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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

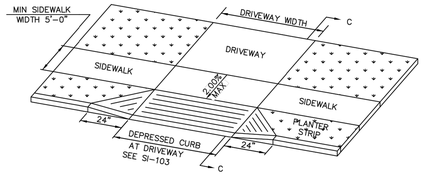
VERTICAL CURB AND GUTTER
WITH SIDEWALK

APPROVED BY: L. ALVAREZ DATE: NOVEMBER 2016

SI–105
N.T.S.
SHEET: 1 OF 1

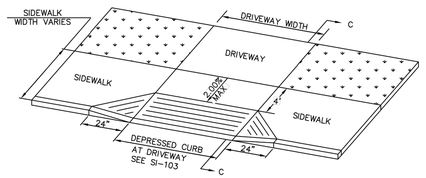
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* MATERIAL TO BE REMOVED UNDER EX. CONCRETE FACILITIES MAY VARY IN TYPE & DEPTH.



TYPE 1
DRIVEWAY APRON

GUTTER NOT SHOWN
FOR CLARITY



TYPE 2
DRIVEWAY APRON

NOTES:
1. PRIOR TO BEGINNING ANY WORK, AN ENCROACHMENT PERMIT SHALL BE OBTAINED.
2. CONCRETE TO BE 6 INCHES THICK.

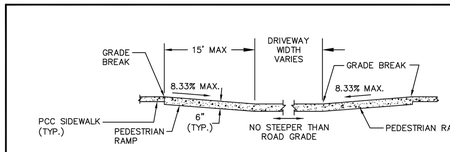
CITY OF BELMONT

DRIVEWAY APPROACH

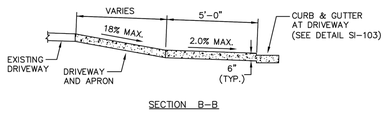
APPROVED BY: L. ALVAREZ DATE: NOVEMBER 2016

SI–107
N.T.S.
SHEET: 1 OF 3

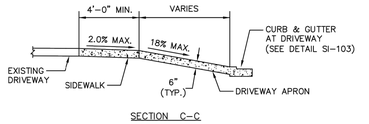
Standard Details – City of Belmont Public Works Department – 1 Twin Pines Lane, Suite 385, Belmont, CA 94002 – (650) 595-7425 – pworks@belmont.gov



SECTION A–A



SECTION B–B



SECTION C–C

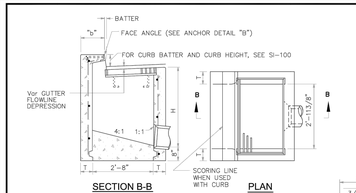
CITY OF BELMONT

DRIVEWAY APPROACH SECTIONS

APPROVED BY: L. ALVAREZ DATE: NOVEMBER 2016

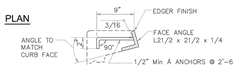
SI–107
N.T.S.
SHEET:3 OF 3

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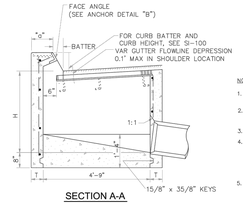


SECTION B-B PLAN

TYPE GO



FACE ANGLE ANCHOR DETAIL "B"



SECTION A-A

TABLE A
CONCRETE QUANTITIES

TYPE	H=3'-0" TO 8'-0" (T=6")		H=8'-1" TO 20'-0" (T=8")	
	H=3'-0" (CY)	ADDITIONAL PCC PER FOOT (CY)	H=8'-1" (CY)	ADDITIONAL PCC PER FOOT (CY)
GO	1.24	0.245	3.39	0.346

TABLE B

CURB TYPE	NORMAL CURB HEIGHT	CURB BATTER	"a" DIMENSION	"B" DIMENSION
A1–6	6"	11/2"	T+71/2"	T+61/2"

NOTES:
1. PRIOR TO BEGINNING ANY WORK, AN ENCROACHMENT PERMIT SHALL BE OBTAINED.
2. "H" IS THE DIFFERENCE IN ELEVATION BETWEEN THE OUTLET PIPE FLOW LINE AND THE NORMAL GUTTER GRADE LINE UNDEPRESSED.
3. FOR "T" WALL THICKNESS, SEE TABLE A BELOW.
4. WALL REINFORCING NOT REQUIRED WHEN "H" IS 6'-0" OR LESS AND THE UNSUPPORTED WIDTH OR LENGTH IS 7'-0" OR LESS. WALLS EXCEEDING THESE LIMITS SHALL BE REINFORCED WITH #4 Φ 1'-6"± CENTERS PLACED 11/2" CLEAR TO INSIDE OF BOX UNLESS OTHERWISE SHOWN.
5. WHEN SHOWN ON THE PROJECT PLANS, PLACE A 3/4" PLAIN ROUND PROTECTION BAR HORIZONTALLY ACROSS THE LENGTH OF THE OPENING AND BEND BACK 4" INTO THE INLET WALL ON EACH SIDE.
6. PIPE(S) CAN BE PLACED IN ANY WALL.
7. CURB SECTION SHALL MATCH ADJACENT CURB.
8. BASIN FLOORS SHALL HAVE WOOD TROWEL FINISH AND SHALL SLOPE TOWARD THE OUTLET PIPE AS SHOWN.
9. SEE DETAIL SD–302 FOR 24–12X/24–10S GRATE AND FRAME DETAILS AND WEIGHTS OF MISCELLANEOUS IRON AND STEEL.
10. SEE DETAIL SD–303 FOR GUTTER DEPRESSION DETAILS.
11. COMPLETE JOINT PENETRATION BUTT WELDS MAY BE SUBSTITUTED FOR THE FILLET WELDS ON ALL ANCHORS.
12. STANDARD SQUARE, HEXAGON, ROUND OR EQUIVALENT HEADED ANCHORS MAY BE SUBSTITUTED FOR THE RIGHT ANGLE HOOKS ON THE ANCHORS SHOWN ON THIS PLAN.
13. CAST–IN–PLACE INLETS TO BE FORMED AROUND ALL PIPES/STUBS INTERSECTING THE INLET AND CONCRETE POURED IN ONE CONTINUOUS OPERATION.

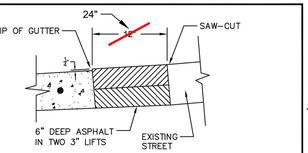
CITY OF BELMONT

TYPE GO CURB INLET

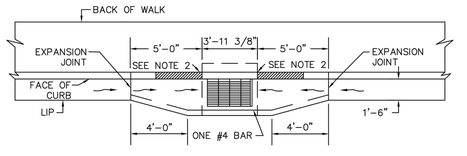
APPROVED BY: L. ALVAREZ DATE: OCTOBER 2016

SD–300
N.T.S.
SHEET: 1 OF 2

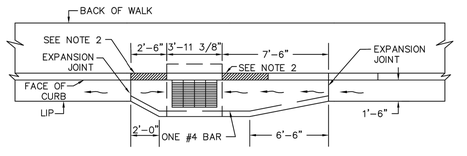
Standard Details – City of Belmont Public Works Department – 1 Twin Pines Lane, Suite 385, Belmont, CA 94002 – (650) 595-7425 – pworks@belmont.gov



ASPHALT REPAIR AT GUTTER (TYP)



TYPE GO INLET AT SAG



TYPE GO INLET ON INCLINE

NOTES:
1. PRECAST CONCRETE STRUCTURES ARE ACCEPTABLE. US CONCRETE OR APPROVED EQUAL.
2. TRANSITION FROM CURB & GUTTER TO ROLLED CURB WITHIN A MINIMUM OF 30"

CITY OF BELMONT

TYPE GO INLET APRON

APPROVED BY: L. ALVAREZ DATE: OCTOBER 2016

SD–303
N.T.S.
SHEET: 1 OF 1

Standard Details – City of Belmont Public Works Department – 1 Twin Pines Lane, Suite 385, Belmont, CA 94002 – (650) 595-7425 – pworks@belmont.gov

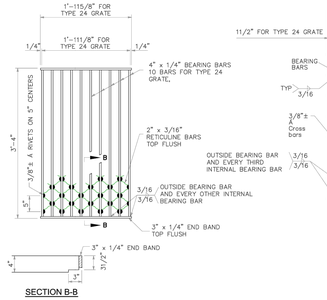
Pavement Engineering Inc.
You can ride on our reputation
Corporate Office:
3485 Sacramento Drive, Suite A
San Luis Obispo, CA 93401
805.781.2265

CITY OF BELMONT
2025 PAVEMENT PROJECT
DETAILS

REGISTERED PROFESSIONAL ENGINEER
JASON YOUNG
C31604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: NTS
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 55 of 56

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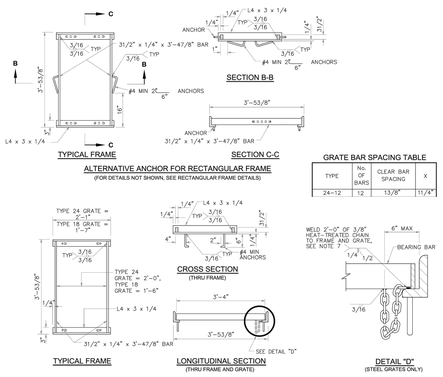


NOTES:

1. PRIOR TO BEGINNING ANY WORK, AN ENCROACHMENT PERMIT SHALL BE OBTAINED.
2. WHEN ALTERNATIVE GRATES ARE ALLOWED – FINAL PAY BASED ON ALTERNATIVE WITH THE LESSER WEIGHT.
3. USE FRAME SHOWN ON STANDARD DETAILS SD–300/301 AS APPROPRIATE.
4. WHEN TYPE 24–10S OR 24–12X GRATES ARE USED WITH CDO INLETS,A 1/4" X 31/2" X 3'–47/8" STEEL BAR SHALL BE WELDED ACROSS THE CENTER OF INLET FRAME TO SEPARATE THE INDIVIDUAL GRATES.
5. BEARING BARS TO BE 31/2" X 3/8" BARS ON 17/8" CENTERS.
6. 12 BARS FOR TYPE 24 GRATE
7. WEIGHT OF TYPE 24 GRATE = 192 LBS.
8. 3/8"± A CROSS BARS MAY BE FILLET WELDED,RESISTANCE WELDED OR ELECTROFORGED TO BEARING BARS.
9. WEIGHT OF TYPE 24 GRATE = 182 LBS.

CITY OF BELMONT	GRATE DETAILS APPROVED BY: L. ALVAREZ DATE: NOVEMBER 2016	SD–302 N.T.S. SHEET: 1 OF 2

Standard Details – City of Belmont Public Works Department – 1 Twin Pines Lane, Suite 385, Belmont, CA 94002 – (650) 595–7425 – pworks@belmont.gov

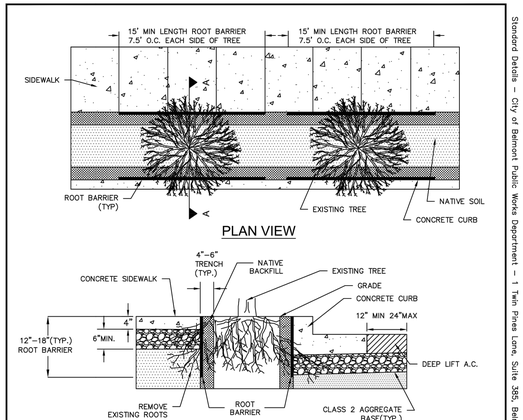


NOTES:

1. GRATE TYPE NUMBERS REFER TO APPROXIMATE WIDTH OF GRATE IN INCHES AND NUMBERS OF BARS, RESPECTIVELY.
2. ROUNDED TOP OF BARS OPTIONAL ON ALL GRATES.
3. PIPE INLETS WITH A GRATE SHALL BE PLACED SO THAT BARS PARALLEL DIRECTION OF PRINCIPLE SURFACE FLOW.
4. COMPLETE JOINT PENETRATION BUTT WELDS MAY BE SUBSTITUTED FOR THE FILLET WELDS ON ALL ANCHORS.
5. STANDARD SQUARE, HEXAGON, ROUND OR EQUIVALENT HEADED ANCHORS MAY BE SUBSTITUTED FOR THE RIGHT ANGLE HOOKS ON THE ANCHORS SHOWN ON THIS PLAN.
6. GRATE AND FRAME WEIGHTS ARE BASED ON WELDS GRATES (WEIGHTS OF FACE ANGLES, STEPS, PROTECTION BARS, ETC. ARE NOT INCLUDED.
7. CONNECT CHANGE TO GRATE AND FRAME ONLY AT LOCATIONS SHOWN ON THE PLANS. WHEN CHAIN IS REQUIRED DO NOT USE CAST DUCTILE IRON GRATES.

CITY OF BELMONT	GRATE DETAILS APPROVED BY: L. ALVAREZ DATE: SEPT 2016	SD–302 N.T.S. SHEET: 2 OF 2

Standard Details – City of Belmont Public Works Department – 1 Twin Pines Lane, Suite 385, Belmont, CA 94002 – (650) 595–7425 – pworks@belmont.gov

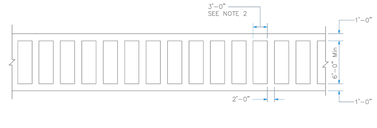


NOTES:

1. PRIOR TO BEGINNING ANY WORK, AN ENCROACHMENT PERMIT SHALL BE OBTAINED IF SIDEWALK OR CURB & GUTTER IS TO BE REMOVED.
2. ROOT BARRIER SHALL BE BLACK, INJECTION MOLDED PANELS OR LINEAR ROLL WITH 90 DEGREE DEFLECTING RIBS.
3. ROOT BARRIER SHALL BE MANUFACTURED WITH 50% POST CONSUMER POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS;RECYCLABLE.
4. INSTALL MINIMUM 12" TO MAXIMUM 18" HIGH ROOT BARRIER.
5. ROOT BARRIER SHALL HAVE A MINIMUM WALL THICKNESS OF 0.06" (60MIL) & RIB THICKNESS OF 0.08" (80MIL). THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL.
6. ROOT BARRIER SHALL BE 15' LONG 7.5' O.C. FROM TREE UNLESS APPROVED OTHERWISE BY ENGINEER.
7. ROOT BARRIER TRENCH SHALL BE 4" WIDE TO 6" WIDE.
8. ROOT BARRIER SHALL BE INSTALLED VERTICAL IN TRENCH ADJACENT TO SIDEWALK AND CURB AT GRADE.
9. THE CITY ARBORIST SHALL BE NOTIFIED BEFORE EXTENSIVE CUTTING OF ROOTS.

CITY OF BELMONT	TREE ROOT BARRIER APPROVED BY: L. ALVAREZ DATE: NOVEMBER 2016	ST–502 N.T.S. SHEET: 1 OF 1

Standard Details – City of Belmont Public Works Department – 1 Twin Pines Lane, Suite 385, Belmont, CA 94002 – (650) 595–7425 – pworks@belmont.gov



NOTES:

1. Spaces between markings must be places in wheel tracks of each lane.
2. Spacing not to exceed 2.5 times width of longitudinal line.
3. Marking should be used at locations where substantial numbers of pedestrians cross without any other traffic control device, at locations where physical conditions are such that added visibility of the crosswalk is desired, or at places where a pedestrian might not be expected.
4. High visibility crosswalks are required where the speed limit exceeds 40 mph and either:
   – The roadway has 4 or more lanes without a raised median or pedestrian refuge island and an average daily traffic (ADT) of 12,000 vehicles per day or greater.
   – The roadway has 4 or more lanes with a raised median or pedestrian refuge island and an ADT of 15,000 vehicles per day or greater.
5. All crosswalk marking must be white except those near schools must be yellow.
6. Referenced from Caltrans 2015 Standard Plan A24F and 2014 CA MUTCD

CITY OF BELMONT	PAVEMENT MARKING – LADDER CROSSWALK APPROVED BY: L. ALVAREZ DATE: DECEMBER 2017	PM–100 N.T.S. SHEET: 1 OF 1

Standard Details – City of Belmont Public Works Department – 1 Twin Pines Lane, Suite 385, Belmont, CA 94002 – (650) 595–7425 – pworks@belmont.gov

City of Belmont
Pavement Restoration Standards

For Pavements with a PCI of 70 & above:
[This standard DOES NOT apply to lateral installations]

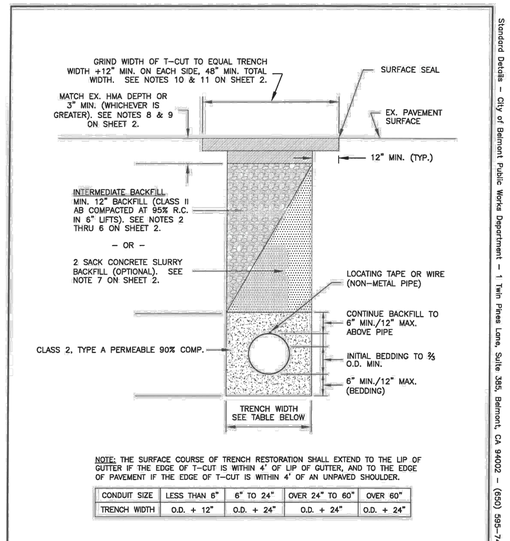
Pavement Restoration work shall include the following:

1. Conformance with the latest City Standard Trench Detail
2. Slurry Seal of the full width of the street
3. Slurry Seal 20' beyond limits of work in each direction
4. Restoration of boring operations will be determined by the City Engineer or designee, where the above may apply.

For Pavement with a PCI below 70:

Restoration work shall include the following:

1. Conformance with the latest City Standard Trench Detail.
2. Pavement restoration shall extend to the edge of laneline/centerline/edge of pavement/lip of gutter.
3. Edge of T-cut within 4' of edge of pavement/lip of the gutter, shall require surface course shall extend to the edge of pavement/lip of gutter.
4. Restoration shall extend a minimum of 2' parallel to the street.
5. For multiple cuts that are closer than 10' to each other, pavement in between cuts shall also be restored.
6. If the trench is within 10' of patch or proposed patch, pavement shall be restored to edge of patch.
7. Restoration of boring operations will be determined by the City Engineer or designee, where the above may apply.



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 APPROVED BY: L. ALVAREZ	TRENCH BACKFILL STD. DWG. NO. 1 DATE: JANUARY 2020	SI–109A N.T.S. SHEET: 1 OF 3

Standard Details – City of Belmont Public Works Department – 1 Twin Pines Lane, Suite 385, Belmont, CA 94002 – (650) 595–7425 – pworks@belmont.gov

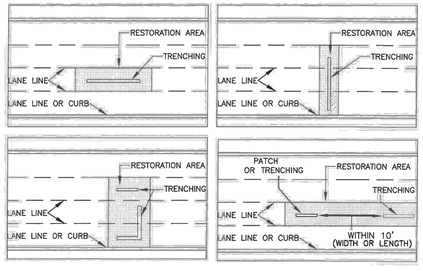
MATERIAL, COMPACTION & LIMITS REQUIREMENTS FOR TRENCH BACKFILL

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 THE T–CUT IS WITHIN 4' OF THE 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 APPROVED BY: L. ALVAREZ	TRENCH BACKFILL STD. DWG. NO. 1 DATE: JANUARY 2020	SI–109A N.T.S. SHEET: 2 OF 3

Standard Details – City of Belmont Public Works Department – 1 Twin Pines Lane, Suite 385, Belmont, CA 94002 – (650) 595–7425 – pworks@belmont.gov

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 APPROVED BY: L. ALVAREZ	TRENCH BACKFILL STD. DWG. NO. 1 DATE: JANUARY 2020	SI–109A N.T.S. SHEET: 3 OF 3

Standard Details – City of Belmont Public Works Department – 1 Twin Pines Lane, Suite 385, Belmont, CA 94002 – (650) 595–7425 – pworks@belmont.gov

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San Luis Obispo, CA 93401
805.781.2265

CITY OF BELMONT
2025 PAVEMENT PROJECT
DETAILS

REGISTERED PROFESSIONAL ENGINEER
Jason Kan Chiu
C31604
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

DRAWN BY: BM, JE
PROJECT NUMBER: 240133
SCALE: NTS
VERIFY SCALE
BAR REPRESENTS 1" ON ORIGINAL
DATE: MARCH 2025
SHEET NUMBER: 56 of 56

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March 26, 2025 MP25-078

Daniel Mathews
Assistant Civil Engineer
Public Works Department
City of Belmont
One Twin Pines Lane, Suite 385
Belmont, CA 94002

Subject: Provide CM/QA Services for the 2025 Pavement Project

Dear Daniel:

At your request, we are providing our revised proposal for construction management and engineering support, inspection and quality assurance control services for the subject project.

Our proposal includes providing complete construction engineering support, construction inspection and material testing services during construction. The scope of work can be modified to reflect any areas where the City will provide services. All work will be overseen directly by a registered engineer. Inspection personnel will depend on the exact timing of the project work.

SCOPE OF WORK

Task 1 – Construction Management and Engineering Support

PEI will provide construction management and engineering support throughout the duration of the project. For this task, PEI will provide a Resident Engineer / Project Manager to provide full-time CM services throughout the construction and close-out phases. The engineer assigned to the project will work closely with the City and will provide the support as requested. Our scope of services for this task will include the following:

1. Pre-Construction Meeting. Conduct the pre-construction meeting, which will include the City, the Construction Manager, the design engineer, contractor, major subcontractors, and any other project stakeholders. Prepare agenda and minutes for the pre-construction meeting. The preconstruction meeting shall include a discussion of all items which are critical to the funding for the project.

2. Gather, distribute and file contact information sheet containing names and contact information for local agency/consultants/contractor including a contact list of key personnel to be contacted in the event of an emergency on the project. Provide copies to fire, police and other emergency groups at the beginning of the project.

3. Project Meetings. Conduct and document weekly progress meetings and other special technical meetings. Prepare agenda describing key issues, schedule status, quality control / quality assurance, RFI's submittals, potential change orders and other topics as needed. Prepare minutes of the weekly meetings.

4. Schedule Management. Review contractor's as-planned schedule for conformance with the specifications and for reasonableness of activity durations and sequence. Coordinate review comments by the City and the design engineer and transmit review comments to the contractor. Meet with the contractor to discuss and clarify any significant issues. Review revised and/or updated schedules as required. Review work progress as compared to the as-planned schedule and notify contractor of schedule slippage. Analyze schedule to determine impact of the weather and change orders on the construction schedule. Review contractor's updates of the construction schedule which incorporates actual progress, weather delays, and change order impacts.

5. Maintain Project Records. Maintain project records including daily logs, weekly report of working- days (PEI will utilize Caltrans' Weekly Statement of Working Days to track project schedule), inspection reports, compliance testing results, photos, measurement of quantities, schedules and correspondence. Project records shall be kept in an organized manner with an index that describes each file category.

6. Weigh master certificates shall be validated by the inspector at the point of delivery.

7. On a weekly basis, provide City with a copy of the weekly statement of working days.

8. Prepare Monthly City Payment Reports. Prepare and submit to the City a monthly progress report including construction progress summary, construction cash flow and payments, and summary logs for proposed change orders (PCO's) and change orders.

9. Review Monthly Progress Payments. Evaluate the monthly progress payment requests from the Contractor, negotiate differences over payment, and recommend payment to the City. Progress payment documentation shall provide a suitable accounting trail to support documentation for contract work (e.g., items, CCOs, etc.). Quantity pay sheet calculations shall be checked by a separate individual, other than the inspector and quantities paid shall be monitored and checked against estimated quantities.

10. The inspector and Construction Manager shall ensure the traffic control plan requirements are being followed.

11. Requests for Information (RFIs). Coordinate and manage the RFI evaluation and response process. This includes log, transmit to the design engineer for response, coordinate with design engineer on field status, track progress, review response, and transmit response to contractor.

12. Potential Change Orders (PCOs) and Change Orders. Coordinate and manage the change orders process, including log, review in conjunction with design engineer and City, assist with determination of changed conditions and scope definition as needed, assist with negotiation, and incorporate change orders into the construction contract.

13. Coordinate Submittal and Shop Drawing Review Process. Coordinate and manage the submittal/shop drawing review process. This work includes log, transmit to design engineer for response, coordinate with design engineer on field status, track progress, review response, and transmit response to contractor.

14. Monitor Construction Record Drawings. Monitor construction record drawings maintained by the Contractor and inspector on a regular basis.

15. Claims Management. Analyze potential claims for additional compensation that are submitted during the construction period and make recommendations to resolve them. Perform claims administration, including coordination and monitoring claims response preparation, logging claims, and tracking claims status.

16. Field Inspection. Provide construction inspection to monitor the Contractor's work for compliance with the contract documents.

17. Field Changes. Document field changes to the Drawings and Specifications.

18. Inspection Reports. Prepare and review Daily Inspection Reports. Each daily inspector report shall be reviewed by the Construction Manager.

19. Geotechnical Observation. The Construction Manager will coordinate for geotechnical observation and testing and materials testing by PEI personnel. Data will be coordinated with the contractor and stored in the project files.

20. Substantial Completion and Punch List. Construction Manager will schedule with City and PEI's design engineer, to conduct substantial completion inspections and issue punch lists.

21. Project Documents. Construction Manager will provide the City with a complete set of all records of the project, indexed and properly filed, and a listing of warranties provided under the project including the items covered and the warranty duration.

22. Close Out. Prepare the final pay estimate and balance change orders, prepare the Notice of Completion, and coordinate retention release.

Task 2 – Quality Assurance and Laboratory Testing for HMA Construction

During paving operations, PEI will provide full-time inspection services to observe all paving construction activities at the site and provide field testing and laboratory testing necessary to determine if the contractor is providing the required quality of workmanship and materials during construction.

During main-line paving operations, PEI's inspector will provide laydown inspection including thickness and temperature monitoring during the placement of the HMA. In addition, our inspector will provide field density tests using a nuclear density gauge to monitor the contractor's compaction efforts. Monitoring the compaction efforts of the contractor while the asphalt concrete materials are being placed will help the contractor with compaction. Once the asphalt concrete has cooled, the opportunity to obtain higher compaction is lost. Our inspector's goal is to work with the contractor and their QC lab by providing compaction feedback to achieve the highest relative density possible.

During HMA construction, PEI will include quality assurance testing of the asphalt concrete materials used for the digouts, leveling course and surface course. We will collect asphalt concrete samples and perform mix design tests at a rate of 1 per 2 days of paving. Asphalt mix tests include determining the following: Stability (CTM 366), LTMD (CTM 308), Rice Gravity (CTM 309), and Air Voids Content (CTM 367).

On the first day of paving each type of HMA material, PEI will perform a production start-up. The production start-up includes coring the placed HMA to correlate the nuclear gauge density and running a full set of mix and aggregate tests to verify the materials with the JMF (Job Mix Formula).

If compaction fails during construction, PEI is equipped to provide, as additional services, the core density/ nuclear gauge correlation and/ or core densities to establish compaction as outlined in the contract documents.

Our inspection services also includes monitoring the raising and lowering of utilities frames and covers as well as the placement of the striping and pavement markings.

Task 3 - Quality Assurance for PCC Elements

PEI will inspect the construction of the PCC elements of the project. The PCC elements include curb and gutter removals, valley gutter repairs, and curb ramp construction. Our inspection services will assure that the contractor is providing the required quality of workmanship and materials during construction. No material tests will be performed on the PCC since it is considered miscellaneous.

When requested, PEI will test the aggregate base compaction placed under the PCC elements. Relative compaction will be based on relative wet density (CTM 216). PCC cylinders and slump testing will be performed periodically to verify the quality of the PCC materials being delivered to the job site. Laboratory testing for PCC elements will include breaking PCC cylinders.

Task 4 - Quality Assurance for FDR Elements

During the FDR process, PEI will collect samples throughout the project limits and will provide coarse aggregate gradation (CTM 202), relative wet density (CTM 216), and a 3-day and 7-day unconfined compressive strengths (ASTM D1633). We will collect a sample every 3,000 square yards to perform CTM 202 and ASTM D1633. One sample per day or per street will be collected to perform the CTM 216. If the underlying material properties have changed, then an additional CTM 216 sample will be collected and tested.

Task 5 - Verification and Determination of Compliance and Acceptance

PEI will be monitoring the materials and contractor’s compliance with the plans and specifications throughout the project and will report non-compliant issues as soon

as possible, so that the City can notify the contractor that the item will need to be addressed or that a deduction will be in order.

We will prepare a final report that summarizes all the laboratory tests and will address the contractor's compliance with specifications, plans, and applicable adopted standards. Copies of the compaction and laboratory test results will be included. The report will outline any areas of non-compliance.

In addition to the final report, PEI is committed to providing feedback throughout the project. Knowing immediately (in some cases the next day) that density was low, or the supplied material did not meet the specified criteria, creates a pro-active environment to correct the problems as they arise and not after the fact. Having up-to-date information on the contractor's ability to conform to project specifications during the project will assist the City in managing its project and will result in the best possible product.

PROPOSAL FEE AND FEE BREAKDOWN

PEI's fee for this work is based on our experience with similar projects and knowledge of similar construction. Our proposal covers an estimated 130 working day contract based on the 100% estimate. We are estimating 28 inspection days for the pavement portion of the work, with the contractor placing approximately 8,800 tons of HMA and 42,000 square feet of digouts; 75 inspection days for the PCC curb ramps, edge improvements and miscellaneous repairs; and 23 inspection days to oversee the miscellaneous work items such as adjusting utilities, monitoring the storm water pollution control plan and placing the pavement markings and legends. The contractor's actual schedule may result in a different level of effort and a modified estimate.

The outlined level of effort is estimated based on an eight-hour day and providing engineering support / contract administration, testing and inspection services.

We will invoice our work on a time and materials basis. Individual fees associated with each task will serve as a guideline for progress payments. Additional materials tests will be invoiced per the enclosed fee breakdown. We will invoice inspection services as follows:

Between 0 and 4 hours will be invoiced at 4 hours
Between 4 and 8 hours will be invoiced at 8 hours

Our inspection fees account for prevailing wages. Overtime will apply for workdays exceeding eight hours. PEI requires a 72-hour notification of changes in the schedule or a full eight-hour day fee will apply.

This proposal assumes that the City will monitor the contractor pertaining to all labor compliance issues.

All fees and costs associated with this project are subject to final negotiation with the City of Belmont. The enclosed proposal conditions apply. Please feel free to contact me at (805)781-2265 with any questions.

Very truly yours,
PAVEMENT ENGINEERING INC.

Joseph L. Ririe, P.E.
Senior Principal Engineer

Attachments: Estimated Fee Breakdown Schedule
Proposal Conditions

pc: C File
M File
S File
E File (dmathews@belmont.gov)

ESTIMATED FEE BREAKDOWN SCHEDULE
Construction Management /Engineering Support, Construction Inspection and Quality Assurance
City of Belmont 2025 Pavement Project

Task 1	Construction Management and Engineering Support				
Position		**Units**	**Rate**		**Total**
	Senior Principal Engineer	65	$270	/ hour	$17,550
	Construction/Project Management	88	$230	/ hour	$20,240
	Asst. Project Manager	430	$185	/ hour	$79,550
	Assistant Engineer	130	$185	/ hour	$24,050
	Clerical	105	$85	/ hour	$8,925
			Estimated Task 1 Fees:		**$150,315**
Task 2	**Quality Assurance and Inspection**				
Position		**Units**	**Rate**		**Total**
	Construction/Project Management	130	$230	/ hour	$29,900
	Asst. Project Manager	520	$185	/ hour	$96,200
	Full Time Construction Inspector	1,040	$165	/ hour	$171,600
	Additional Construction Inspector / HMA (28 days)	224	$165	/ hour	$36,960
	Additional Construction Inspector / PCC (3 days)	24	$165	/ hour	$3,960
	Additional Construction Inspector / FDR (1 day)	8	$165	/ hour	$1,320
	Equipment / Vehicle Usage	162	$225	/ day	$36,450
			Estimated Task 2 Fees:		**$376,390**
Task 3	**Laboratory Testing**				
Position		**Units**	**Rate**		**Total**
	Hot Mix Asphalt (HMA)				
	Density Cores	3	$75	/ test	$225
	3/8 inch Production Start-up (Hveem)	1	$2,000	/ test	$2,000
	1/2 inch HMA Production Start-up (Hveem)	1	$2,000	/ test	$2,000
	HMA Mix Tests (Hveem)	13	$650	/ test	$8,450
	Full Depth Reclamation (FDR)				
	Moisture Density Curve (CTM 216)	2	$290	/ test	$580
	Concrete (PCC)				
	PCC Cylinders	18	$50	/ test	$900
			Estimated Task 3 Fees:		**$14,155**
Task 4	**Verification and Determination of Compliance and Acceptance / Post Construction**				
Position		**Units**	**Rate**		**Total**
	Senior Principal Engineer	13	$270	/ hour	$3,510
	Asst. Project Manager	55	$185	/ hour	$10,175
	Lab Manager	25	$190	/ hour	$4,750
			Estimated Task 4 Fees:		**$18,435**
			Total Estimated Fees:		**$559,295**

Overtime Rates	Time and a Half	Double Time
Inspection	255 / hour	340 / hour
Compaction Testing	255 / hour	340 / hour

PROPOSAL CONDITIONS

1. Proposal is valid for thirty days from the date of the proposal.

2. All work shall be performed utilizing common methods and practices of the civil engineering profession.

3. Fees for lump sum or unit price proposals will be charged at the quoted price. Fees for engineering technical services will be charged on a time and materials basis will be charged at the applicable hourly rates shown on the enclosed fee schedule.

4. The proposal is based upon providing liability insurance with limits up to $1,000,000.

5. Payment: Invoices will be submitted monthly. All invoices are due within 30 days. Attorney fees or other costs incurred in collecting any delinquent amount shall be paid by the client.

CITY OF BELMONT
CONTRACT DOCUMENTS

2025 PAVEMENT PROJECT

City Contract Number 2025-637

INVITATION FOR SEALED BIDS

The City of Belmont invites sealed bids for public project construction described as: **2025 Pavement Project, CITY CONTRACT NUMBER 2025-637**. The public project construction is more specifically defined in the Contract Documents, but generally includes the following items of work: pavement rehabilitation, minor drainage improvements; and other items as identified in the Contract Documents (the "Work").

1. **SOURCE OF PROJECT FUNDS**: This Project **DOES NOT** involve federal funds.

2. **PRE-BID CONFERENCE:** None

3. **BID SUBMITTAL, WITHDRAWAL, IRREVOCABILITY**: Bids must be submitted on the bid forms supplied by the City. The Contractors are requested to drop off sealed proposals at the EOC room (Suite 210) at the Belmont City Hall located at 1 Twin Pines Lane, Belmont, CA 94002 (hereinafter the City) on May 2, 2025, between 1:00 PM – 2:00 PM local time. Any mailed delivery of sealed bid proposals must be confirmed with the City of Belmont, City Clerk's Office at (650) 595-7414, jplut@belmont.gov The Bids will be publicly open at 2:00 PM on May 2, 2025 ("Bid Deadline"), at the EOC Room (Suite 210). Bids received after the bid deadline will not be accepted. It is the bidder's responsibility to ensure that its bid package is duly delivered. Bidders are solely responsible for the cost of preparing their bids. No bidder may withdraw its bid for a period 60 days after the date set for bid opening, except as provided in Public Contract Code Section 5101 *et seq.*

4. **ENGINEER'S ESTIMATE:** The Engineer's estimated total construction cost for this Contract is $4,074,642 for the Base Bid and $281,162 for Alternate Bid #1. This estimate is intended to serve merely as a guideline of the magnitude of work. Neither the bidders nor the contractor shall be entitled to claims because of any inaccuracy in the estimated cost range.

5. **CONTRACT TIME; LIQUIDATED DAMAGES:** The construction Work is to be completed within a total of 130 working days including work under bid alternate after the date specified in the City's Notice to Proceed. The City will assess liquidated damages in the amount of $4,500 for each and every working day of delay in finishing the work in excess of the contract time.

6. **REQUIRED CONTRACTOR'S LICENSE(S):** Under Business & Professions Code Section 7028.15 and Public Contract Code Section 3300, all bidders must possess proper licenses for the performance of the work contemplated by the Project except as provided herein. Failure to possess the specified license(s) at the time of bidding will render the bid non-responsive. Contractors must possess a valid California class A contractor's license for this contract. Firms bidding as a joint venture or bidding must secure a joint venture license before award of this contract. Firms bidding on projects involving federal funds must secure a license before award of this contract.

7. **DEPARTMENT OF INDUSTRIAL RELATIONS REGISTRATION REQUIRED:** As provided in Labor Code Section 1771.1, the Bidder and all subcontractors listed on the bid proposal must be registered with the Department of Industrial Relations under Labor Code section 1725.5 at the time the bid is submitted, except as provided herein. Failure to be timely registered will render the bid non-responsive. If submitting a bid as part of a joint venture authorized by Business and Professions Code Section 7029.1 or for a Project involving federal funds, the Bidder's registration may be secured up to the time of contract awarded. No contractor or subcontractor may be awarded a contract for the project unless registered with the Department of Industrial Relations under Labor Code section 1725.5. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

8. **CONTRACT DOCUMENTS:** Bidders may obtain the bidding documents including

9. and Specifications in electronic format at Peninsula Builders Exchange, or local Plan Rooms. Hard copy bid documents are not available at this time.

10. **BONDS AND INSURANCE:** Bid security in the amount of ten percent (10%) of the Bid Amount must accompany the Bid in accordance with Public Contract Code Section 20170. After award of the contract, the successful bidder must provide security for faithful performance and labor and materials (payment bond) as well as proof of insurance, in accordance with the requirements set forth in the Contract Documents. Bonds must be executed by a surety possessing a valid certificate of authority issued by the California Department of Insurance.

11. **SECURITIES SUBSTITUTION:** At the request and expense of the Contractor to whom the Contract is awarded, securities in a form approved by the City will be permitted in substitution for money withheld by the City to ensure performance under the Contract, as provided in Public Contract Code Section 22300.

12. **PREVAILING WAGE:** This project is a public work under Labor Code Section 1770, *et seq.*, and the successful bidder will be required to comply with certain labor standards and employment requirements including payment of the prevailing wage rates in effect on the date this Invitation for Sealed Bids was first published. Copies of the prevailing wage rates can be viewed at: http://www.dir.ca.gov/DLSR/PWD/ and are on file with the Engineer at the address identified below, and shall be made available to any interested party upon request.

13. **SHORING AND BRACING**: If the construction involves trenches or open excavations, which are five feet or deeper, each bid submitted in response to this Invitation for Sealed Bids must contain, as a bid item adequate sheeting, shoring, and bracing, or equivalent method, for the protection of life and limb in trenches and open excavation which shall conform to applicable safety orders, as required by Labor Code Section 6707.

14. **SPECIFIC BRAND NAME MATERIALS:** None

15. **WAIVER OF IRREGULARITIES**. The City reserves the right, in its sole discretion, to reject any or all Bids, to waive minor irregularities or defects in bidding and to reject nonconforming, nonresponsive or conditional bids.

INQUIRIES: If any bidder has questions regarding this Project, contact the Engineer: Bozhena Palatnik, One Twin Pines Lane, Suite 385, Belmont, CA 94002, Phone: (650) 595-7463, bpalatnik@belmont.gov. Any questions addressing the interpretation or clarification of the Contract Documents shall be in writing.

INSTRUCTIONS TO BIDDERS

1. OBTAINING COPIES OF CONTRACT DOCUMENTS

1.1. Bidders may obtain complete sets of the Contract Documents, at the location designated in the Invitation For Sealed Bids, for the purchase sum stated therein.

1.2. Each bidder shall use a complete set of Contract Documents in preparing its bid.

1.3. The Contract Documents are more particularly defined in the Construction Agreement.

1.4. The City makes copies of the Contract Documents available, on the above terms, for the sole purpose of obtaining Bids for the Work and does not confer a license or grant permission for any other use of the Contract Documents.

2. INTERPRETATION OR CORRECTION OF CONTRACT DOCUMENTS

2.1. Bidder must, before submitting its Bid, carefully study and compare the components of the Contract Documents and must examine the Project Site, the conditions under which the Work is to be performed, and the local conditions.

2.2. In the event Bidder has any question as to the meaning of any part of the Contract Documents, or Bidder finds any error, omission, inconsistency, or ambiguity in the Contract Documents, Bidder must make a written Request for Clarification before submitting its Bid. Requests for clarification or interpretation of the Contract Documents must be addressed only to the Engineer. It is the Bidder's responsibility to ensure that any such request is submitted to the City in a timely manner, in order to allow the City to issue a written Addenda.

2.3. If necessary, the City will make clarifications, interpretations, corrections, and changes to the Contract Documents by Addenda issued as provided in Section 4 of these Instructions to Bidders, below.

2.4. Purported clarifications, interpretations, corrections, and changes to the Contract Documents made in any other manner are not binding on the City, and Bidders may not rely upon them.

2.5. The plans and specifications, including drawing, plans, maps, diagrams and other graphic representations of the project, show conditions as they are believed by City to exist on the site, but the conditions shown do not constitute a representation by City that they actually exist. Utilities (underground or above-ground), buildings, structures and other improvements may be within or adjacent to the project site. These may or may not be included in the project's plans and specifications.

2.6. Submission of a bid shall constitute a representation by bidder that they have visited and examined the project site, and examined the plans and specifications. Bidder is relying on their own examination and knowledge of the site and plans in making their bid and not on any representation by City. No

claim for additional compensation shall be allowed that is based upon a failure to examine or lack of knowledge of, the work site or contract documents.

3. PREFERENCE FOR MATERIALS

3.1. In accordance with Public Contract Code Section 3400, except as otherwise specified on the Invitation for Sealed Bids, the City will not limit the bidding, directly or indirectly, to any one specific concern. Whenever any particular material (including product, thing, equipment, or service) is indicated in the Contract Documents by patent, proprietary or brand name, or by name of manufacturer, such wording is used for the purpose of facilitating its description and shall be deemed to be followed by the words "or equal." A listing of materials is not intended to be comprehensive, or in order of preference.

3.2. Unless a successful bidder (the Contractor) submits a request for substitution of "equal" materials in accordance with the requirements of the Contract Documents, and unless the City approves the substitution in accordance with the requirements of the Contract Documents, the Contractor shall furnish and install the specified material for the Bid Amount and within the Contract Time.

4. ADDENDA

4.1. Addenda will only be issued in writing. The City will make reasonable efforts to deliver (via facsimile or U.S. Mail) Addenda to all Bidders who are known by the City to have received a complete set of Contract Documents and who have provided a delivery address for receipt of Addenda.

4.2. Each Bidder shall be responsible for ascertaining, prior to submitting its Bid, that it has received all issued Addenda. City makes no guarantee that all Bidders will receive all the Addenda. Copies of Addenda will be made available for inspection at the office where Contract Documents are on file for inspection, as indicated on the Invitation for Sealed Bids.

4.3. Addenda withdrawing the Invitation for Sealed Bids or postponing the Bid Deadline may be issued any time before the Bid Deadline. However, if any Addenda results in a material change (addition or deletion) to the Contract Documents, the Bid Deadline will be extended by the City by not less than 72 hours, as provided in Public Contract Code Section 4104.5.

4.4. Each Bidder must acknowledge receipt of all Addenda on the Bid Form. Failure to acknowledge receipt of Addenda may render the bid non-responsive.

5. FILLING IN BID FORMS BY BIDDERS

5.1. All bids must be prepared on the forms provided by the City and submitted in accordance with these Instructions to Bidders. The documents required to be submitted in the bid package are as follows:

5.1.1. Bid

5.1.2. Equal Employment Opportunity Certification (Federal funded projects only)

5.1.3. Bidder's Non-collusion Affidavit

5.1.4. Debarment and Suspension Certification

5.1.5. Bidder's Security

5.1.6. Bidder's Statement of Responsibility

5.1.7. Any other information required by the Invitation For Sealed Bids

5.2. All blanks on the Bid Forms shall be filled in by typeface or printed legibly in ink.

5.3. Interlineations, alterations, and erasures must all be individually initialed by the Bidder.

5.4. Bidder shall acknowledge receipt of all Addenda on the Bid.

5.5. Bidder shall not modify or qualify the Bid Forms in any manner.

5.6. The Bid Forms shall be signed by a person or persons legally authorized to bind Bidder to the Contract. The individuals signing each document must warrant that they are authorized to bind the legal entity of the Bidder.

5.7. Qualifying Experience for pipe bursting contractor/subcontractor.

5.8Qualifying Experience for cured in place pipe (CIPP) contractor/subcontractor.

6. **DESIGNATION OF SUBCONTRACTORS**

6.1. The Bidder must comply with the Subletting and Subcontracting Fair Practices Act as set forth in Public Contract Code Section 4100 *et seq.* (hereinafter referred to as the "Subcontracting Act"). Any reference in these Contract Documents to the requirements of the Subcontracting Act are for the Bidder's reference, and do not limit the Bidder's or Contractor's obligations under law.

6.2. No contractor or subcontractor may be listed on a bid proposal for or work on a public works project unless registered with the Department of Industrial Relations under Labor Code section 1725.5 or submitting a bid as part of a joint venture authorized by Business and Professions Code Section 7029.1 or by Public Contract Code Section 10164 and 20103.5, provided the contractor is registered to perform public work under Section 1725.5 at the time the contract is awarded.

6.3. The Bidder must list, in the Bid:

6.3.1. The name and location of the place of business of each subcontractor who will perform work or labor or render service to the Bidder in or about the construction of the Work for this Project, or a subcontractor licensed by the State of California who, under subcontract to the Bidder, specially fabricates and installs a portion of the Work or improvements according to detailed drawings contained in the plans and specifications, in an amount in excess of the minimum threshold of the Subcontracting Act. Generally, the minimum threshold is one-half of one percent (0.5%) of Bidder's Bid Amount; however, if the contract is for the construction of streets (including highways or bridges), the minimum

threshold is the greater of: (a) onehalf of one percent (0.5%) of Bidder's Bid Amount, or (b) ten thousand dollars ($10,000).

6.3.2. The portion of the Work which will be done by each subcontractor described in Instructions To Bidders subsection 6.3.1.

6.4. The Bidder must list only one subcontractor for each portion of the Work as is defined by the Bidder in the Bid.

6.5. The Bidder must not list any subcontractor who is ineligible under Labor Code Sections 1777.1 and 1777.2, and Public Contract Code Section 6109.

6.6. The Bidder is subject to the penalties set forth in the Subcontracting Act if the Bidder lists in its Bid another contractor who will in turn sublet portions constituting the majority of Work covered by the prime contract.

6.7. If the Bidder fails to specify a subcontractor, or if the Bidder specifies more than one subcontractor for the same portion of the Work, the Bidder agrees that it is fully qualified to perform that portion itself, and that the Bidder must perform that portion itself.

6.8. If, after award of the Contract, the successful Bidder ("Contractor") subcontracts, except as provided in the Subcontracting Act, the Contractor is subject to the penalties set forth in the Subcontracting Act. If the Contractor violates any provisions of the Subcontracting Act, the Contractor violates the Contract and the City may either cancel this Contract or assess a penalty to the Contractor in accordance with the terms of the Subcontracting Act.

7. **BID SECURITY**

7.1. Each Bid shall be accompanied by Bid Security, in the amount of ten percent (10%) of the Bid Amount, as security for Bidder's obligation to enter into a Contract with the City on the terms stated in the Bidding Documents. Bid Security shall be in one of the following forms: cash, a cashier's check made payable to the City of Fremont, a certified check made payable to the City of Belmont, or a Bid Bond executed by an admitted surety insurer in the form contained in the Bidding Documents.

7.2. If a Bid Bond is submitted, and an attorney-in-fact executes the Bid Bond on behalf of the surety, a notarized and current copy of the power of attorney shall be affixed to the Bid Bond. The surety issuing the Bid Bond shall meet the requirements set by California law.

7.3. The City reserves the right to retain the Bid Security of all bidders until the occurrence of one of the following:

7.3.1. The successful Bidder has properly and timely executed and submitted all items required by Instructions To Bidders Section 13, including the Agreement.

7.3.2. The time period for the City's review of Bids as specified in Instructions To Bidders Section 9 has expired.

7.3.3. The Bids have been rejected by the City.

8. SUBMISSION OF BIDS

8.1. All Bid Forms (using the forms supplied by the City, as defined in Instructions to Bidders Section 5), including all documents required to be submitted with the Bid, shall be enclosed in a sealed opaque envelope with the following address and identification on the face. If the Bid is sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope.

(Name of Bidder)
Sealed Bid Proposal for City Contract No. 2025-637
2025 Pavement Projects
City of Belmont

8.2.Bids may be mailed or delivered by messenger. It is the Bidder's responsibility alone to ensure that the Bid is received at the place (and before the Bid Deadline) specified in the Invitation for Sealed Bids. Any Bid received after the exact time of the Bid Deadline will be returned unopened.

8.3.Oral, telephonic, facsimile, telegraphic, or electronically transmitted Bids are invalid and will not be accepted.

9. WITHDRAWAL OF BIDS

9.1. After a Bid is received by the City, the Bid may be withdrawn only by a written request signed by the Bidder. In order to cause a withdrawal of the Bid, the request must be received by the City at the place (and before the Bid Deadline) specified in the Invitation for Sealed Bids.

9.2. No oral request for withdrawal will be considered. No oral or written request for modification will be considered.

9.3. The withdrawal of a Bid shall not prejudice the right of the Bidder to submit a new Bid, provided the new Bid is submitted in accordance with these Bidding Requirements.

9.4. After the Bid Deadline, a bidder may not withdraw its bid for a period of at least sixty (60) calendar days following the Bid Deadline, subject to the exceptions stated in this section 9.

9.4.1. The sixty (60) day review period may be extended upon the written request by the Engineer, and written approval by the affected Bidders.

9.4.2. If a bidder is not the low monetary bidder, a bidder may make a written request (no earlier than five working days after the Bid Opening) for an early release of bid security. The Engineer is authorized to release a bidder's bid security if the Engineer determines, in his/her sole discretion, that the bid is not likely to be recommended to the Awarding Body for award (based on the dollar amount of the bid in excess of the estimated project cost, or based on the number of responsive bidders with a lower monetary bid).

9.5. A Bidder shall be permitted to withdraw a Bid after the Bid Deadline only if the Bidder establishes, to the satisfaction of the Engineer, all of the elements identified in Public Contract Code Section 5103, including the following:

9.5.1. A clerical error was made by the Bidder in filling out the Bid; and the error was not due to error in judgment or to carelessness in inspecting the site of the Work, or in reading the plans or specifications.

9.5.2. The clerical error caused the Bid to be materially different than the Bidder intended the Bid to be.

9.5.3. The Bidder gave the City written notice within five working days, excluding Saturdays, Sundays, and state holidays, after the opening of the Bids of the mistake, specifying in the notice in detail the nature of the mistake and how the mistake occurred.

10. BID OPENING AND REVIEW OF BIDS BY THE CITY

10.1. Bids submitted in accordance with the requirements of the Bidding Documents, and received on or before the Bid Deadline in accordance with the requirements of the Invitation for Sealed Bids, will be opened publicly, and the dollar amounts of each bid will be read aloud.

10.2. The City reserves the right to:

10.2.1. reject all Bids;

10.2.2. reject any Bid not accompanied by the required Bid Security or any other item required by the Bidding Documents, or a Bid which is in any other way incomplete or irregular; and,

10.2.3. waive irregularities in a Bid, and to award the Contract to the Lowest Responsible Bidder (as determined by the City), only if the irregularities are non-material and inconsequential.

11. CITY'S DETERMINATION OF LOWEST RESPONSIBLE BIDDER

11.1. The term "Lowest Responsible Bidder" means the "Lowest Monetary Bidder" whose Bid is "responsive," and who is "responsible" to perform the Work required by the Contract Documents, as those terms are defined by State law, including Public Contract Code Sections 20161, *et seq*, and 22030 *et seq*. This Section 11 summarizes the procedure by which the City will determine the "Lowest Responsible Bidder" in accordance with State law.

11.2. The City shall determine the "Lowest Monetary Bidder" on the basis of the Bid Amount, in accordance with the calculation criteria set forth on the Bid.

11.3. After the "Lowest Monetary Bidder" has been determined, the Lowest Monetary Bidder's Bid will be evaluated by the Engineer in order to determine whether or not that Bid is "responsive." The term "responsive" is defined by State law, but generally means that the Bid has been prepared and submitted in accordance with the requirements of the Bidding Requirements.

11.4. If the Lowest Monetary Bidder's Bid is responsive, that Bidder's qualifications will be evaluated by the Engineer to determine whether or not the Bidder is "responsible" to perform the Work required by the Contract Documents. The Engineer shall review "responsibility" of Bidders based upon the City's analysis of the information submitted on the Bidder's Statement of Responsibility (as a part of the Bid Forms) in accordance with the criteria set forth in Instructions To Bidders Section 12.

11.5. If the Engineer finds that the Lowest Monetary Bidder submitted a responsive Bid, and that the Bidder is responsible, then that Bidder will be deemed the apparent "Lowest Responsible Bidder".

11.6. If the Engineer finds that the Lowest Monetary Bidder's Bid is not responsive, or that the Lowest Monetary Bidder is not responsible, then the Engineer may review the responsiveness and responsibility of the next Low Monetary Bidder. If the Engineer finds that the next Low Monetary Bidder is responsive and responsible, then that next Low Monetary Bidder shall be deemed the apparent "Lowest Responsible Bidder. This process may continue until the Engineer finds the Lowest Monetary Bidder which is also responsive and responsible. In the event that one or more Low Monetary Bidders are found by the Engineer to be non-responsive or non-responsible, those Bidders will be given notice and a reasonable opportunity to present additional relevant evidence to the Engineer, within five working days after the Bidder receives the notice.

11.7. No Bid shall be binding upon the City until after the Contract is signed by both the Contractor and the City. The City may investigate the responsibility and qualifications of all Bidders to whom the award is contemplated for a period not to exceed sixty (60) days after the Bid opening. The sixty (60) day review period may be extended upon the written request by the Engineer and written approval by the affected Bidders.

11.8. Bid Protest. The City will issue a Notice of Intent to Award before the actual award. Any Bid protest must be submitted in writing to the Engineer before 5:00 p.m. of the fifth (5th) calendar day following posting of a Notice of Intent to Award for Construction in the City Hall Lobby. City will use reasonable efforts to deliver by email a copy of the Notice of Intent to Award to all Bidders who submitted Bids and provided an email address no later than one working day after its issuance, although any delay or failure to do so will not extend the Bid protest deadline described above. The following conditions will apply to all protests.

11.8.1. The initial protest document must be in writing, contain a complete statement of the legal ground for the protest; all the relevant facts to the protest; and the form of relief requested and the legal basis for such relief.

11.8.2. The protest must refer to the specific portion of the document that forms the basis for the protest.

11.8.3. The protest must include the name, address and telephone number of the protesting party or the person representing the protesting party. If an email address is available, it should also be included.

11.8.4. The party filing the protest must concurrently transmit a copy of the initial protest document and any attached documentation to all other parties with a direct financial interest that may be adversely affected by the outcome of the protest.

11.8.5. The procedure and time limits set forth in this paragraph are mandatory and are Bidders sole and exclusive remedy in the event of Bid protest. Bidders failure to comply with these procedures shall constitute a waiver of any right to further pursue the Bid protest, including filing a Government Code Claim or legal proceedings. A Bidder may not rely on a protest submitted by another Bidder, but must timely pursue its own protest. The City will respond to any properly submitted protest within fifteen (15) calendar days and shall provide a hearing to the protesting bidder but only if the hearing is requested by the protesting bidder in the protest. The City's decision on the protest shall be final.

12. CITY'S DETERMINATION OF RESPONSIBILITY

12.1. The term "responsible" is defined by California law, but generally means that the Bidder is able to demonstrate that it possesses: (1) the capacity to perform the Work required by the Contract Documents with respect to financial strength, resources available, and experience; and (2) the integrity and trustworthiness to complete performance of the Work in accordance with the Contract Documents. The City may consider the following factors, in relation to the Work to be performed for this Project, in determining whether nor not a Bidder is "responsible":

12.1.1. Demonstrated financial strength including, but not limited to, resources available, bonding capacity, and available insurance.

12.1.2. Demonstrated safety record including, but not limited to, Experience Modification Rate.

12.1.3. Successful completion of projects of similar scope and size. In reviewing this factor, the City may consider elements including, but not limited to, contract amount of completed projects, experience on public works projects, experience implementing prevailing wage certified payroll requirements, timeliness of performance, and, if necessary, evaluation of Bidder's work by previous cities, clients, design professionals, or subcontractors.

12.1.4. Sufficiency of contract administration and construction management systems including, but not limited to, proposed scheduling tools, proposed subcontract forms, proposed progress payment applications, and proposed certification of payroll documents.

12.1.5. History of claims, litigation, and termination or disqualification from projects.

12.2. The City will make its determination of responsibility based upon information submitted by Bidders contained in the "Bidders Statement of Responsibility," included in the Bid Forms, and, if necessary, interviews with previous cities, clients, design professionals, or subcontractors with whom the Bidder has worked. If a non-responsive or non-responsible Bidder submits additional evidence pursuant to Instructions To Bidders Section 11, then that additional evidence shall be considered by the Engineer in making a determination of the Lowest Responsible Bidder.

13. AWARD OF CONTRACT

After the determination as to which Bidder is the Lowest Responsible Bidder, the City will issue a Notice of Award to the Lowest Responsible Bidder. No contractor or subcontractor may be awarded a contract for the project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations under Labor Code section 1725.5. Within seven (7) calendar days after receipt of the Notice of Award, Bidder shall submit to the City all of the following properly signed items:

13.1.1. Two originals of the Agreement signed by Bidder.

13.1.2. Documentation of authority of individual or individuals to sign the Agreement on behalf of Bidder.

13.1.3. The Improvement Security required by Agreement Section 13.

13.1.4. Proof of Insurance required by Agreement Section 14.

13.1.5. Documentation of payment of City of Belmont business tax as provided in Agreement Section 12.

13.1.6. Copy of Contractor's State Contractor's License.

13.1.7. Identification of Contractor's Authorized Representative required by Agreement Section 6.

13.1.8. For joint ventures, proof of Department of Industrial Relations Registration for the Contractor and each subcontractor.

14. FORFEITURE OF BID SECURITY

In the event that Bidder does not properly and timely execute and submit the items set forth in subsection 13.1, above, the Bid Security shall be forfeited to the City and the City may award the Contract to next Lowest Responsible Bidder. The forfeited Bid Security may be utilized by the City in accordance with Public Contract Code Sections 20170 through 20174.

City of Belmont Contract Documents
2023 Pavement Project
City Contract Number 2025-637

BID

BID TO: Belmont City Clerk
One Twin Pines Lane
Belmont, California 94002

BID FROM: _____ Insert Full Legal Name of Bidder (Firm Submitting Bid)

NOTE: All portions of these Bid Forms (including the Bid, Bidder's Non-Collusion Affidavit, Bidder's Statement of Responsibility, and Bid Bond or alternative bidder's security) must be properly completed, signed, and submitted with the Bid. Failure to do so may result in the Bid being deemed non-responsive by the City.

SCOPE OF BID. Bidder hereby offers to furnish for the above referenced Project all labor (including supervision), materials and equipment (whether or not permanent or temporary, and whether or not actually incorporated into the Work), utilities (including water, sanitary facilities, electricity, fuel, light, heat, and telephone), tools, transportation, and services necessary to complete the Work on this Project in accordance with the Contract Documents and to complete all requirements of the Contract Documents for the amounts quoted in this Bid (including the costs of any and all applicable taxes, patent rights, royalties, licenses, and permits), as modified pursuant to the terms of the Contract Documents. Bidder will not withdraw its Bid for at least sixty (60) calendar days after the Bid Deadline, unless otherwise extended by the written agreement of the City and Bidder. If Bidder is selected as the Lowest Responsible Bidder, Bidder shall, within seven (7) calendar days after receipt of Notice of Award, sign and deliver to the City all documents identified in Section 13 of the Instructions to Bidders (including the Agreement, performance bond, payment bond, and proof of insurance). Time is of the essence. If awarded the Contract, Bidder agrees to complete the Work within the time specified in the Invitation For Sealed Bids.

ADDENDA. Bidder shall insert, in the blank lines below (or additional pages, if needed), each Addenda received by the Bidder, and incorporated herein by reference into this Bid. Bidder hereby acknowledges receipt of the following Addenda (Addendum No. and Date Issued):

Addendum No.	Date Issued
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

BID AMOUNT.

3.1.**Estimated Quantities.** Since the amounts identified in the Bid Spreadsheet (Section 4, below) are estimates for the purpose of comparing bids, the City reserves the right to increase or decrease the quantities to reflect the actual amount of work to be performed by the Contractor in accordance with the requirements of the Contract Documents.

3.2.**Unit Price Bids.** For each bid item identified in the Bid Spreadsheet (Section 4, below), the Bidder shall provide a bid item unit price and a bid item extension (bid item unit price multiplied by bid item estimated quantity equals bid item extension). In case of a math error or ambiguity, bid item unit prices shall prevail over the bid item extensions.

3.3.**Total Bid Amount.** The Bidder shall identify the Total Bid Amount, which shall equal the sum of all bid item extensions and bid alternates. The total bid amount shall include the total of all bid schedules. In case of a math error or ambiguity, bid item extensions shall prevail over the Total Bid Amount. The Total Bid Amount shall be the total dollar amount bid by the Bidder, for the Bidder's performance of all Work in accordance with the Contract Documents (and payment of all Bidder's costs required therefor, whether or not specifically identified herein). The Total Bid Amount may also be referred to in the Contract Documents as the Contract Amount.

3.4.**Basis of Award.** The City shall award the Contract to the lowest responsible Bidder submitting a responsive Bid. The lowest Bid will be determined on the basis of the Total Bid Price plus Alternates. City reserves right to award Alternates in any order or none at all based upon available funding.

3.5.**Alternate Bids.** Alternate bids proposed by the Bidder will be considered by the City.

BID SPREADSHEET. Bidder hereby offers to provide to the City the Work required by the Contract Documents (as defined in Agreement Section 2), for the amounts quoted in this Bid, as follows. Bidder shall complete bid schedule, the total bid amount shall constitute the total of all Bid Item Extensions.

BASE BID - BID SCHEDULE

BIDDER: _____

ITEM NO.	BID ITEMS	UNIT	TOTAL QUANTITIES	UNIT PRICE	*TOTAL COST
1	Mobilization	LS	1		
2	Traffic Control	LS	1		
3	Water Pollution Control Program	LS	1		
4	3/8" HMA (Type A) PG 64-10	TN	952		
5	1/2" HMA (Type A) PG 64-10	TN	7,191		
6	Cold Plane 2-1/2"	SF	5,000		
7	Cold Plane 4"	SF	93,091		
8	Cold Plane 5-1/2"	SF	0		
9	Cold Plane 6"	SF	35,000		
10	Remove & Replace 4" HMA	SF	22,833		
11	Remove & Replace 4-1/2" HMA	SF	2,338		
12	Remove & Replace 5" HMA	SF	5,345		
13	Remove, Regrade & Recompact Subgrade, Place 3" HMA	SF	405		
14	Remove, Regrade & Recompact Subgrade, Place 6" HMA	SF	1,899		
15	HMA Conform	SF	8,888		
16	6" Deep Lift Stabalization (Allowance)	SF	6,514		
17	Keycut A1 (6', 1-3/4")	LF	10,950		
18	Keycut A2 (6', 2")	LF	3,370		
19	Keycut A3 (6', 2-1/2")	LF	630		
20	Keycut A4 (5', 3")	LF	290		
21	Keycut B1 (20', 2-1/4")	LF	630		
22	Keycut B2 (20', 2-1/2")	LF	200		
23	Keycut B3 (20', 3")	LF	135		
24	Keycut B4 (20', 2")	LF	21		
25	Pulverize 9", Remove & Dipose of 3" Pulverized Material	SF	15,168		
26	Cement Treat 6" Subgrade, Tim to Top of Subgrade	SF	15,168		
27	Cement	TN	20		
28	Remove & Replace PCC Sidewalk/Ramping Surface	SF	5,263		

BASE BID - BID SCHEDULE

BIDDER: _____

ITEM NO.	BID ITEMS	UNIT	TOTAL QUANTITIES	UNIT PRICE	*TOTAL COST
29	Remove & Replace PCC Valley Gutter/Swale	SF	211		
30	Remove & Replace PCC Driveway	SF	838		
31	Install Detectable Warning Surface	SF	612		
32	Remove & Replace PCC Curb	LF	5		
33	Remove & Replace/Construct PCC Rolled Curb & Gutter	LF	800		
34	Remove & Replace PCC Standard Curb & Gutter	LF	1,537		
35	Remove & Replace PCC Driveway Curb & Gutter	LF	156		
36	Remove & Replace/Construct PCC Retaining Curb @ Back of Curb Ramp	LF	642		
37	Remove & Replace/Construct Type GO Inlet Apron	EA	11		
38	Construct PCC Scupper	EA	1		
39	Remove & Replace/Install 12" Diameter Reinforced Concrete Pipe	LF	13		
40	Install Type GO Curb Inlet	EA	2		
41	Remove Existing Catch Basin & Backfill Void	EA	2		
42	Place & Compact 3" Decomposed Granite	SF	185		
43	Remove Excess Debris On Roadway and Behind Curb & Gutter	LF	326		
44	Prune & Remove Tree Roots (Under PCC/HMA Repairs)	EA	15		
45	Install Root Barrier	LF	20		
46	Survey Monument Preservation	EA	11		
47	Replace Non-Standard Survey Monumentation w/ Street Monument	EA	4		
48	Reset Non-Standard Survey Monumentation	EA	1		
49	Locate Buried Monument (Allowance)	EA	2		
50	Lower Anode Cover	EA	2		
51	Lower Gas Valve Cover	EA	1		
52	Lower Loop Detector Handhole Cover	EA	1		
53	Lower PG&E Manhole Cover	EA	3		
54	Lower Sanitary Sewer Manhole Cover	EA	52		
55	Lower Storm Drain Manhole Cover	EA	2		
56	Lower Sewer Cleanout Cover	EA	8		

BASE BID - BID SCHEDULE

BIDDER: _____

ITEM NO.	BID ITEMS	UNIT	TOTAL QUANTITIES	UNIT PRICE	*TOTAL COST
57	Lower Survey Monument Cover	EA	2		
58	Lower Water Meter Cover	EA	2		
59	Lower Water Valve Cover	EA	50		
60	Adjust Catch Basin Frame & Grate to Finish Grade	EA	3		
61	Adjust Anode Cover to Finish Grade	EA	2		
62	Adjust Gas Valve Cover to Finish Grade	EA	1		
63	Adjust Loop Detector Handhole Cover to Finish Grade	EA	1		
64	Adjust PG&E Manhole Cover to Finished Grade	EA	3		
65	Adjust Sanitary Sewer Manhole Cover to Finish Grade	EA	69		
66	Adjust Storm Drain Manhole Cover to Finish Grade	EA	4		
67	Adjust Sewer Cleanout Cover to Finish Grade	EA	8		
68	Adjust Survey Monument Cover to Finish Grade	EA	10		
69	Adjust Water Meter Cover to Finish Grade	EA	2		
70	Adjust Water Valve Cover to Finish Grade	EA	62		
71	Install New Water Valve Lid	EA	1		
72	Install Blue RPM at Fire Hydrant	EA	33		
73	12" White Crosswalk/Limit Line (Thermo)	LF	771		
74	24" White Crosswalk (Thermo)	LF	199		
75	Stripping Detail #2 (Thermo & Markers)	LF	4,605		
76	Stripping Detail #6 (Thermo & Markers)	LF	215		
77	Stripping Detail #22 (Thermo & Markers)	LF	1,479		
78	Stripping Detail #38 (Thermo & Markers)	LF	125		
79	Pavement Marking "PED" Legend (Thermo)	EA	2		
80	Pavement Marking "STOP" Legend (Thermo)	EA	17		
81	Pavement Marking "XING" Legend (Thermo)	EA	2		
82	Pavement Marking "Type I (10') Arrow" (Thermo)	EA	3		
83	Pavement Marking "Type IV (L or R) Arrow" (Thermo)	EA	3		
84	Pavement Marking "Type VIII Arrow" (Thermo)	EA	3		

BASE BID - BID SCHEDULE

BIDDER: _____

ITEM NO.	BID ITEMS	UNIT	TOTAL QUANTITIES	UNIT PRICE	*TOTAL COST
85	Pavement Marking "Bicycle Loop Detector Symbol" (Thermo)	EA	2		
86	Pavement Marking "Shared Roadway Bicycle Marking" (Thermo)	EA	5		
87	Red Curb Paint	LF	625		
88	Replace Address Stencil on Curb	EA	0		
89	Remove & Replace Traffic Loop	EA	13		
90	Install Sign Post & Mount R4-11 Sign	EA	1		
91	Reset Traffic Signal Pole w/Rectangular Rapid Flashing Beacon	EA	1		
92	Relocate Road Sign and Post	EA	5		
93	Construct Linear Bioretention Area	LS	1		

BIDDER_____

BID SUMMARY		
BASE BID	TOTAL PRICE IN FIGURES	**$**
	TOTAL PRICE IN WORDS	

BID ALTERNATE 1 - BID SCHEDULE

BIDDER: _____

ITEM NO.	BID ITEMS	UNIT	TOTAL QUANTITIES	UNIT PRICE	*TOTAL COST
1	Mobilization	LS	1		
2	Traffic Control	LS	1		
3	Water Pollution Control Program	LS	1		
4	3/8" HMA (Type A) PG 64-10	TN	39		
5	1/2" HMA (Type A) PG 64-10	TN	548		
6	Cold Plane 2-1/2"	SF	0		
7	Cold Plane 4"	SF	12,000		
8	Cold Plane 5-1/2"	SF	2,900		
9	Cold Plane 6"	SF	0		
10	Remove & Replace 4" HMA	SF	318		
11	Remove & Replace 4-1/2" HMA	SF	0		
12	Remove & Replace 5" HMA	SF	0		
13	Remove, Regrade & Recompact Subgrade, Place 3" HMA	SF	0		
14	Remove, Regrade & Recompact Subgrade, Place 6" HMA	SF	0		
15	HMA Conform	SF	0		
16	6" Deep Lift Stabalization (Allowance)	SF	463		
17	Keycut A1 (6', 1-3/4")	LF	855		
18	Keycut A2 (6', 2")	LF	0		
19	Keycut A3 (6', 2-1/2")	LF	0		
20	Keycut A4 (5', 3")	LF	0		
21	Keycut B1 (20', 2-1/4")	LF	110		
22	Keycut B2 (20', 2-1/2")	LF	0		
23	Keycut B3 (20', 3")	LF	0		
24	Keycut B4 (20', 2")	LF	0		
25	Pulverize 9", Remove & Dipose of 3" Pulverized Material	SF	0		
26	Cement Treat 6" Subgrade, Tim to Top of Subgrade	SF	0		
27	Cement	TN	0		
28	Remove & Replace PCC Sidewalk/Ramping Surface	SF	85		

BID ALTERNATE 1 - BID SCHEDULE

BIDDER: _____

ITEM NO.	BID ITEMS	UNIT	TOTAL QUANTITIES	UNIT PRICE	*TOTAL COST
29	Remove & Replace PCC Valley Gutter/Swale	SF	0		
30	Remove & Replace PCC Driveway	SF	0		
31	Install Detectable Warning Surface	SF	0		
32	Remove & Replace PCC Curb	LF	0		
33	Remove & Replace/Construct PCC Rolled Curb & Gutter	LF	420		
34	Remove & Replace PCC Standard Curb & Gutter	LF	55		
35	Remove & Replace PCC Driveway Curb & Gutter	LF	0		
36	Remove & Replace/Construct PCC Retaining Curb @ Back of Curb Ramp	LF	0		
37	Remove & Replace/Construct Type GO Inlet Apron	EA	0		
38	Construct PCC Scupper	EA	0		
39	Remove & Replace/Install 12" Diameter Reinforced Concrete Pipe	LF	0		
40	Install Type GO Curb Inlet	EA	0		
41	Remove Existing Catch Basin & Backfill Void	EA	0		
42	Place & Compact 3" Decomposed Granite	SF	0		
43	Remove Excess Debris On Roadway and Behind Curb & Gutter	LF	0		
44	Prune & Remove Tree Roots (Under PCC/HMA Repairs)	EA	2		
45	Install Root Barrier	LF	0		
46	Survey Monument Preservation	EA	0		
47	Replace Non-Standard Survey Monumentation w/ Street Monument	EA	0		
48	Reset Non-Standard Survey Monumentation	EA	0		
49	Locate Buried Monument (Allowance)	EA	1		
50	Lower Anode Cover	EA	0		
51	Lower Gas Valve Cover	EA	0		
52	Lower Loop Detector Handhole Cover	EA	0		
53	Lower PG&E Manhole Cover	EA	0		
54	Lower Sanitary Sewer Manhole Cover	EA	3		
55	Lower Storm Drain Manhole Cover	EA	1		
56	Lower Sewer Cleanout Cover	EA	0		

BID ALTERNATE 1 - BID SCHEDULE

BIDDER: _____

ITEM NO.	BID ITEMS	UNIT	TOTAL QUANTITIES	UNIT PRICE	*TOTAL COST
57	Lower Survey Monument Cover	EA	0		
58	Lower Water Meter Cover	EA	0		
59	Lower Water Valve Cover	EA	7		
60	Adjust Catch Basin Frame & Grate to Finish Grade	EA	0		
61	Adjust Anode Cover to Finish Grade	EA	0		
62	Adjust Gas Valve Cover to Finish Grade	EA	0		
63	Adjust Loop Detector Handhole Cover to Finish Grade	EA	0		
64	Adjust PG&E Manhole Cover to Finished Grade	EA	0		
65	Adjust Sanitary Sewer Manhole Cover to Finish Grade	EA	3		
66	Adjust Storm Drain Manhole Cover to Finish Grade	EA	1		
67	Adjust Sewer Cleanout Cover to Finish Grade	EA	0		
68	Adjust Survey Monument Cover to Finish Grade	EA	0		
69	Adjust Water Meter Cover to Finish Grade	EA	2		
70	Adjust Water Valve Cover to Finish Grade	EA	5		
71	Install New Water Valve Lid	EA	0		
72	Install Blue RPM at Fire Hydrant	EA	4		
73	12" White Crosswalk/Limit Line (Thermo)	LF	30		
74	24" White Crosswalk (Thermo)	LF	0		
75	Stripping Detail #2 (Thermo & Markers)	LF	0		
76	Stripping Detail #6 (Thermo & Markers)	LF	0		
77	Stripping Detail #22 (Thermo & Markers)	LF	0		
78	Stripping Detail #38 (Thermo & Markers)	LF	0		
79	Pavement Marking "PED" Legend (Thermo)	EA	0		
80	Pavement Marking "STOP" Legend (Thermo)	EA	3		
81	Pavement Marking "XING" Legend (Thermo)	EA	0		
82	Pavement Marking "Type I (10') Arrow" (Thermo)	EA	0		
83	Pavement Marking "Type IV (L or R) Arrow" (Thermo)	EA	0		
84	Pavement Marking "Type VIII Arrow" (Thermo)	EA	0		

BID ALTERNATE 1 - BID SCHEDULE

BIDDER: _____

ITEM NO.	BID ITEMS	UNIT	TOTAL QUANTITIES	UNIT PRICE	*TOTAL COST
85	Pavement Marking "Bicycle Loop Detector Symbol" (Thermo)	EA	0		
86	Pavement Marking "Shared Roadway Bicycle Marking" (Thermo)	EA	0		
87	Red Curb Paint	LF	0		
88	Replace Address Stencil on Curb	EA	2		
89	Remove & Replace Traffic Loop	EA	0		
90	Install Sign Post & Mount R4-11 Sign	EA	0		
91	Reset Traffic Signal Pole w/Rectangular Rapid Flashing Beacon	EA	0		
92	Relocate Road Sign and Post	EA	0		
93	Construct Linear Bioretention Area	LS	0		

*NOTE: In case of error in extension of price into the total price column, the unit price will govern.

BIDDER_____

BID SUMMARY		
BID ALTERNATE 1	TOTAL PRICE IN FIGURES	**$**
	TOTAL PRICE IN WORDS	

BIDDER_____

TOTAL BID SUMMARY
TOTAL: BASE BID + BID ALTERNATE 1 (IN FIGURES)
TOTAL: BASE BID + BID ALTERNATE 1 (IN WORDS)

4. **BID SECURITY.** Bidder must attach Bid Security in the amount of ten percent (10%) of the Bid Amount (see Section 7 of the Instructions to Bidders).

5. **LIST OF SUBCONTRACTORS**.

6.1. Bidder will use Subcontractors for the Work:

YES_____ NO_____

6.2. If yes, the Bidder hereby certifies that the following is a list of all subcontractors which the Bidder is required by law to name in its bids. Generally, bidders are required to identify each subcontractor performing more than one half of one percent of the work. However, more particular requirements are contained in the Subletting and Subcontracting Fair Practices Act, Public Contract Code Sections 4100 *et seq*. (the "Subcontracting Act"), summarized in Section 6 of the Instructions to Bidders.

6.3. Bidders are reminded of the severe penalties imposed by the Subcontracting Act for a failure to list all required subcontractors (Work Activity, Name, and Address) on this sheet. Bids will not be found non-responsive for omission (at time of bid) of additional information regarding estimated dollar amount of subcontracted work or subcontractor license number. However, bidders shall submit all information required by this sheet by no later than 24 hours after written request by the City.

6.4. ALL BIDDERS ARE HEREBY NOTIFIED THAT: the successful bidder will be required to perform not less than ***fifteen*** percent (***15%***) of the Work with the successful bidder's own organization. A failure of the Bid to establish compliance with this requirement may render the bid non-responsive, or it may result in a determination of bidder non-responsibility based on a failure to demonstrate adequate resources available to perform the Work.

Subcontracted work activity	Subcontractor name including address (City and State)	Est. $ amt. of subcontracted work	Subcontractor's License no.	DIR #
_____	_____	$_____	_____	_____
_____	_____	$_____	_____	_____

NOTE: Provide additional sheets if required. (copy of this sheet is acceptable)

6. REPRESENTATIONS OF BIDDER.

7.1. By submitting this Bid, Bidder declares under penalty of perjury the following representations are true and correct:

7.1.1. Bidder has read and understands all requirements of the Contract Documents, and this Bid is made in accordance with those requirements. The Contract Documents are more particularly defined in the Agreement, and generally include: all Bidding Documents (including the Invitation For Sealed Bids, these Instructions to Bidders, Supplemental Instructions to Bidders, Addenda [if any], and Bid Forms), the Agreement, the Specifications (including the General Conditions, Special Provisions , the, and the Technical Specifications), the Exhibits (including bonds), and the Drawings (also defined as "Plans").

7.1.2. Any questions by the Bidder regarding the meaning of any part of the Contract Documents have been submitted, in writing, by the Bidder to the City, in accordance with Section 2 of the Instructions to Bidders.

7.1.3. Bidder has visited and examined the Project site of the proposed work, and Bidder is familiar with all the conditions related to the proposed work, including the availability of labor, materials (including transportation, handling, delivery, and storage), equipment, and utilities (including water and electricity), and is familiar with local conditions (including weather, road access and truck routes, and surface and subsurface conditions) as related to requirements of the Contract Documents.

7.1.4. The Bid is based upon the materials, equipment, and systems required by the Bidding Documents without exception.

7.1.5. The Contract Time, as specified in the Invitation For Sealed Bids, is reasonable for performing the Work and that Contractor is able to perform the Work within the Contract Time.

7.1.6. Bidder has the expertise and financial capacity to perform and complete all obligations required by the Contract Documents.

7.1.7. Bidder is aware of and, if awarded the Contract, will comply with applicable legal requirements, including all City Regulations (including payment of City business license tax) in its performance of the Work.

7.1.8. The Bidder shall comply with the requirements of the Labor Code, including Sections 1770 *et seq.*, and the Bidder shall comply with the General Prevailing Wage Determination Made by the Director of Industrial Relations that is in effect on the date of the Invitation for Sealed Bids. The prevailing wage rate schedule is on file with the Engineer and will be made available for review upon request.

7.1.9. Bidder certifies that, for the excavation of any trench of a depth of five feet or more, its bid includes the cost for adequate sheeting, shoring, and bracing or equivalent method (including costs of design), for the protection of life or limb, which shall conform to applicable safety orders, in accordance with Labor Code Sections 6705 and 6707.

7.2. In accordance with Business and Professions Code Section 7028.15, Bidder certifies, under penalty of perjury, that the information contained in this subsection 7.2, below, is true and correct. Any bidder who is not licensed in accordance with the Business and Professions Code, and in accordance with the Invitation For Sealed Bids, shall be considered non-responsive and shall be rejected by the City.

7.2.1. State Contractor's License No. and Class _____.

7.2.2. Original date license issued, and License expiration date _____.

7.3. As required by Government Code Section 4552, in submitting a Bid to the City, Bidder offers and agrees that, if the Bid is accepted, it will assign to the City all rights, title and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C., Section 15) or under the Cartwright Act (Chapter 2 [commencing with Section 16700] of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, materials, or services by Bidder for the sale to City pursuant to the Bid. Such assignment shall be made and become effective at the time City tenders final payment to Bidder.

7.4. Bidder acknowledges that, unless the bidder submits a request for substitution of "equal" materials in accordance with the requirements of the Agreement, and unless the City approves the substitution in accordance with the requirements of the Contract Documents, the Contractor shall furnish and install the specified material for the Bid Amount.

IN WITNESS WHEREOF, the individuals signing this Bid represent and warrant that they have the right, power, legal capacity, and authority to sign this Bid on behalf of the Bidder, and have caused this Bid to be executed by setting hereto their names, titles, and signatures at _____ County, in the State of _____.

BIDDER: _____
(Signature) (Date)

_____
(Name and Title of Signatories)

_____
(Legal Name of Bidder, including type of organization, e.g., corp. or partnership)

_____
(Bidder's Street and Mailing Address)

_____
(City, State, Zip Code)

_____ _____
(Telephone Number) (Email Address)

EQUAL EMPLOYMENT OPPORTUNITY CERTIFICATION

The bidder _____ and proposed subcontractor hereby certifies that it has _____, has not ____ participated in a previous contract or subcontract subject to the equal opportunity clause, as required by Executive Orders 10925, 11114 or 11246, and that where required, filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance, a Federal Government contracting or administering agency, or the former President's Committee on Equal Employment Opportunity, all reports due under the applicable filing requirements.

NOTE: The above certification is required by the Equal Employment Opportunity Regulations of the Secretary of Labor (41 CFR 60-1.7(b)(1)) and must be submitted by bidders and proposed subcontractors only in connection with contracts and subcontracts that are subject to the equal opportunity clause. Contract and subcontracts which are exempt from the equal opportunity clause are set forth in 41 CFR 60-1.5. (Generally only contracts or subcontracts of $10,000 or under are exempt).

Currently, Standard Form 100 (EEO-1) is the only report required by the Executive Orders or their implementing regulations.

Proposed prime contractors and the subcontractors who have participated in a previous contract or subcontract subject to the Executive Orders and have not filed the required reports should note that 41 CFR 60.1.7(b)(1) prevents the award of contract or subcontracts unless such Contractor submits a reporting covering the delinquent period or such other period specified by the Federal Highway Administration or by the Director, Office of Federal Contract Compliance, U.S. Department of Labor.

The bidder must place a checkmark after "has" or "has not" in one of the blank spaces provided. The above Certification is part of this Proposal. Signing this Proposal on the signature portion thereof shall also constitute an endorsement and execution of the certification. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

NON-COLLUSION DECLARATION

(Title 23 United States Code Section 112 and
Public Contract Code Section 7106)

The undersigned declares:

I am the _____ of _____, the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on _____ [date], at _____[city], _____[state].

BIDDER: _____
(Signature) (Date)

_____
(Printed or Typed Name and Title of Signatories)

_____
(Legal Name of Bidder)

DEBARMENT AND SUSPENSION CERTIFICATION

Title 49, Code of Federal Regulations, Part 29

The bidder, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- Is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal agency;
- Has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal agency within the past 3 years;
- Does not have a proposed debarment pending; and
- Has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

Exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

The above Certification is part of this Proposal. Signing this Proposal on the signature portion thereof shall also constitute an endorsement and execution of the certification. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

BIDDER'S STATEMENT OF RESPONSIBILITY

(Must be executed by Bidder and submitted with Bid)

1. **SCOPE OF THIS STATEMENT OF RESPONSIBILITY.** In order to allow the City to make a determination of the Bidder's responsibility, the Bidder shall provide the information required herein as a part of its Bid.
   1.1. **City's Right to Use the Bidder's Statement of Responsibility.** The City shall use the information required by this Statement of Responsibility for the sole purpose of determining the Bidder's "responsibility." While the City conducts its deliberative process to determine whether a bidder is "responsible," the City will not disclose "confidential" information (as identified by the Bidder pursuant to paragraph 1(b), below) unless otherwise compelled by a court order. However, if there is a challenge regarding the City's determination of whether a Bidder is "responsible," the City shall have the right to use any and all information contained herein in support of the City's determination, and the Bidder waives any claim against the City for the City's use of information for this intended purpose.
   1.2. **Bidder's Obligation to Identify Confidential Information.** If a Bidder believes that any portion of this Statement of Responsibility is "confidential" and not legally subject to public disclosure in accordance with the requirements of the California Public Records Act (Government Code Sections 6250, *et seq*), the Bidder shall: (1) clearly mark the relevant portions of the Statement of Responsibility as "Confidential"; and (2) upon request from the City, identify the legal basis for exception from disclosure under the Public Records Act; and (3) the Bidder shall defend, indemnify, and hold harmless the City regarding any claim by any third party for the public disclosure of the "Confidential" portion of the Statement of Responsibility; and (4) if the Bidder fails to identify information as "Confidential," or if the Bidder fails to defend and indemnify the City regarding any claim by any third party for the public disclosure of a "Confidential" portion of the Statement of Responsibility, the Bidder shall hold the City harmless and waive any claim against the City for any damages allegedly related to any public disclosure of any portion of the Statement of Responsibility.
   1.3. **Additional Pages.** If additional pages are required to respond to any of the questions set forth in this Statement of Responsibility, the Bidder shall describe and list the additional pages in Section 16, below.

2. **EXPERIENCE**

   2.1. How many years has the Bidder been performing work as a contractor under the present business name?

   2.2. If any of the experience listed in this document refers to work performed under a different name, list the different business names and describe the relationship to the present business name on a separate page (list the additional pages in Section 13 below).

3. **CURRENT WORK IN PROGRESS**

   3.1. For how many construction projects is the Bidder under contract to perform (which are currently under construction)? _____

   3.2. What is the total dollar amount of the construction contracts listed in Subsection 3.1?
   _____ 3.3.

   What is the total bonding capacity of the Bidder? _____

   3.4. How many construction contracts listed in 3.1 are:

   3.2.1. in an amount of 50% or less of the Total Bid Amount? _____

   3.2.2. in an amount between 50% and 100% of the Total Bid Amount? _____

3.2.3. in an amount between 100% and 150% of the Total Bid Amount? _____

3.2.4. in an amount over 150% of the Total Bid Amount? _____

3.5. List the name of the project (with Contract Amount and Anticipated Completion Date), the name of the City/Client entity, and a City/Client contact person (with name and telephone number), for three current active projects referred to in Section 3.4:

3.5.1. Project Name _____

Contract Amount _____
Anticipated Completion Date _____

City/Client Entity _____
City/Client Contact _____
(Name and Phone) _____

3.5.2. Project Name _____

Contract Amount _____
Anticipated Completion Date _____

City/Client Entity _____
City/Client Contact _____
(Name and Phone) _____

3.5.3. Project Name _____

Contract Amount _____
Anticipated Completion Date _____

City/Client Entity _____
City/Client Contact _____ (Name and Phone) _____

4. COMPLETED WORK

Provide the requested information set forth below for the: (1) three most recent projects completed of a similar character to this Project (performed as a general contractor); and (2) three most recent public works projects completed (performed as a general contractor).

4.1. Three most recent projects completed of a similar character to this Project:

4.1.1. Project Name: _____

Project Description:_____
_____
_____

Contract Amount _____

Date Completed:_____

Owner: _____

Contact Person: _____

Contact Person's Phone Number: _____

4.1.2. Project Name _____

Project Description _____
_____

Contract Amount: _____

Date Completed: _____

Owner: _____

Contact Person: _____

Contact Person's Phone Number: _____

4.1.3. Project Name: _____

Project Description: _____
_____
_____

Contract Amount: _____

Date Completed: _____

Owner: _____

Contact Person: _____

Contact Person's Phone Number: _____

4.2. Three most recent public works project (City, State, County) completed:

4.2.1. Project Name: _____

Project Description: _____
_____
_____

Contract Amount: _____

Date Completed: _____

Public Agency: _____

Agency Contact Person: _____

Contact Person's Phone Number: _____

4.2.2. Project Name: _____

Project Description: _____
_____
_____

Contract Amount: _____

Date Completed: _____

Public Agency: _____

Agency Contact Person: _____

Contact Person's Phone Number: _____

4.2.3. Project Name: _____

Project Description: _____
_____
_____

Contract Amount: _____

Date Completed: _____

Public Agency: _____

Agency Contact Person: _____

Contact Person's Phone Number: _____

5. CLAIMS HISTORY

5.1. Has any claim been made against your company in the past five years, which has resulted in arbitration or litigation?_____

5.2. Has your company made any claim against any City or client in the past five years, which has resulted in arbitration or litigation?_____

5.3. If you answered "yes" to subsections 5.1 or 5.2 above, describe the claim(s) using the format below: (use additional sheets if necessary).

5.3.1. Project Name _____

Claim Amount _____

Other Party Entity Name _____
Other Party Contact _____
(Name and Phone) _____

6. Describe the claim(s) on a separate sheet (see Section 14, below).

7. **CONTRACT TERMINATION**

7.1. Has your company ever been terminated by a City or client, or rejected from bidding on a public works project in the last five (5) years? _____. If yes, identify each and provide an explanation below:

7.2. Project Name _____

City/Client Entity Name _____ City/Client Contact
(Name and Phone) _____

Date of Termination/Rejection _____

Explanation _____
_____
_____

8. If more than one (1), describe on additional sheet (see Section 14, below).

9. **COMPLETION BY SURETY**

9.1. Has your company ever failed to satisfactorily complete a construction contract, or has a surety ever completed any portion of a construction contract of your company within the last five (5) years? _____. If yes, provide an explanation below:

9.2. Project Name _____

Surety Contact
(Name and Phone) _____

Date Surety Took Over _____

Explanation _____
_____
_____

10. If more than one (1), describe on additional sheet (see Section 13, below).

11. **STORM WATER BEST MANAGEMENT PRACTICES**

11.1. Has bidder violated the Storm Water Best Management Practices for illegal or improper discharge(s) into storm drain systems two (2) or more times within the past five (5) years?

☐ Yes
☐ No

Note: This question refers to your firm's violation of sewer overflow to the storm drain system that was required to be reported to the State Water Board.

12. **SEWER AND WATER CROSS-CONTAMINATION**

12.1. Has work performed by the bidder resulted in cross-contamination with water and sewer facilities within the past five (5) years?

☐ Yes
☐ No

13. **OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) COMPLIANCE**

13.1. Has the federal Occupational Safety and Health Administration cited and assessed penalties against your firm for any "serious," "willful" or "repeat" violations of its safety or health regulations in the past five (5) years?

☐ Yes
☐ No

If "Yes," attach a separate signed page describing the citations, including information about the dates of the citations, the nature of the violation, the project on which the citation(s) was or were issued, the amount of penalty paid, if any. If the citation was appealed to the Occupational Safety and Health Appeals Board and a decision has been issued, state the case number and the date of the decision.

14. **PUBLIC WORKS CONTRACTS**

14.1. In the last five (5) years has your firm been denied an award of a public works contract based on a finding by a public agency that your company was not a responsible bidder?

☐ Yes
☐ No

If "Yes," explain on a separate signed page. Identify the year of the event, the owner, the project, and the basis for the finding by the public agency.

15. **ADDITIONAL DOCUMENTS**

In order to allow the City to make a determination of the Bidder's responsibility, the Bidder may be required to submit additional documents.

16. **ADDITIONAL PAGES**

The Bidder declares that the pages listed in this Subsection were added and included with these Bid Documents in order to accurately respond to the Bidding Requirements. The following descriptions include the general nature of the additional information. If no additional pages are submitted, write "None" on the blank line.

_____

_____

_____

17. QUALIFYING EXPERIENCE FOR PIPE BURSTING

The contractor/subcontractor performing all pipe bursting work must have completed at least five (5) projects containing a total of 5,000 linear feet of new 8-inch or larger pipe installed by pipe bursting in wastewater, water, or storm systems in the US within the past five (5) years. Contractor shall submit the following minimum information for at least five (5) projects performed by the contractor/subcontractor performing all pipe bursting work, to meet the requirements herein.

Any failure to submit and meet these minimum experience qualifications with the bid will render the bid non responsive.

Projects submitted for qualification which were not installed under the contractor's or subcontractor's license used to bid will not be considered.

This information shall be submitted with the Contractor's Bid:

17.1. Three most recent projects completed of a similar character to this Project:

17.1.1. Project Name: _____

Project Owner, Contact Person, Address, and Phone Number:

_____

_____

_____

Project Location: _____

Date Completed: _____

Host Pipe Size(s) (inches): _____

New Pipe Size(s) (inches): _____

Quantity(ies) of pipe burst (lineal feet): _____

17.1.2. Project Name: _____

Project Owner, Contact Person, Address, and Phone Number:

_____

_____

_____

Project Location: _____

Date Completed: _____

Host Pipe Size(s) (inches): _____

New Pipe Size(s) (inches): _____

Quantity(ies) of pipe burst (lineal feet): _____

17.1.3. Project Name: _____

Project Owner, Contact Person, Address, and Phone Number:

_____

_____

_____

Project Location: _____

Date Completed: _____

Host Pipe Size(s) (inches): _____

New Pipe Size(s) (inches): _____

Quantity(ies) of pipe burst (lineal feet): _____

17.1.4. Project Name: _____

Project Owner, Contact Person, Address, and Phone Number:

_____

_____

_____

Project Location: _____

Date Completed: _____

Host Pipe Size(s) (inches): _____

New Pipe Size(s) (inches): _____

Quantity(ies) of pipe burst (lineal feet): _____

17.1.5. Project Name: _____

Project Owner, Contact Person, Address, and Phone Number:

_____

_____

_____

Project Location: _____

Date Completed: _____

Host Pipe Size(s) (inches): _____

New Pipe Size(s) (inches): _____

Quantity(ies) of pipe burst (lineal feet): _____

18. QUALIFYING EXPERIENCE FOR CURED IN PLACE PIPE (CIPP)

The contractor/subcontractor performing all CIPP work must have completed at least five (5) projects containing a total of 10,000 linear feet of 6-inch or larger CIPP in wastewater or storm collection systems in the US within the past five (5) years. The curing method used on the submitted experience shall match the curing method identified in the Technical Specifications Section 02900 to be considered qualifying experience. Contractor shall submit the following minimum information for at least five (5) projects performed by the contractor/subcontractor performing all CIPP work, to meet the requirements herein..

Any failure to submit and meet these minimum experience qualifications with the bid will render the bid non responsive.

Projects submitted for qualification which were not installed under the contractor's or subcontractor's license used to bid will not be considered.

This information shall be submitted with the Contractor's Bid:

18.1. Three most recent projects completed of a similar character to this Project:

18.1.1. Project Name: _____

Project Owner, Contact Person, Address, and Phone Number:

_____

_____

_____

Project Location: _____

Date Completed: _____

Pipe Size(s) (inches): _____

Quantity(ies) of Qualifying CIPP Installed (lineal feet): _____

CIPP Manufacturer and Product Name: _____

Method of Curing Used: _____

18.1.2. Project Name: _____

Project Owner, Contact Person, Address, and Phone Number:

_____

_____

_____

Project Location: _____

Date Completed: _____

Pipe Size(s) (inches): _____

Quantity(ies) of Qualifying CIPP Installed (lineal feet): _____

CIPP Manufacturer and Product Name: _____

Method of Curing Used: _____

18.1.3. Project Name: _____

Project Owner, Contact Person, Address, and Phone Number:

_____

_____

_____

Project Location: _____

Date Completed: _____

Pipe Size(s) (inches): _____

Quantity(ies) of Qualifying CIPP Installed (lineal feet): _____

CIPP Manufacturer and Product Name: _____

Method of Curing Used: _____

18.1.4. Project Name: _____

Project Owner, Contact Person, Address, and Phone Number:

_____

_____

_____

Project Location: _____

Date Completed: _____

Pipe Size(s) (inches): _____

Quantity(ies) of Qualifying CIPP Installed (lineal feet): _____

CIPP Manufacturer and Product Name: _____

Method of Curing Used: _____

18.1.5. Project Name: _____

Project Owner, Contact Person, Address, and Phone Number:

_____

_____

_____

Project Location: _____

Date Completed: _____

Pipe Size(s) (inches): _____

Quantity(ies) of Qualifying CIPP Installed (lineal feet): _____

CIPP Manufacturer and Product Name: _____

Method of Curing Used: _____

19. **PENALTY OF PERJURY**

Bidder hereby declares and certifies under penalty of perjury under the laws of the State of California that the information contained herein is true, correct, and complete.

IN WITNESS WHEREOF, the undersigned represent and warrant that they have the right, power, legal capacity and authority to sign this document on behalf of the Bidder, and have caused this document to be executed by setting hereto their names, titles and signatures.

BIDDER: _____
(Signature) (Date)

_____
(Printed or Typed Name and Title of Signatories)

_____
(Legal Name of Bidder)

BID BOND

Bond No. _____

WHEREAS, ("Principal") submitted a Bid to the City of Belmont ("City") for the Project identified on this Bond, and the terms of the Bid require the Principal to submit bidder's security.

NOW, THEREFORE, Principal and _____ ("Surety"), are hereby held and firmly bound unto the City in the amount of ten percent (10%) of the Bid Amount set forth in the Principal's Bid (the terms and conditions of which are incorporated herein by reference) for the above referenced Project, for payment of which Principal and Surety hereby bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if Principal's Bid is rejected by the City, or if Principal's Bid is accepted by the City and the Principal properly executes and submits to the City the Agreement and all required documents (including the Faithful Performance Bond, the Labor and Material Bond, and the proof of insurance), then this obligation shall be null and void; otherwise it shall be and remain in full force and effect.

The Surety hereby agrees, for value received, that its obligations under this bond shall in no way be impaired or modified by an agreement between the City and the Principal to extend the time within which the City may accept the Principal's Bid, and the Surety hereby waives notice of any such extension.

In the event suit is brought upon this bond, the surety shall pay reasonable attorneys' fees and costs incurred by the prevailing parties in such suit, which fees and costs shall be in addition to the face amount of the bond.

IN WITNESS WHEREOF, the undersigned represent and warrant that they have the right, power, legal capacity, and authority to enter into and execute this document on behalf of the Principal and the Surety, and have caused this document to be executed by setting hereto their names, titles, and signatures.

Principal	**Surety**
_____	_____
By: _____	By: _____
Title: _____	Title: _____
Date:	Date: _____
	Address for Notices to Surety: _____
	_____
	_____

NOTE: NOTARY ACKNOWLEDGMENT FOR SURETY AND SURETY'S POWER OF ATTORNEY MUST BE ATTACHED.

City of Belmont Contract Documents
Project: 2025 Pavement Project
City Contract Number 2025-637

CONSTRUCTION AGREEMENT

This Construction Agreement (hereinafter "Agreement") is made and entered into by and between the CITY OF BELMONT, a municipal corporation (hereinafter "City"), and [***INSERT LEGAL NAME OF CONTRACTOR***name of business and description of legal entity, i.e., LLC, Partnership, Corporation, etc.] (hereinafter "Contractor").

RECITALS

A. In accordance with the applicable provisions of State law, including the California Public Contract Code, and local law, including the Belmont City Code, the City issued an invitation for competitive bids for this Project.

B. In response to the invitation for bids, the Contractor submitted the Bid Forms (with a Bid Amount of $_____), which are incorporated herein by reference, which were found by the City to be responsive to the invitation for bids.

C. After reviewing all bids submitted in response to the invitation for bids, the City found the Contractor to be the Lowest Responsible Bidder, and the Awarding Body awarded this Agreement to the Contractor on _____ [***INSERT DATE OF AWARD***].

D. The Project is more specifically described in the Contract Documents, but generally includes the following items of work: Construction of new sewer mains, manholes, and appurtenances, demolition abandonment of existing sewer infrastructure, rehabilitation of existing sewer mains and manholes, and other items as identified in the Contract Documents (the "Work").

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **SCOPE OF WORK.** The Contractor shall perform, or cause to be performed, the Work described in the Contract Documents (hereinafter "Work"), to the satisfaction of the City Engineer, and subject to the final acceptance by the City.

2. **CONTRACT DOCUMENTS.**

2.1. **List of Contract Documents.** The Contract Documents consist of this executed Agreement; all Bidding Documents (including the Invitation for Bids, Instructions to Bidders, Supplemental Instructions to Bidders, Bid Forms, and Addenda (if any) as identified below); the Specifications (including General Conditions, Special Provisions, and all documents incorporated by reference therein, including City Standard Specifications, and Caltrans Standard Specifications), and the Technical Specifications; the Drawings (also referred to as "Plans"); and the Exhibits (including bonds).

2.2. **Precedence of Contract Documents.** In the event of a conflict between component parts of the Contract Documents, the document highest in precedence shall control. The precedence shall be as follows:

2.2.1. Agreement, as amended by contract change orders.

2.2.2. All Bidding Documents, as amended by Addenda.

2.2.3. Technical Specifications 2.2.4.

Special Provisions.

2.2.5. General Conditions

2.2.6. City Standard Specifications.

2.2.7. Caltrans Standard Specifications (Standard Specifications for Construction of Local Streets and Roads, State of California, July 2018).

2.2.8. Drawings (also referred to as Plans).

2.2.9. Standard Plans and Standard Details.

2.2.10. Exhibits.

2.3. **Addenda.** The following Addenda are hereby incorporated into the Contract Documents:

No.	Date of Issue:
____	_____
____	_____
____	_____

3. **CONTRACT TIME**.

3.1. After Contractor has provided to City all documents identified in the Instructions to Bidders and the Notice of Award (in a form satisfactory to the City, and in accordance with the requirements of the Contract Documents), City shall schedule the mandatory pre-construction conference, and Contractor shall attend and participate in the pre-construction conference.

3.2. After the pre-construction conference, the City shall issue a Notice to Proceed to Contractor. The Notice to Proceed will identify the date on which the "Contract Time" commences, and this date may be referred to as the "Contract Commencement Date." Contractor is authorized to commence Work on the Contract Commencement Date, and Contractor must commence the Work no later than seven days after the Contract Commencement Date. The Work must be diligently prosecuted and all of the Work must be substantially completed within the Contract Time specified in the Invitation For Bids. Time is of the essence in the performance of all obligations under these Contract Documents, and all timing requirements must be strictly adhered to unless otherwise modified by the City in accordance with the Contract Documents. The Contractor must submit all requests for extensions of time to the City, in writing, no later than ten (10) working days after the start of the condition which purportedly caused the delay, and not later than the date on which performance is due.

3.3. Within the time set forth in the Special Provisions (or, if no time is specified in the Special Provisions, with seven (7) calendar days after written request from the City), Contractor shall submit to the City all required documents, including the following:

3.3.1. Contractor's safety program, and identification of Contractor's safety officer.

3.3.2. Contractor's cost distribution schedule of prices (schedule of values).

3.3.3. Contractor's Construction Schedule.

3.3.4. Contractor's schedule of submittals.

3.3.5. Copies of all required documentation for each subcontractor, including: State Contractor's License, identification of each subcontractors' authorized representative, copy of contract between Contractor and each subcontractor.

4. **CONTRACT AMOUNT.** City shall pay to Contractor, for the performance of the Work, the Contract Amount identified in the Bid Documents, subject to adjustment of estimated quantities (to reflect actual work performed by the Contractor), and as modified according to the terms of the Contract Documents. The Contractor's compensation shall include all costs incurred by the Contractor in the performance of the Work, including: furnishing all labor (including supervision), materials (including the costs of any and all applicable taxes, patent rights, royalties, licenses, and permits), equipment, tools, transportation, and services necessary to complete the Work (including costs to protect the Work, and all damages to the Work prior to acceptance of the Work by the City, unless otherwise specifically provided in the Contract Documents). The Contract Amount identified in the Bid Documents, is $_____.

5. **LIQUIDATED DAMAGES.** If Contractor fails to complete the Work within the Contract Time, Contractor shall pay to the City, as liquidated damages and not as a penalty, the sum specified in the Invitation for Bids for each calendar day after the expiration of the Contract Time that the Work remains incomplete. The City and Contractor agree that in the event the Work is not completed within the Contract Time, the City's damages would be extremely difficult or impracticable to determine and therefore the City and Contractor agree that the amount stated herein is a reasonable estimate of the amount of such damages. The City may deduct any liquidated damages owed to the City, as determined by the City, from any payments otherwise payable to Contractor under this Contract. Nothing contained herein shall limit the City's rights or remedies against Contractor for any default other than failure to complete the Work within the Contract Time. This provision for liquidated damages shall not be applicable nor act as a limitation upon the City if Contractor abandons the Work. In such event, Contractor shall be liable to the City for all losses incurred.

6. **CONTRACTOR REPRESENTATIVE.** At all times during the progress of the Work, Contractor shall have a competent supervisor, foreman, or superintendent (hereinafter "Contractor Representative") on site with authority to act on behalf of the Contractor. The Contractor Representative shall be authorized by the Contractor to sign, send, and receive all notices contemplated or required by the Contract Documents, and authorized to direct all Work being performed by (or on behalf of) the Contractor. The Contractor shall, at all times, keep the City Engineer informed in writing of the name and telephone number of the Contractor Representative. Throughout the term of this Contract, Contractor Representative shall meet and confer with the

City Engineer in a good faith effort to resolve any outstanding issues related to performance required by the Contract Documents. The Contractor shall, at all times, keep the City Engineer informed in writing of the names and telephone numbers of all subcontractors performing the Work.

7. **ACCESS TO THE SITE.** In order to permit the City to inspect the Work, the Contractor shall, at all times, provide to the City (including agencies and entities designated by the City) proper and safe access to the Project site, and all portions of the Work, and to all shops wherein portions of the Work are in preparation.

8. **DOCUMENTATION AND RECORD KEEPING.**

8.1. **Contractor's Project Records.** Contractor's Project records shall include all of Contractor's accounting records, employment records, and project work records for all employees, subcontractors, and suppliers, including: the Contract Documents, one record copy of the plans and specifications, change orders, requests for clarifications, instructions from the City, contracts with suppliers and subcontractors, correspondence, submittals, samples, shop drawings, invoices, receipts, vouchers, purchase orders, notes, daily logs, and memoranda relating to the Work.

8.2. **Contractor's Maintenance of Project Records.** Contractor shall keep and preserve Project records in accordance with generally accepted accounting principles and state law requirements. During performance of the Work, Contractor shall keep all of Contractor's Project records in a secure location at the Project Site. After completion of the Work, Contractor shall maintain the Project records for no less than four years after final completion of the Work.

8.3. **Audit by the City.** All of Contractor's Project records, as identified above, shall be made available to the City (including agencies and entities designated by the City), and the Contractor shall provide copies of the Contractor's records upon request by the City.

9. **RESPONSIBILITY OF CONTRACTOR AND SUBCONTRACTORS**.

9.1. Contractor is an independent contractor and is solely responsible for all acts of its employees, agents, or subcontractors, including any negligent acts or omissions. Contractor is not City's employee and Contractor shall have no authority, express or implied, to act on behalf of the City as an agent, or to bind the City to any obligation whatsoever, unless the City provides prior written authorization to Contractor.

9.2. For each subcontractor performing any portion of the Work for this Project, the Contractor shall include a provision in the subcontract documents incorporating by reference the requirements of these Contract Documents, to require the subcontractor to comply with the requirements of these Contract Documents as related to the portion of the Work performed by the subcontractor. This requirement shall specifically include: indemnification of the City (Agreement Section 16), business tax compliance (Agreement Section 12), insurance (Agreement Section 14), and nondiscrimination and compliance with law (Agreement Section 11.1).

10. **CONFLICTS OF INTEREST.** Contractor (including its employees, agents, and subcontractors) shall not maintain or acquire any direct or indirect interest that conflicts with the performance of this Agreement. In the event that Contractor maintains or acquires such a conflicting interest, any contract (including this Agreement) involving Contractor's conflicting interest may be terminated by the CITY.

11. **COMPLIANCE WITH LAW.** The Contractor shall comply with all applicable legal requirements including all federal, state, and local laws (including ordinances, resolutions, and City Regulations), whether or not said laws are expressly stated in this Agreement.

11.1. **Nondiscrimination.** Contractor shall comply with all applicable federal, state, and local laws regarding nondiscriminatory employment practices, whether or not said laws are expressly stated in this Agreement. Contractor shall not discriminate against any employee or applicant because of race, color, religious creed, national origin, physical disability, mental disability, medical condition, marital status, sexual orientation, or sex.

11.2. **Labor Compliance.** Contractor must comply with all applicable federal, state, and local laws regarding labor compliance, including, but not limited to, all applicable provisions related to working hours, the payment of prevailing wages, travel and subsidence payments, apprentices, payroll records, and labor code penalties (as required by California Labor Code Sections 1720 through 1861, and as outlined in the General Conditions). Copies of the prevailing wage rates are on file with the City Engineer, and shall be made available to any interested party upon request. See General Conditions Section 19 for more detail.

11.3. **Department of Industrial Relations Registration**. No contractor or subcontractor may be listed on a bid proposal for or work on a public works project unless registered with the Department of Industrial Relations under Labor Code section 1725.5 or submitting a bid as part of a joint venture authorized by Business and Professions Code Section 7029.1 or by Public Contract Code Section 10164 and 20103.5, provided the contractor is registered to perform public work under Section 1725.5 at the time the contract is awarded.

11.4. **Subcontractor Eligibility.** Contractor acknowledges that under Public Contract Code Section 6109 no contractor or subcontractor who is ineligible to bid or work on, or be awarded, a public works project under Labor Code Section 1777.1 or 1777.7 may bid on, be awarded, or perform work as a subcontractor on, a public works project. Contractor is prohibited from performing work on a public works project with a subcontractor who is ineligible to perform work on the public works project under Labor Code Section 1777.1 or 1777.7.

12. **PERMITS AND LICENSES.** The Contractor must obtain and maintain all necessary permits and licenses for the performance of the Work.

12.1. **Belmont Business License Tax.** Contractor must apply for and pay the business tax and registration tax for a business license, in accordance with the Belmont City Code.

12.2. **Fees, Royalties, and Patents.** Contractor must pay all license fees and royalties related to or necessary for the Work and assume all costs incident to the use in the performance of the Work or the incorporation in the Work of any invention, design, process, product, or device that is the subject of patent rights or copyrights held by others.

13. **IMPROVEMENT SECURITY.** Concurrently with the execution of this Agreement by the Contractor, and before the commencement of any Work, the Contractor shall furnish improvement security, in a form substantially the same as that set forth in the Exhibits, attached hereto, or in an alternate form authorized by state law and approved by the City, in the following amounts:

13.1. **Faithful Performance** security in the amount of 100 % of the Contract Amount to secure faithful performance of this Agreement (until the date on which the City accepts the Work as complete).

13.2. **Labor and Material** security in the amount of 100% of the Contract Amount to secure payment by the Contractor to laborers and materialmen (until the date on which claims are required to be made by laborers and materialmen pursuant to law).

13.3. **Warranty** security in the amount of 10% of the Contract Amount to secure faithful performance of this Agreement (from the date on which the City accepts the Work as complete until one year thereafter).

14. **INSURANCE**. Contractor must, throughout the duration of this Agreement, maintain insurance to cover Contractor (including its agents, representatives, subcontractors, suppliers, and employees) in connection with the performance of Work under this Agreement, including against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Work. This Agreement identifies the minimum insurance levels with which Contractor must comply; however, the minimum insurance levels do not relieve Contractor of any other performance responsibilities under this Agreement (including the indemnity requirements). City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other circumstances.

14.1. **Coverage**. Contractor must maintain insurance in the following minimum levels:

14.1.1. **Workers' Compensation**. Workers' compensation coverage as required by the State of California, with statutory limits.

14.1.2. **Commercial General Liability** (CGL). Commercial general liability with coverage at least as broad as ISO form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury in an amount not less than $5,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit must apply separately to this project/location or the general aggregate limit must be twice the required occurrence limit.

14.1.3. **Employer's Liability**. Employer's liability in an amount not less than $1,000,000 per accident for bodily injury or disease.

14.1.4. **Automobile Liability**. Automobile liability with coverage at least as broad as ISO Form Number CA 0001 covering Code 1 (any auto) in an amount not less than $5,000,000 per accident for bodily injury and property damage (coverage required to the extent applicable to Contractor's vehicle usage in performing services hereunder).

14.1.5. **Professional Liability**. For design-build projects, or if the Work requires Contractor to provide professional services related to environmental hazards, professional liability in an amount not less than $1,000,000 per occurrence or claim, and $2,000,000 policy aggregate.

14.1.6. **Contractors' Pollution Legal Liability.** If the Work involves environmental hazards, Contractors' pollution legal liability in an amount not less than $1,000,000 per occurrence or claim, and $2,000,000 policy aggregate.

14.1.7. **Asbestos Legal Liability**. If the Work involves asbestos removal, asbestos legal liability in an amount not less than $1,000,000 per occurrence or claim, and $2,000,000 policy aggregate.

14.1.8. **Builder's Risk (Course of Construction).** Builder's risk insurance utilizing an "All Risk" (Special Perils) coverage form in an amount equal to the completed value of the project and no coinsurance penalty provisions.

14.1.8.1. Builder's Risk insurance must name City as a loss payee as their interest may appear.

14.1.8.2. If the project does not involve new or major reconstruction, at the option of City, an Installation Floater may be acceptable. For such projects, a Property Installation Floater shall be obtained that provides for the improvement, remodel, modification, alteration, conversion or adjustment to existing buildings, structures, processes, machinery and equipment. The Property Installation Floater shall provide property damage coverage for any building, structure, machinery or equipment damaged, impaired, broken, or destroyed during the performance of the Work, including during transit, installation, and testing at the Entity's site.

14.2. **Additional Coverage**. Contractor may carry, at its own expense, any additional insurance it deems necessary or prudent. If Contractor maintains higher levels than the minimums shown above, City requires and shall be entitled to coverage for the higher limits maintained by Contractor. Any available insurance proceeds in excess of the specified minimum levels of insurance and coverage shall be available to the City.

14.3. **Insurer Qualifications**. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the Entity. Exception may be made for the State Compensation Insurance Fund when not specifically rated.

14.4. **Deductibles**. Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either:

14.4.1. Contractor must reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers; or,

14.4.2. Contractor must provide a financial guarantee satisfactory to City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

14.5. **Subrogation Waiver.** Contractor hereby grants to City a waiver of any right to subrogation which any insurer of Contractor may acquire against the City by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation. The Workers' Compensation policy must be endorsed with a waiver of subrogation in favor of City for all work performed by Contractor, its employees, agents and subcontractors. This provision applies regardless of whether or not the City has requested or received a waiver of subrogation endorsement from the insurer.

14.6. **Evidence of Coverage**. Concurrently with the execution of this Agreement, Contractor must furnish City with original certificates and amendatory endorsements, or copies of information or declaration page listing all policy endorsements of the insurance required hereunder. However, failure to obtain the required documents before the work beginning shall not waive Contractor's obligation to provide them. City reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by these specifications, at any time.

14.7. **Endorsements**. The insurance policies must be endorsed as follows:

14.7.1. For commercial general liability and automobile liability insurance, the City (including its elected officials, employees, and agents) must be named as an additional "insured". The endorsement must include liability arising out of work or operations performed by or on behalf of Contractor including materials, parts, or equipment furnished in connection with such work or operations and automobiles owned, leased, hired or borrowed by or on behalf of Contractor. For commercial general liability, the policy must be endorsed with a form at least as broad as ISO form CG 20 10, GC 11 85 or both CG 20 10 and CG 20 37 forms if later revisions used.

14.7.2. Contractor's insurance is primary to any other insurance (including self-insurance) available to the City (including its elected officials, employees, and agents) with respect to any claim arising out of this Agreement. Any insurance maintained by the City shall be excess of the Contractor's insurance and shall not contribute with it.

14.7.3. No policy shall be canceled, limited, or allowed to expire without renewal until after 30 days written notice has been given to the City by first class mail.

14.8. **Claims Made Policies**. If any required coverage is made on a claims-made form:

14.8.1. The "Retro Date" must be shown, and must be before the date of the contract or the beginning of contract work.

14.8.2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.

14.8.3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a "Retro Date" prior to the contract effective date, Contractor must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.

14.8.4. A copy of the claims reporting requirements must be submitted to City for review.

14.8.5. If the services involve lead-based paint or asbestos identification/remediation, Contractor's Pollution Liability policy shall not contain lead-based paint or asbestos exclusions. If the services involve mold identification/remediation, Contractor's Pollution Liability policy shall not contain a mold exclusion, and the definition of Pollution shall include microbial matter, including mold.

14.9. **Subcontractors**. Contractor must require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor must ensure that City is an additional insured on insurance required from subcontractors. For CGL coverage subcontractors must provide coverage with a format least as broad as CG 20 38 04 13.

15. **REPORTING DAMAGES.** If any damage (including death, personal injury or property damage) occurs in connection with the performance of this Agreement, Contractor must immediately notify the City Risk Manager's office by email at finance@belmont.gov, and Consultant shall promptly submit to the City's Risk Manager and the City's Authorized Representative, a written report (in a form acceptable to the City) with the following information: (a) name and address of the injured or deceased person(s), (b) name and address of witnesses, (c) name and address of Consultant's insurance company, and (d) a detailed description of the damage and whether any City property was involved.

16. **RESPONSIBILITY FOR LOSS**.

16.1. The City and its elected officials, officers, employees, agents and volunteers, shall not be answerable or accountable in any manner: for any loss or damage that may happen to the work or any part thereof; for any loss or damage to any of the materials or other things used or employed in performing the work; for injury to or death of any person (including but not limited to workers or the public) from any cause whatsoever; or for damage to property from any cause whatsoever.

16.2. The Contractor shall be responsible for any liability imposed by law and for injuries to or death of any person (including but not limited to workers and the public) or damage to property resulting from defects or obstructions or from any cause whatsoever during the progress of the work or at any time before its completion and final acceptance. The Contractor shall indemnify and save harmless the City of Belmont and its elected officials, officers, employees, agents and volunteers from all claims, suits or actions of every name, kind and description brought for, or on account of, injuries to or death of any person (including but not limited to employees of Contractor, of subcontractor, or of any other person, firm or entity and the public) or damage to property arising from any cause whatsoever during the progress of the work or at any time before its final completion and acceptance. Contractor's indemnification shall specifically include, but not be limited to, all claims arising out of: contract claims, property damage, personal injury, and any infringement of patent rights or copyrights incidental to the use in the performance of the Work or resulting from the incorporation in the Work of any invention, design, process, product, or device not specified in the Contract Documents. Contractor's indemnification shall include any and all costs, expenses, court costs, attorneys' fees and liability incurred by the City in enforcing the provisions of this section, and in defending against such claims, whether the same proceed to judgment or not. Contractor shall reimburse City for any expenditures City incurs by reason of such matters. The duty of the Contractor to indemnify and save harmless includes the duties to defend as set forth in Section 2778 of the Civil Code. This indemnification shall survive termination of the Contract.

The Contractor waives any and all rights to any type of express or implied indemnity against the City, and its officers, officials, agents, employees and volunteers. It is the intent of the parties that the Contractor shall indemnify and hold harmless the City, and its elected officials, officers, agents, employees and volunteers from any and all claims, suits, or actions arising from any cause whatsoever as set forth above regardless of the existence or degree of fault or negligence on the part of the City, the Contractor, the subcontractor or employee of any of these, other than the sole negligence, active negligence or willful misconduct of the City, and its elected officials, officers, agents, employees and volunteers.

16.3. In addition to any remedy authorized by law, so much of the money due the Contractor under and by virtue of the Agreement as shall be considered necessary by the City may be retained by the City until disposition has been made of such suits or claims for damages as aforesaid.

16.4. Neither the elected officials, officers, agents, employees not volunteers of City, nor any officer or employee of any county, city or district shall be personally responsible for any liability arising under or by virtue of the Agreement.

16.5. Nothing in the Agreement is intended to make the public or any person a third party beneficiary under this Contract, nor is any term and condition or other provision of the Agreement intended to establish a standard of care owed to the public or any member thereof. Attention is directed to Section ___, "Insurance Provisions," of the General Conditions for the Contractor's responsibility for providing and maintaining insurance.

17. **ACCEPTANCE OF WORK.** Before acceptance of the Work by the City, the Contractor shall be solely responsible for maintaining the quality of the Work, and maintaining safety at the Project site. The Contractor's obligation to perform the Work shall not be satisfied until after the City Engineer has made a written determination that all obligations of the Agreement have been satisfied and all outstanding fees and charges have been paid, and the City has accepted the Work as complete.

18. **WARRANTY.**

18.1. **Quality of Work.** Contractor warrants to the City that all materials and equipment used in or incorporated into the Work will be of good quality, new, and free of liens, claims, and security interests of third parties; and that the Work will be of good quality and free from defects; and that the Work will conform with the requirements of the Contract Documents.

18.2. **Documentation of Warranty.** If required by the City Engineer, Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment. If required by the Contract Documents, the Contractor shall provide a written warranty from the manufacturer or supplier.

18.3. **Warranty Period.** The Contractor shall warrant the quality of the Work, in accordance with the terms of the Contract Documents, for the "Warranty Period." The Warranty Period shall be a one year period (unless a longer period of time is specified in the Contract Documents) commencing as follows: (a) for any Work not identified as incomplete in the Certificate of Substantial Completion, commencing on the date of Substantial Completion; and (b) for any Work that is identified as incomplete in the Certificate of Substantial Completion, commencing on the date of Final Completion.

18.4. **Default During Warranty Period.** In the event that (during the Warranty Period) any portion of the Work is determined by the City Engineer to be defective as a result of an obligation of the Contractor under this Agreement (including any faulty workmanship or material, or any failure of the Work to operate in accordance with the requirements of the Contract Documents), the Contractor shall be in default.

19. **DEFAULT**.

19.1. **Notice of Default**. In the event that the Contractor is in default of this Agreement, as defined in this section, the City Engineer shall provide written notice to the Contractor and the Contractor's surety (if any) in which the default is described.

19.2. **Circumstances Constituting Default**. Contractor shall be in default of this Agreement if the City Engineer determines that any one of the following conditions exists:

19.2.1. Contractor fails to perform any portion of the Work in accordance with the timing requirements of the Construction Schedule.

19.2.2. Contractor abandons the Project site.

19.2.3. Contractor fails to replace or repair any damage caused by Contractor or its agents, representatives, contractors, subcontractors, or employees in connection with performance of the Work.

19.2.4. Contractor fails to supply workers, subcontractors, or other personnel with the skills, certifications, or licenses required by the Contract Documents.

19.2.5. Contractor violates any legal requirement related to the Work.

19.2.6. Contractor is insolvent, files for bankruptcy, makes a general assignment for the benefit of its creditors, or fails to pay its debts as they become due.

19.2.7. Contractor fails to perform any portion of the Work in accordance with the requirements of the Contract Documents.

19.3. **City Remedies**. The City may, in the discretion of the City Engineer, take any or all of the actions identified in this subsection, if the Contractor fails to: (a) promptly commence, and diligently and continuously prosecute the cure of the default, or (b) within ten (10) days, cure the default, or provide adequate written assurance to the satisfaction of the City Engineer that the cure will be promptly commenced and diligently prosecuted to its completion:

19.3.1. Demand the Contractor to complete performance of the Work (including repair, or removal and replacement, of nonconforming Work).

19.3.2. Issue a Notice of Suspension of Work, by which the Contractor shall suspend all Work except for those portions of the Work authorized by the Notice, and for which the Contractor shall not be entitled to any adjustment of the Contract Amount or Contract Time. Notwithstanding the timing requirements of this Section 19.3, if the City Engineer determines that a default may have a potentially adverse impact on the safety of persons or property (including but not limited to a failure by the Contractor to maintain documentation of insurance or improvement security as required by this Agreement), the City Engineer may immediately issue a Notice of Suspension of Work in accordance with this subsection.

19.3.3. Cure the default and charge the Contractor for all costs resulting therefrom, including administrative costs (including City staff costs, City consultant costs, and attorney's fees) and interest in an amount equal to seven percent (7 %) per annum from the date of default, which charge may be deducted by the City from amounts otherwise payable to the Contractor.

19.3.4. Remove the Contractor from the site and demand the Contractor's surety (if any) to complete performance of the Work.

19.3.5. Take possession of the Project site and all materials, supplies, equipment, tools, and construction equipment and machinery thereon owned by Contractor; accept the assignment of any or all of the subcontracts; and then complete the Work by any method the City may

deem expedient. If requested by the City, Contractor shall remove any part or all of Contractor's materials, supplies, equipment, tools, and construction equipment and machinery from the Project site within seven (7) days of such request; and if Contractor fails to do so, the City may remove or store, and after ninety (90) days sell, any of the same at Contractor's expense.

19.3.6. Terminate the Contract.

19.4. **Termination for Default**. In the event that the Contract is terminated by the City in accordance with this section:

19.4.1. Contractor shall not be entitled to receive any further payment until the expiration of thirtyfive (35) days after Final Completion and acceptance of all Work by the City

19.4.2. If the unpaid balance of the Contract Amount (to which the Contractor is otherwise entitled in accordance with the Contract) exceeds the cost of completing the Work (including all additional costs and expenses made necessary thereby, plus all losses sustained, including any liquidated damages provided under the Contract Documents), such excess shall be paid to Contractor. If the cost of completing the Work exceeds the unpaid balance of the Contract Amount, Contractor shall pay such excess to the City.

19.4.3. No termination or action taken by the City after termination shall prejudice any other rights or remedies of the City provided by law or by the Contract Documents upon such termination; and the City may proceed against Contractor to recover all losses suffered by the City.

20. **NOTICES.** All notices or demands which the Contract Documents contemplates or requires shall be in writing and shall be delivered to the respective party as set forth in this section. Communications shall be deemed to be effective on the first to occur of: (a) actual receipt by a party's Authorized Representative; (b) actual receipt at the address designated below; or (c) three working days following the deposit in the United States Mail of registered or certified mail, sent to the address designated below. The Authorized Representative of either party may modify their respective contact information identified in this section by providing notice to the other party.

TO: City of Belmont	**To: Contractor**
Attn: Bozhena Palatnik	ttn
Senior Civil Engineer	
One Twin Pines Lane, Suite 385	
Belmont, CA 94002	

21. **HEADINGS.** The heading titles for each paragraph of the Contract Documents are included only as a guide to the contents and are not to be considered as controlling, enlarging, or restricting the interpretation of the Contract Documents.

22. **SEVERABILITY.** If any term of the Contract Documents (including any phrase, provision, covenant, or condition) is held by a court of competent jurisdiction to be invalid or unenforceable, the Contract Documents shall be construed as not containing that term, and the remainder of this Agreement shall remain in full force and effect; provided, however, this section shall not apply to the extent that enforcement of the Contract Documents without the term would be grossly inequitable under all the circumstances or would frustrate the purposes of the Contract Documents.

23. **INTERPRETATION OF CONTRACT DOCUMENTS**.

23.1. **Governing Law, Jurisdiction, and Venue.** The interpretation, validity, and enforcement of the Contract Documents shall be governed by and construed under the laws of the State of California. Any suit, claim, or legal proceeding of any kind related to this Agreement shall be filed and heard in a court of competent jurisdiction in the County of San Mateo.

23.2. **Industry Standards.** When Contract terms have a customary technical or trade meaning, the terms shall be interpreted in accordance with that meaning.

23.3. **Standard Specifications and Codes.** References to any regulations (including: standard specifications, manuals or codes of a technical society, organization or association; or laws or regulations of any governmental authority) shall mean the regulations in effect at the time of the Bid Opening, unless otherwise specifically identified in the Contract Documents.

24. **ATTORNEY'S FEES.** In the event any legal action is commenced to enforce the Contract Documents, the prevailing party is entitled to reasonable attorney's fees, costs, and expenses incurred, not to exceed $10,000.

25. **ASSIGNMENT AND DELEGATION**.

25.1. **Assignment of The Contract Documents.** The Contract Documents, and any portion thereof, shall not be assigned or transferred, nor shall any of the Contractor's duties be delegated, without the written consent of the City. Any attempt to assign or delegate the Contract Documents without the written consent of the City shall be void and of no force or effect. A consent by the City to one assignment shall not be deemed to be a consent to any subsequent assignment.

25.2. **Antitrust Claims.** As required by the instructions to bidders and Government Code Section 4552, the Contractor hereby agrees to assign to the City, all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Action (15 U.S.C. Section 15) or under the Cartwright Act (Chapter 2 [commencing with Section 16700] of Part 2 of Division 7 of the California Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time the City tenders final payment to the Contractor, without further acknowledgment by the parties. The Contractor further warrants that all goods, services, and materials provided to the City in accordance with this Contract are free and clear of all liens and encumbrances.

26. **MODIFICATIONS.** The Contract Documents may not be modified orally or in any manner other than by an agreement of the parties, in writing, in accordance with requirements of the Contract Documents.

27. **WAIVERS.** Waiver of a breach or default under the Contract Documents shall not constitute a continuing waiver or a waiver of a subsequent breach of the same or any other provision of the Contract Documents.

28. **CONFLICTS.** If any conflicts arise between the terms and conditions of this Agreement and the terms and conditions of the attached exhibits or any documents expressly incorporated, the terms and conditions of this Agreement shall control.

29. **ENTIRE AGREEMENT.** The Contract Documents, including all documents incorporated herein by reference, comprise the entire integrated understanding between the City and Contractor concerning the Work to be performed for this Project. The Contract Documents supersede all prior negotiations, agreements, and understandings regarding this matter, whether written or oral. The Contract Documents are complementary; what is called for in one is binding as if called for by all. To the extent that portions of the Contract Documents are not attached to this Agreement, they shall be deemed incorporated herein by reference.

30. **SIGNATURES.** The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute the Contract Documents on behalf of the respective legal entities of the Contractor and the City. The Contract Documents shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF the City and the Contractor do hereby agree to the full performance of the terms set forth herein.

CITY OF BELMONT

By: _____
Afshin Oskoui, City Manager

Date:

APPROVED AS TO FORM

_____
Scott M. Rennie, City Attorney

FUNDING VERIFIED

_____
Grace Castaneda, Finance Director

By: _____
_____

Date:

_____
_____

By:

(print name) (print title)

Date: _____

****

[PLEASE SELECT THE APPROPRIATE SIGNATURE BLOCK FROM THE FOLLOWING SAMPLES]

CORPORATIONS
XYZ Land Development Inc,
a California corporation

By: _____

Its: _____

[needs to be officer from the operations side:
President, CEO, Vice President]

By: _____

Its: _____
[needs to be officer from the finance side: Treasurer, CFO, Secretary]

One corporate signature is acceptable if the person is an officer if the signature is notarized (although we would like you to ask for a corporate resolution showing that person is authorized to sign). A single signature where the person is not a corporate officer – e.g. general manager, etc. – must be supported by a corporate resolution indicating that person has been delegated authority to sign contracts on behalf of the corporation

GENERAL PARTNERSHIPS
XYZ Land Development,
a California general partnership

By: _____

Its: General Partner

LIMITED PARTNERSHIPS
XYZ Land Development, LLP,
A California limited partnership

By: _____

Its: General Partner
[need limited partnership agreement or certificate filed with state showing the person or entity is the general partner]

In many cases the general partner will be a corporation so the signature block would look like this:

XYZ Land Development, LP,
A California limited partnership

By: ABC Developers, Inc,
a California corporation

Its: General Partner

By: _____

Its: President, CEO, VP

By: _____

Its: Secretary, Treasurer, CFO

LIMITED LIABILITY COMPANY
XYZ Land Development, LLC, a
California Limited Liability Company

By: _____

Its: Managing Member
[we need to see the operating agreement or certificate filed with secretary of state showing the person or entity is the managing member]

If the Managing Member is not an individual, but is a business entity then you would indent the signature block for the appropriate persons to sign as in the example for the limited partnership above.

City of Belmont Contract Documents
Project: 2025 Pavement Project
City Contract Number 2025-637

PERFORMANCE BOND **Bond No. _____**

WHEREAS,_____ ("Principal") has entered into an "Agreement" with the City of Belmont ("City") for the Project identified on this Bond, the terms and conditions of which are incorporated herein by reference; and the terms of the Agreement require the Principal to submit performance security.

NOW, THEREFORE, Principal and _____ ("Surety"), are hereby held and firmly bound unto the City in the amount of $_____, for payment of which Principal and Surety hereby bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if Principal (or its heirs, executors, administrators, successors, or assigns approved by the City) performs the covenants, conditions, and obligations of the Agreement, including the obligation to indemnify, defend, and hold harmless the City, then this obligation shall be null and void; otherwise it shall be and remain in full force and effect.

The Surety's obligation under this bond shall arise after the City has provided written notice to the Surety, at the address set forth below, of the Principal's default under the Agreement, and the Principal's failure to cure the default in accordance with the terms of the Agreement.

The Surety hereby agrees, for value received, that its obligations under this bond shall in no way be impaired or modified by any modification to the Agreement by the City and the Principal, and the Surety hereby waives notice of any such modification.

In the event suit is brought upon this bond, the surety shall pay reasonable attorneys' fees and costs incurred by the prevailing parties in such suit, which fees and costs shall be in addition to the face amount of the bond.

IN WITNESS WHEREOF, the undersigned represent and warrant that they have the right, power, legal capacity, and authority to enter into and execute this document on behalf of the Principal and the Surety, and have caused this document to be executed by setting hereto their names, titles, and signatures.

Principal	**Surety**
_____	_____
By: _____	By: _____
Title: _____	Title: _____
Date:	Date: _____
	Address for Notices to Surety: _____
	_____
	_____

NOTE: NOTARY ACKNOWLEDGMENT FOR SURETY AND SURETY'S POWER OF ATTORNEY MUST BE ATTACHED.

PAYMENT BOND **Bond No. _____**

WHEREAS, _____("Principal") has entered into an "Agreement" with the City of Belmont ("City") for the Project identified on this Bond, the terms and conditions of which are incorporated herein by reference; and the terms of the Agreement require the Principal to submit payment (labor & material) security for the benefit of all "Claimants"; and the term "Claimants" is defined as any of the persons named in California Civil Code Section 3181, or their assigns.

NOW, THEREFORE, Principal and _____ ("Surety"), are hereby held and firmly bound unto the City, and all Claimants, in the amount of $_____, for payment of which Principal and Surety hereby bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the Principal (or its heirs, executors, administrators, successors, or assigns approved by the City) and all of its subcontractors pay: (a) all Claimants, and (b) all amounts due under the California Unemployment Insurance Code with respect to work or labor performed under the Agreement, and (c) all amounts required to be deducted, withheld, and paid over to the California Employment Development Department from the wages of employees of the Principal and its subcontractors pursuant to California Unemployment Insurance Code Section 13020 with respect to such work and labor; then this obligation shall become and be null and void; otherwise it shall remain in full force and effect.

The Surety's obligation under this bond shall arise, and the Surety shall make appropriate payments, after the Surety has received written notice, at the address set forth below, of the Principal's failure to make payment in accordance with the obligations of the Agreement or this bond. This bond shall inure to the benefit of the City and Claimants, as to give a right of action to any Claimant or their assigns in any suit brought upon this bond. In the event suit is brought upon this bond, the surety shall pay reasonable attorneys' fees and costs incurred by the prevailing parties in such suit, which fees and costs shall be in addition to the face amount of the bond. The Surety hereby agrees, for value received, that its obligations under this bond shall in no way be impaired or modified by any modification to the Agreement by the City and the Principal, and the Surety hereby waives notice of any such modification.

IN WITNESS WHEREOF, the undersigned represent and warrant that they have the right, power, legal capacity, and authority to enter into and execute this document on behalf of the Principal and the Surety, and have caused this document to be executed by setting hereto their names, titles, and signatures.

Principal	**Surety**
_____	_____
By: _____	By: _____
Title: _____	Title: _____
Date:	Date: _____
	Address for Notices to Surety: _____
	_____
	_____

NOTARY ACKNOWLEDGMENT FOR SURETY AND SURETY'S POWER OF ATTORNEY MUST BE ATTACHED.

MAINTENANCE BOND

(To be executed after acceptance of project by the City Council)

KNOW ALL MEN BY THESE PRESENTS, that we, _____ as Principal, and _____, as Surety, are held and firmly bound unto the City of Belmont (hereinafter called the Obligee), in the penal sum of _____ Dollars ($_____) for the payment of which, well and truly to be made, we do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has heretofore entered into a contract with the Obligee for the _____Project, City Contract No._____; and,

WHEREAS, the work called for under the contract has now been completed and accepted by Obligee;

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH, that if the Principal shall for a period of one (1) year from and after the date of the completion and acceptance of the contract indemnify the Obligee against any loss or damage directly arising by reason of any defect in the material or workmanship that may be discovered within the period aforesaid, then this obligation shall be void; otherwise to remain in full force and effect.

All suits at law or proceedings in equity to recover on this bond must be instituted within twelve (12) months after the expiration of the maintenance period provided for herein.

Principal: _____	Surety: _____
Corporate Seal (where appropriate)	Corporate Seal (where appropriate)
_____	_____
Authorized Signature	Authorized Signature
_____	_____
Printed name and title	Printed name and title
_____	_____
Date	Date
_____	_____
Street Address	Street Address
_____	_____
City, State, Zip Code	City, State, Zip Code

City of Belmont Contract Documents
Project: 2025 Pavement Project
City Contract Number 2025-673

ALTERNATIVE CLAUSES

1. **Identification of Plans.** The Contract Documents are more particularly defined in the Agreement, and generally include: all Bidding Documents (including the Invitation For Bids, these Instructions to Bidders, Addenda [if any], and Bid Forms), the Agreement, the Specifications (including the General Conditions, the Special Provisions , and the Technical Specifications), the Exhibits (including bonds), and the Drawings (also referred to as "Plans"). The Plans specifically include the following documents: 52 SHEETS OF DRAWINGS PREPARED BY Pavement Engineering Inc. and Schaaf & Wheeler Consulting Civil Engineers, DATED March, 2025.

2. **Truck Routes.** Pursuant to City ordinances, use only authorized truck routes. Additional information is listed below:

   The following streets are hereby declared to be truck routes for the movement of vehicles including loads in excess of EIGHT (8) TONS:
   - All of Old County road within the City
   - O'Neill Avenue from its intersection with Old County Road to its intersection with Kedith Street

   The following truck traffic routes shall be limited to a maximum gross weight, including load, of THIRTEEN (13) Tons:
   - All of Ralston Avenue

   The maximum combined total vehicle weight, plus load, on all remaining streets shall not exceed Eight (8) Tons.

   REQUIREMENT FOR PUBLIC NOTIFICATION
   If more than fifty (50) yards of material will be hauled, the permit applicant shall be required to notify all property owners within a three hundred (300) foot radius of the date and time that the hauling will take place. (Belmont City Code Section 14-94(f)).

Alternate Improvement Security Clauses for Agreement Section 13:

Warranty security in the amount of 10 % of the Contract Amount (in the form of the Faithful Performance security) to secure faithful performance of this Agreement (from the date on which the City accepts the Work as complete until one year thereafter).

Alternate Insurance Clauses for Agreement Section 14:

Risk Management may require additional insurance coverage (e.g., $3,000,000 **for commercial general liability).**

Deductibles and Self-Insured Retentions. Any deductibles (including any self-insured retentions) must be declared to and approved by the City.

If the amount of the deductible for commercial general liability is greater than $_____, the Contractor shall either: reduce the deductible to an amount less than or equal to $_____, or the Contractor shall procure a bond in an amount sufficient to guarantee payment of claims within the deductible amount (including losses and related investigations, administration and defense expenses).

If the amount of the deductible for property insurance is greater than $_____, the Contractor shall either: reduce the deductible to an amount less than or equal to $_____, or the Contractor shall procure a bond in an amount sufficient to guarantee payment of claims within the deductible amount (including losses and related investigations, administration and defense expenses).

Alternative Clauses 1 of 1

GENERAL CONDITIONS

CITY OF BELMONT
CITY CONTRACT NUMBER 2025-637
2025 Pavement Project

G.C. 1 STANDARD SPECIFICATIONS

The State of California Department of Transportation Standard Specifications "Caltrans Standard Specifications" (2018) in conjunction with Standard Specifications for Public Works Construction "Greenbook" (2018) shall be the referenced standard specifications for this contract. All work shall conform to the aforementioned standard specifications, including General Conditions, Special Provisions and Technical Specifications, unless otherwise specified in the Contract Documents.

G.C. 2 DEFINITIONS

"City of Belmont," the "Contractor," and the "Contract Documents" are identified in the Standard Contract Agreement. The "City of Belmont" and the "Contractor" include their authorized representatives and are treated throughout as if each were singular in number and neuter in gender. "Contractor" includes its surety. Whenever in the Standard Specifications and Contract Documents the following terms are used, they shall be understood to mean and refer to the following:

A. Agency/City The City of Belmont, California

B. Engineer The Director of Public Works and his authorized representatives.

G.C. 3 ENGINEER

The Engineer shall act as the City's representative during the construction period. He shall determine the amount, quality, acceptability and fitness of parts of the work and interpret the Contract Documents. The Engineer will make visits to the site and determine if the work is proceeding in accordance with the Contract Documents. No act or omission of the Engineer shall relieve the Contractor of the duty to proceed with the work in strict conformity with the Contract Documents.

At least one week prior to the start of work, the Contractor shall furnish to the Engineer a Schedule of Work showing the Contractor's planned sequence of operations. Such schedule shall be subject to the review and approval of the Engineer. No work shall be done until the Contractor and the Engineer have agreed to the schedule to be followed by the Contractor.

Upon request, the Engineer shall reduce to writing any oral order, objection requirement or determination. All communications to the City by the Contractor shall be via the Engineer. Whenever the Engineer's approval is requested, it shall be in writing only.
In accordance with Belmont's Construction Noise Ordinance, work within the City's right of way shall be done during normal working hours of 8 am to 5 pm, Monday through Friday.

The Contractor shall hand deliver written notification to the Engineer prior to any emergency overtime, weekend or holiday. The sum of the City Inspector's pay for inspection of overtime weekend or holiday work performed will be deducted from any moneys due to the Contractor.

Overtime is defined as work in excess of 8 hours in a day. The Contractor, and not the Engineer, shall be responsible for the construction means, controls, techniques, sequences, procedures and construction safety.

As stated elsewhere, amounts shown in the Proposal and Contract as to quantities are estimates only. From time to time, the Engineer shall direct the Contractor as to the prosecution of the work in such manner as to increase or decrease such estimates as to the work actually to be done. The Contractor shall comply with such instructions and shall be paid only for work actually done based on the unit prices set out in the Contract.

G.C. 4 AWARD AND EXECUTION OF CONTRACT

The right is reserved to reject any bids if the Engineer is not satisfied that the bidder is fully qualified to carry out the terms of the Contract.

G.C. 5 PROTECTION

At his expense the Contractor shall:

A. Protect all utilities from damage and not disturb such utilities without approval of the governing agency. Contact Underground Service Alert (USA) at 1-800-227-2600 at least 48 hours prior to commencing excavations.

B. Work with the respective utility companies to assure proper reconnection and relocation of such services. The Contractor is expected to include the cost of working with these utility companies in the price bid for the work involved.

C. Take every precaution against injuries to persons or damage to property.

D. Comply with regulations governing the use of the property. The Contractor shall furnish the City with a copy of written permission from the property owner to the Contractor prior to using private property for any storage of materials, equipment or debris.

E. Store and suitably protect its apparatus, equipment, materials, and supplies in an orderly fashion on site.

F. Place on the work only such loads as are consistent with the safety of the work.

G. Effect all cutting, fitting, or patching or its work required to make it conform to the Plans and Specifications and interrelated with other improvements but, except with the consent of the Engineer, shall not cut or otherwise alter existing improvements.

H. Protect and preserve established benchmarks and monuments, make no changes in the location of such without the prior written approval of the City, and replace and relocate any which may be lost or destroyed or which require shifting because of necessary changes in grades or locations. All replacement and relocation work shall be accomplished only after approval of the City and under the direct supervision and instructions of the Engineer.

I. Before final payment, remove all surplus material, false work, temporary structures, debris, and similar matter resulting from its operation from the site and put the site in an orderly condition.

J. Construct, operate and maintain all passageways, guard fences, lights, barricades and other facilities required for protection by state or municipal laws and regulations and local conditions during the course of the work.

K. Guard the City's property from injury or loss.

L. Take all reasonable precautions for dust and noise control and generally conduct operations so as not to constitute a nuisance.

M. Protect existing signs, fences, asphalt pavement, concrete curb, and gutter and other highway facilities which may be encountered in the roadway. The replacement or repair of any facilities which the City deems necessary as a result of the Contractor's operations shall be done by the Contractor at its own expense and to the satisfaction of the City.

G.C. 6 VALUE ENGINEERING

The City is receptive to proposals from the Contractor identifying ways to reduce project costs and will share 50% of the cost savings with the Contractor if the proposal is accepted. The City encourages the Contractor to submit cost saving proposals on construction methods, products or materials that are equal to, or better than, what is specified by the project plans or specifications. The City is not obligated to accept and implement the proposal; however, if the City does accept the proposal for implementation, the City will share 50% of the cost savings with the Contractor. The cost savings shall be limited to the project for which the proposal is made. The City retains the right to implement the Contractor's proposal on future projects without obligation to sharing the future cost savings. The cost saving/value engineering program is administered by the City in accordance with California Public Contract Code Section 7101.

G.C. 7 CHANGES IN THE WORK

The City shall have the right to make any reasonable changes in the project plans or quantities determined to be necessary or expedient. In case such changes increase or diminish the work shown, the Contractor shall be paid for the work actually done at a mutually agree upon adjustment to the Contract price, based upon the accepted Bid Proposal or according to the provisions of Paragraph 7, Changes in Work. The Contractor shall not be entitled to extra payment, nor shall any claim be made on account of anticipated profits on the work that may be omitted.

G.C. 8 CHANGES IN CONTRACT PRICES

Whenever corrections, alterations, or modifications of the work under this Contract are ordered by the Engineer and increase the amount of work to be done, such added work shall be known as extra work; and when such corrections, alterations, or modifications decrease the amount of work to be done, such subtracted work shall be known as work omitted.

The difference in cost of the work affected by such change will be added to or deducted from the amount of said Contract price, as the case may be, by a fair and reasonable valuation, which shall be determined in one or more of the following ways:

a. By agreed lump sum
b. By agreed unit prices
c. By Force Account

If neither a nor b methods can be agreed upon and the Contractor receives written order to make such changes, the Contractor shall be compensated by Force Account for his actual necessary

costs, including labor, material, and equipment rental, as determined by the Engineer, plus a negotiated fixed fee for profit and such overhead items as home and branch office expenses, general expenses, general superintendence, indirect labor, and licenses. The negotiated fixed fee shall not exceed fifteen percent (15%) of actual necessary direct costs.

In addition to the actual cost of labor, the amount due the Contractor shall include the cost of compensation insurance, contributions made to the State as required by the provisions of the Unemployment Reserve Act, Chapter 352, Statutes of 1935, as amended; and for taxes paid the Federal Government, as required by the Social Security Act, approved August 14, 1935, as amended to date, plus other payments the Contractor must make to, or on behalf of, the workers.

For use of equipment owned by the Contractor, the rental rates therefore shall be based upon the current prices prevailing in the locality, not to exceed the rates promulgated by the California (State) Department of Transportation in effect at the time the work was performed.

It is understood that labor, materials, and equipment may be furnished by the Contractor, or by the subcontractor, or by others on behalf of the Contractor. When the work is performed by other than the Contractor's organization, the Contractor shall reach an agreement with such other forces as to the distribution of payments made for such, and no additional payment therefore will be made by the City.

When Force Account work is performed by a bona fide and approved subcontractor, the negotiated fixed fee markup is limited to ten percent (10%) for the subcontractor, and five percent (5%) for the prime Contractor, on the performing subcontractor's actual costs, and no markup will be allowed for any intermediary subcontractor between the performing subcontractor and the prime Contractor.

All labor furnished on Force Account work shall be adjusted daily upon report sheets, furnished by the Contractor and signed by both parties, which daily report sheets hall thereafter by considered the true record of Force Account labor provided.

In order that a proper estimate may be made by the Engineer of the net cost of labor and materials entered into Force Account work, in accordance with the procedure hereinbefore stated, the Contractor shall furnish weekly an itemized statement of materials and labor supplied together with the cost of such material and the wages paid, and shall furnish vouchers for quantities and prices of such labor, material, or work. In case the Contractor fails to comply with the above provisions, he shall have no claim for compensation against the City.

City reserves the right to contract with any person or firm other than the Contractor for any or all extra work. The Contractor's attention is especially called to the fact that he shall be entitled to no claim for damages for anticipated profits on any portions of work that may be awarded to others.

When the Contractor considers that any changes ordered involve extra work that the Engineer has not recognized as such, he shall immediately notify the Engineer in writing as to when and where alleged extra work is to be performed. If the Engineer directs by written order that the alleged extra work be performed, the Contractor shall comply, and shall make claim for compensation therefore each month not later than the 20th day of the month during which the work claimed to be extra work was performed, and he shall submit a weekly complete statement

of materials used and expenses incurred on account of extra work performed, showing allocation of all materials and expenses. All such claims shall state the date of the Engineer's written order.

Unless such notification is made in writing and unless complete statements of materials used and expenses incurred on account of such alleged extra work are furnished as above required, the Contractor shall not be entitled to consideration for payment for alleged extra work, and any future claims for compensation for such alleged extra work shall be invalidated.

G.C. 9 BRAND OR TRADE NAME - SUBSTITUTE OF EQUALS

Reference is made in Section 3400 of the California Public Contracts Code, which is by this reference incorporated herein with like effect as if here set forth in full.

If a potential bidder believes he knows of an equal to a specified brand or trade name which is not mentioned in the Contract Documents, then such potential bidder may so advise the Engineer of such fact, giving all relevant information. If appropriate, an Addendum will be issued as to the alleged equal provided that such issuance may be accomplished at least 5 days before the time fixed for opening bids.

Unless the subject article or product is expressly designated for matching others in use in a particular public improvement either completed or in the course of completion, any bidder may, as part of its bid proposal, include a request for substitution of an item equal to any specified brand or trade name. At the preconstruction meeting, the Contractor may submit to the Engineer data substantiating such a request, and the difference, if any, in cost. The Engineer shall promptly investigate the request and make a recommendation to the City as to equality.

The City shall promptly determine where the substitute is equal in every respect to the item specified, and approve or deny the request accordingly, and shall notify the Engineer of the determination made, who shall advise the Contractor in writing of the decision. Unless the request is granted, substitution will not be permitted. In accordance with Section 3400 of the California Public Contracts Code, the Contractor shall be provided a period of not less than 35 days after the award of contract for submission of data substantiating a request for a substitution of "an equal" item.

Nothing herein shall authorize a change in the Contract price or prevent the use of change order in the manner provided elsewhere in the Contract Documents.

G.C. 10 FINAL INSPECTION, ACCEPTANCE AND NOTICE OF COMPLETION

Upon written notice from the Contractor that the entire work required by the Contract Documents is complete and that all submittals required by him are made, and after the Contractor has delivered the bonds, certificates of inspection, proof of insurance, guarantees, warranties, releases, and other documents, all as required by the Contract Documents or by law, a post construction conference will be held to review the work and resolve any unsettled matters. Present at the conference shall be the Engineer, the Inspector, the Contractor, and the Contractor's Superintendent. Following this conference, Engineer will make a final inspection, the Contractor, and the City will notify the Contractor in writing of any deficiencies in the submittals and other documents required of him. The Contractor promptly shall make such corrections as are necessary to remedy all defects or deficiencies. After the Contract has

completed any such corrections to the satisfaction of the City, the City will issue a written final acceptance of the work and file any notice of completion required by law or otherwise.

Final Inspection will be in two phases: a semi-final inspection by the Construction Inspector and the Contractor; and a final inspection, including representatives of the City, the Contractor, and any State or County agency. At the conclusion of the semi-final inspection, the Construction Inspector will provide the Contractor, in writing, a "punch list" of items requiring completion of remedial work. The Contractor shall rectify all matters on the "punch list" before making his formal request, in writing, for Final Inspection. Upon completion of the final inspection, if further completion or remedial work is determined to be necessary, the Engineer shall transmit to the Contractor a final list of items for remedial attention. After final inspection, the City Council will adopt a resolution determining that the contract work, or designated phases thereof, is substantially complete and is accepted.

G.C. 11 GUARANTEE AND WARRANTY OF WORK

The Contractor shall submit all products and materials to be used to the Engineer for approval. The Contractor shall provide a list of submittals at the pre-construction conference.

Notwithstanding inspections and acceptance by the City of work furnished under this contract, the Contractor warrants to the City that all materials and equipment furnished under the contract, including that provided pursuant to change orders, will be of good quality and new, that the work will be free from defects in material or workmanship and that the work will conform to the requirements of the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective.

This warranty by the Contractor is in addition to any warranties or guarantees required by the special provisions or technical specifications for specified items of equipment or materials. This warranty shall be in effect notwithstanding any disclaimers, or limiting or conditional terms contained such separate warranties furnished by manufacturers or suppliers.

If, within one year after the date of final acceptance of the work by the City, any of the work is found not to be in accordance with the Contract Documents the Contractor shall correct it promptly after written notice from the City to do so, and pay for any damage to other property resulting from such non-conforming work. If the Contractor fails to make the repairs or replacements promptly, or in any emergency when delay could cause risk or damage or loss, the City may have the non-conforming work removed, replaced or corrected at the expense of the Contractor and his surety. If the amount of the performance bond is insufficient to cover such work, the Contractor shall be liable to pay any such deficiency on demand by the City. Nonconforming work which is remedied under this Section shall be subject to an extended warranty obligation for a period of one year after the non-conforming work has been remedied.

All workmanship performed, and materials/equipment installed, as part of this contract shall be guaranteed for a period of one year, commencing upon issuance of the Notice of Completion for the work under this contract.

G.C. 12 CITY'S RIGHT TO STOP WORK OR TERMINATE THE CONTRACT

The City, without prejudice to such other right, remedy or relief it may be entitled to, may by giving ten (10) days notice to the Contractor, terminate the employment of the Contractor and it his right to proceed, if:

A. The Contractor shall be adjudged bankrupt or make an assignment for the benefit of creditors.

B. A receiver or liquidator is appointed for the Contractor or any of its property.

C. The Contractor shall refuse or fail after Notice of Warning from the City by the Engineer to supply sufficient properly skilled workmen or suitable materials.

D. The Contractor fails to prosecute the work with such diligence as will insure its completion within the stipulated time period.

E. The Contractor shall fail to make payments to persons supplying labor or materials for the work.

F. The Contractor does not comply with applicable law or instructions of the Engineer.

G. The Contractor is otherwise guilty of a substantial violation of any provision of the Contract Documents.

If the City determines that the Contractor has failed to perform any of its obligations under the Standard Contract Agreement or to otherwise comply with the Standard Contract Agreement, then, in addition to all other remedies provided by law, City may terminate the Standard Contract Agreement immediately upon written notice to the Contractor provided, however, that if the City's determination of the Contractor's failure to perform under or comply with the Standard Contract Agreement can be cured by Contractor within thirty (30) days from the date that City discovers Contractor's failure to perform or comply, then the City may provide Contractor with a notice of Contractor's failure to perform or comply and provide Contractor with a definite period of time, to be specified in the notice and not to exceed a maximum period of thirty (30) days from the date of the notice, to cure. Failure to perform or comply to City's satisfaction within the definite time period specified in the notice are grounds for termination by City.

The City Manager is empowered to terminate the Standard Contract Agreement and issue the notices provided for in this Section on behalf of City. In the event of termination, the Contractor shall immediately cease all work being performed under the Standard Contract Agreement. Termination of the Standard Contract Agreement by City shall constitute the withdrawal of any consent or authorization of City for Contractor to perform any construction or other work under the Standard Contract Agreement in the public right-of-way or on public property, excepting only that work necessary to leave all work site areas in a clean and safe condition.

The City's right to terminate may be for the entire work, or at the City's option, as to any portion thereof as to which delay shall have occurred or breach or miscompliance related, and may thereupon take possession of the entire work or portion thereof. In such case, the Contractor shall not be entitled to receive any further payment until the work is finished. If the unpaid balance shall exceed the expense of completion, and other damage, expense or loss of the City occasioned by the Contractor's failure to properly perform, the Contractor shall pay such excess. If such expense and damage exceeds the unpaid balance, the Contractor is liable to the City for the excess. If the City elects to proceed under this Section, it may take possession of and utilize in completing the work such materials, supplies, pain and equipment on site which may be

necessary or convenient for the purpose of completing the work. The City is expressly granted the right, acting via an Engineer or otherwise, to operate equipment and machinery on site for the purpose of determining whether it has a basis for proceeding under this Section.

G.C. 13 PAYMENT AND MONTHLY ESTIMATES

1. Schedules, Reports and Records As stated in Section 9-2 of the Standard Specification for Public Works Construction "Greenbook" (latest edition), the Contractor is required to submit to the Engineer for approval, a schedule of values for bid items. Lump Sum bid items are to be broken out into appropriate segments to create the schedule. This is to be integrated with the project work schedule and submittal schedule. These schedules will be used in the evaluation of Contractor Progress Payment Requests to the City.

2. Pay Period On or immediately after the first day of each month, the Contractor is to submit to the Engineer a "Request For Progress Payment." This request is to be for work performed and for materials on the site up to and including the last day of the month. The Request For Progress Payment is to be submitted on a "Payment Application and Certificate" form (CP-14).

3. Retentions Pursuant to Section 9-3.2 of the Specifications, 5 percent of each month's amount earned by the Contractor will be retained by the City until 50 percent of the contract work is completed. At that point, at the Engineer's discretion, if work is proceeding satisfactorily, retention may be discontinued except for the amount previously retained. Pursuant to Section 9-3.2 of the Standard Specification for Public Works Construction "Greenbook" (latest edition), the Contractor may elect to place sufficient acceptable securities with the City or in an escrow account, in lieu of the Engineer's retention of the funds. Earnings from such an escrow account shall accrue to the benefit of the Contractor. All procedures and documentation shall be as provided by State Law.

4. Preparation and Processing of Monthly Progress Payment Requests Each monthly progress payment shall be submitted on a copy of the form "Payment Application and Certificate" (CP-14). It shall be prepared and certified by the Contractor and submitted to the Engineer, on or immediately following the last day of the month. It shall include the Contractor's itemization, prepared in a format approved by the Engineer and including the approved schedule of values. The "Payment Application and Certificate" (Form CP-14) shall be signed by an authorized representative of the Contractor.

Preparation of the request for progress payment should be preceded by consultation between the Contractor and the Engineer to determine acceptable percentages of completion for items in the Schedule of Values for which work has been performed. The extension of the total amount due per Schedule Item should agree with the percentage of completion. This may necessitate expressing the percentage figure to four decimal places.

Pursuant to Section 9-3.3 of the Specifications, requests for payments for materials on the site shall be accompanied by invoices, bills of sale, delivery tickets or other documentation that establishes the City's title and the value of materials for which payment is requested.

Requests for payment of Change Orders authorized by the City shall be accompanied by signed daily work orders for labor, equipment and materials if performed on a time and material basis. These are to be submitted on "Cost of Work Record" forms (CP-18).

The Engineer will review the request, check all mathematical entries, percentages and extension, and when satisfactory, will transmit the Form CP-14 to the Director of Public Works with recommendation for payment. Upon approval, the Engineer will submit, the progress payment request to the City's Finance Department for payment to the contractor. Payment will then be issued to the Contractor by the City, with retention of a portion of the funds by the City, as indicated above. If a retention securities escrow account has been established, the City will make 100% payment of the approved monthly progress payment.

Upon satisfactory completion of the Contract work, and official acceptance by the City, the retained amount will be paid to the Contractor by City, or the City will authorize the release of impounded securities to the Contractor, all subject to the provisions of Section 9-3.1 of the Specifications.

G.C. 14 FAILURE TO COMPLETE THE WORK IN THE TIME AGREED UPON

It is agreed by the parties to the Contract that time is of the essence; and that in the case all the work is not completed before or upon the expiration of the time limit set forth, damage will be sustained by the City and it is, therefore, agreed that the Contractor will pay to the City as damages the amount of the actual damage as determined, due to the failure to complete the work in the time agreed upon. In addition, the City shall have the right to charge to the Contractor and to deduct from payments for the work the actual cost to the City of engineering, inspection, superintendence, and other overhead expenses, which are directly chargeable to the contract and which accrue during the period of such delay, except that the cost of final surveys and preparation of the final estimate shall not be included in such charges. The expenses and damages described above shall be deducted from any money due the Contractor under this contract; the Contractor and his sureties shall be liable for any such excess cost.

The Contractor shall not be deemed in breach of its contract and no forfeiture due to delay shall be made because of any delays in the completion of the work due to unforeseeable causes beyond the control and without the fault or negligence of the Contract, provided the Contractor requests an extension of time in accordance with the procedures set forth in Section 6-6 of the Standard Specification for Public Works Construction "Greenbook" (latest edition). Unforeseeable causes of delay beyond the control of Contractor shall include acts of God, acts of a public enemy, acts of the government, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and weather, or delays caused by failure of the City or the owner of a utility to provide for removal or relocation of existing utility. Failure of the Contractor, its agent, servants, employees, officers, subcontractors, directors, or of any party contracting to perform part or all of the work or to supply any equipment or materials shall not be excusable delays. Excusable delays (those beyond Contractor's control) shall not entitle the Contractor to any additional compensation. The sole remedy of the Contractor shall be to seek an extension of time.

G.C. 15 FINAL ACCEPTANCE, RECORDING AND PAYMENT

Upon satisfactory completion of the contractor work or designated phase thereof, and receipt, by the City, of required releases and the "Contractor's Certificate of Release and Request for Final Payment" (CP-20), the acceptance process is as follows:

1. The Engineer recommends to the City Manager and the City Council that the contract work, or designated phase thereof, is substantially complete and ready for acceptance by the City.

2. The City Council adopts a resolution determining that the contract work, or designated phases thereof, is substantially complete and is accepted. The resolution directs the City Clerk to do the following:

   (a) Issue a "Notice of Substantial Completion" (Form CP-21) to the Contractor.

   (b) File with the County Recorder of the County of San Mateo a "Notice of Completion of Contract" (Form CP-22). Filing not to occur until after certification by the Engineer to the City Clerk that all required "punchlist" items have been satisfactorily remedied by the Contractor. On the date established in the "Notice of Completion" the Contractor's required one-year warranty period will commence, and the City will assume operational responsibility for the completed facilities.

3. Upon issuance of the "Notice of Substantial Completion" to the Contractor, the City will make final payment to the Contractor of the amount remaining after deducting all prior payments and deducting all amounts to be kept or retained by City under the provisions of the contract documents.

4. If all "punch list" items have been satisfactorily remedied, then within ten days of the City Council adoption of the resolution determining the contract work, or designated phase thereof, completed and accepted, the City Clerk will file with the County Recorder the "Notice of Completion of Contract." If a "punchlist" of remedial work remains to be performed by Contractor, then provisions of Section 2.b, above, shall govern as to the time of filing the "Notice of Completion of Contract."

5. A period of thirty-five (35) calendar days will elapse from the date of filing of the "Notice of Completion of Contract" with the County Recorder before the final payments of retained amounts will be made to the contractor.

6. If no stop notices are received by the City within the stated 35-day filing period, the City will issue final payment of retained amounts for the contract work, or designated phase thereof, to the contractor. If any stop notice is received by the City within the 35-day waiting period, it will be referred to the City's legal counsel and final payment of retained amounts will be deferred or adjusted in accordance with advice of legal counsel, until such stop notice matter has been satisfactorily resolved.

G.C. 16 RESOLUTION OF DISPUTES

The City of Belmont incorporates the provisions of Chapter 1414 of the State Public Contract Code (A.B. No. 4165) as part of its plan and specifications for the resolution of construction claims through arbitration. A summary of its provisions are included in the modification to the Standard Specifications which the Contractor is directed to read. The Contractor is also directed

to review the entire Statute, Chapter 1414, Section 20207.4 and Section 20104 of the Public Contract Code.

The City's records setting forth the fair and reasonable cost of repairing, replacing, rebuilding or reasonable cost of repairing, replacing, rebuilding or restoring any damage or defects when performed by one other than the Contractor shall be binding and conclusive as to the amount thereof upon the Contractor.

G.C. 16.1 CONTRACT INTERPRETATION BY THE ENGINEER

Questions regarding the meaning and intent of the Contract Documents shall be referred in writing by the Contractor to the Engineer. The Engineer will respond to the Contractor in writing with a decision.

G.C. 16.2 CLAIMS

G.C. 16.2.1 NOTICE

If the Contractor disagrees with the Engineer's decision in G.C.16.1, Contract Interpretation by the Engineer, or in any case, where the Contractor deems additional compensation or a time extension to the contract period is due him for work or materials not covered in the contract or which the Engineer has not recognized as extra work, the Contractor shall notify the Engineer, in writing, of his intention to make claim. Claims pertaining to decisions provided in G.C.16.1 shall be filed in writing to the Engineer within five (5) days of receipt of such decision. All other claims notices for extra work shall be filed in writing to the Engineer prior to the commencement of such work. Written notice shall use the words "Notice of Potential Claim." Such Notice of Potential Claim shall state the circumstances and the reasons for the claim, but need not state the amount.

Additionally, no claim for additional compensation or extension of time for a delay will be considered unless provisions of G.C.7, Changes in the Work; G.C.8, Changes in Contract Prices; and G.C.25, Termination of Contract by Contractor of these General Conditions, are complied with. No claim filed after the date of final payment will be considered.

It is agreed that unless notice is properly given, the Contractor shall not recover costs incurred by him as a result of the alleged extra work, changed work or other situation which had proper notice been given would have given rise to a right for additional compensation. The Contractor should understand that timely notice of potential claim is of great importance to the City, and is not merely a formality. Such notice allows the City to consider preventative action, to monitor the Contractor's increased costs resulting from the situation, to marshall facts, and to plan its affairs. Such notice by the Contractor, and the fact that the Engineer has kept account of the cost as aforesaid, shall not in any way be construed as proving the validity of the claim.

G.C. 16.2.2 SUBMISSION OF CLAIM COSTS

Within thirty (30) days after the last cost of work for which the Contractor contends additional compensation is due, but if costs are incurred over a span of more than 30 days, then within fifteen (15) days after the thirtieth day and every month thereafter, the Contractor shall submit to the Engineer the costs incurred for the claimed matter. Claims shall be made in itemized detail satisfactory to the Engineer in content, detail and format of presentation. If the additional costs

are in any respect not knowable with certainty, they shall be estimated. If the claim is found to be just, it shall be allowed and paid for as provided in G.C.7, Changes in the Work.

G.C. 16.2.3 CLAIM MEETINGS

From time to time the Engineer may call special meetings to discuss outstanding claims. The Contractor shall cooperate and attend, prepared to discuss outstanding claims, making available the personnel necessary for claim resolution, and providing documents reasonably requested by the Engineer.

G.C. 16.3 RESOLUTION OF CLAIMS

For all contracts awarded during the effective dates of Public Contract Code Section 20104, where claims cannot be resolved between the parties, claims for three hundred and seventy-five thousand ($375,000) or less shall be resolved pursuant to the provisions of that code section, which is summarized in G.C.16.3.1 and 16.3.4 are applicable; however, G.C.16.3.5, Civil Action for claims less than $375,000 is not applicable.

G.C. 16.3.1 CLAIMS LESS THAN $50,000

1. For claims of less than fifty thousand dollars ($50,000), the Engineer shall respond in writing to written claims within 45 days of receipt of the claim in G.C.16.2, Claims, or may request, in writing, within 30 days of receipt of the claim, any additional documentation supporting the claim or relating to defenses or claims the City may have against the Contractor.

2. If additional information is thereafter required, it shall be requested and provided pursuant to this section, upon mutual agreement of the City and the Contractor.

3. The Engineer's written response to the claim, as further documents, shall be submitted to the Contractor within 15 days after receipt of the further documentation or within a period of time no greater than that taken by the Contractor in producing the additional information, whichever is greater.

G.C. 16.3.2 CLAIMS GREATER THAN $50,000

1. For claims of over fifty thousand dollars ($50,000), the Engineer shall respond in writing to all written claims within 60 days of receipt of the claim in G.C.16.2, Claims, or may request, in writing, within 30 days of receipt of claim, any additional documentation supporting the claim or relating to defenses or claims the City may have against the Contractor.

2. If additional information is thereafter required, it shall be requested and provided pursuant to this paragraph, upon mutual agreement of the City and the Contractor.

3. The Engineer's written response to the claim, as further documented, shall be submitted to the Contractor within 30 days after receipt of the further documentation, or within a period of time no greater than that taken by the Contractor in producing the additional information or requested documentation, whichever is greater.

G.C. 16.3.3 CLAIM CONFERENCE

If the Contractor disputes the Engineer's written response, or if the Engineer fails to respond within the time prescribed, the Contractor may so notify the City, in writing, either within 15 days of receipt of the Engineer's response or within 15 days of the Engineer's failure to respond within the time prescribed, respectively, and demand an informal conference to meet and confer for settlement of the issues in dispute. Upon a demand, the City shall schedule a meet and conference within 30 days for settlement of the dispute.

G.C. 16.3.4 CLAIM FILING

If following the meet and conference described in G.C.16.3.3, Claim Conference, the claim or any portion remains in dispute, the Contractor may file a claim pursuant to Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the Government Code. For purposes of those provisions, the running of the period time within which a claim must be filed shall be tolled from the time the Contractor submits his or her written claim pursuant to G.C.16.2, Claims, until the time the claim is denied, including any period of time utilized by the meet and conference.

G.C. 16.3.5 CIVIL ACTIONS FOR CLAIMS LESS THAN $375,000

The following procedures are established for all civil actions filed to resolve claims for less than three hundred seventy five thousand dollars ($375,000).

1. Within 60 days, but not earlier than 30 days, following the filing or responsive pleading, the court shall submit the matter to non-binding mediation unless waived by mutual stipulation of both parties. The mediation process shall provide for the selection within 15 days by both parties of a disinterested third person as mediator, shall be commenced within 30 days of the submittal, and shall be concluded within 15 days from the commencement of the mediation unless a time requirement is extended upon a good cause showing to the court.

2. If the matter remains in dispute, the case shall be submitted to judicial arbitration pursuant to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, notwithstanding Section 1141.11 of that Code. The Civil Discovery Act of 1986 (Article 3 (commencing with Section 2016) of Chapter 3 of Title 3 of Part 4 of the Code of Civil Procedure) shall apply to any proceeding brought under this subdivision consistent with the rules pertaining to judicial arbitration.

3. In addition to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, (A) arbitrators shall, when possible, be experienced in construction law, and (b) any party appealing an arbitration award who does not obtain a more favorable judgment shall, in addition to payment of costs and fees under the chapter, also pay the attorney's fees on appeal of the other party.

G.C. 16.3.6 UNRESOLVED ISSUES

Unless this contract provides otherwise, all claims, counterclaims, disputes, and other matters in question between the City and the Contractor that are not resolved between the City and the Contractor and are not governed by Public Contract Code 20104 shall be decided by a court of competent jurisdiction. Arbitration shall not be used for resolution of these disputes. Should

either party to this Agreement bring legal action against the other, the case shall be handled in the California County where the work is being performed.

G.C. 16.4 RECORDS OF DISPUTED WORK

In proceeding with a disputed portion of the work, the Contractor shall keep accurate records of its costs and shall make available, to the Engineer, a daily summary of the hours and classification of equipment and labor utilized on the disputed work, as well as a summary of any materials or any specialized services which are used. Such information shall be submitted to the Engineer on a monthly basis, receipt of which shall not be construed as an authorization for or acceptance of the disputed work.

G.C. 17 DOCUMENTS OF CONTRACTOR

Upon demand, the Contractor shall make available to the City all documents in its possession relevant to the work accomplished or to be accomplished or any demand or claim of the Contractor as to the City. This includes copies of documents sent by the Contractor to others relevant to the work. The Contractor shall further make available to the City conformed copies of all documents submitted to the sureties who executed indemnification made to such surety by others for such purpose. The Contractor shall maintain in its possession all documents to the work for three years after Notice of Completion.

G.C. 18 PROJECT SAFETY AND RESPONSIBILITY OF CONTRACTOR TO ACT IN AN EMERGENCY

The Contractor shall take all responsible precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to:

1. All employees on the work and all other persons and organizations who may be affected thereby.
2. All the work and all materials and equipment to be incorporated therein, whether in storage on or off the site, under the care, custody or control of the Contractor of any of its subcontractors or sub-subcontractors.
3. Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structure and utilities not designated for removal, relocation, or replacement in the course of construction.
4. Vehicular and pedestrian traffic on or near the project site. These requirements shall apply continuously and not be limited to normal working hours.

The Contractor shall give all notice and comply with all applicable laws, ordinances, rules, regulations and lawful orders of any public authority bearing on the safety of persons or property or their protection from damage, injury or loss. Except where otherwise expressly required by applicable laws, the City may monitor the Contractor's compliance with any laws or regulations.

The Contractor shall erect and maintain, as required by existing conditions and progress of the work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and uses of adjacent utilities.

Full compensation for the work involved in carrying out the safety precautions shall be considered as included in the various items of work and no additional payment will be made therefor.

In case of an emergency which threatens loss or injury to property or life, the Contractor shall act without previous instructions as the situation may warrant. The Contractor shall notify the Engineer immediately thereafter. Any compensation for emergency work claimed by the Contractor, together with substantiating documentation, shall be submitted to the City via the Engineer.

G.C. 19 LABOR CODE

A. Public Works. The services to be performed under this contract are for "public works" within the meaning of Labor Code Section 1720. The Contractor must comply with the requirements applicable to public works contractors as contained in Chapter 1, Part 7, Division 2 of the California Labor Code (commencing with Section 1720) and as set forth in this section. *This contract is subject to compliance monitoring and enforcement by the Department of Industrial Relations.*

B. Hours of Labor. As required by Labor Code Section 1810 and 1813, the parties stipulate as follows. Eight hours labor constitutes a legal day's work. The Contractor shall forfeit, as penalty to the City, $25 for each workman employed in the performance of the Contract by the Contractor or by any subcontractor under him for each calendar day during which such workman is required or permitted to work more than eight hours in any one day and 40 hours in any one calendar week in violation of Labor Code Sections 1810 to 1815, except that work performed by employees of the Contractor in excess of eight hours per day and 40 hours during any one week shall be permitted upon compensation for all hours worked in excess of eight hours per day at not less than one-and-one-half times the basic rate of pay.

C. Prevailing Wage. Contractor must comply with the prevailing wage requirements of Labor Code Sections 1720 to 1780. D. Wage Rates.

1. In accordance with Labor Code Section 1773.2, the City has obtained from the Director of the California Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which the work is to be performed for each craft, classification, or type of worker needed to execute the contract, a copy of which is hereby incorporated by reference. Copies of the prevailing rates of per diem wages are on file in City's office and are available to any interested party.

2. The Contractor must post a copy of the prevailing rate of per diem wages at each job site.

3. The term "per diem wages" is defined in Labor Code Section 1773.1. E. Failure to Pay Prevailing Wages.

1. In accordance with Labor Code Section 1775, the Contractor will forfeit as a penalty to the City an amount determined by the Labor Commissioner under Section 1775 for each calendar day or portion thereof for each workman paid less than stipulated prevailing wage

rates for such work or craft in which such worker is employed for any work done under the Contract by the Contractor or by any subcontractor under the Contractor in violation of the provisions of the Labor Code.

2. As required by Labor Code Section 1775, the parties stipulate that the contractor and subcontractors must comply with Section 1775, and in the event of non-compliance with payment of prevailing wages to workers, the contractor or subcontractor must pay the difference between the prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the prevailing wage rate to each worker.

3. The City will not recognize any claim for additional compensation because of the payment by the Contractor of any wage rate in excess of the prevailing wage rate set forth in the Contract. The possibility of wage increases is one of the elements to be considered by the Contractor in determining his bid, and will not under any circumstances be considered as the basis of a claim against the City on the Contract. F. Payroll Records.

1. The Contractor and each subcontractor must comply with Labor Code Section 1776 and all requirements of contractors stated therein for the maintenance, inspection and certification of payroll records.

2. *The Contractor and each subcontractor must furnish electronic certified payroll records directly to the Labor Commissioner.*

3. The Contract and each subcontractor must furnish certified payroll records to the City with each progress payment request.

4. The Contractor and each subcontractor who fails to timely furnish payroll records or make the records available for inspection will forfeit to the City the penalty for noncompliance set forth in Labor Code Section 1776 for their respective failure.

G. Apprentices. This subsection applies to contracts for Public Works involving $30,000 or more.

1. The contractor and each subcontractor must comply with the requirements for employment and compensation of apprentices as set for in Labor Code Section 1777.5. The prime Contractor is responsible for compliance with Labor Code Section 1777.5 for all apprenticeable occupations.

2. As required by Labor Code Section 1773.3, the City will send notice of the award of this Contract to the Division of Apprenticeship Standards within five days after award.

H. Discrimination. The contractor and each subcontractor must comply with the antidiscrimination requirements of Labor Code Section 1777.6. I. Worker's Compensation.

1. In accordance Labor Code Section 1860, the contractor and each subcontractor must secure the payment of workers' compensation for their employees as required by Labor Code Section 3700.

2. Before performing the work, the Contractor must sign and file with the City, the certification required by Labor Code Section 1861.

J. Excavation Plans. As required by Labor Code Section 6705, for all public works projects in excess of $25,000 that involve excavation or trenching to a depth of five feet or more, the Contractor must submit a detailed plan showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation or trenching. The plan must comply with the following provisions.

1. If the plan varies from the shoring system standards, the plan must be prepared by a registered civil or structural engineer.

2. A note must be included on the plan by the registered civil or structural engineer certifying that the plan complies with the CAL OSHA Construction Safety Orders or that the plan is not less effective than the shoring, bracing, sloping, or other provision of the Construction Safety Orders.

3. If the Engineer has investigated subsurface conditions in area where the work is to be performed, these investigations are identified in the Special Provisions and the records of the investigations are available for inspection in the Public Works Department. The plan will not be accepted by the City if the plan is based on subsurface conditions which are more favorable than those revealed by the Engineer's investigations, or if the plan is based on soils related design criteria which is less restrictive than the criteria set forth in the Engineer's report of investigations or subsurface conditions.

4. The detailed plan must include surcharge loads for nearby embankments and structures for spoil banks and for construction equipment and other construction loadings. The plan must indicate for all trench conditions, the minimum horizontal distances from the side of the trench at its top to the near side of the surcharge loads.

5. Nothing contained in this Section shall be construed to impose tort liability on the City or any of its employees or to relieve the Contractor of the full responsibility for providing shoring, bracing, sloping, or other provisions which are adequate for worker protection.

K. Subcontractor Eligibility**.** Contractor acknowledges that under Public Contract Code Section 6109 no contractor or subcontractor who is ineligible to bid or work on, or be awarded, a public works project under Labor Code Section 1777.1 or 1777.7 may bid on, be awarded, or perform work as a subcontractor on, a public works project. Contractor is prohibited from performing work on a public works project with a subcontractor who is ineligible to perform work on the public works project under Labor Code Section 1777.1 or 1777.7.

G.C. 20 SUPERVISION BY CONTRACTOR

The Contractor will supervise and direct the work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the work in accordance with the Contract Documents. The Contractor will be solely responsible for the means, methods, techniques, sequences and procedures of construction. The Contractor shall be responsible to see that the finished work complies accurately with the Contract Documents. The Contractor will employ and maintain on the work site a qualified supervisor or superintendent

who shall have been designated in writing by the Contractor as the Contractor's representative at the site. The supervisor shall have full authority to act on behalf of the Contractor and all communications given to the supervisor shall be as binding as if given to the Contractor. The supervisor shall be present on the work site at all times as required to perform adequate supervision and coordination of the work. The Contractor shall not change job supervisor without written approval of the Engineer. Full compensation for conforming to the requirements of this Section shall be considered included in the contract prices paid for the various items of work and no additional compensation shall be allowed therefore.

G.C. 21 ALTERNATIVE METHODS OF CONSTRUCTION

Whenever the Contract Documents provide more than one method of construction or more than one specified type of construction equipment may be used to perform portions of the work and the Contract Documents leave the selection of the method of construction or the type of equipment to be used up to the Contractor, it is understood that the City does not guarantee that every such method of construction or the type of equipment can be successfully used throughout all or any part of any project. It shall be the Contractor's responsibility to select and use the alternative or alternatives which will satisfactorily perform the work under the conditions encountered. In the event some of the alternatives on any project or equipment specified cannot be utilized, the Contractor shall be responsible for completing the work in a satisfactory and workmanlike manner to provide the intended service and full compensation for any additional cost involved shall be considered as included in the contract price paid for the item of work involved and no additional compensation will be allowed therefore.

G.C. 22 PROJECT APPEARANCE

The Contractor shall maintain a neat appearance of the work. In any area visible to the public, broken concrete and debris developed during clearing and grubbing shall be disposed of concurrently with its removal. If stockpiling is necessary, the material shall be removed or disposed weekly.

Full compensation for conforming to the provisions in this Section not otherwise provided for shall be considered as included in prices paid for the various contract items of work involved and no additional compensation will be allowed therefore.

G.C. 23 INSURANCE HOLD HARMLESS

The Contractor shall, before the commencement of work herein specified, procure and maintain in full force and effect during the life of the contract, at its sole expense, insurance as described in Section 14 of the Construction Agreement.

G.C. 24 EQUAL EMPLOYMENT OPPORTUNITY

General: The Contractor shall not discriminate in its recruiting, hiring, promotion, demotion or termination practices on the basis of race, religious creed, color, national origin, ancestry, sex, age, physical handicap, medical condition, or marital status in the performance of this Contract and shall comply with the provisions of the California Fair Employment and Housing Act (commencing with Section 12900 of the Government Code), Federal Executive Order No. 11246 (30 Federal Register 12319), as amended, and all administrative rules and regulations issued pursuant to said Acts and Order. See particularly 41 Code of Federal Regulation (CFR) Chapter 60.

The Contractor shall require each of its subcontractors to comply with the preceding paragraph and shall include in each subcontract language similar to the preceding paragraph.
Each bidder shall submit with the bid proposal a fully executed Certificate of NonDiscrimination by Contractors. Bids will not be considered unless accompanied by the completed Certificate.

A. Transactions of $10,000 and Less

1. Contracts and subcontracts not exceeding $10,000 are exempt from the requirements of this clause.
2. No Contractor or subcontractor shall procure supplied and/or services in less than usual quantities to avoid applicability of the Equal Opportunity Clause. With respect to contracts and subcontracts for indefinite quantities, the Equal Opportunity Clause shall apply unless it is determined by the City that the amount to be ordered in any one year under such contract reasonably will be expected not to exceed $10,000.

B. Transactions in Excess of $10,000, but Less Than $50,000

1. Each prime contractor shall certify that it has in effect an affirmative action plan and agrees to comply with all state and federal laws and regulations concerning Fair Employment Practices.
2. The contractor shall maintain a written copy of its affirmative action plan and will furnish a copy to the City upon request by the City. The City reserves the right, during the life of this Contract, to require the contractor to complete an affirmative action compliance report furnished by the City setting definite goals and timetables and indicating progress in meeting the goals.

C. Transactions of $50,000 or More

1. Each prime contractor who has fifty or more employees and a contract of $50,000 or more shall develop and submit to the City within thirty days of award a written affirmative action compliance program including definite goals and timetables with proposed dates of compliance. The prime contractor shall make, as a condition of its subcontract, the same requirement of each subcontractor who has fifty or more employees and a subcontract of $50,000 or more. Each contractor shall include in its affirmative action compliance program a complete table of its employees' job classifications. This table must include, but need to be limited to, job titles, duties and rates of pay.
2. The contractor agrees to permit access to its records or employment advertisement, application forms and other pertinent data and records by the City or its designee and any state or federal agency having jurisdiction for the purposes of investigation to ascertain compliance with the Fair Employment Practices section of this contract.
3. The City shall have the right to assign an affirmative action representative to monitor the conduct of the contractor and subcontractors under this contract. The affirmative action representative shall have the right to enter the construction or manufacturing site to obtain information from persons performing work on the project, providing such inspection shall not in any way interfere with the progress of the work under contract.

G.C. 25 TERMINATION OF CONTRACT BY CONTRACTOR

The Contractor may terminate the contract upon ten (10) days calendar day's written notice to the City whenever (1) the entire work has been suspended in accordance with these provisions for sixty (60) consecutive calendar days through no fault or negligence of the Contractor, and notice to resume work or to terminate the contract has not been received from the City within this time period; or (2) the City should fail to pay the Contractor any substantial sums due it in accordance with the terms of the contract and within the time limits prescribed. In the event of such termination, the Contractor shall have no claims against the City except for those claims specifically enumerated in these provisions and determined in accordance thereof.

SPECIAL PROVISIONS

CITY OF BELMONT
City Contract Number 2025-637
2025 Pavement Project

Unless otherwise noted, Section Numbers used in these Special Provisions refer to corresponding Sections in the State of California Department of Transportation 2018 Standard Specifications ("Caltrans Standard Specifications").

Where noted, certain other Section Numbers used in these Special Provisions refer to corresponding Sections in "The GREENBOOK" Standard Specifications for Public Works Construction, 2018 Edition.

If General Conditions conflict with these Special Provisions, these Special Provisions and Technical Specifications shall prevail.

Full compensation for actions taken by the Contractor in order to comply with public health orders or advisories issued by local, County, State, or Federal government agencies shall be considered as included in the contract prices paid for the various items of work involved and no additional compensation will be allowed therefor The Health Orders can be accessed at the San Mateo County website at https://www.smchealth.org/coronavirus .

S.P. 2-6 WORK TO BE DONE

The Contractor shall furnish all materials, equipment, tools, labor and incidentals necessary to complete the work shown on the plans and described in the specifications in a satisfactory and workmanlike manner, as more particularly described herein. The Contractor shall declare any extra work at the time and may proceed with this work only after engineer's change order has been approved in writing by the Director of Public Works.

Bid Item No.1: Mobilization

Sanitary restroom facilities shall be provided and maintained, by the Contractor, on the project site. The Contractor's proposed locations for restroom facilities shall be reviewed with the Engineer prior to delivery of the restroom facility. If the Contractor and/or subcontractors are working at multiple sites simultaneously, then a restroom facility will be required at each site. Failure to provide sanitary restroom facilities is grounds for suspension of work. Contractor shall note that the count of working days will continue.

The City will provide Measure I and Senate Bill (SB) 1 signage for the Contractor to advertise the construction project and to show that tax dollars are used for this project. Contractor is to place these signs on barricades and/or traffic control equipment at the edges of construction site(s). Signage is to move as Contractor works on various streets.

Measurement and Payment

The contract lump sum price paid for **"Mobilization"** will include all costs associated with insurance, bonds, required permits and fees, shop drawings, mobilization, demobilization, preparation of the Project schedule, notifications, the Project phasing, supervision, coordination of concurrent work with other Contractors, meetings, and "as-built" plans required to perform the work indicated in the Plans and Specifications.

Price for mobilization will not exceed three percent (6.5%) of the total bid items, exclusive of the cost for Mobilization.

Payment will be made as follows:

a) Fifty percent (50%) of the total amount bid for Mobilization will be paid with the first progress payment after at least five percent (5%) of the original contract amount for other items of work has been performed.

b) When at least ten percent (10%) of the original contract amount for other items of work has been performed, an amount will be included in the next monthly progress payment to increase the total amount of Mobilization paid to seventy-five percent (75%) of the total amount bid for Mobilization.

c) When at least twenty percent (20%) of the original contract amount for other items of work has been performed, an amount will be included in the next monthly progress payment to increase the total amount of Mobilization paid to ninety percent (90%) of the total amount bid for Mobilization.

d) Upon substantial completion, one hundred percent (100%) of the remaining contract price paid for Mobilization will be included in the estimate for payment.

The Contract lump sum price paid for **"Mobilization"** shall include full compensation for furnishing all labor, supervision, materials, tools, equipment and incidentals, and for all the work involved in mobilization, including, but not limited to, furnishing all specified contract bonds and insurance certificates, required project forms, public notification, transporting equipment, establishing a storage area, sanitary restroom facilities, and all other work as specified in the Caltrans Standard Specifications Section 7 and these Special Provisions and as direct by the Engineer. No Additional compensation will be allowed therefore. This item shall also include all costs necessary to demobilize at the conclusion of all work. This item may be paid in installments as determined by the Engineer.

Reference TS 2 Mobilization, Bonds, and Insurance

Bid Item No.2: Traffic Control

The Contractor shall provide a final traffic control and detour plan **ten (10) calendar days prior to pre-construction conference** and receive approval from the Engineer prior to commencement of work. The plan shall be in accordance with the Caltrans Standard Specifications, Sections 7-1.03 "Public Convenience", 7-1.04 "Public Safety", and 12 "Temporary Traffic Control".

Measurement and Payment

The contract lump sum price paid for "**Traffic Control"** will include full compensation for furnishing all labor, materials, tools, equipment, transportation, and incidentals and for doing all work involved in maintaining and controlling traffic, complete in place, including changeable message signs, as specified in the Standard Specifications and these Special Provisions.

Payment will be made as follows:

a. Fifty percent (50%) of the total amount bid for Maintaining and Controlling Traffic will be paid with the first progress payment after at least five percent (5%) of the original contract amount for other items of work has been performed.

b. When at least ten percent (10%) of the original contract amount for other items of work has been performed, an amount will be included in the next monthly progress payment to increase the total amount of Maintaining and Controlling Traffic paid to seventy-five percent (75%) of the total amount bid for Maintaining and Controlling Traffic.

c. When at least twenty percent (20%) of the original contract amount for other items of work has been performed, an amount will be included in the next monthly progress payment to increase the total amount of Maintaining and Controlling Traffic paid to ninety percent (90%) of the total amount bid for Maintaining and Controlling Traffic.

d. Upon substantial completion, one hundred percent (100%) of the remaining contract price paid for Maintaining and Controlling Traffic will be included in the estimate for payment.

Reference TS 3 Traffic Control

Bid Item No.3: Stormwater Pollution Control Program

Measurement and Payment

The contract lump sum price paid for **"Water Pollution Control Program"** will include but not be limited to all costs associated with installation, maintaining, removal of BMPs, and record keeping and reporting as required by the latest regulations. Payment will be made as follows:

a. Fifty percent (50%) of the total amount bid for Implement BMP Plan and Maintain BMPs will be paid with the first progress payment after at least five percent (5%) of the original contract amount for other items of work has been performed.

b. When at least ten percent (10%) of the original contract amount for other items of work has been performed, an amount will be included in the next monthly progress payment to increase the total amount of Implement BMP

Plan and Maintain BMPs paid to seventy-five percent (75%) of the total amount bid for Implement BMP Plan and Maintain BMPs.

c. When at least twenty percent (20%) of the original contract amount for other items of work has been performed, an amount will be included in the next monthly progress payment to increase the total amount of Implement BMP Plan and Maintain BMPs paid to ninety percent (90%) of the total amount bid for Implement BMP Plan and Maintain BMPs.

d. Upon substantial completion, one hundred percent (100%) of the remaining contract price paid for Implement BMP Plan and Maintain BMPs will be included in the estimate for payment.

e. Owner Project Manager will retain an amount equal to 25% of the estimated value of the contract work performed during estimate periods in that Contractor fails to conform to the provisions in this section, "Water Pollution Control," as determined by Owner Environmental Specialist. Owner Environmental Specialist will inspect the work areas weekly or as required, and the deficient item list will be issued if correction(s) is/are needed. Corrections shall be made within three (3) working days. Once the deficient item is corrected and approved by Owner Environmental Specialist, the withheld money will be released to Contractor.

Reference TS 4 Water Pollution Control

Bid Item No.4: 3/8" HMA Type A (PG 64-10)
Bid Item No.5: 1/2" HMA Type A (PG 64-10)

Measurement and Payment

The contract unit prices paid per ton for **"3/8" HMA Type A (PG 64-10)"** and **"1/2" HMA Type A (PG 64-10)"** will be measured via material delivery tickets, minus any wasted or unused HMA material, and will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in "Hot Mix Asphalt", complete in place, including furnishing, placing and compacting Hot Mix Asphalt (HMA); Job Mix Formula (JMF) and Quality Control Plan (QCP) preparation; production and testing costs for HMA verification, quality control testing, and core densities; surface preparation; tack coat; constructing and removing temporary transitions; layout; and cleanup, as shown on the plans, as specified in the Standard Specification and these special provisions, and as directed by the Engineer.

Material delivery tickets (tags) shall be submitted daily by the Contractor to the City. The City does not pay for HMA tonnage when tags are missing and not provided to the City on the day the material is placed.

Section 9-1.06B, "Increases of More Than 25 Percent," and Section 9-1.06C, "Decreases of More Than 25 Percent," of the State Standards will not apply to the bid items related to hot mix asphalt (HMA).

Reference TS 13 Hot Mix Asphalt (HMA)

Bid Item No.6: Cold Plane 2-1/2”
Bid Item No.7: Cold Plane 4”
Bid Item No.8: Cold Plane 5-1/2”
Bid Item No.9: Cold Plane 6”

Measurement and Payment

The contract unit price paid per linear foot for ‘**Cold Plane 2-1/2”**’, ‘**Cold Plane 4”**’, ‘**Cold Plane 5-1/2”**’, and ‘**Cold Plane 6”**’, will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in Cold Planing, complete in place, including removing and disposing of all planed materials within existing gutter pans, above the existing gutter lips and to the depths required, as shown on the plans, as specified in the Standard Specifications and in these special provisions, and as directed by the Engineer.

Cold planing required for areas of Remove and Replace HMA shall be included in the price paid for those items, and no additional compensation will be allowed.

Reference TS 12 Cold Planing

Bid Item No.10: Remove & Replace 4” HMA
Bid Item No.11: Remove & Replace 4-1/2” HMA
Bid Item No.12: Remove & Replace 5” HMA
Bid Item No.13: Remove, Regrade & Recompact Subgrade, Place 3" HMA
Bid Item No.14: Remove, Regrade & Recompact Subgrade, Place 6" HMA
Bid Item No.15: HMA Conform
Bid Item No.16: 6” Deep Lift Stabilization (Allowance)

Measurement and Payment

The contract unit price paid per square foot for **“Remove & Replace 4” HMA”**, **“Remove & Replace 4-1/2” HMA”, “Remove & Replace 5” HMA”, “Remove, Regrade & Recompact Subgrade, Place 3” HMA”, “Remove, Regrade & Recompact Subgrade, Place 6” HMA”, “HMA Conform”,** and **“6” Deep Lift Stabilization (Allowance)”** will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in Remove & Replace HMA, complete in place, including layout; cold planing, excavation, removal, off-haul and disposal of all asphalt, concrete, paving fabric, aggregate base, subgrade and/or unsuitable materials; proof rolling; tack coat; furnishing, placing and compacting HMA; and clean-up as shown on the plans, as specified in the Standard Specifications and in these special provisions, and as directed by the Engineer.

Quantities for Remove and Replace HMA and 6” Deep Lift Stabilization (Allowance) must be approved by the Engineer prior to commencing removal operations. The City

does not pay for remove and replace HMA areas that have not been approved by the Engineer in advance of any work.

Payment for **"6" Deep Lift Stabilization (Allowance)"** will only be made on an allowance basis and only for the work completed with prior approval from Engineer. The Contractor shall have no claim to that portion of the allowance which is not necessary for the project.

Sections 9-1.06B "Increases of More Than 25 Percent" and 9-1.06C "Decreases of More Than 25 Percent" do not apply to the bid items related to remove and replace HMA.

Reference TS 14 Remove and Replace Hot Mix Asphalt (HMA)

Bid Item No.17: Keycut A1 (6', 1-3/4")
Bid Item No.18: Keycut A2 (6', 2")
Bid Item No.19: Keycut A3 (6', 2-1/2")
Bid Item No.20: Keycut A4 (6', 3")
Bid Item No.21: Keycut B1 (20', 2-1/4")
Bid Item No.22: Keycut B2 (20', 2-1/2")
Bid Item No.23: Keycut B3 (20', 3")
Bid Item No.24: Keycut B4 (20', 2")

Measurement and Payment

The contract unit price paid per linear foot for **"Keycut A1 (6', 1-3/4")"**, **"Keycut A2 (6', 2"), "Keycut A3 (6', 2-1/2"), "Keycut A4 (6', 3"), "Keycut B1 (20', 2-1/4")", "Keycut B2 (20', 2-1/2")", "Keycut B3 (20', 3")",** and **"Keycut B4 (20', 2")"** will be measured along the edge of the adjacent curb, gutter, cross gutter, or pavement, and will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in Cold Planing, complete in place, including cold planing, removal and off haul or existing hot mix asphalt in gutter pans, above the lips of gutter, and to the depths required, protecting gutter infills and driveway extensions, as shown on the plans, as specified in the Standard Specifications and in these special provisions, and as directed by the Engineer.

Reference TS 12 Cold Planing

Bid Item No.25: Pulverize 9", Remove & Dispose of 3" Pulverized Material
Bid Item No.26: Cement Treat 6" Subgrade, Trim to Top of Subgrade
Bid Item No.27: Cement

Measurement and Payment

The contract unit price paid per square foot for **"Pulverize 9", Remove & Dispose of 3" Pulverized Material"** will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, providing quality control, and for doing all work involved in pulverization existing pavement structure and underlying material, removing and off-hauling the excess pulverized material, and rough grading, as shown on the Plans,

as specified in the State Standard Specifications, in these Special Provisions, and as directed by Engineer.

The contract unit price paid per square foot for **"Cement Treat 6" Subgrade, Trim to Top of Subgrade"** will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, providing quality control, and for doing all work involved in cement subgrade treatment, complete in place, including breaking-up, mixing, compacting, trimming, curing, and protecting treated subgrade, as shown on the Plans, as specified in the Standard Specifications, in these Special Provisions, and as directed by Engineer.

The contract unit price paid per ton for **"Cement"** for cement treat will be paid separately from Cement Subgrade Treatment bid items, and will include furnishing all labor, materials, tools, equipment, incidentals, and for doing all the work involved in cement placement and spreading, as shown on the project plans, as specified in the Standard Specifications, these Special Conditions, Technical Specifications, and as directed by the Engineer.

Quantity of Cement is subject to increased or decreased quantity and will be the difference between the specified theoretical quantity of cement and the quantity of cement used. Subsection 9-1.06B, "Increases of More Than 25 Percent" and subsection 9-1.06C, "Decreases of More than 25 Percent" shall not apply to the Cement bid items.

Reference TS 21 Full Depth Reclamation – Cement Treatment

Bid Item No.28: Remove & Replace PCC Sidewalk/Ramping Surface
Bid Item No.29: Remove & Replace/ Construct PCC Valley Gutter
Bid Item No.30: Remove & Replace PCC Driveway
Bid Item No.31: Install Detectable Warning Surface
Bid Item No.32: Remove & Replace PCC Curb
Bid Item No.33: Remove & Replace/ Construct PCC Rolled Curb & Gutter
Bid Item No.34: Remove & Replace Standard PCC Curb & Gutter
Bid Item No.35: Remove & Replace PCC Driveway Curb & Gutter
Bid Item No.36: Remove & Replace/Construct PCC Retaining Curb @ Back of Curb Ramp
Bid Item No.37: Remove & Replace/ Construct Type GO Inlet Apron
Bid Item No.38: Construct PCC Scupper

Measurement and Payment

The contract unit price paid per square foot for **"Remove & Replace PCC Sidewalk/Ramping Surface", "Remove & Replace/ Construct PCC Valley Gutter", "Remove & Replace PCC Driveway", and "Install Detectable Warning Surface"** will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in Miscellaneous Concrete, complete in place, including removing, disposing, furnishing and placing brick pavers, PCC sidewalk and driveway, top soil and mulch, complete in place including sawcutting, demolition, removal and disposal of asphalt concrete, existing PCC sidewalk, curb ramp and driveway; excavation; construction staking; subgrade preparation; aggregate base;

compaction; dowelling; rebar; wire mesh; cast-in-place detectable warning surface; score marks; weakened plane joints; expansion joints; reconnecting curb drains; resetting utility frames and covers to finish grade; furnishing and applying curing compound; topsoil; mulch; irrigation repairs; site restoration; adjusting utility features and boxes (e.g. water meter box, street light and other electrical box, sign posts, etc.), and clean-up, as shown on the plans, as specified in the Standard Specifications and these special provision, and as directed by the Engineer.

"Remove & Replace PCC Sidewalk/Ramping Surface" will be measured lengthwise along the sidewalk centerline, and widthwise from back of sidewalk to back of curb and gutter curb. PCC Sidewalk/Ramping surface under Detectable Warning Surface shall be measured and paid under the Bid item **"Remove & Replace PCC Sidewalk/Ramping Surface."**

The contract price paid per linear foot for **"Remove & Replace PCC Curb", "Remove & Replace/ Construct PCC Rolled Curb & Gutter", "Remove & Replace Standard PCC Curb & Gutter", "Remove & Replace PCC Driveway Curb & Gutter",** and **"Remove & Replace/Construct PCC Retaining Curb @ Back of Curb"** will be measured along the curb top and will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in Miscellaneous Concrete, complete in place, including removing, disposing, furnishing and placing concrete, complete in place including sawcutting, demolition, removal and disposal of existing PCC swale or curb & gutter, asphalt concrete, aggregate base, subgrade, and native material; excavation; utility locating; construction staking; subgrade preparation; backfill; sand slurry and/or aggregate base; compaction; dowelling; rebar; score marks; weakened plane joints; expansion joints; reconnecting curb drains; salvaging and resetting pavers, furnishing and applying curing compound; irrigation repairs; site restoration; and clean-up, as shown on the plans, as specified in the Standard Specifications and these special provision, and as directed by the Engineer.

The contract price paid per each for **"Remove & Replace/ Construct Type GO Inlet Apron"** and **"Construct PCC Scupper"** will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in Miscellaneous Concrete, complete in place, including removing, disposing, furnishing and placing concrete, complete in place including sawcutting, demolition, removal and disposal of existing curb & gutter, drain pipes, asphalt concrete, aggregate base, and native material; excavation; utility locating; construction staking; subgrade preparation; backfill; sand slurry and/or aggregate base; compaction; dowelling; rebar; score marks; weakened plane joints; expansion joints; reconnecting curb drains; salvaging and resetting paver sidewalk, backfilling and regrading sand bedding; furnishing and applying curing compound; irrigation repairs; site restoration; and clean-up, as shown on the plans, as specified in the Standard Specifications and these special provision, and as directed by the Engineer.

Full compensation for protecting-in-place and adjusting to finished grade all utility boxes (public and private), coordination with utility agencies, and replacement of damaged public utility boxes, shall be considered as included in the contract prices paid for Miscellaneous Concrete item of the various types, and no additional compensation will be allowed therefore.

Reference TS 19 Miscellaneous Concrete

Bid Item No.39: Remove & Replace/Install 12" Diameter Reinforced Concrete Pipe
Bid Item No.40: Install Type GO Curb Inlet
Bid Item No.41: Remove Existing Catch Basin & Backfill Void

Measurement and Payment

The contract price paid per linear foot for **"Remove & Replace/ Install 12" Diameter Reinforced Concrete Pipe"** will be measured along the centerline of installed pipe and will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in Storm Drain Facilities, complete in place, protection of existing utilities and facilities, sawcutting, demolition, excavation and trenching, offhaul, disposal, shoring, storm drain pipe, joint product, backfill material, compaction, and surface restoration, as shown on the plans, as specified in the Standard Specifications and these special provisions, and as directed by the Engineer.

The contract price paid per each for **"Install Type GO Curb Inlet"** and **"Remove Existing Catch Basin & Backfill Void"** will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in Storm Drain Facilities, complete in place, protection of existing utilities and facilities, sawcutting, demolition, excavation and trenching, offhaul, disposal, shoring, storm drain inlet structure, grouting, backfill material, compaction, and surface restoration, as shown on the plans, as specified in the Standard Specifications and these special provisions, and as directed by the Engineer.

Reference TS 20 Strom Drain Facilities

Bid Item No.42: Place & Compact 3" Decomposed Granite
Bid Item No.43: Remove Excess Debris On Roadway and Behind Curb & Gutter

Measurement and Payment

The contract unit price paid per square foot for **"Place & Compact 3" Decomposed Granite"** will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in Miscellaneous Excavation & Grading, complete in place, including demolition, removal and disposal of existing curb & gutter, aggregate base, and native material; excavation; grading; relocating and resetting retaining wall blocks; placement and compaction of decomposed granite; surface restoration; clean up; as shown on the plans, as specified in the Standard Specifications and these special provisions, and as directed by the Engineer.

The contract price paid per linear foot for **"Remove Excess Debris On Roadway and Behind Curb & Gutter**" will be measured along the top of the exposed curb & gutter or edge of pavement, and will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in Miscellaneous Excavation & Grading, complete in place, including preparation, removal, offhaul, and disposal of native soil and debris; compaction & stabilization of adjacent roadside slope;

clean up; as shown on the plans, as specified in the Standard Specifications and these special provisions, and as directed by the Engineer.

Reference TS 17 Miscellaneous Excavation & Grading

Bid Item No.44: Prune & Remove Tree Roots (Under PCC/HMA Repairs)
Bid Item No.45: Install Root Barrier

Measurement and Payment

Prune & Remove Tree Roots will be measured and paid for by the unit price at each location, regardless of the number of roots pruned and removed at each location.

The contract unit price paid per each for and **"Prune & Remove Tree Roots (Under PCC/HMA Repairs)"** and the contract price paid per linear for "**Install Root Barrier"** will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in clearing, grubbing, tree protection, tree and stump removal, and root pruning, complete in place, including, site restoration, and clean-up, as shown on the plans, as specified in the Standard Specifications and these Special Provisions, and as directed by the Engineer.

Reference TS 11 Root Protection, Root Pruning, and Tree Removal

Bid Item No.46: Survey Monument Preservation
Bid Item No.47: Replace Non-Standard Survey Monumentation w/ Street Monument
Bid Item No.48: Reset Non-Standard Survey Monumentation
Bid Item No.49: Locate Buried Monument (Allowance)

Measurement and Payment

The contract unit price paid per each for **"Survey Monument Preservation"** will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in Preserving Survey Monumentation, including referencing the location of existing monuments with sufficient control points, filing pre-construction corner records, paying for all costs associated with filing and recording corner records with the County, and performing post construction field review to determine if monuments have been disturbed, as shown on the plans, as specified in the Standard Specifications and in these special provisions, and as directed by the Engineer.

The contract unit price paid per each for **"Replace Non-Standard Monumentation w/ Street Monument"**, **"Reset Non-Standard Survey Monumentation",** and **"Locate Buried Monument (Allowance)"** will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in Preserving & Perpetuating Survey Monumentation, including referencing the location of existing monuments with sufficient control points, filing pre and post-construction corner records, paying for all costs associated with filing and recording corner records with the County, procurement and installation of Street monument, including all incidentals, as shown on the plans, as specified in the Standard Specifications and in these special provisions, and as directed by the Engineer.

The estimated quantities shown in the bid schedule for **"Locate Buried Monument (Allowance)"** serve as a placeholder and can be revoked if there are no buried identified in the project.

Enforcement and Penalty for Non-Compliance: For each existing Survey Monument which was destroyed or moved from its original location by the Contractor without benefit of a properly referenced and Pre-Construction Corner Record filed, a fee of $5,000 will be imposed, this being the cost for the City Surveyor to resurvey and reliably reestablish the monument's former location.

Reference TS 8 Preserving and Perpetuating Survey Monumentations

Bid Item No.50: Lower Anode Cover
Bid Item No.51: Lower Gas Valve Cover
Bid Item No.52: Lower Loop Detector Handhole Cover
Bid Item No.53: Lower PG&E Manhole Cover
Bid Item No.54: Lower Sanitary Sewer Manhole Cover
Bid Item No.55: Lower Storm Drain Manhole Cover
Bid Item No.56: Lower Sewer Cleanout Cover
Bid Item No.57: Lower Survey Monument Cover
Bid Item No.58: Lower Water Meter Cover
Bid Item No.59: Lower Water Valve Cover
Bid Item No.60: Adjust Catch Basin Frame & Grate to Finish Grade
Bid Item No.61: Adjust Anode Cover to Finish Grade
Bid Item No.62: Adjust Gas Valve Cover to Finish Grade
Bid Item No.63: Adjust Loop Detector Handhole Cover to Finish Grade
Bid Item No.64: Adjust PG&E Manhole Cover to Finished Grade
Bid Item No.65: Adjust Sanitary Sewer Manhole Cover to Finish Grade
Bid Item No.66: Adjust Storm Drain Manhole Cover to Finished Grade
Bid Item No.67: Adjust Sewer Clean-out Cover to Finish Grade
Bid Item No.68: Adjust Survey Monument Cover to Finish Grade
Bid Item No.69: Adjust Water Meter Cover to Finish Grade
Bid Item No.70: Adjust Water Valve Cover to Finish Grade
Bid Item No.71: Install New Water Valve Lid

Measurement and Payment

The contract unit price paid per each for, **"Lower Anode Cover"**, "**Lower Gas Valve Cover", "Lower Loop Detector Handhole Cover"**, **"Lower PG&E Manhole Cover"**, "**Lower Sanitary Sewer Manhole Cover", "Lower Storm Drain Manhole Cover", "Lower Sewer Cleanout Cover", "Lower Survey Monument Cover"**, **"Lower Water Meter Cover", "Lower Water Valve Cover"**, **"Adjust Catch Basin Frame & Grate to Finish Grade", "Adjust Anode Cover to Finish Grade", "Adjust Gas Valve Cover to Finish Grade", "Adjust Loop Detector Handhole Cover to Finish Grade"**, **"Adjust PG&E Manhole Cover to Finish Grade"**, **"Adjust Sanitary Sewer Manhole Cover to**

Finish Grade", "Adjust Storm Drain Manhole Cover to Finished Grade", "Adjust Sewer Clean-out Cover to Finish Grade", "Adjust Survey Monument Cover to Finish Grade", "Adjust Water Meter Cover to Finish Grade", "Adjust Water Valve Cover to Finish Grade", and "Install New Water Valve Lid" will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in Lowering and Adjusting Existing Utility Facilities to Grade, complete in place, including demo, excavation, offhaul and disposal of pavement, aggregate base and subgrade; coordination with the utility companies; for keeping the manhole cover pick holes clear; concrete, mortar and HMA (type A); as shown on the plans, as specified in the Standard Specifications and these special provision, and as directed by the Engineer.

Cost of raising valves in slip cans with no existing concrete collar will be included in the cost of the paving operation and no additional compensation will be allowed, therefor. Such payment will be considered full compensation for furnishing and maintaining all materials, labor, equipment, and all incidentals necessary to complete the work in accordance with the Standard Specifications and these Special Provisions.

Section 9-1.06B, "Increases of More Than 25 Percent," and Section 9-1.06C, "Decreases of More Than 25 Percent," of the State Standards will not apply to the bid items related to hot mix asphalt (HMA).

Reference TS 16 Lowering and Adjusting Existing Utility Facilities

Bid Item No.72: Install Blue RPM at Fire Hydrant
Bid Item No.73: 12" White Crosswalk/ Limit Line (Thermo)
Bid Item No.74: 24" White Crosswalk Line (Thermo)
Bid Item No.75: Striping Detail #2 (Thermo & Markers)
Bid Item No.76: Striping Detail #6 (Thermo & Markers)
Bid Item No.77: Striping Detail #22 (Thermo & Markers)
Bid Item No.78: Striping Detail #38 (Thermo & Markers)
Bid Item No.79: Pavement Marking "PED" Legend (Thermo)
Bid Item No.80: Pavement Marking "STOP" Legend (Thermo)
Bid Item No.81: Pavement Marking "XING" Legend (Thermo)
Bid Item No.82: Pavement Marking "Type I (10') Arrow" (Thermo)
Bid Item No.83: Pavement Marking "Type IV (L or R) Arrow" (Thermo)
Bid Item No.84: "Type VIII (L or R) Arrow" (Thermo)
Bid Item No.85: Pavement Marking "Bicycle Loop Detector Symbol" (Thermo)
Bid Item No.86: Pavement Marking "Shared Roadway Bicycle Marking" (Thermo)
Bid Item No.87: Red Curb Paint
Bid Item No.88: Replace Address Stencil on Curb

Measurement and Payment

The contract unit price paid per each for **"Install Blue RPM at Fire Hydrant"**, **"Pavement Marking "PED" Legend (Thermo)"**, **"Pavement Marking "STOP" Legend (Thermo)"**, **"Pavement Marking "XING" Legend (Thermo)"**, **"Pavement**

Marking Type I (10') Arrow (Thermo)", "Pavement Marking Type IV (L or R) Arrow (Thermo)", "Pavement Marking Type VIII Arrow (Thermo)", "Pavement Marking "Bicycle Loop Detector Symbol" (Thermo)", "Pavement Marking "Shared Roadway Bicycle Marking" (Thermo)", and **"Replace Address Stencil on Curb"** will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals and for doing all the work involved in Traffic Striping, Markings and Raised Pavement Markers, complete in place, including proper removal and disposal of traffic striping, markings and markers; temporary striping; cat-tracking; primer; coordination with City's Traffic Engineering Division; and clean-up, as shown on the plans, as specified in the Standard Specifications and these special provision, and as directed by the Engineer.

The contract unit price paid per linear foot for **"12" White Crosswalk/Limit Line (Thermo)"**, **"24" White Crosswalk Line (Thermo)**", **"Striping Detail #2 (Thermo & Markers)"**, **"Striping Detail #6 (Thermo & Markers)"**, **"Striping Detail #22 (Thermo & Markers)"**, **"Striping Detail #38 (Thermo & Markers)",** and **"Red Curb Paint"** will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals and for doing all the work involved in Traffic Striping, Pavement Markings, and Pavement Markers, complete in place, including proper removal and disposal of traffic striping, markings and markers; temporary striping; cat-tracking; primer; coordination with City's Traffic Engineering Division; and clean-up, as shown on the plans, as specified in the Standard Specifications and these special provision, and as directed by the Engineer.

Curb Paint will be measured along the top of curb.

The provisions in Section 4-1.05 "Changes and Extra Work," of the Standard Specifications shall not apply to the items of work in Section TS 19 "Traffic Striping, Pavement Markings, and Pavement Markers" of these special provisions.

Reference TS 22 Traffic Striping, Pavement Markings, and Pavement Markers

Bid Item No.89: Remove & Replace Loop Detector

Measurement and Payment

The contract unit price paid per each for **"Remove & Replace Loop Detectors"** will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals for doing all the work involved in complete removal and installation of traffic loop detectors and temporary loop detectors, according to the existing layout before or as otherwise specified in the plans, Standard Specifications, these special provisions, and as directed by the Engineer.

Reference TS 24 Traffic Signal Loop Detectors

Bid Item No.90: Install Sign Post & Mount R4-11 Sign
Bid Item No.91: Reset Traffic Signal Standard w/Rectangular Rapid Flashing Beacon
Bid Item No.92: Relocate Road Sign and Post

Measurement and Payment

The contract price paid per each for **"Install Sign Post & Mount R4-11 Sign"** and **"Reset Traffic Signal Standard w/Rectangular Rapid Flashing Beacon",** and **"Relocate Road Signa and Post"** will include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in Roadside Signs, Standards, and Object Markers, and related incidental work, including but not limited to demolition, excavation, disposal and offhaul, backfilling voids and compacting material, foundation steel reinforcement and concrete placement, curing, post/standard installation, relocating pedestrian push buttons, electrical wiring, shown on the plans, as specified in the standard specifications and these special provisions, and as directed by the Engineer.

Full compensation for furnishing and installing protective overlay on signs shall be considered as included in the contract price paid per each sign of the various types and no separate payment will be made therefor.

Reference TS 23 Roadside Signs, Standards, and Object Markers

Bid Item No.93: Construct Linear Bioretention Area

Measurement and Payment

The contract lump sum price paid for "**Construct Linear Bioretention Area"** will include full compensation for furnishing all labor, materials, tools, equipment, transportation, and incidentals and for doing all work involved in construction of the linear bioretention area, and related incidental work, including but not limited to potholing, protection of existing utilities and facilities, sawcutting, demolition, excavation, disposal and offhaul, backfilling voids and compacting material, formwork, foundation, steel reinforcement, and concrete placement, curing, and surface restoration as shown on the plans, complete in place, as specified in the Standard Specifications and these Special Provisions.

WORK NOT PAID FOR SEPARATELY

Full compensation for the following work shall be considered as included in the contact prices paid for the various items of work and no separate payment will be made therefor:

- Jobsite maintenance
- Street sweeping
- Protecting existing facilities
- Project Appearance
- Protection and restoration of existing improvements

Jobsite Maintenance

The Contractor shall perform daily clean-up operations to keep the jobsite and adjacent properties free from accumulation of waste materials and debris resulting from the Contractor's operations. The Contractor shall deposit waste material in on-site containers or at a legal disposal area away from the site at the end of each working day.

Nothing herein shall be construed as relieving the Contractor of responsibility for final cleanup of the site as provided in Section 4-1.13, "Cleanup", of the Caltrans Standard Specifications.

Surplus excavated material shall become the property of the Contractor and shall be disposed of outside the street right of way as required in the Caltrans Standard Specifications within 2 days of excavation. The depth of excavation shall be to such lines and grades required to reconstruct the street as shown on the plans or as directed by the Engineer.

The Contractor shall keep existing streets free from dirt and debris at all times. The Contractor shall be prepared to sweep surfaces immediately if deemed necessary by the Engineer for public safety and to avoid damage to properties. If streets are not satisfactorily cleaned within 12 hours from verbal notice by the Engineer, the City will issue s Stop Work Notice.

S.P. 6-1 CONSTRUCTION SCHEDULE AND COMMENCEMENT OF THE WORK

The Contractor shall provide a schedule of work and temporary traffic control plan (TTC Plan) ten (10) calendar days prior to the pre-construction conference and receive approval from the Engineer before starting any work. The construction schedule shall detail sufficient information to be used to notify homeowners of expected work in their area and to permit the City to schedule inspection and testing. Work shall begin within (7) seven calendar days after the Notice to Proceed is issued by the City.

A pre-construction conference will be held at the Belmont Public Works Department, 1 Twin Pines Lane, Suite 385, Belmont, California. The contractor is directed to arrange for the following:

A. Attendance

   1. Contractor's Superintendent
   2. Major Subcontractors
   3. Others, as appropriate

B. Submittals:

   1. Construction Schedule (Submit 10 calendar days in advance)
   2. Temporary Traffic Control Plan (Submit 10 calendar days in advance)
   3. General Notice to Residents
      a. Contractor's telephone number (including 24-hour emergency contact)
      b. Nature of work

c. Expected duration

4. All material submittals and planned storage of equipment and materials.
5. EEO, IIPP, and Safety Policy

Prior to commencing work, the Contractor shall submit to the Engineer a copy of his construction schedule. The Contractor shall submit an updated (written) copy of the construction schedule to the Engineer on a weekly basis, during construction, subject to approval. Updates of the Schedule to reflect actual progress shall not be considered revisions to the Schedule. Since scheduling is a dynamic process, revisions to activity durations and sequences are expected on a weekly basis.

The Contractor is required to obtain a Temporary Encroachment Permit from the Department of Public Works for any work or storage of material in the public right-of-way.

S.P. 6-2 PROSECUTION OF THE WORK

Working hours for this project shall be from 8:00 a.m. to 5:00 p.m. Monday through Friday unless otherwise noted and except for designated legal holidays.

The designated legal holidays are:

New Year's Day (January 1)

Martin Luther King's Birthday (third Monday in January)

Presidents' Day (third Monday in February)

Memorial Day (last Monday in May)

Independence Day (July 4)

Labor Day (first Monday in September)

Columbus Day (second Monday in October)

Veterans Day (November 11)

Thanksgiving Break (fourth Thursday and following Friday in November)

Christmas Day (December 25).

When a designated legal holiday falls on a Saturday, the preceding Friday shall be the designated legal holiday. When a designated legal holiday falls on a Sunday, the following Monday shall be the designated legal holiday.

S.P. 6-7 TIME OF COMPLETION

Total Contract time for all work is 128 working days. Punchlist items are included in Contract time.

S.P. 6-9 LIQUIDATED DAMAGES

In accordance with Public Contracts Code, Section 10226, it is agreed by the parties to the contract that for each day, including weekends and holiday's that completion of the work, including Punchlist items is delayed beyond the specified time will cause damage to the City of Belmont. The Contractor shall forfeit and pay to the City $4,500.00 per day for each working day in excess of the contract time.

Liquidated damages shall not apply for excusable delay, as defined in Section GC-01. However, the Contractor shall not be entitled to additional compensation as a result of the completion date being extended due to excusable delay.

S.P. 7-7 COOPERATION AND COLLATERAL WORK

The City reserves the right to perform other and additional work, by contract or otherwise, at or near the site (including materials sites) at any time by the use of other forces. Should work be underway or subsequently undertaken within or adjacent to this project, the Contractor shall cooperate with all other Contractors or other forces and conduct this work so that the operations of both suffer the least interference and delay. If there should be any disagreement between the Contractors or the Contractor and the City as to the manner and order of performing work, such disagreement will be resolved by the Engineer, and his/her determination shall be final.

If the contract gives notice of other work that may affect the work of this contract, the coordination of the work shall be taken into account by the Contractor, and any resulting costs shall be considered as included in the contract items.

S.P. 7-9 PROTECTION AND RESTORATION

The Contractor is responsible for replacing damaged improvements on private property and within the street right-of-way including, but not limited to, shrubs, lawns, irrigation lines, and sidewalks, except that fences within the street right-of-way or easements may be removed only if approved by the Engineer in order to perform the work and allow the property owner to salvage materials in advance. Every effort must be made by the contractor to work around existing improvements.

Full compensation for conforming to the provisions in this section, not otherwise provided for, shall be considered as included in the contract prices paid for the various items of work involved and no additional compensation will be allowed therefor.

S.P. 7-10 PUBLIC CONVENIENCE AND SAFETY

Safety throughout the site is the Contractor's responsibility. The Contractor shall provide a safe working environment for employees and the public, meeting all standards of the State of California. All differences in grade greater than four (4) inches in any vehicular travel area shall be ramped with temporary asphalt/cutback until such time as final paving takes place. All differences greater than one (1) inch in grade in pedestrian areas shall be considered a "trip hazard" and shall be ramped with temporary AC or other acceptable means until such time as final restoration takes place. All excavations shall be covered during "non- working hours." All excavations in vehicular areas shall be covered with 3/4" thick steel plates (minimum). Excavations in pedestrian areas shall be covered with plywood and barricades. <u>All steel plates and plywood shall have a non-skid surface.</u> All barricades on the project site shall be equipped with lights (in working condition).

Construction Area Signs

The Contractor shall furnish, install, maintain and remove construction area signs when no longer required in accordance with the provisions in Section "Temporary Traffic Control" of the Caltrans Standard Specifications and these Special Provisions. The base material of construction area signs shall not be plywood.

The cost for construction area signs as provided herein shall be considered as included in the contract lump sum (LS) price paid for “Temporary Traffic Control and Construction Area Signs”.

Temporary Traffic Control

The Contractor shall notify the Engineer of his intent to begin work on each street at least five (5) days before work is begun on that street. The Contractor shall cooperate with local authorities relative to handling traffic through the area.

Notifications to the public shall be accomplished in the following manner:

1. General Notice, by mail, shall be sent to all residences along and adjacent to each street to be reconstructed 2 weeks in advance of commencement of work for that street. Such General Notice, by mail, shall be reviewed and approved by the Engineer prior to mailing. Contractor's emergency telephone number and contact individual shall be provided.

2. Contractor shall post “No Parking” signs along each street to be reconstructed at least forty-eight (48) hours in advance of commencement of work for that street; and shall arrange with the Police Department for removal of vehicles as required. “No Parking” signs may be posted without the approval of the Engineer. "No Parking" signs shall indicate the date, time (civilian hours), hours, and day of the week of the parking prohibition. The Contractor shall contact the Police Department to verify the posting of “No Parking” signs in advance.

Delays to the Contractor caused by the presence of parked vehicles will not be grounds for additional compensation or extension of time.

The minimum width of a temporary traffic lane shall be 10 feet, unless otherwise permitted by the Engineer. The full width of the traveled way shall be open for use by public traffic when construction operations are not actively in progress. No parking will be permitted in the construction area. Personal vehicles of the Contractor's employees shall not be parked on the traveled way, including any section closed to public traffic.

Temporary Traffic Control Plans

The Contractor shall provide a temporary traffic control plan (TTC Plan) for each street ten (10) calendar days prior to pre- construction conference and receive approval from the Engineer prior to commencement of work. Each TTC Plan shall clearly show how the Contractor proposes to handle both vehicular and pedestrian traffic during construction for each street.

Each TTC Plan shall include details such as follows:

A. Work area and operations for which the traffic control is proposed.

B. Hours of the day and proposed dates that the plan will be in effect.

C. Salient dimensions and features of the existing roadways.

D. Location, width, direction and turning movements of traffic for proposed traffic revisions.

E. Type, location, reference distances, spacing, etc. for such items as signs, cones, barricades, arrow boards and flagmen.

F. Conformance to the California Manual on Uniform Traffic Control Devices, Revision 5 (March 27, 2020).

G. Conformance to the order of work requirements in these Special Provisions.

H. Conformance to all the applicable traffic control requirements specified in these Special Provisions.

I. Any alterations to a TTC Plan, proposed lane closures, before or after initial implementation, shall be approved in advance by the Engineer.

J. Traffic shall be maintained by complying with the approved TTC Plan and alterations, if any.

Contractor shall notify Belmont Police Dispatch (650-595-7400) and Engineer's representative (510-760-8394) on a daily basis (as needed) at the beginning of each shift to inform them of **ANY** lane closure and at the end of each shift to inform them of the street opening to through traffic. Note: Contractor shall provide access for emergency vehicles at all times during his operations.

Full compensation for conforming to the provisions in this section shall be considered as included in the contract lump sum (LS) price paid for "Temporary Traffic Control and Construction Area Signs" and no additional compensation will be allowed therefor.

STAFF REPORT

Meeting Date:	April 8, 2025
Agency:	City of Belmont
Staff Contact:	Nisha Patel, Public Works Director, (650)-595-7459, npatel@belmont.gov; Daniel Matthews, Assistant Civil Engineer, (650)-637-2985, dmatthews@belmont.gov
Agenda Title:	Update on Belmont's Pavement Management Program
Agenda Action:	For Information Only

Recommendation

Receive an update on Belmont's Pavement Management Plan and the condition of Belmont's roadways, following the completion of our Pavement Distress Survey. This is an information report, and no action is required.

Strategic Focus Area

Infrastructure and Mobility

Background

In November 2016, Belmont voters approved the Belmont Streets and City Services Measure (Measure I), a ½ cent general sales tax that generates approximately $1.3 million annually for local infrastructure. In 2017, the Governor signed into law Senate Bill (SB) 1, which is funded by the Road Maintenance and Rehabilitation Account (RMRA). SB 1 generates revenue from a statewide gas tax among other sources and provides cities with additional funding for basic road maintenance, rehabilitation, and critical safety needs. Following the implementation of Measure I and Senate Bill 1, the City created and implemented a Five Year Pavement Plan to inform Capital Improvement Program (CIP) Projects related to pavement between 2019 and 2023. In 2024, staff created an updated Five-Year Pavement Plan to inform CIP Projects between 2024 and 2029. Through the implementation of Measure I and SB 1, as well as the creation and implementation of the City's Five Year Pavement Plans, Belmont has dramatically improved its roadway condition over the last eight years.

In order to understand and track the condition of the City's roadway infrastructure and remain eligible for state and regional grant funds, the City participates in the Pavement Technical Assistance Program (PTAP) of the Metropolitan Transportation Commission (MTC). The City participated in PTAP Cycle 25, and received grant funding to conduct a distress survey of its roadway infrastructure throughout 2024 with the assistance of Pavement Engineering Inc. These surveys are based on the Pavement Condition Index (PCI) which uses a rating system of 0-100 to give an overall indication of the pavement condition, where 100-70 is Good, 69-60 is Fair, 59-50 is At-Risk, 49-25 is Poor, and 24-0 is Failed.

Utilizing this data, the City plans for future years' projects by employing 'Critical Point Management' to select project streets. Critical Point Management recognizes that pavements require different types of

treatments at different times along their deterioration cycle. The idea is to select and schedule the pavement's needed treatment before the pavement deteriorates to a point where the next, more aggressive treatment is required (see Figure 1). This method is both fiscally responsible and effective at improving the City's overall roadway network condition, given a certain annual investment.

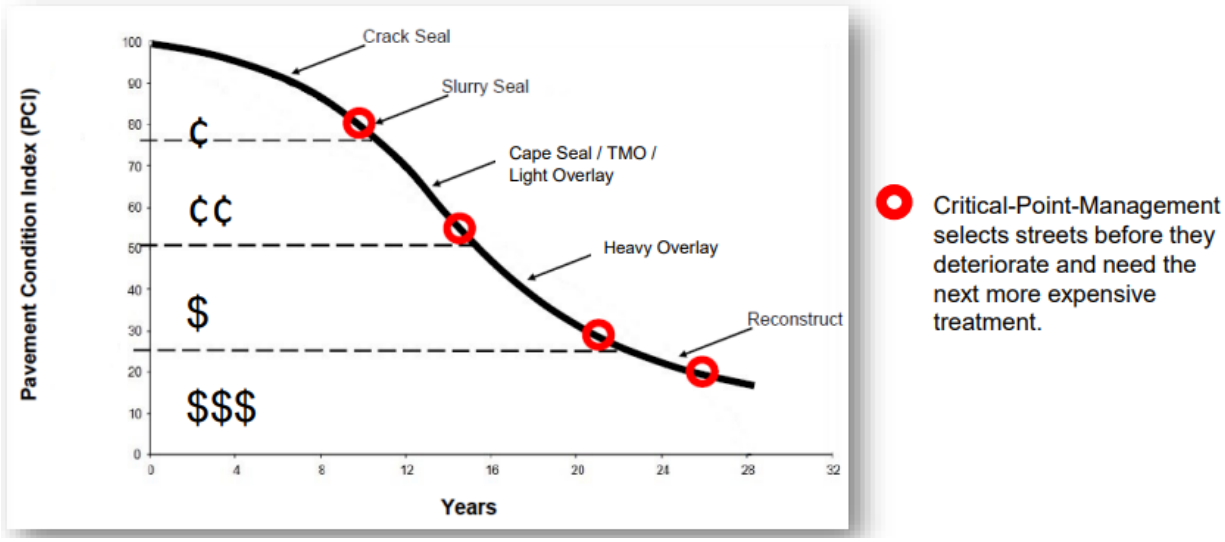


Figure 1 - Pavement Deterioration Curve with Critical Point Management points included

By following the guiding principles of Critical Point Management and with consistent investment and monitoring of our infrastructure, the City has successfully raised its overall Pavement Condition Index (PCI) from 59 in 2018 to 71 overall in 2024 (see Table 1).

Analysis

The City of Belmont has made significant investments in its roadway infrastructure over the past decade, averaging $2.2M per year between 2018 and 2024. Steady investments, funded by SB 1 and Measure I, have translated to significant improvements in Belmont's overall roadway condition (see Figure 2). Better experience is being provided on all three classifications of roadway: arterial (major thoroughfares such as Ralston Avenue and Alameda de las Pulgas), collectors (primary feeder roadways for neighborhoods such as Hallmark Drive or Hiller Street), and residential roadways (see Table 1).

Table 1 - Comparison Between 2014 PCI and 2024 PCI by Roadway Type

Functional Classification	**Centerline Miles**	**Average 2014 PCI**	**Average 2024 PCI**
Arterial	12.7	67	70 (+3)
Collector	9.9	60	76 (+16)
Residential	48.0	52	69 (+17)
Network Weighted Average		56	71 (+15)

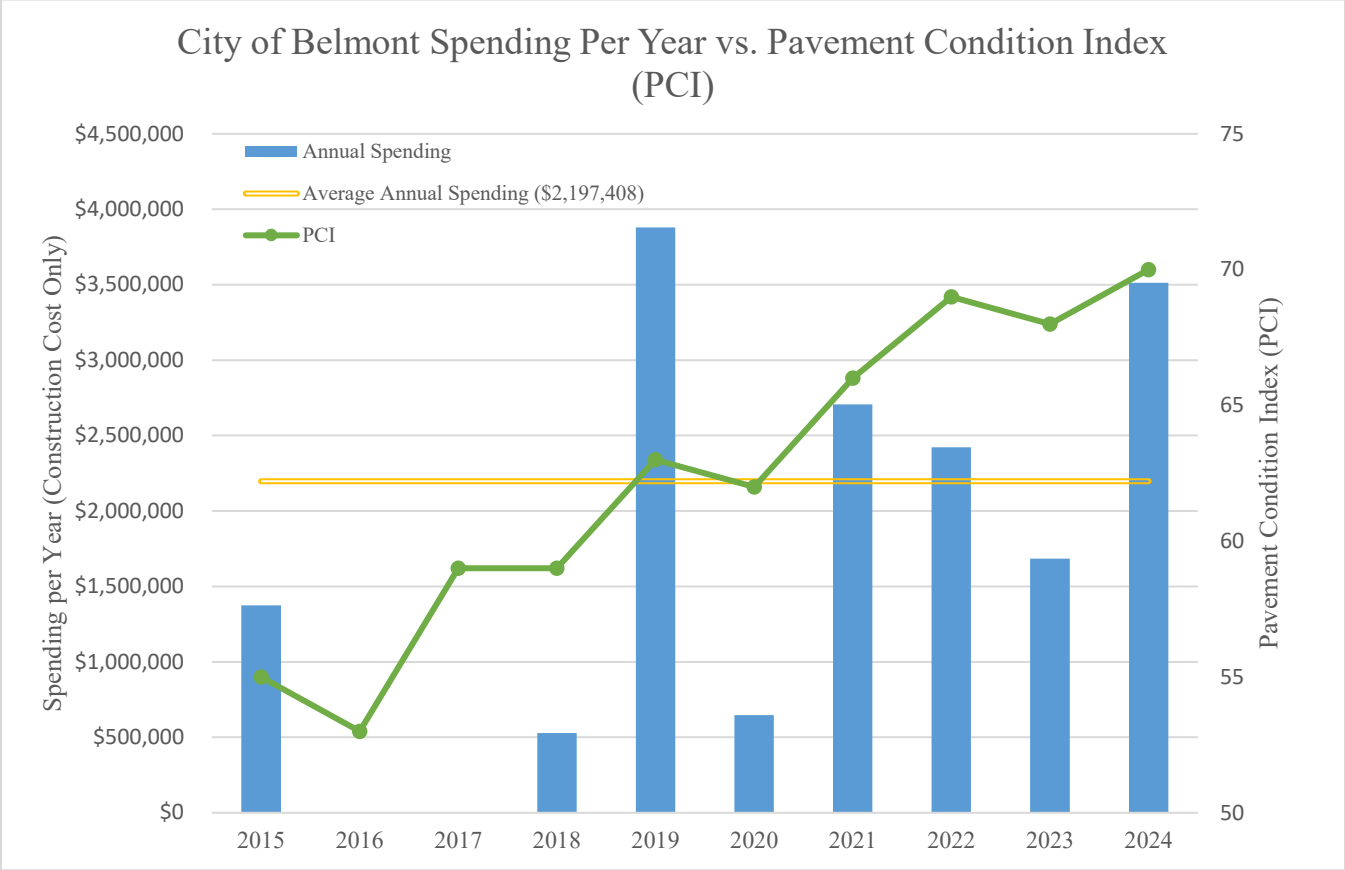


Figure 2 - Spending Per Year versus Pavement Condition Index with Average Spending Shown

Although the City has already invested heavily into our roadway infrastructure, challenges still present themselves, specifically around the rising costs of construction. The rising costs of materials and labor, along with additional regulatory requirements stemming from the stormwater Municipal Regional Permit (MRP) and the Americans with Disabilities Act (ADA), have driven the actual cost of construction work up sharply. Since the City's 2022 Pavement Management Program update, it is estimated that the unit cost for construction has risen up to 50% (see Table 2). As costs are anticipated to continue rising, it is crucial that the City continues to invest in our roadway infrastructure now to avoid additional costs later on.

Table 2 - Cost Per Square Yard of Treatment in 2022 vs. 2025

Treatment Type	2022 PTAP Projection (per sq. yard)	2025 PTAP Projection (per sq. yard)
Crack Seal* (Cost is per linear foot)	$ 1.50	$ 2.25
Light Maintenance	$ 4.75	$ 7.11
Heavy Maintenance	$ 10.75	$ 16.11
Light Rehabilitation	$ 37.00	$ 55.44
Heavy Rehabilitation	$ 59.00	$ 88.47
Construction	$ 161.25	$ 241.92

As a part of the PTAP Report, the City analyzed different spending scenarios over time to provide an

insight for our pavement management plan within available resources (see Figure 3). To maintain its current PCI, the City would need to spend approximately $4.9M/Yr. This figure includes design, construction, and construction management. At current spending levels and projected costs, pavement conditions will deteriorate over time. Given our budgetary constraints, the City will leverage pavement investment modeling to evaluate the most cost-effective strategies for maintaining or improving the PCI while ensuring fiscal responsibility. This approach allows staff to prioritize investments that yield the greatest benefit, balancing immediate maintenance needs with long-term sustainability. Continued and increased investments, when feasible, will further enhance the City's ability to preserve roadway conditions and extend pavement lifespan.

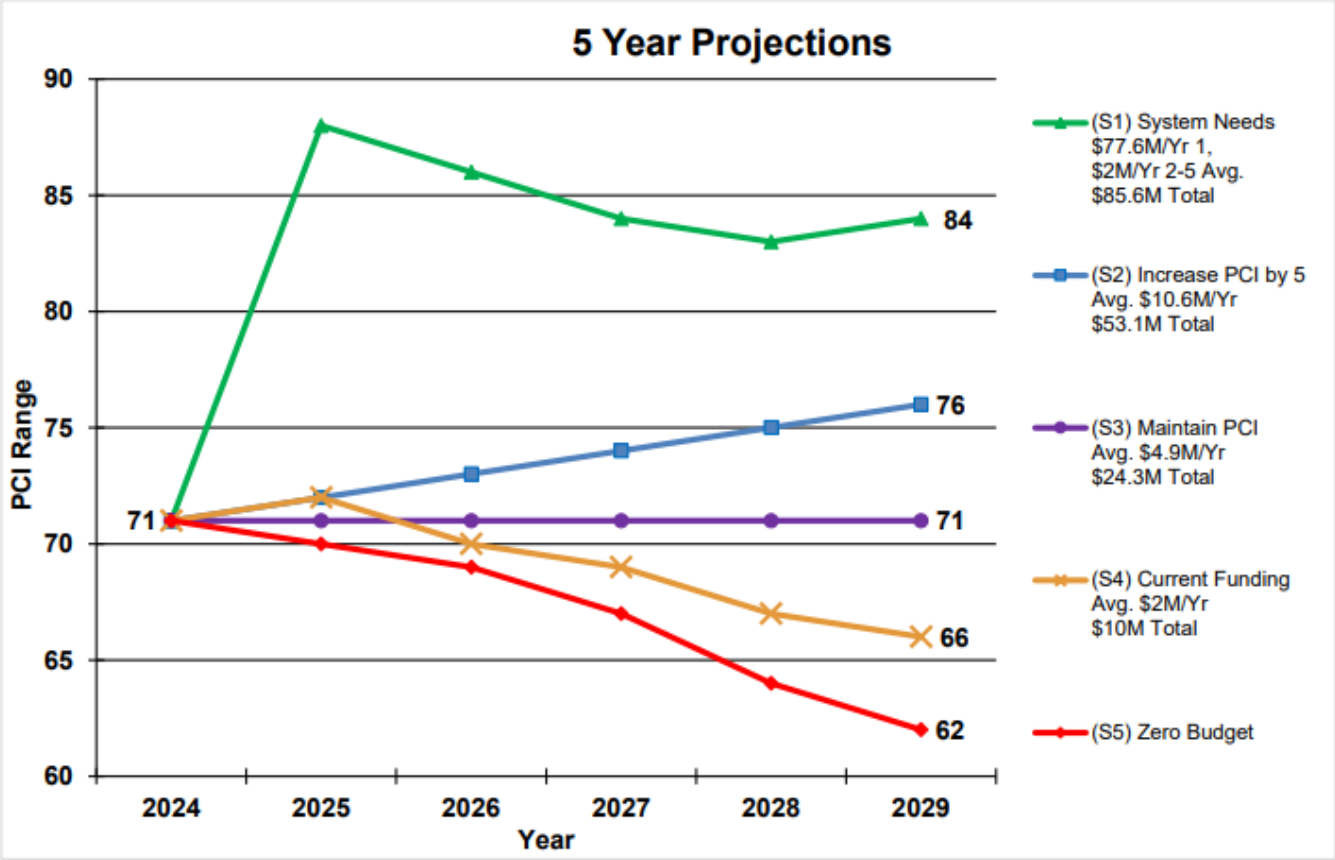


Figure 3 - Five Scenarios Projecting PCI based on Annual Spending

The City will again participate in PTAP in 2026, following the completion of both the 2025 Pavement Rehabilitation Project and the 2026 Pavement Rehabilitation Project. In coordination with the completion of the next PTAP cycle, Public Works will update the Five-Year Pavement Plan (2024-2029) last updated in 2024 to continue guiding investment in our roadway infrastructure. Staff will continue to analyze funding scenarios to determine the most efficient allocation of resources within existing budgetary limitations. Any recommendations for increased investment will be considered within the broader context of the City's financial outlook. Staff will continue to monitor funding levels and provide updates on pavement management strategies as part of the City's annual Capital Improvement Program.

Alternatives

1. Take No Action
2. Provide staff with alternative direction

Attachments

A. 2024 PMP Update – PTAP Round 25 Report
B. Pavement Management Program Status Update Presentation

Fiscal Impact

☒ No Fiscal Impact

Receiving an update on the pavement management program has no direct fiscal impact. The update provides a roadmap to allocate resources. Funding for streets infrastructure comes from various sources, such as grants, State and County tax funding, and Measure I. Capital projects are incorporated into the annual five-year Capital Improvement Plan (CIP) process and subject to City Council approval.

☐ Funding Source Confirmed:

Source:	**Purpose:**	**Public Outreach:**
Staff	Council Vision/Priority	Posting of Agenda

CITY OF BELMONT



2024 PMP Update
PTAP Round 25
Final Report
March 2025

Pavement Engineering Inc.

You can ride on our reputation

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Section I
Executive Summary

EXECUTIVE SUMMARY

The City of Belmont currently maintains approximately 71 centerline miles of roads representing 9,904,175 square feet of pavement with a replacement value of approximately $619,915,000 as calculated by StreetSaver®.

Pavement Engineering Inc. (PEI) updated all the streets in the City's Pavement Management Program, using the Metropolitan Transportation Commission's (MTC) StreetSaver® program. The purpose of a Pavement Management Program is to track inventory, store work history and furnish budget estimates to optimize funding for improving the city's pavement system.

INTRODUCTION

A Pavement Management Program has several distinctive uses:

- As a budgeting tool, a Pavement Management Program uses treatment costs that are based on recently bid projects, by the participating agency, so that budgets reflect historical costs for the area.
- As an inventory tool, a Pavement Management Program provides a quick and easy reference for pavement areas and use.
- As a pavement condition record, a Pavement Management Program provides age, load-related, non-load related and climate-related pavement condition and deterioration information. The Pavement Management Program uses pavement deterioration curves, based on nationwide research, which allow the program to predict a pavement's future condition.

A Pavement Management Program is not capable of providing detailed engineering designs for a street. The Pavement Management Program instead helps the user identify candidate streets for potential repair and maintenance. Project level pavement analysis and engineering is an essential feature of future pavement maintenance and rehabilitation projects. Additional investigation, or project level analysis, can optimize the City's pavement management dollars. Project level engineering examines the pavements in significantly more detail than the visual evaluation required for the Pavement Management Program Update and optimizes designs for all of the peculiar constraints of a set of project streets.

WORK PERFORMED

Pavement Distress Survey and Database Update

For this update, PEI performed inspections on approximately 71 centerline miles of road. Field inspections were completed in October 2024.

PEI measured the following distress types as part of our review: alligator cracking (fatigue), block cracking, distortions, longitudinal & transverse cracking, patching & utility cut patching, rutting / depressions, weathering, and raveling. All the collected data was entered into the City's StreetSaver® database.

As part of our field review, all the streets were measured to confirm lengths and widths. Lengths were measured using a vehicle-mounted electronic measuring device and widths were measured using a hand-held measuring wheel. Measurement discrepancies were tabulated and reviewed with the City to determine if corrections were needed.

PEI performed a quality control (QC) check on our work. PEI's QC check consists of performing a field review of any street segment where the PCI showed a decrease of 3 or more points per year, or an increase of 1 PCI without a documented M&R treatment, when compared to the last inspection for the same road segment in the StreetSaver® database. Each segment in the QC process was visually reviewed to determine if the StreetSaver® calculated PCI was representative of the observed overall pavement condition for that road segment. Variations found were re-inspected by a Senior Engineering Technician, or the Project Manager, and the segments' PCI was recalculated.

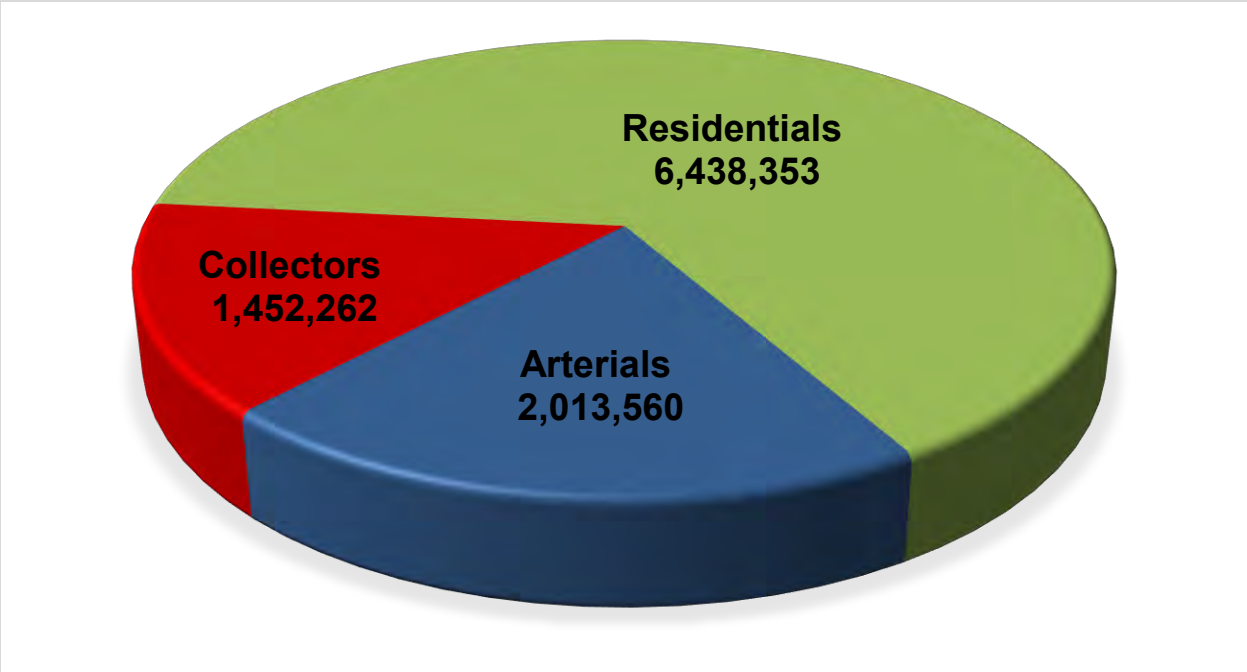
FINDINGS

The updated Pavement Management Program showed that the City's overall average PCI is **71**.

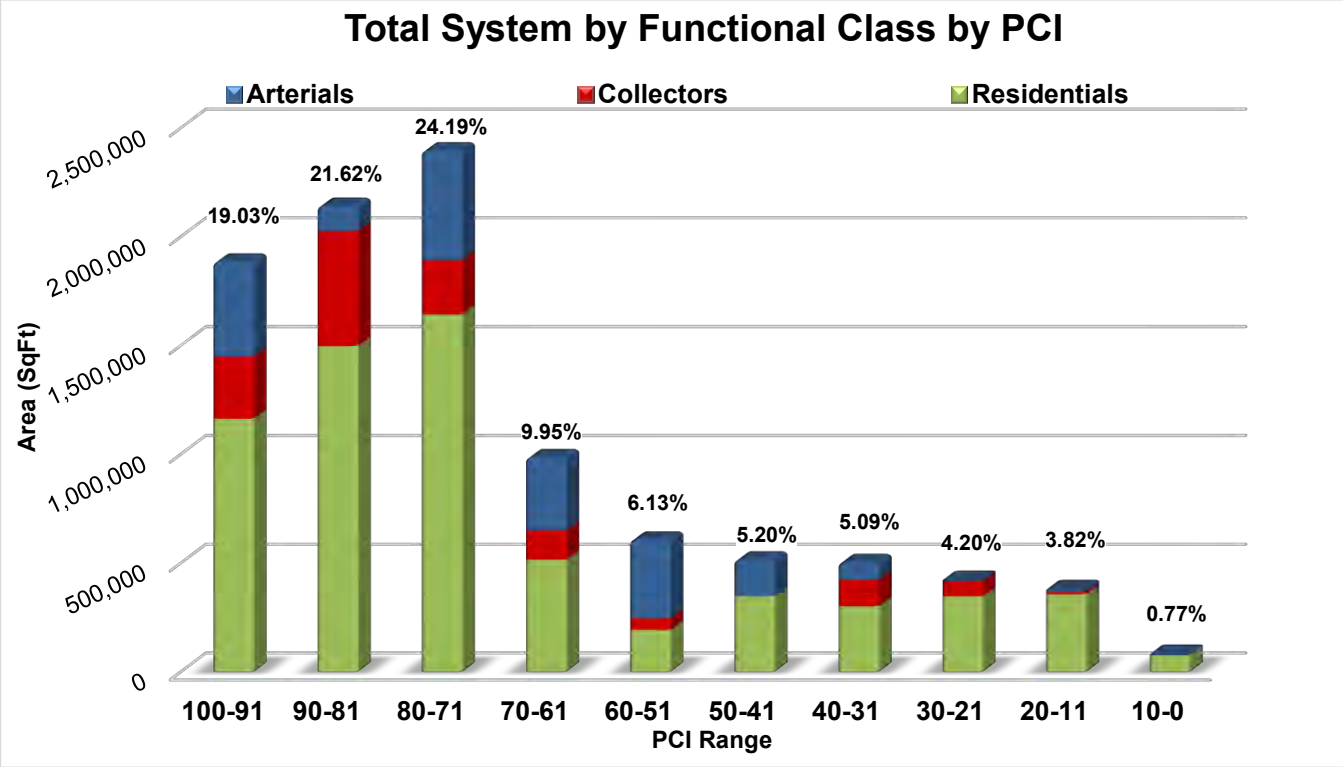
The breakdown by functional classification is as follows:

Functional Classification	Centerline Miles	Lane Miles	Pavement Area (sq. ft.)	Percent of System	Average PCI
Arterial	12.73	24.41	2,013,560	20.33%	70
Collector	9.89	19.93	1,452,262	14.66%	76
Residential	47.95	95.26	6,438,353	65.01%	69
Totals	70.57	139.60	9,904,175	100%	71

The pie graph below shows the percentage of each functional classification, by area.



The bar graph below shows the City's street system broken down into 10-point PCI ranges.



The breakdown by Condition Category and corresponding PCI range is shown below:

Condition Category Breakdown			
Condition	**PCI Range**	**% Of Total**	**Square Feet**
Excellent	100-91	19.03%	1,865,010
Good	90-71	45.81%	4,537,213
Fair	70-51	16.08%	1,592,932
Poor	50-31	10.29%	1,019,178
Failed	30-0	8.78%	869,842

The analysis shows that **61.89%** of the City's pavement are in **Good** to **Fair** condition, and **19.07%** are in **Poor** to **Failed** condition.

Details of each street segment are provided in ***Section IV: Reference Reports***.

BUDGET ANALYSIS

StreetSaver® uses a decision tree to model the decision-making process that agencies follow to select a maintenance or rehabilitation strategy. The decision tree contains "branches" for each functional classification, surface type and condition category. Jurisdictions can outline their maintenance and rehabilitation strategy by choosing a treatment for each branch.

The treatments listed in the decision tree are generalized to provide a range of treatments. Typical treatments within each generalized treatment range are listed below. The exact treatment would need to be determined during the design phase of the project.

StreetSaver® assigns a treatment action and estimated cost to each street segment based on the pavement's current PCI.

Treatment Category	Typical Treatment
Light Maintenance	• Slurry Seal or Micro-Surface • Fog Seal or Scrub Seal
Heavy Maintenance	• Chip Seal, Cape Seal • Slurry Seal or Micro-Surface with Digouts • Thin Maintenance Overlay (TMO)
Light Rehab.	• Overlay (2" and under) or Thin Mill and Fill
Heavy Rehab.	• Overlay (greater than 2") or Thick Mill and Fill • Cold-In-Place Recycling • Full Depth Reclamation • Pulverize and Resurfacing
Reconstruct	• Full Section Reconstruction

Decision Tree Unit Prices

As a minimum, recent bid tabulations should be used to determine the appropriate unit costs. Further, the unit costs include other costs such as design, construction management, contingencies or other related construction costs (ADA ramps, curb & gutters, striping etc.) to form a more comprehensive unit cost for the selected treatments.

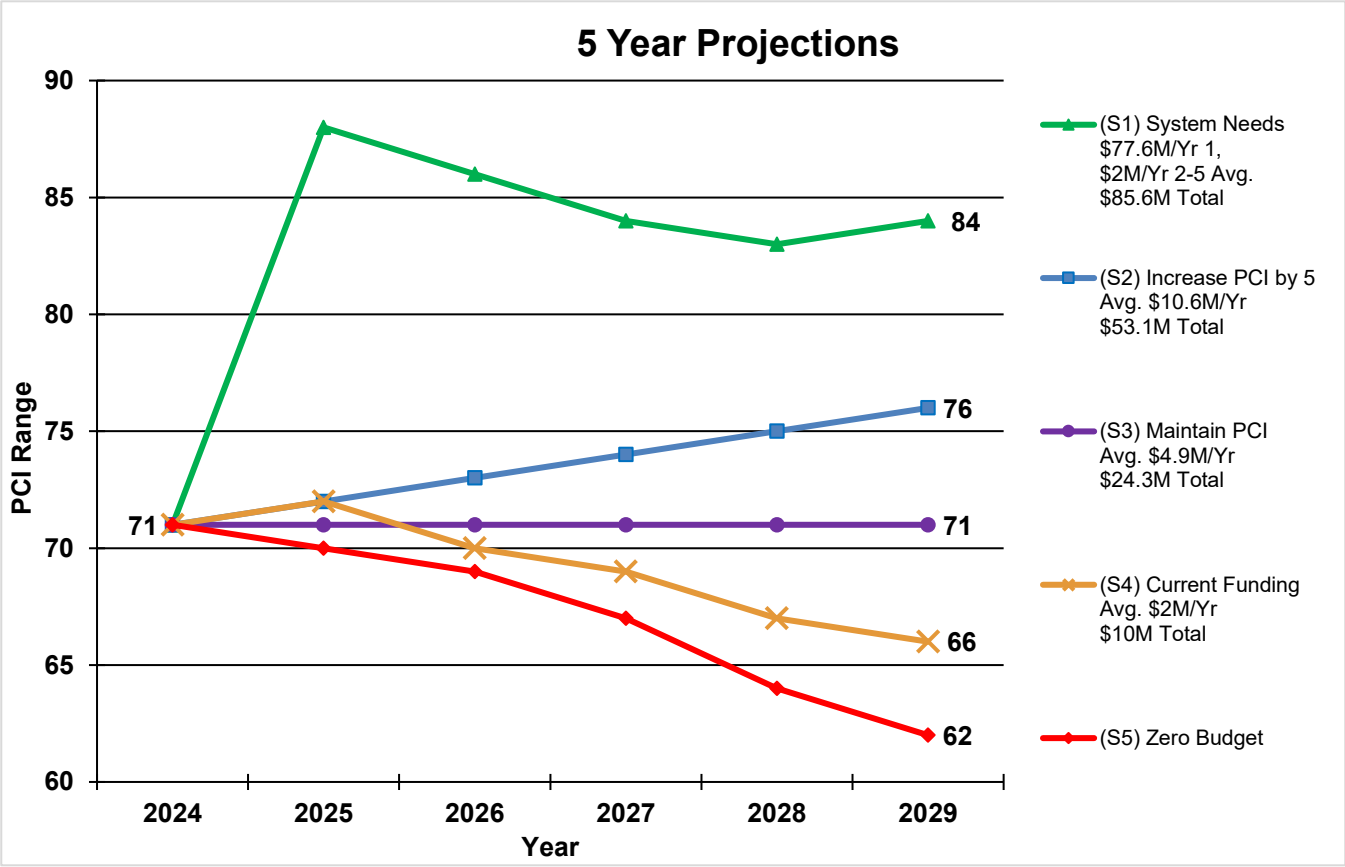
For the City of Belmont, the unit costs on the following table were used:

Treatment	Arterial	Collector	Residential
Cost/ Sq Yd			
Crack Seal **($$/LF)**	$2.97	$2.97	$2.97
Light Maintenance	$12.38	$9.90	$9.41
Heavy Maintenance	$39.19	$37.66	$33.04
Light Rehab	$126.80	$122.96	$113.74
Heavy Rehab	$268.20	$230.55	$181.36
Reconstruct	$736.98	$622.47	$495.67

For this update, PEI analyzed several scenarios, which are summarized below:

Budget Scenario Projections

PEI generated Five (5) scenario projections which are represented graphically below:



A summary of each of the scenario projections are as follows:

Scenario 1: Unconstrained Budget/ Funds Needed to obtain Optimum PCI ($77.6M for Year 1, $2M/Yr Avg. for Years 2-5.)

Scenario 2: Amount of funding to increase PCI by 5 (Avg. $10.6M/Yr.)

Scenario 3: Amount of funding to maintain PCI of 71 (Avg. $4.9M/Yr.)

Scenario 4: Impact of the current funding amount ($2M/Yr.) the current PCI would decline from 71 to 66, a 5 point overall drop.

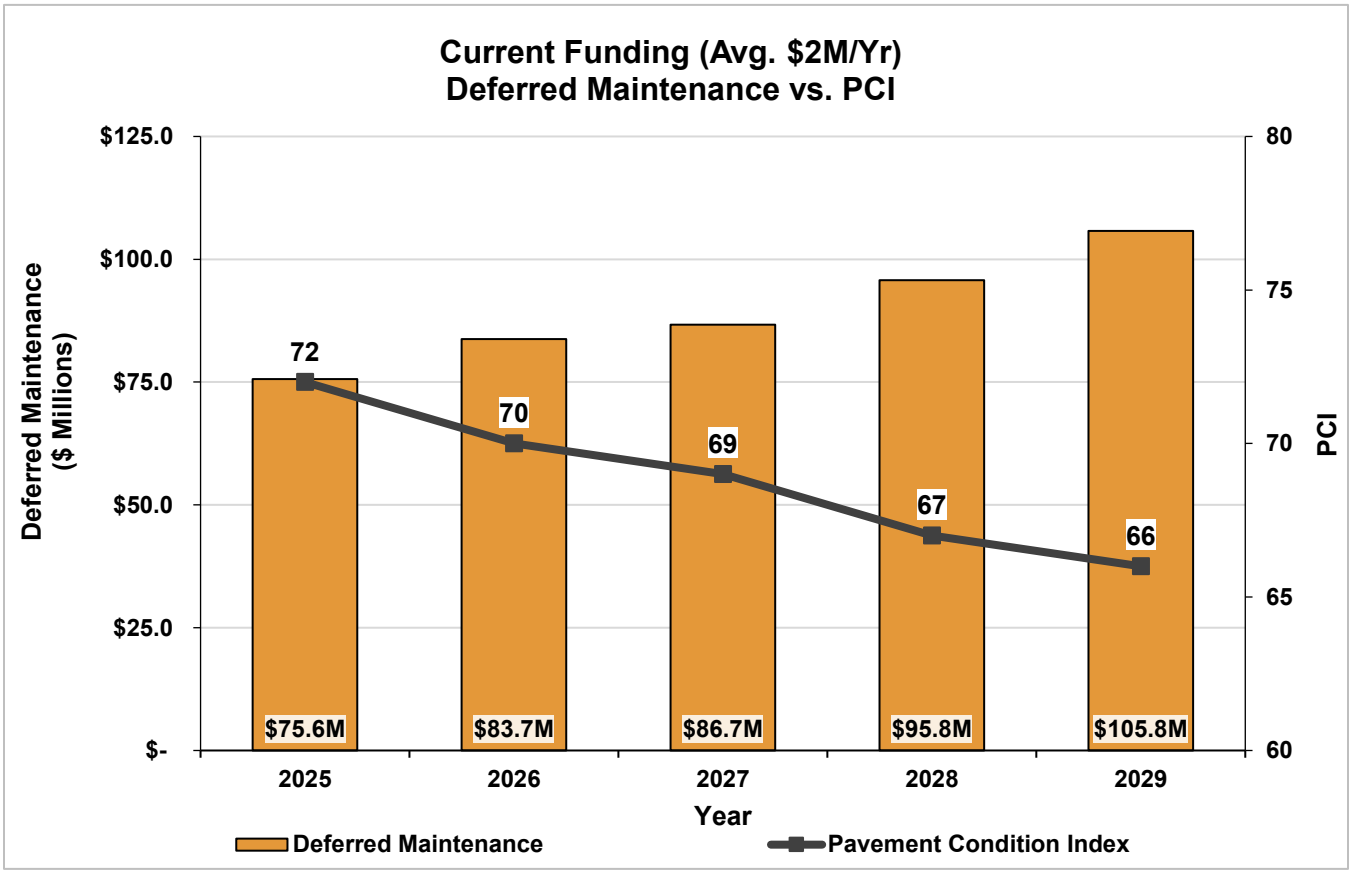
Scenario 5: Represents the impact to the PCI if Zero dollars are spent

The full report for the various budget scenarios can be found in **Appendix B**.

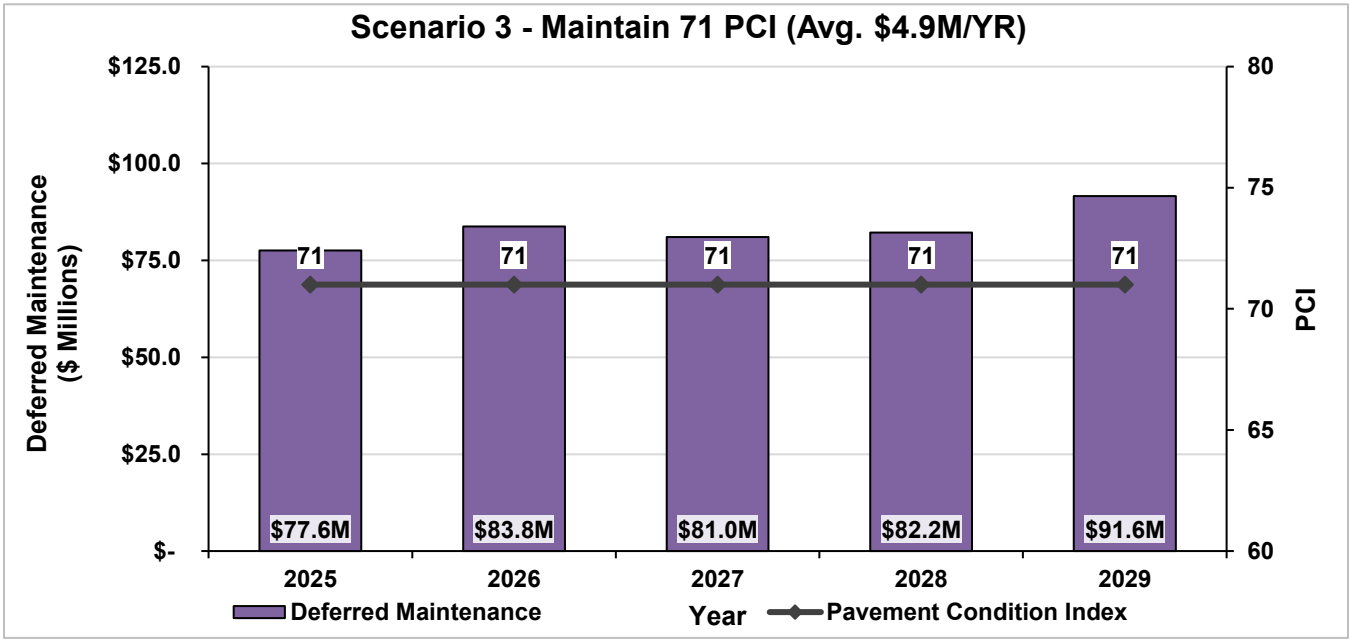
Budget Consequences

The following graphs illustrate the consequences to the City's overall weighted PCI and Deferred Maintenance Amount, based on the scenario projections:

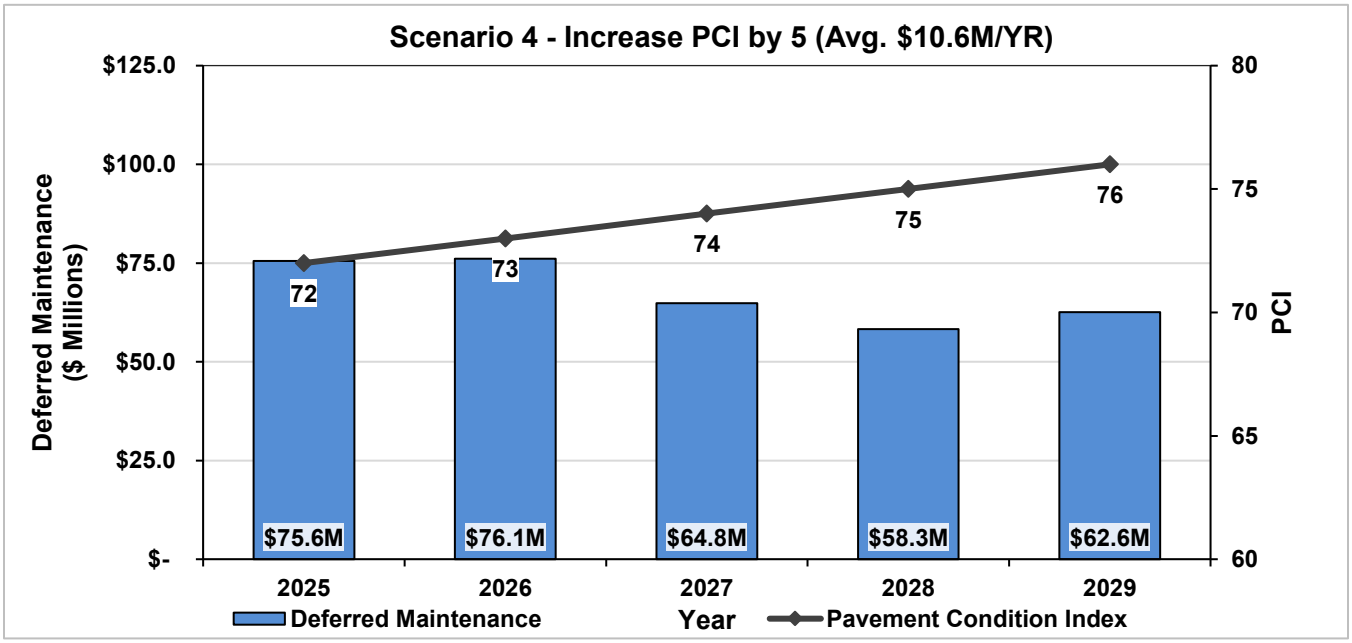
At the current funding level of $2M/Yr., the PCI of the entire system will deteriorate from 71 to 66, an 5 PCI point drop over the next 5 years. In addition, the backlog of deferred maintenance will grow from $75.6 million to $105.8 million, an increase of 40%.



To maintain the current PCI of 71, it is projected that an average funding level of $4.9M/Yr is necessary. At this funding level the backlog of deferred maintenance grows from $77.6 million to $91.6 million, an increase of 18%.



To increase the PCI 5 points from 71 to 76, it is projected that an average funding level of $10.6M/YR is necessary. At this funding level the backlog of deferred maintenance shrinks from $75.6 million to $62.6 million, a decrease of 17%.



CONCLUSIONS AND RECOMMENDATIONS

This Executive Summary provides a review of the 2024 Pavement Management Program Update performed by PEI. PEI inspected all road segments in the City of Belmont. The average overall PCI for the City is **71**. 61.89% of the City's pavement is in Good to Fair condition.

To maintain the system at its current overall PCI of 71, the City will need to spend an average of $4.9 million annually over the next 5 years. Maintaining the current funding level of approximately $2 million annually will result in a PCI loss of 5 points in 5 years to a PCI of 66.

A review of the City's street system, by functional classification, shows that the Collector streets have the Highest average PCI of 76, the Arterial streets have an average PCI of 70, and the Residential streets have an average PCI of 69. As a general rule, agencies typically try to keep their arterials in the best condition because they carry the bulk of the traffic and loading, followed by collectors, then the residential/ local streets.

Moving forward, PEI recommends the City carefully evaluate the overall annual budget to determine the amount it wants to commit to pavement maintenance and rehabilitation projects. We recommend the City set priorities for each functional classification and perhaps certain streets within each classification.

This Pavement Management Program will assist the City in its efforts to monitor treatments and track their effectiveness and help the City in setting future priorities and treatment policies. To ensure the city is evaluating accurate data, PEI recommends that the city start an evaluation rotation which includes reviewing all of the streets every 2-3 years. As the City maintains and updates its Pavement Management Program, the program will become a valuable tool in its efforts to maximize performance and minimize the spending for pavements.

Section II
Background

BACKGROUND

This section is intended to introduce important pavement design definitions and calculations as a background for understanding the Pavement Management Program (PMP) assumptions.

PAVEMENT DESIGN BASICS

Pavements are a structural support system generally considered to act like a beam. But unlike beams in buildings, which generally have static loads, the pavement structure is flexed many times from traffic loading. Cars and light trucks have little impact on the pavement structure. Larger/Heavier trucks have very significant impacts on the pavement due to the high axle weights. The impact of trucks is measured in equivalent single 18,000-pound axle loads (EALs). The total EALs are converted into a design Traffic Index (TI). As an example, a design TI of 5 is equal to 7,160 EALs. A Design TI of 8 is equal to 372,000 EALs. Therefore, the design TI is the total number of EALs that the pavement will support before it begins to fail, regardless of the passage of time. Normally for a new pavement, the EALs over a 20-year period are used. For rehabilitation treatments such as overlays, 10 years is generally used.

The other element of pavement design is the support of the beam. The support is provided by the sub-grade soils. The support value is designated by the R-value test.

Using the design TI and R-value, the pavement designer chooses various materials to construct the structural section. The most common pavement section is a thin layer of asphalt concrete over aggregate base(s). Many options are available depending on specific project requirements and conditions.

The Design Life of a pavement is the period of time that a pavement is engineered, or planned, to perform at a satisfactory level. The Service Life of a pavement is the actual amount of time that a pavement performs at that satisfactory level. The design methods used in California are based on a 50 percent reliability rate. So, the average service life, of all pavements constructed using those design procedures, will be the design life. This generally means that about half of the pavements will not last the full design life and the other half will last longer than the design life. Therefore, the expected service life of a pavement is generally expressed in a range of years. For a pavement with a 20-year design life, the expected service life of that pavement will be 17 to 23 years.

PAVEMENT DETERIORATION

Pavement deteriorates from two processes, **Fatigue** and **Aging**, which occur simultaneously. In a well-designed and constructed pavement, the two processes result in the need to rehabilitate the pavement at approximately the same time. This is called the design life. The design life for most new pavements is 20 years. Each deterioration process has its own set of pavement defects, which are related to the process.

Fatigue

The first deterioration process, fatigue, is caused by heavy axle loads. As the pavement structure flexes or bends from heavy wheel loads, the asphalt concrete layer's ability to flex is consumed. With enough bending, the asphalt concrete layer begins to break at the bottom. These cracks progress upward until they reach the surface and appear as alligator cracking. These areas are repaired by removal and replacement of the asphalt concrete in the affected areas. These repairs are commonly called digouts.

As the pavement structure, its supporting soils, and the precise loading from wheel loads vary, so does the time it takes for alligator cracking to appear. As alligator cracking appears, the pavement should be repaired with digouts. Generally, when the total cumulative quantity of digouts reaches approximately 10 percent, or more, of the total area, the pavement is considered to have reached its service life and requires major rehabilitation.

Aging

The major element of the pavement structure that ages is the asphalt concrete layer. To a minor extent, aggregate bases can age if contaminated by fine soil particles, which are transported from the subsoil into the aggregate base.

Asphalt Concrete (AC) pavement is composed of aggregates and asphalt binder. The aggregates used are generally of fair quality and will experience some breakdown over time. Aggregate aging problems need to be addressed with maintenance treatments. As the asphalt binder ages, it loses volume through the loss of volatile components in the asphalt. As the volume decreases, or shrinks, the pavement will progressively crack from the resulting tensile strain in the layer. Normally, these cracks first show up as transverse cracks. They also show up in weak areas, such as paving joints. These cracks widen and increase over time until the pavement has a checkerboard appearance.

The aging process also causes the pavement to become more brittle. The increased stiffness results in additional cracking from loaded vehicles. This load induced cracking from the brittleness of the asphalt concrete is very similar to fatigue cracking in appearance.

The major agent for deterioration of the asphalt concrete binder is oxygen, whose carrier is water. Water enters the pavement either from the surface or as water vapor from underneath.

TYPICAL PAVEMENT DEFECTS

StreetSaver® identifies eight different Asphalt Concrete distress types. These are:

1. Alligator Cracking (Fatigue)
2. Block Cracking
3. Distortions
4. Longitudinal and Transverse Cracking
5. Patching and Utility Cut Patching
6. Rutting and Depression
7. Raveling
8. Weathering

These defects are common to virtually the entire pavement as aging progresses.

For purposes of understanding the levels of these distresses, the condition level descriptions from the ASTM D6433 “Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys” are included herein:

Alligator Cracking (Fatigue)



Image 1: Alligator Cracking

Description:

Alligator or fatigue cracking is a series of interconnecting cracks caused by fatigue failure of the asphalt concrete surface under repeated traffic loading. Cracking begins at the bottom of the asphalt surface (or stabilized base) where tensile stress and strain are highest under wheel load. The cracks propagate to the surface initially as a series of parallel longitudinal cracks. After repeated traffic loading, the cracks connect, forming many sided, sharp-angled pieces that develop a pattern resembling chicken wire or the skin of an alligator. The pieces are generally less than 0.6 m (2 ft) on the longest side. Alligator cracking occurs only in areas subjected to repeated traffic loading, such as wheel paths. Therefore, it would not occur over an entire area unless the entire area were subject to traffic loading (pattern-type cracking that occurs over an entire area not subjected to loading is called “block cracking,” which is not a load-associated distress).

Severity Levels:

L Fine, longitudinal hairline cracks running parallel to each other with no, or only a few interconnecting cracks. The cracks are not spalled.

M Further development of light alligator cracks into a pattern or network of cracks that may be lightly spalled.

H Network or pattern cracking has progressed so that the pieces are well defined and spalled at the edges, with some pieces rocking under vehicle traffic.

Block Cracking



Image 2: Block Cracking

Description:

Block cracks are interconnected cracks that divide the pavement into approximately rectangular pieces. The blocks may range in size from approximately 0.3 by 0.3 m (1 by 1 ft) to 3 by 3 m (10 by 10 ft). Block cracking is caused mainly by shrinkage of the asphalt concrete and daily temperature cycling (which results in daily stress/strain cycling). It is not load-associated. Block cracking usually indicates that the asphalt has hardened significantly. Block cracking normally occurs over a large portion of the pavement area, but sometimes will occur only in non-traffic areas. This type of distress differs from alligator cracking in that alligator cracks form smaller, many-sided pieces with sharp angles. Also, unlike block cracks, alligator cracks are caused by repeated traffic loadings and therefore found only in traffic areas (i.e., wheel paths).

Severity Levels: (*See definitions of longitudinal transverse cracking.)

- **L** Blocks are defined by low-severity* cracks.
- **M** Blocks are defined by medium-severity* cracks.
- **H** Blocks are defined by high-severity* cracks.

Distortions



Image 3: Distortions

Description:

Distortions are usually caused by corrugations, bumps, sags and shoving. They are localized abrupt upward or downward displacements in the pavement surface, a series of closely spaced ridges and valley or localized longitudinal displacements of the pavement surface. Distortions affect ride quality.

Severity Levels:

L Distortion produces vehicle vibrations, which are noticeable, but no reduction in speed is necessary for comfort or safety and/or individual distortions cause the vehicle to bounce slightly but create little discomfort.

M Distortion produces vehicle vibrations, which are significant, and some reduction in speed is necessary for safety and comfort.

H Distortion produces vehicle vibrations, which are so excessive that speed must be reduced considerably for safety and comfort.

Longitudinal and Transverse Cracking (Non-PCC Slab Joint Reflective)



Image 4: Longitudinal and Transverse Cracking

Description:

Longitudinal cracks are parallel to the pavement's centerline or laydown direction. They may be caused by:

1. A poorly constructed paving lane joint.
2. Shrinkage of the AC surface due to low temperature or hardening of the asphalt and/or daily temperature cycling.
3. A reflective crack caused by cracking beneath the surface course, including crack in PCC slabs.
4. Decreased support or thickness near the edge of the pavement.

Transverse cracks extend across the pavement at approximately right angles to the pavement centerline or direction of laydown. These may be caused by conditions (2) and (3) above. These types of cracks are not usually load-associated.

Severity Levels:

L One of the following conditions exists:
- (1) Non-filled crack where the width is less than 10 mm (3/8 in.) or
- (2) filled crack of any width, where crack filler in satisfactory condition.

M One of the following conditions exists:
- (1) non-filled crack width is greater than or equal to 10 mm and less than 75 mm (3/8 to 3 in.)
- (2) non-filled crack is less than or equal to 75 mm (3 in.) surrounded by light and random cracking, or
- (3) filled crack is of any width surrounded by light random cracking.

H One of the following conditions exists:
- (1) any crack filled or non-filled surrounded by medium or high severity random cracking,
- (2) non-filled crack greater than 75 mm (3 in.) or
- (3) A crack of any width where approximately 100 mm (4 in.) of pavement around the crack is severely broken.

Patching and Utility Cut Patching



Image 5: Patching and Utility Cut Patching

Description:

A patch is an area of pavement that has been replaced with new material to repair the existing pavement. A patch is considered a defect no matter how well it is performed (a patched area or adjacent area usually does not perform as well as an original pavement section). Generally, some roughness is associated with this distress.

Severity Levels:

L Patch is in good condition and satisfactory. Ride quality* is rated as low severity or better.

M Patch is moderately deteriorated and/or ride quality* is rated as medium severity.

H Patch is badly deteriorated and/or ride quality* is rated as high severity. Needs replacement soon.

*Ride quality is defined in the severity levels of distortions.

Rutting and Depressions



Image 6: Rutting and Depressions

Description:

A rut is a surface depression in the wheel paths. Pavement uplift may occur along the sides of the rut, but in many instances, ruts are noticeable only after a rainfall when the paths are filled with water. Rutting stems from a permanent deformation in any of the pavement layers or sub-grades, usually caused by consolidated or lateral movement of the materials due to traffic load. Significant rutting can lead to major structural failure of the pavement.

Depressions are localized areas where the pavement structure is lower than the surrounding area, but the transition is not abrupt enough to be considered a distortion. They are often referred to as “bird baths”.

Severity Levels: (Average Rut or Depression Depth)

L 1/2" to less than 1” (13 to 25mm).

M 1” to less than 2” (25 to 50mm).

H equal to or greater than 2” (over 50mm).

Raveling



Image 7: Raveling

Description:

Raveling is the dislodging of coarse aggregate particles. Raveling may be caused by insufficient asphalt binder, poor mixture quality, insufficient compaction, segregation, or stripping.

Coarse aggregate refers to the predominant coarse aggregate size of the asphalt mix, and aggregate clusters refers to when more than one adjoining coarse aggregate piece is missing. If in doubt about a severity level, three representative areas of one square yard each (square meter) should be examined and the number of missing aggregate particles/clusters is counted.

Severity Levels:

M Considerable loss of coarse aggregate greater than 20 per square yard (square meter), and/ or clusters of missing coarse aggregate are present.

H Surface is rough and pitted, and it may be completely removed in places.

Weathering



Image 8: Weathering

Description:

Weathering is the wearing away of the asphalt binder and fine aggregate matrix.

Coarse aggregate refers to predominant coarse aggregate size of the asphalt mix. Loss or dislodging of coarse aggregate is covered under Raveling. Surface wear is normally caused by oxidation, inadequate compaction, insufficient asphalt content, excessive natural sand, surface water erosion, and traffic. Weathering occurs faster in areas with high solar radiation.

Severity Levels:

L Asphalt surface beginning to show signs of aging which may be accelerated by climatic conditions loss of fine aggregate mix is noticeable and may be accompanied by fading of the asphalt color. Edges of the aggregates are beginning to be exposed (less than 0.05 inches or 1 mm).

M Loss of the fine aggregate matrix is noticeable and the edges of the coarse aggregate have been exposed up to 1/4th of the width (of the longest side) of the coarse aggregate due to the loss of fine aggregate matrix.

H Edges of the coarse aggregate have been exposed greater than 1/4th of the width (of the longest side) of the coarse aggregate. There is considerable loss of fine aggregate matrix leading to potential or some loss of coarse aggregate.

PAVEMENT MAINTENANCE TREATMENTS

Pavement maintenance treatments are designed to slow the pavement aging process. Mainly, the treatments are designed to protect the pavement from the adverse effects of water and to some extent vehicle traffic.

Maintenance treatments, which protect the pavement from aging, are crack sealing, digouts, slurry seals, and cape seals. When pavements have extensive cracking and are beyond their design life, interim holding measures including skin patches and thin overlays are used as a stop gap prior to major rehabilitation.

The following outlines some of the more common types of maintenance treatments:

Crack Sealing

Crack sealing prevents surface water from getting beneath the asphalt concrete layer into the aggregate bases. Crack sealing is generally performed using hot rubberized crack sealing material. The procedure includes routing small cracks, cleaning and sealing.

Digouts

Digouts are small areas of deteriorated pavements, which are removed and replaced with new asphalt concrete. Pavement removal is accomplished by cold planning or saw cutting and excavation. New asphalt is installed in at least two lifts. The digout depth is determined depending on the street type and construction.

Slurry Seals

Slurry seals consist of a combination of fine aggregate and emulsified oil. A new type of slurry seal called Rubberized Asphalt Slurry (RAS) is in the development stage. Currently, the cost of RAS is 2 to 3 times as much as a conventional slurry seal, which makes the product economically unattractive. Slurry seals are used when the existing pavement surface is severely raveled.

Cape Seals

Cape seals consist of a chip seal over coated with a slurry seal. A chip seal is an application of small angular rock (chips) approximately 1/4" to 3/8” in a maximum size embedded into a thick application of asphalt emulsion. Most chip seals incorporate polymer modified binders.

Cape seals are used on residential and collector streets to maintain a pavement, which may need an overlay, but there are not sufficient funds available. Cape seals are placed over low to moderate alligator cracks and block shrinkage cracking. Due to the distress covered by the cape seal, small areas of disbanding or failure may occur and will require patching.

Cape sealed surfaces are fairly coarse compared to new paving. Due to this characteristic, they may not be acceptable to some residential areas.

Interim Holding Measures (or “Stop Gap” in StreetSaver® Terms)

Interim holding measures or stop gap treatments are used to “hold” the pavement together until funds become available for major rehabilitation. Common holding measures used include skin patches and thin overlays.

Skin patches are thin lifts of fine asphalt concrete placed over deteriorated areas.

Thin maintenance overlays are placed to hold the surface together. The asphalt concrete layer is generally 1 to 1-1/2 inches thick. A 3/8 inch aggregate is used with a rubberized asphalt binder, where the rubber has been mixed into solution with the asphalt binder during the refinement process. This is referred to as Terminally Blended Asphalt Rubber Binder.

PAVEMENT REHABILITATION TREATMENTS

Pavement rehabilitation consists of treatments used to restore the existing pavement quality or to add additional structural support to the pavement. Rehabilitation treatments include conventional overlays; pulverization and resurfacing; ARHM (asphalt rubber hot mix) overlays; AC removal and replacement (Mill and Fill); and reconstruction.

The following outlines some of the more common types of rehabilitation treatments:

Conventional Overlays

Conventional overlays generally consist of surface preparation and varying thicknesses of asphalt concrete. Surface preparation can consist of crack filling, pavement repairs of base failures and leveling courses.

The overlay thickness is determined by the structural requirement of the deflection analysis and reflective cracking criteria. The reflective cracking criteria requires the thickness of the overlay to be a minimum 1/2 the thickness of the existing bonded layers. Pavement fabric can account for 0.10 ft of asphalt for reflective cracking criteria if the structural requirements from the deflection analysis are met.

Conventional overlays have an expected service life of 7 to 13 years if they are designed to meet structural and reflective cracking criteria and are well constructed.

Pulverization and Resurfacing

Pulverization and resurfacing is an alternative to conventional overlays for streets that are structurally adequate but exhibit sufficient cracking to warrant improvement to the asphalt surface.

Pulverization and resurfacing are an intermediate step between overlays and reconstruction. The existing asphalt concrete is recycled into aggregate base and the recycled base increases the total structural section. The surface is re-graded to conform to flush facilities similar to the way the pavement is keycut for overlays. The re-grading allows for some improvement to the cross section and profile. This method eliminates the stress history and cracking of the old asphalt concrete pavement, thus eliminating negative impacts on the new asphalt concrete surface.

Some instability can be encountered when the pulverization method is used. PEI typically recommends budgeting 5 to 10 percent of the pulverized sub-grade area for stabilization. Stabilization can be performed using 6-inch deep lift asphalt concrete.

Pulverization and resurfacing has a life expectancy of 13 to 18 years. The life expectancy is slightly less than full reconstruction because some residual deficiencies in thickness or quality of the unaffected layers may still exist. Additional testing is necessary to determine if pulverization is a viable alternative. This testing includes measuring the existing structural section and testing the native soil for bearing capacity (R-value).

RHMA Overlays

Rubberized Hot Mix Asphalt (RHMA) is a material that uses crumb rubber mixed with traditional asphalt binders to produce a more flexible paving material than conventional dense graded hot mix asphalt (HMA).

Caltrans has developed design criteria for use of this material based on accelerated performance testing using its dual wheel accelerated pavement testing equipment. The Caltrans criteria allows RHMA to be used in a one to two ratio to conventional hot mix asphalt. Thus 1 inch of RHMA is equal to 2 inches of conventional hot mix asphalt for reflective cracking criteria.

RHMA costs approximately 1-3/4 times as much as conventional asphalt and provides a similar service life to that of conventional hot mix asphalt, 7 to 13 years. RHMA is generally only feasible when vertical constraints such as curb and gutter restrict the thickness of the overlay. RHMA typically has more open surface than conventional hot mix asphalt and is more difficult to obtain a high-quality finished product.

AC Removal and Replacement (Mill and Fill)

On some thick asphalt concrete pavements, the most economical approach to rehabilitating the pavement is to remove some of the existing asphalt concrete surface, which matches the existing profile. The replacement material can be either conventional hot mix asphalt (HMA) or RHMA, depending on the design criteria.

In other cases, due to drainage or other physical constraints, additional thickness cannot be placed. If the underlying base is sufficient to support anticipated loading, the asphalt layer can be removed and replaced. Depending on existing conditions, this method should have a life of 15 to 20 years.

Reconstruction

When the pavement has severe cross section deficiencies or requires significant structural strengthening, reconstruction may be the only alternative. Generally, existing pavement materials are recycled and incorporated into the new pavement structure. Structural section material alternatives include treated soils, full depth asphalt concrete, recycled materials and Portland cement concrete.

Section III
Pavement Management Program Specifics

PAVEMENT MANAGEMENT PROGRAM SPECIFICS

This section discusses the characteristics of the Pavement Management Program and its application for The City of Belmont.

BACKGROUND (STREETSAVER®)

During the early years of Pavement Management software development, many companies developed private software packages focused on management of municipal street systems. Though these programs were versatile and sophisticated, the user was also dependent upon the software vendor for training, program updates, and software servicing. Many of the vendors had difficulty maintaining their software, leaving agencies stranded after making a substantial investment.

In 1982, the Metropolitan Transportation Commission (MTC) completed a study of local road and street maintenance needs and revenue short falls in the San Francisco Bay Area. The results of the study indicated that local jurisdictions were spending only 60 percent of funds required to maintain roads in a condition considered adequate. This indicated a need to improve pavement maintenance and rehabilitation techniques and practices. A committee was formed to evaluate pavement management efforts. At approximately the same time, six public works directors reviewed a proposal to develop a prototype Pavement Management Program (PMP); however, it was felt that the proposed system was too complex. This group strongly emphasized that simplicity was the most important objective to be developed in a PMP if it was to be adopted and used by cities and counties.

In 1983, a consultant was retained to assist MTC in determining PMP needs, PMP resources, and problems. In addition, they were to develop three basic elements of a standardized prototype PMP: a pavement condition index (PCI), effective maintenance treatments for the Bay Area, and a network level assignment procedure. The result was the first version of the MTC PMP. Since that time, the program has evolved into StreetSaver®.

Today, MTC uses StreetSaver® to help local cities and counties better allocate resources, predict the future condition of their pavements at different levels of funding, and demonstrate the effects of underfunded road programs. The Bay Area was one of the first regions in the country to implement a Pavement Management Program that is used by nearly all of its localities. Using StreetSaver®, cities and counties can plan and manage road improvement projects, document budget needs and shortfalls, and use the collected data to build support for additional transportation funding.

StreetSaver® manages a collection of related data organized for easy storage and retrieval. The StreetSaver® program includes a database comprised of several sets of related data ("tables") that contain information about the street network in the jurisdiction. This information includes pavement condition, the available maintenance/rehabilitation treatments and their costs, and the history of the network. Based on this information, budget analyses are performed. A budget analysis allows the user to project network maintenance and rehabilitation needs, and costs to evaluate the consequences of various budget allocation alternatives. Alternatives can be evaluated in terms of maintenance and rehabilitation that can actually be performed, future pavement condition, and deferred costs. For some agencies, use of the StreetSaver® program is cyclical. For others, pavement management is integrated into an ongoing effort to manage their street networks.

Implementation

There are several steps involved in implementing an effective Pavement Management Program. These tasks should be completed on a periodic basis. These tasks include:

1. Collect pavement condition and maintenance/rehabilitation data.
2. Enter re-inspection data and/or applied maintenance and rehabilitation information.
3. Check/update maintenance treatment definitions and pavement category definitions.
4. Calculate Pavement Condition Index (PCI)
5. Evaluate system and current Maintenance/Rehabilitation strategies. Determine Budget needs and if necessary, develop alternate Budget Summaries.
6. Present analysis outputs to funding bodies.
7. Acquire funds and apply maintenance/rehabilitation treatments.

PROGRAM ASSUMPTIONS

The goal of the Pavement Management Program is to furnish budgetary amounts in order to achieve system wide improvements in the overall pavement condition. The goal of project engineering is to obtain the proper structural effect, for the lowest financial amount, for a given subset of the network to be maintained. Using the Pavement Management Program, management is able to realistically budget for economically maintaining the City's pavement Network. Annually updating maintenance activity and costs keeps the program current.

PAVEMENT MAINTENANCE AND REHABILITATION (M&R) UNIT COSTS

The reliability and accuracy of any PMP is based on the information contained in its Decision Tree. The listed treatments in the Decision Tree are generalized to provide a range of treatments. The exact treatment would need to be determined during the design phase of a project.

Typical treatments within each generalized treatment range are listed in table 3 below.

Treatment Category	Typical Treatment
I - **Light Maintenance**	• Slurry Seal or Micro-Surface • Fog Seal or Scrub Seal
II - **Heavy Maintenance**	• Chip Seal, Cape Seal • Slurry Seal or Micro-Surface with Digouts • Thin Maintenance Overlay (TMO) • Double Chip Seal then Slurry Seal
III - **Light Rehab.**	• Overlay (2” and under) or Thin Mill and Fill
IV - **Heavy Rehab.**	• Overlay (greater than 2”) or Thick Mill and Fill • Cold-In-Place Recycling • Full Depth Reclamation • Pulverize and Resurfacing
V - **Reconstruct**	• Full Section Reconstruction

Table 3: General Treatment Categories with Typical Treatments

Based on a street segment’s current PCI condition, StreetSaver® assigns a treatment action and estimated cost to perform the suggested treatment. This cost is not just what is paid to the contractor but should include all the “Soft Costs” incurred by The City.

Soft Costs can include the surface preparation, engineering cost, materials testing, and construction inspection. Even if these tasks are done “in-house”, the inclusion in combination with the construction costs will tend to show the “true picture” of the cost of a specific project.

The following costs were used to develop the indicated budget numbers for each street segment PEI reviewed. The costs include, but are not limited to, miscellaneous work such as transitions, striping, and digouts.

The costs are averages. Small systems will have higher unit costs and large systems will have lower unit costs. The larger the annual project size, the better the economies of scale. Timing is also important. Bidding the work in early spring will result in significantly lower prices than bids solicited in the late summer or fall. If small packages are used, costs could be 25 to 50 percent higher.

The unit costs used for the 2024 PMP update for the City of Belmont, started with the average cost for the treatments in each treatment category, based on recent pavement project bid tabulations. Those average construction and material costs were then increased by 35% (for Categories 2-5) to account for potential ADA Curb Ramp repairs that may be triggered by applying a maintenance or rehabilitation treatment to a street segment. Next, an increase of 15% was added (for Categories 2-5) to account for additional costs arising from the MRP 3.0 regulations that went into effect in October of 2023. An additional increase of 20% was then applied to account for "Soft Costs". Finally, another increase of 10% was applied as a contingency factor. These prices are in today's dollars (2024/2025) and do not account for inflation.

Treatment Category	Arterial	Collector	Residential
	Cost/ Sq Yd		
Crack Seal ($$/LF)	$2.97	$2.97	$2.97
I - Light Maintenance	$12.38	$9.90	$9.41
II - Heavy Maintenance	$39.19	$37.66	$33.04
III - Light Rehab.	$126.80	$122.96	$113.74
IV - Heavy Rehab.	$268.20	$230.55	$181.36
V - Reconstruct	$736.98	$622.47	$495.67

Table 1: General Treatment Unit Costs used in Belmont's StreetSaver® Database.

Decision Tree / Treatment Strategies

The Decision Tree is broken down into two main areas: Preventive Maintenance (PM) and Rehabilitation. StreetSaver® makes preventive maintenance a top priority. The longer a segment can be kept in good condition the lower the overall cost of its treatments. Preventive Maintenance addresses the sections that have a PCI of 71 or greater. This area is further broken down to specific treatments that could be better termed Crack Sealing, Surface Treating and Restoration Treatments.

The Decision Tree allows the user to program these treatments on a cyclical basis. As part of this cyclical process, once a road has reached the point where it can no longer be maintained by a crack seal or a surface seal the program will shift to a Restoration Treatment. The program uses this treatment to restore the pavement in long term budgeting scenarios to the Very Good category.

The Decision Tree for Preventive Maintenance and Rehabilitation was reviewed with The City of Belmont and updated by PEI. The decision tree customizes the logic for how and what maintenance and rehabilitation treatments StreetSaver® selects.

Five general pavement treatment categories were used to account for the various treatments in the decision tree: Reconstruction, Heavy Rehabilitation, Light Rehabilitation, Heavy Maintenance, and Light Maintenance. Specifying a general treatment category allows the user to stay focused on a budget level analysis rather than moving to a project level analysis.

The Decision Tree assumes average construction and material quality. Pavement life is very sensitive to materials and workmanship quality. Poor quality construction may result in up to a 50 percent loss in the pavement life. In other words, poor quality construction may last 10 to 15 years, whereas excellent quality construction may last 20 to 30 years. Investing in quality, both in design and construction, provides significant returns in extended pavement life resulting in lowered annual maintenance costs.

The Decision Tree for The City of Belmont can be found in **Appendix A** of this report.

ANNUAL PAVEMENT MAINTENANCE / REHABILITATION PROGRAM

The PCI range of 0 to 100 is broken down into five condition categories for budget calculation purposes. StreetSaver® default PCI breakpoints were used and not adjusted for the 2024 update of The City of Belmont's Pavement Management Program.

The breakpoints are as follows:

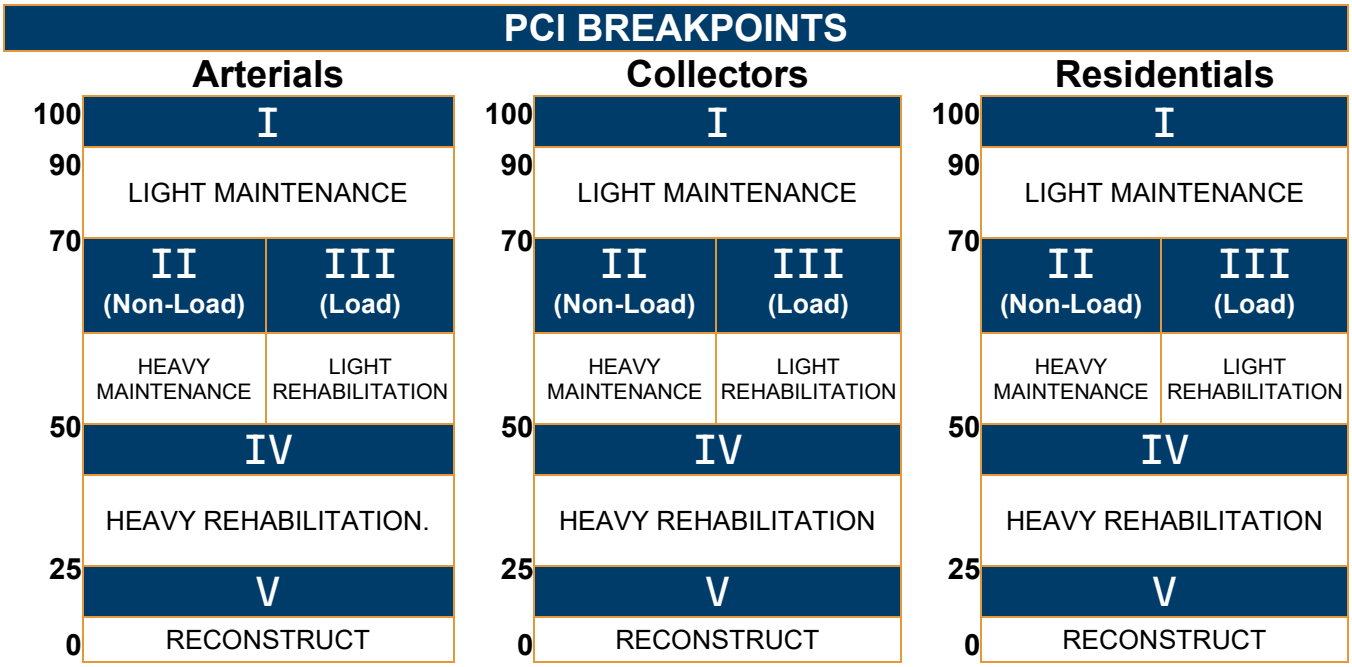


Figure 3: PCI Breakpoints

When a pavement section is identified for maintenance or rehabilitation, a user defined network-level cost category for a pavement of that functional class, type and condition is used to determine the needed funds for that section.

For sections falling within the preventive maintenance category, or category one (I), a time sequence is used to identify the appropriate treatment and cost. For those sections falling into a rehabilitation category, or categories two (II), three (III), four (IV), or five (V), the PCI is used to determine the repair category for a pavement section.

The repair category is combined with functional classification (as a surrogate for traffic index) and surface type (as a surrogate for structural adequacy) to identify the appropriate treatment and cost. The treatment and cost identified for the section is a network-level budget planning treatment and is generally considered as a cost category for budgeting purposes rather than an actual treatment. Some sections will require more money than estimated, some will require less. A project-level analysis is used to determine the actual treatment to be used for a given section based on condition, structural capacity, and other factors.

The funding needs are summed up for all sections needing work for each year of the analysis period to determine the annual budget needs. The needs analysis provides a list of sections needing work over the selected analysis period and an estimate of the funds needed. In StreetSaver®, this analysis period is 5 years. It identifies maintenance and rehabilitation needs without considering funding constraints, essentially the Needs Analysis is unconstrained by the available budget. StreetSaver® identifies candidate sections and funds needed to provide the level of service to meet agency-defined goals.

When an agency has a considerable backlog of maintenance and repair needs, the first-year needs will include the bulk of sections needing work. From a funding standpoint, this may appear unrealistic; however, the needs analysis is only the first step in planning and programming. The information from the needs analysis is generally best presented to management as the total 5-year needs or the average needs per year of the 5-year period. Few agencies will be able to meet the first year needs as developed by the program.

The StreetSaver® Needs Analysis provides information on the condition of the network over the analysis period with and without application of the treatments. Since the application of treatments assumes no limit on funds, this can be considered the upper limit of condition that could be reached by the agency and the condition without treatment can be considered the lower limit.

StreetSaver® uses a ranking process based on cost-effectiveness concepts. Basically, the longer a pavement is in good condition, the more benefit the user gets from the pavement. This can be approximated by the area under the PCI vs Time curve.

The larger that area, the longer the pavement provides the desired level of service. That area is divided by annualized costs per unit area. This ratio is weighted for different usage so that arterial streets are selected for repair before collectors in the same condition, which are selected for repair before residential/locals in the same condition. Sections of pavements that provide the best service for the least money are then selected as those that should be repaired first. StreetSaver® provides a ranked listing based on this cost-effectiveness analysis. StreetSaver® also shows the condition with and without treatment, the estimated costs for each section, the calculations used to determine the ranking, and a listing of sections not recommended for treatment.

VISUAL EVALUATIONS

PEI's technical staff evaluated all of the city's streets. The streets were rated based on the StreetSaver® system described in the Background. Once the data was entered into the program, PEI completed a quality assurance review of the system and verified the results in the field. The street inventory was based on visual evaluations.

PROGRAM UPDATES

The Pavement Management Program is a dynamic program. It is expected that The City will continue to visually rate the street network and update the database at least every three years. In addition to the visual review, The City should update the database by adding new streets incorporated into The City as well as new maintenance and rehabilitation work performed to any street segment.

Section IV
Reference Reports

City of Belmont

PCI Condition

- Category I - Very Good
- Category II - Good (Non-Load)
- Category III - Good (Load)
- Category IV - Poor
- Category V - Very Poor

N
W E
S

Miles
0 0.25 0.5 1

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA

Data Quality Management Report

For the 2024 Pavement Management Program update for the City of Belmont, Pavement Engineering Inc. (PEI) rated 70.57 centerline miles of Arterial, Collector, and Residential roadways. Those 70.57 centerline miles are broken down into 484 different management segments of varying lengths and widths. PEI completed their initial rating assessment in September, 2024.

Once the initial ratings were completed, the field crew then performed a 2nd rating on a randomly selected 10% of segments. This 2nd rating is intended as a consistency check, which ensures that our raters are performing evaluations consistent with our allowable range of +/- 5 PCI points. Of the 49 segments that were part of the 10% QC, 7 were found to be outside of the allowable range. Those 7 segments were re-rated by The Project Manager. Following the 10% Field Crew QC, an additional randomly selected 5% of segments were reviewed by The Project Manager.

Furthermore, an analysis was performed on the initial ratings to see how each segment's PCI has changed since the last rating was performed. Any segment found to have deteriorated more than 3 PCI points per year, or a total of 9 PCI points (since the City of Belmont's PCIs were last updated in 2021) or have increased more than 1 PCI point without a documented M&R treatment, was then reviewed by the Senior Engineer in-charge.

Of the 484 segments reviewed, a total of 72.7% (352 segments), were outside of the allowable range, or had an M&R Treatment since the last inspection. These segments were then reviewed by a Senior Engineer. We found that of the 72.7% (352 segments), 47.7% (168 segments) had received a M&R treatment since the last inspection. 26.4% (93 segments) were determined to be accurate in the amount they had deteriorated. 16.8% (59 segments) were found to be rated harsher than the deterioration exhibited, and 9.1% (32 segments) was rated too leniently. Those segments' PCIs were re-rated and now reflect the proper deterioration amount and coinciding PCI.

City of Belmont - 2024 PMP Update

Street List Alphabetical

Street ID	Road Name	Section ID	Begin Location	End Location	FC	Lanes	Length	Width	Area	Last MnR Date	Last MnR	Last PCI Date	Last Calc PCI	Condition Category	PCI Range
ACAAV	**ACADEMY AVENUE**	**ACAAV1A**	RALSTON AVENUE	WIDTH CHANGE	R	2	160	35	5,600	07/30/2018	SLURRY SEAL	07/18/2024	**81**	Good (90-71)	90-81
ACAAV	**ACADEMY AVENUE**	**ACAAV1B**	WIDTH CHANGE	S/O BELBURN DRIVE	R	2	410	23	9,430			07/18/2024	**79**	Good (90-71)	80-71
ACAAV	**ACADEMY AVENUE**	**ACAAV2**	s/o BELBURN DRIVE	s/o ALDEN DRIVE	R	2	540	28	15,120	01/01/1997	RECONSTRUCT SURFACE (AC)	07/18/2024	**72**	Good (90-71)	80-71
ACAAV	**ACADEMY AVENUE**	**ACAAV3A**	S/O ALDEN ST	BEG OF ONE WAY	R	2	585	28	16,380	09/09/2021	SLURRY SEAL	07/18/2024	**75**	Good (90-71)	80-71
ACAAV	**ACADEMY AVENUE**	**ACAAV3B**	BEG OF ONE WAY	END OF ONE WAY	R	2	665	15	9,975			07/18/2024	**71**	Good (90-71)	80-71
ACACT	**ACADEMY COURT**	**ACACT**	ACADEMY AVENUE	ACADEMY AVENUE	R	2	365	14	5,110	09/09/2021	SLURRY SEAL	07/18/2024	**76**	Good (90-71)	80-71
ADELAI	**ADELAIDE WAY**	**ADELAI**	CHRISTIAN DRIVE (N)	CHRISTIAN DRIVE (S)	R	2	1,600	30	48,000			08/06/2024	**64**	Fair (70-51)	70-61
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM1**	SAN MATEO CITY LIMIT	FOREST AVENUE	A	2	150	48	7,200	08/07/2014	SLURRY SEAL	07/16/2024	**70**	Fair (70-51)	70-61
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM10**	CHULA VISTA DRIVE	SAN CARLOS CITY LIMIT	A	3	800	46	36,800	01/01/1996	AC OVERLAY (2 INCHES) W/FABRIC	08/08/2024	**46**	Poor (50-31)	50-41
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM2**	FOREST AVENUE	CIPRIANI BOULEVARD	A	2	350	21	7,350	08/07/2014	SLURRY SEAL	07/16/2024	**77**	Good (90-71)	80-71
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM3**	CIPRIANI BOULEVARD	NOTRE DAME AVENUE	A	2	600	18	10,800	02/01/2003	SLURRY SEAL	07/16/2024	**79**	Good (90-71)	80-71
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM4A**	NOTRE DAME AVENUE	MEZES AVENUE	A	2	700	19	13,300	08/07/2014	SLURRY SEAL	07/18/2024	**70**	Fair (70-51)	70-61
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM4B**	MEZES AVENUE	ARBOR DRIVE	A	2	450	22	9,900	08/07/2014	SLURRY SEAL	07/18/2024	**70**	Fair (70-51)	70-61
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM5**	ARBOR AVENUE	COVINGTON ROAD (N)	A	2	950	20	19,000	02/01/2003	SLURRY SEAL	07/18/2024	**61**	Fair (70-51)	70-61
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM6**	COVINGTON ROAD (N)	COVINGTON ROAD (S)	A	2	1,150	18	20,700	08/08/2011	SLURRY SEAL	07/18/2024	**71**	Good (90-71)	80-71
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM7**	COVINGTON ROAD (S)	RALSTON AVENUE	A	2	500	40	20,000	03/03/2014	DEEP PATCH	07/18/2024	**72**	Good (90-71)	80-71
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM8**	RALSTON AVENUE	CARLMONT DRIVE	A	4	800	46	36,800	01/01/1996	AC OVERLAY (2 INCHES) W/FABRIC	08/08/2024	**45**	Poor (50-31)	50-41
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM9**	CARLMONT DRIVE	CHULA VISTA DRIVE	A	3	1,650	46	75,900	01/01/1996	AC OVERLAY (2 INCHES) W/FABRIC	08/08/2024	**38**	Poor (50-31)	40-31
ALDCT	**ALDEN COURT**	**ALDCT**	ALDEN STREET	END OF CUL DE SAC	R	2	190	24	4,560	09/09/2021	SLURRY SEAL	07/18/2024	**77**	Good (90-71)	80-71
ALDST	**ALDEN STREET**	**ALDST**	AVON STREET	ALAMEDA DE LAS PULGAS	R	2	1,300	28	36,400	09/09/2021	SLURRY SEAL	07/18/2024	**71**	Good (90-71)	80-71
ALHAMB	**ALHAMBRA DRIVE**	**ALHA1**	BARCLAY WAY	DEAD END	R	2	1,450	20	29,000			07/16/2024	**24**	Failed (30-0)	30-21
ALHAMB	**ALHAMBRA DRIVE**	**ALHA2**	DEAD END	MONTE CRESTA DRIVE	R	2	500	21	10,500			07/16/2024	**36**	Poor (50-31)	40-31
ALLVI	**ALL VIEW WAY**	**ALL1**	LINCOLN AVENUE	SEQUOIA AVENUE	R	2	250	20	5,000	09/09/2021	SLURRY SEAL	07/16/2024	**82**	Good (90-71)	90-81
ALLVI	**ALL VIEW WAY**	**ALL2**	SEQUOIA AVENUE	END OF CUL DE SAC	R	2	550	28	15,400	08/20/2007	SLURRY SEAL	07/16/2024	**65**	Fair (70-51)	70-61
ALOMAR	**ALOMAR WAY**	**ALOMAR**	LADERA WAY	EL VERANO WAY	R	2	725	25	18,125			07/18/2024	**16**	Failed (30-0)	20-11
ALTURA	**ALTURA WAY**	**ALTURA**	SOLANA DRIVE	END OF CUL DE SAC	R	2	675	25	16,875	08/01/1996	SLURRY SEAL	07/19/2024	**34**	Poor (50-31)	40-31
ANIAV	**ANITA AVENUE**	**ANI1**	EL CAMINO REAL	MALCOLM AVENUE (W)	R	2	775	27	20,925	08/01/1996	SLURRY SEAL	07/11/2024	**97**	Excellent (100-91)	100-91
ANIAV	**ANITA AVENUE**	**ANI2**	MALCOLM AVENUE (W)	END OF CUL DE SAC	R	2	540	32	17,280	08/01/1996	SLURRY SEAL	07/11/2024	**98**	Excellent (100-91)	100-91
ANICT	**ANITA COURT**	**ANICT**	ANITA AVENUE	END OF CUL DE SAC	R	2	200	32	6,400	03/03/2014	DEEP PATCH	07/11/2024	**98**	Excellent (100-91)	100-91
ANTIQU	**ANTIQUE FOREST LANE**	**ANTIQU**	CYPRESS AVENUE	END OF CUL DE SAC	R	2	700	24	16,800			07/18/2024	**89**	Good (90-71)	90-81
ARBOR	**ARBOR AVENUE**	**ARBO1**	NOTRE DAME AVENUE	FAIRWAY DRIVE	R	2	950	18	17,100	07/30/2024	2" HMA OL	08/30/2024	**100**	Excellent (100-91)	100-91
ARBOR	**ARBOR AVENUE**	**ARBO2**	FAIRWAY DRIVE	ALAMEDA DE LAS PULGAS	R	2	1,200	21	25,200	09/09/2021	HEAVY MAINTENANCE	07/16/2024	**79**	Good (90-71)	80-71
ARDEN	**ARDEN LANE**	**ARDEN**	TALBRYN DRIVE	VINE STREET	R	2	650	23	14,950	07/15/2018	SLURRY SEAL	07/19/2024	**66**	Fair (70-51)	70-61
ARTHUR	**ARTHUR AVENUE**	**ARTHUR**	ALAMEDA DE LAS PULGAS	CORONET BOULEVARD	R	2	1,000	20	20,000	09/09/2021	SLURRY SEAL	07/16/2024	**58**	Fair (70-51)	60-51
AVON	**AVON AVENUE**	**AVON1**	RALSTON AVENUE	BELBURN DRIVE	R	2	600	30	18,000	08/01/1996	SLURRY SEAL	07/18/2024	**29**	Failed (30-0)	30-21
AVON	**AVON AVENUE**	**AVON2**	BELBURN DRIVE	FAIRWAY DRIVE	R	2	750	28	21,000	09/09/2021	SLURRY SEAL	07/18/2024	**71**	Good (90-71)	80-71
BARCLA	**BARCLAY WAY**	**BARC1**	MONSERAT AVENUE	SEQUOIA WAY	R	2	500	20	10,000	07/09/2014	DEEP PATCH	07/16/2024	**62**	Fair (70-51)	70-61
BARCLA	**BARCLAY WAY**	**BARC2**	SEQUOIA WAY	SAN ARDO WAY	R	2	1,500	21	31,500			07/16/2024	**37**	Poor (50-31)	40-31
BAY	**BAY COURT**	**BAY**	EAST LAUREL CREEK ROAD	LONGFELLOW DRIVE	R	2	250	21	5,250	09/09/2021	SLURRY SEAL	07/16/2024	**80**	Good (90-71)	80-71

Street List Alphabetical

Street ID	Road Name	Section ID	Begin Location	End Location	FC	Lanes	Length	Width	Area	Last MnR Date	Last MnR	Last PCI Date	Last Calc PCI	Condition Category	PCI Range
BAYVIE	**BAYVIEW AVENUE**	**BAYV1**	END OF CUL DE SAC	MILLER AVENUE	R	2	675	19	12,825	09/09/2021	SLURRY SEAL	07/11/2024	**83**	Good (90-71)	90-81
BAYVIE	**BAYVIEW AVENUE**	**BAYV2**	MILLER AVENUE	FOREST AVENUE	R	2	1,235	19	23,465	06/15/2019	AC OVERLAY	07/11/2024	**95**	Excellent (100-91)	100-91
BELBUR	**BELBURN DRIVE**	**BELB1**	NOTRE DAME AVENUE	ACADEMY AVENUE	R	2	1,500	27	40,500	07/30/2018	SLURRY SEAL	07/18/2024	**81**	Good (90-71)	90-81
BELBUR	**BELBURN DRIVE**	**BELB2**	ACADEMY AVENUE	VILLA AVENUE	R	2	300	27	8,100	08/08/2011	SLURRY SEAL	07/18/2024	**85**	Good (90-71)	90-81
BELLE	**BELLE MONTI AVENUE**	**BELLE**	NOTRE DAME AVENUE	ALAMEDA DE LAS PULGAS	R	2	950	19	18,050	06/15/2019	AC OVERLAY	07/16/2024	**93**	Excellent (100-91)	100-91
BELMON	**BELMONT CANYON ROAD**	**BELM1**	RALSTON AVENUE EAST INT	BELMONT CANYON ROAD	R	2	2,640	22	58,080	09/09/2021	HEAVY MAINTENANCE	08/06/2024	**71**	Good (90-71)	80-71
BELMON	**BELMONT CANYON ROAD**	**BELM2**	RALSTON AVENUE MIDDLE INT	HILLCREST DRIVE	R	2	425	27	11,475	10/19/2021	DEEP PATCH	08/06/2024	**74**	Good (90-71)	80-71
BELMON	**BELMONT CANYON ROAD**	**BELM3**	HILLCREST DRIVE	2744 BELMONT CANYON ROAD	R	2	950	27	25,650	08/13/2014	SLURRY SEAL	08/06/2024	**79**	Good (90-71)	80-71
BELMON	**BELMONT CANYON ROAD**	**BELM4**	2744 BELMONT CANYON ROAD	RALSTON AVENUE WEST INT	R	2	1,090	29	31,610			08/06/2024	**96**	Excellent (100-91)	100-91
BENSON	**BENSON WAY**	**BENSON**	HALLMARK DRIVE	ST. JAMES ROAD	R	2	800	37	29,600			07/12/2024	**40**	Poor (50-31)	40-31
BERESF	**BERESFORD AVENUE**	**BERESF**	HILLCREST DRIVE	LOWER LOCK AVENUE	R	2	1,000	25	25,000	09/09/2021	HEAVY REHABILITATION	08/06/2024	**96**	Excellent (100-91)	100-91
BETTIN	**BETTINA AVENUE**	**BETTIN**	SAN MATEO CITY LIMIT	THURM AVENUE	R	2	450	21	9,450	09/09/2021	SLURRY SEAL	07/16/2024	**81**	Good (90-71)	90-81
BIDDUL	**BIDDULPH WAY**	**BIDDUL**	HILLER STREET	ENTRANCE TO MAE NESBIT SCHOOL	R	2	125	27	3,375	09/09/2021	HEAVY REHABILITATION	08/07/2024	**96**	Excellent (100-91)	100-91
BISHOP	**BISHOP ROAD**	**BISHOP**	ROBERT AVENUE	BISHOP ROAD	R	2	1,850	25	46,250	09/09/2021	SLURRY SEAL	08/06/2024	**86**	Good (90-71)	90-81
BRIARF	**BRIARFIELD WAY**	**BRIARF**	CHESTERTON AVENUE	HILLER STREET	R	2	425	32	13,600	09/09/2021	SLURRY SEAL	08/07/2024	**88**	Good (90-71)	90-81
BRIARW	**BRIARWOOD WAY**	**BRIARW**	SEAGATE WAY	OXFORD WAY	R	2	385	32	12,320	09/09/2021	SLURRY SEAL	08/07/2024	**84**	Good (90-71)	90-81
BRIDGE	**BRIDGE COURT**	**BRIDGE**	HASTINGS DRIVE	DEAD END	R	2	250	19	4,750	07/15/2018	SLURRY SEAL	08/07/2024	**85**	Good (90-71)	90-81
BROADW	**BROADWAY**	**BROA1A**	EL CAMINO REAL	5TH AVE	R	2	240	48	11,520	09/09/2021	SLURRY SEAL	08/07/2024	**88**	Good (90-71)	90-81
BROADW	**BROADWAY**	**BROA1B**	5TH AVE	6TH AVE	R	2	260	48	12,480			08/07/2024	**88**	Good (90-71)	90-81
BROADW	**BROADWAY**	**BROA2**	SIXTH AVENUE	SUNNYSLOPE AVENUE	R	2	300	28	8,400			08/07/2024	**25**	Failed (30-0)	30-21
BROADW	**BROADWAY**	**BROA3**	SUNNYSLOPE AVENUE	PALOMA AVENUE	R	2	300	22	6,600			08/07/2024	**9**	Failed (30-0)	10-0
BRYCE	**BRYCE COURT**	**BRYCE**	TAHOE DRIVE	END OF CUL DE SAC	R	2	200	27	5,400	02/01/2003	AC OVERLAY	07/11/2024	**79**	Good (90-71)	80-71
BUCKLA	**BUCKLAND AVENUE**	**BUCKLA**	TALBRYN DRIVE	SAN CARLOS CITY LIMIT	R	2	350	27	9,450			07/19/2024	**29**	Failed (30-0)	30-21
BUENA	**BUENA VISTA AVENUE**	**BUEN1**	CIPRIANI BOULEVARD	2329 BUENA VISTA AVENUE	R	2	800	17	13,600	09/09/2021	SLURRY SEAL	07/16/2024	**82**	Good (90-71)	90-81
BUENA	**BUENA VISTA AVENUE**	**BUEN2**	2329 BUENA VISTA AVENUE	NEWLANDS AVENUE	R	2	400	16	6,400	09/09/2021	SLURRY SEAL	07/16/2024	**81**	Good (90-71)	90-81
BUENA	**BUENA VISTA AVENUE**	**BUEN3**	NEWLANDS AVENUE	CIPRIANI BOULEVARD	R	2	570	20	11,400	09/09/2021	SLURRY SEAL	07/16/2024	**78**	Good (90-71)	80-71
BUENA	**BUENA VISTA AVENUE**	**BUEN4**	CIPRIANI BOULEVARD	2511 BUENA VISTA AVENUE	R	2	400	30	12,000	09/09/2021	HEAVY REHABILITATION	07/16/2024	**95**	Excellent (100-91)	100-91
BUENA	**BUENA VISTA AVENUE**	**BUEN5**	2511 BUENA VISTA AVENUE	MONSERAT AVENUE	R	2	450	42	18,900	03/19/2021	FDR WITH HMA OVERLAY	07/16/2024	**93**	Excellent (100-91)	100-91
CAMBRI	**CAMBRIDGE STREET**	**CAMBRI**	HILLER STREET	MARINE VIEW AVENUE	R	2	1,500	32	48,000	08/01/1996	SLURRY SEAL	08/07/2024	**74**	Good (90-71)	80-71
CAMINO	**CAMINO VISTA COURT**	**CAMINO**	MIDDLE ROAD	END OF CUL DE SAC	R	2	225	26	5,850			07/18/2024	**26**	Failed (30-0)	30-21
CARLMO	**CARLMONT DRIVE**	**CARL 2**	HASTINGS DRIVE	MERRY MOPPET LN	C	2	600	38	22,800	09/09/2021	SLURRY SEAL	08/07/2024	**78**	Good (90-71)	80-71
CARLMO	**CARLMONT DRIVE**	**CARL 3**	MERRY MOPPET LN	LAKE RD	R	2	800	37	29,600	09/09/2021	SLURRY SEAL	08/08/2024	**79**	Good (90-71)	80-71
CARLMO	**CARLMONT DRIVE**	**CARL1**	ALAMEDA DE LAS PULGAS	HASTINGS DRIVE	C	2	800	38	30,400	09/09/2021	SLURRY SEAL	08/07/2024	**81**	Good (90-71)	90-81
CARLMO	**CARLMONT DRIVE**	**CARL4**	LAKE ROAD	2601 CARLMONT DR	R	2	1,550	37	57,350	09/01/2020	SLURRY SEAL	08/08/2024	**72**	Good (90-71)	80-71
CARLMO	**CARLMONT DRIVE**	**CARL5**	2601 CARLMONT DR	HIDDEN CANYON PARK	R	2	940	37	34,780	09/09/2021	SLURRY SEAL	08/08/2024	**76**	Good (90-71)	80-71
CARMEL	**CARMELITA AVENUE**	**CARM1**	READ AVENUE	CIPRIANI BOULEVARD	R	2	1,300	20	26,000	09/09/2021	SLURRY SEAL	07/16/2024	**81**	Good (90-71)	90-81
CARMEL	**CARMELITA AVENUE**	**CARM2**	CIPRIANI BOULEVARD	PALMER AVE	R	2	200	29	5,800	09/09/2021	SLURRY SEAL	07/16/2024	**81**	Good (90-71)	90-81
CASA	**CASA BONA AVENUE**	**CASA**	CORONET BOULEVARD	PONCE AVENUE	R	2	2,300	20	46,000	09/09/2021	HEAVY MAINTENANCE	07/16/2024	**78**	Good (90-71)	80-71
CHESTE	**CHESTERTON AVENUE**	**CHES1**	HILLER STREET	MARINE VIEW AVENUE	R	2	1,750	32	56,000	09/09/2021	SLURRY SEAL	08/07/2024	**87**	Good (90-71)	90-81

City of Belmont - 2024 PMP Update

Street List Alphabetical

Street ID	Road Name	Section ID	Begin Location	End Location	FC	Lanes	Length	Width	Area	Last MnR Date	Last MnR	Last PCI Date	Last Calc PCI	Condition Category	PCI Range
CHESTE	**CHESTERTON AVENUE**	**CHES2A**	MARINE VIEW AVENUE	540 CHESTERTON AVENUE / COP	R	2	1,050	32	33,600	09/09/2021	SLURRY SEAL	08/07/2024	**87**	Good (90-71)	90-81
CHESTE	**CHESTERTON AVENUE**	**CHES2B**	540 CHESTERTON AVENUE / COP	OXFORD WAY	R	2	670	32	21,440	09/09/2021	SLURRY SEAL	08/07/2024	**87**	Good (90-71)	90-81
CHEVY	**CHEVY STREET**	**CHEVY**	BELBURN DRIVE	RALSTON AVENUE	R	2	600	28	16,800	08/08/2011	PATCH AND SLURRY SEAL	07/18/2024	**96**	Excellent (100-91)	100-91
CHRCT	**CHRISTIAN COURT**	**CHRCT**	CHRISTIAN DRIVE	END OF CUL DE SAC	R	2	390	30	11,700	09/09/2021	HEAVY MAINTENANCE	08/06/2024	**71**	Good (90-71)	80-71
CHRDR	**CHRISTIAN DRIVE**	**CHRDR**	RALSTON AVENUE	MARSTEN AVENUE	C	2	1,050	31	32,550	09/09/2021	SLURRY SEAL	08/06/2024	**66**	Fair (70-51)	70-61
CHULA	**CHULA VISTA DRIVE**	**CHUL1A**	RALSTON AVENUE	1251 CHULA VISTA DRIVE / COP	C	2	1,130	25	28,250	08/01/2022	SLURRY SEAL	07/19/2024	**85**	Good (90-71)	90-81
CHULA	**CHULA VISTA DRIVE**	**CHUL1B**	1251 CHULA VISTA DRIVE / COP	SOLANA DRIVE	C	2	470	26	12,220	08/01/2022	SLURRY SEAL	07/19/2024	**86**	Good (90-71)	90-81
CHULA	**CHULA VISTA DRIVE**	**CHUL2A**	SOLANA DRIVE	FERNWOOD WAY	C	2	800	38	30,400	08/01/2022	SLURRY SEAL	07/19/2024	**84**	Good (90-71)	90-81
CHULA	**CHULA VISTA DRIVE**	**CHUL2B**	FERNWOOD WAY	ALAMEDA DE LAS PULGAS	C	2	1,235	38	46,930	08/01/2022	SLURRY SEAL	07/19/2024	**85**	Good (90-71)	90-81
CIPRIA	**CIPRIANI BOULEVARD**	**CIPR1**	ALAMEDA DE LAS PULGAS	NEWLANDS AVENUE	C	2	1,750	20	35,000	12/01/2015	AC OVERLAY (2 INCHES) W/FABRIC	07/16/2024	**81**	Good (90-71)	90-81
CIPRIA	**CIPRIANI BOULEVARD**	**CIPR2**	NEWLANDS AVENUE	PONCE AVENUE	C	2	1,600	22	35,200	09/09/2021	SLURRY SEAL	07/16/2024	**79**	Good (90-71)	80-71
CIPRIA	**CIPRIANI BOULEVARD**	**CIPR3**	PONCE AVENUE	RALSTON AVENUE	C	2	896	22	19,712	11/01/1993	AC OVERLAY (2 INCHES) W/FABRIC	07/16/2024	**74**	Good (90-71)	80-71
CIPRIA	**CIPRIANI BOULEVARD**	**CIPR4**	RALSTON AVENUE	CONTINENTALS WAY	R	2	150	58	8,700			08/08/2024	**73**	Good (90-71)	80-71
CIVIC	**CIVIC LANE**	**CIVIC**	O'NEILL AVENUE	BROADWAY	R	2	500	18	9,000			08/07/2024	**91**	Excellent (100-91)	100-91
CLEE	**CLEE STREET**	**CLEE**	NOTRE DAME AVENUE	CHEVY STREET	R	2	475	28	13,300	08/01/1996	SLURRY SEAL	07/18/2024	**96**	Excellent (100-91)	100-91
CLIFFS	**CLIFFSIDE COURT**	**CLIFFS**	HASTINGS DRIVE	DEAD END	R	2	850	22	18,700	09/09/2021	SLURRY SEAL	08/07/2024	**79**	Good (90-71)	80-71
CLIPPE	**CLIPPER DRIVE**	**CLIPP1**	CONCOURSE DRIVE (W)	CONCOURSE DRIVE (E)	R	2	1,550	37	57,350	07/15/2018	SLURRY SEAL	08/06/2024	**83**	Good (90-71)	90-81
COBBLE	**COBBLESTONE LANE**	**COBBLE**	CYPRESS AVENUE	*END OF CUL DE SAC	R	2	650	24	15,600			07/18/2024	**89**	Good (90-71)	90-81
COLLEG	**COLLEGE VIEW WAY**	**COLLEG**	SOUTH ROAD	END OF TURN A ROUND	R	2	1,050	22	23,100			07/18/2024	**25**	Failed (30-0)	30-21
COMSTO	**COMSTOCK CIRCLE**	**COMS1A**	REFUGE BOUNDARY	WALTHAM CROSS	R	2	400	37	14,800	07/01/1986	SLURRY SEAL	07/12/2024	**19**	Failed (30-0)	20-11
COMSTO	**COMSTOCK CIRCLE**	**COMS1B**	WALTHAM CROSS	HALLMARK DRIVE (S)	R	2	300	37	11,100	07/15/2018	SLURRY SEAL	07/12/2024	**78**	Good (90-71)	80-71
COMSTO	**COMSTOCK CIRCLE**	**COMS2**	HALLMARK DRIVE (S)	HALLMARK DRIVE (W)	R	2	2,300	29	66,700			07/12/2024	**19**	Failed (30-0)	20-11
CONCOU	**CONCOURSE DRIVE**	**CONCO1**	CLIPPER DRIVE (W)	CLIPPER DRIVE (E)	C	2	800	48	38,400			08/06/2024	**70**	Fair (70-51)	70-61
CONTIN	**CONTINENTALS WAY**	**CONT1**	LYALL WAY	CIPRIANI BOULEVARD	R	2	700	38	26,600	07/19/2020	AC OVERLAY	08/08/2024	**93**	Excellent (100-91)	100-91
CONTIN	**CONTINENTALS WAY**	**CONT2A**	CIPRIANI BOULEVARD	1040 CONTINENTALS WAY (WEST)	R	2	600	38	22,800	09/09/2021	SLURRY SEAL	08/08/2024	**83**	Good (90-71)	90-81
CONTIN	**CONTINENTALS WAY**	**CONT2B**	1040 CONTINENTALS WAY (WEST)	1048 CONTINENTALS WAY E	R	2	400	38	15,200	09/09/2021	SLURRY SEAL	08/08/2024	**85**	Good (90-71)	90-81
CONTIN	**CONTINENTALS WAY**	**CONT2C**	1048 CONTINENTALS WAY	LYALL WAY	R	2	400	38	15,200	09/09/2021	SLURRY SEAL	08/08/2024	**87**	Good (90-71)	90-81
CORMOR	**CORMORANT ROAD**	**CORMOR**	SHOREWAY ROAD	REDWOOD CITY LIMIT	R	2	415	32	12,450	09/01/1994	SLURRY SEAL	08/06/2024	**81**	Good (90-71)	90-81
CORNIS	**CORNISH WAY**	**CORNIS**	CHESTERTON AVENUE	HILLER STREET	R	2	550	32	17,600	09/09/2021	SLURRY SEAL	08/07/2024	**88**	Good (90-71)	90-81
CORONE	**CORONET BOULEVARD**	**CORO1**	ALAMEDA DE LAS PULGAS	LYON AVENUE	R	2	950	21	19,950	04/05/2007	MILL AND OVERLAY	07/16/2024	**96**	Excellent (100-91)	100-91
CORONE	**CORONET BOULEVARD**	**CORO2A**	LYON AVENUE	CASA BONA AVE	R	2	855	20	17,100	07/15/2018	SLURRY SEAL	07/16/2024	**78**	Good (90-71)	80-71
CORONE	**CORONET BOULEVARD**	**CORO2B**	CASA BONA AVE	ARTHUR AVENUE	R	2	825	20	16,500	07/15/2018	SLURRY SEAL	07/16/2024	**77**	Good (90-71)	80-71
CORONE	**CORONET BOULEVARD**	**CORO3**	ARTHUR AVENUE	PRINDLE ROAD	R	2	1,550	21	32,550			07/16/2024	**43**	Poor (50-31)	50-41
CORONE	**CORONET BOULEVARD**	**CORO4**	PRINDLE ROAD	RALSTON AVENUE	R	2	1,400	20	28,000	07/19/2020	AC OVERLAY	07/16/2024	**94**	Excellent (100-91)	100-91
COURTL	**COURTLAND ROAD**	**COURTL**	VINE STREET	DEAD END	R	2	800	24	19,200	01/23/2014	DEEP PATCH	07/19/2024	**74**	Good (90-71)	80-71
COVING	**COVINGTON ROAD**	**COVING**	ALAMEDA DE LAS PULGAS (N)	ALAMEDA DE LAS PULGAS (S)	R	2	1,450	19	27,550	07/15/2018	SLURRY SEAL	07/18/2024	**96**	Excellent (100-91)	100-91
CREST	**CREST VIEW AVENUE**	**CREST**	HILLER STREET	OLD COUNTY ROAD	R	2	450	32	14,400	07/15/2018	SLURRY SEAL	08/07/2024	**95**	Excellent (100-91)	100-91
CYPRES	**CYPRESS AVENUE**	**CYPRES**	MIDDLE ROAD	LAUREL AVENUE	A	2	350	22	7,700	08/01/2022	SLURRY SEAL	07/18/2024	**85**	Good (90-71)	90-81
DALE	**DALE VIEW AVENUE**	**DALE1**	DEAD END	HILLER STREET	R	2	150	32	4,800	09/09/2021	SLURRY SEAL	08/07/2024	**87**	Good (90-71)	90-81

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Street ID	Road Name	Section ID	Begin Location	End Location	FC	Lanes	Length	Width	Area	Last MnR Date	Last MnR	Last PCI Date	Last Calc PCI	Condition Category	PCI Range
DALE	**DALE VIEW AVENUE**	**DALE2**	HILLER STREET	OLD COUNTY ROAD	C	2	460	32	14,720	08/01/2022	SLURRY SEAL	08/07/2024	**91**	Excellent (100-91)	100-91
DAVEY	**DAVEY GLEN ROAD**	**DAVEY**	EL CAMINO REAL	MIDDLE ROAD	C	2	1,700	35	59,500	07/30/2018	SLURRY SEAL	07/18/2024	**74**	Good (90-71)	80-71
DAVIS	**DAVIS DRIVE**	**DAVI1**	RALSTON AVENUE	10 DAVIS DRIVE	R	2	700	40	28,000	07/15/2018	SLURRY SEAL	08/07/2024	**96**	Excellent (100-91)	100-91
DAVIS	**DAVIS DRIVE**	**DAVI2**	10 DAVIS DRIVE	END OF CUL DE SAC	R	2	450	40	18,000	07/15/2018	SLURRY SEAL	08/07/2024	**65**	Fair (70-51)	70-61
DEKOV	**DE KOVEN AVENUE**	**DEKOV1**	LINCOLN AVENUE	MONSERAT AVENUE	R	2	1,080	20	21,600	07/15/2018	SLURRY SEAL	07/16/2024	**74**	Good (90-71)	80-71
DEKOV	**DE KOVEN AVENUE**	**DEKOV2**	MONSERAT AVENUE	NEWLANDS AVENUE	R	2	730	21	15,330	07/15/2018	SLURRY SEAL	07/16/2024	**79**	Good (90-71)	80-71
DEBBIE	**DEBBIE LANE**	**DEBBIE**	SOUTH ROAD	END OF CUL DE SAC	R	2	220	26	5,720	08/01/1996	SLURRY SEAL	07/18/2024	**73**	Good (90-71)	80-71
DESVIO	**DESVIO WAY**	**DESVIO**	SOLANA DRIVE	END OF CUL DE SAC	R	2	650	25	16,250			07/19/2024	**24**	Failed (30-0)	30-21
DIONNE	**DIONNE COURT**	**DIONNE**	SKYMONT DRIVE	END OF CUL DE SAC	R	2	120	37	4,440			08/06/2024	**39**	Poor (50-31)	40-31
EST	**E STREET**	**EST**	FIFTH AVENUE	SIXTH AVENUE	R	2	300	29	8,700			08/07/2024	**9**	Failed (30-0)	10-0
EASTL	**EAST LAUREL CREEK ROAD**	**EAST1**	SAN JUAN BOULEVARD	3114 EAST LAUREL CREEK ROAD / COP	C	2	420	25	10,500	09/01/1989	SLURRY SEAL	07/15/2024	**15**	Failed (30-0)	20-11
EASTL	**EAST LAUREL CREEK ROAD**	**EAST2**	3114 EAST LAUREL CREEK ROAD / COP	3138 EAST LAUREL CREEK ROAD	C	2	600	20	12,000			07/15/2024	**36**	Poor (50-31)	40-31
EASTL	**EAST LAUREL CREEK ROAD**	**EAST3**	3138 EAST LAUREL CREEK ROAD	BAY COURT	C	2	140	20	2,800	09/09/2021	SLURRY SEAL	07/15/2024	**76**	Good (90-71)	80-71
EASTL	**EAST LAUREL CREEK ROAD**	**EAST4**	BAY COURT	HASKINS DRIVE	C	2	1,000	20	20,000	09/09/2021	SLURRY SEAL	07/15/2024	**82**	Good (90-71)	90-81
ELVER	**EL VERANO WAY**	**ELV1**	CHULA VISTA DRIVE	MAYWOOD DRIVE	R	2	1,650	25	41,250			07/19/2024	**27**	Failed (30-0)	30-21
ELVER	**EL VERANO WAY**	**ELV2**	MAYWOOD DRIVE	LADERA WAY	R	2	750	25	18,750	02/01/2003	AC OVERLAY	07/19/2024	**70**	Fair (70-51)	70-61
ELVER	**EL VERANO WAY**	**ELV3**	LADERA WAY	ALAMEDA DE LAS PULGAS	R	2	250	37	9,250	02/01/2003	AC OVERLAY	07/19/2024	**70**	Fair (70-51)	70-61
ELDER	**ELDER DRIVE**	**ELDER**	WAKEFIELD DRIVE (W)	WAKEFIELD DRIVE (E)	R	2	800	29	23,200	09/09/2021	SLURRY SEAL	07/10/2024	**77**	Good (90-71)	80-71
ELMER	**ELMER STREET**	**ELMER1**	RALSTON AVENUE	O'NEILL AVENUE	C	2	850	28	23,800	08/01/2022	SLURRY SEAL	07/18/2024	**86**	Good (90-71)	90-81
ELMER	**ELMER STREET**	**ELMER2**	O NEILL AV	KAREN RD	C	2	360	38	13,680			07/18/2024	**91**	Excellent (100-91)	100-91
ELMER	**ELMER STREET**	**ELMER3**	KAREN RD	HARBOR BLVD	C	2	430	38	16,340			07/18/2024	**91**	Excellent (100-91)	100-91
EMMETT	**EMMETT AVENUE**	**EMMETT**	EL CAMINO REAL	SIXTH AVENUE	R	2	530	35	18,550	06/01/2007	SLURRY SEAL	08/07/2024	**50**	Poor (50-31)	50-41
ENCLIN	**ENCLINE WAY**	**ENCLIN**	BELMONT CANYON ROAD	NAUGHTON AVENUE	R	2	600	29	17,400	09/09/2021	SLURRY SEAL	08/06/2024	**80**	Good (90-71)	80-71
ENGLISH	**ENGLISH CT**	**ENGL1**	HARBOR BOULEVARD	WEST END	R	2	221	32	7,072			08/07/2024	**61**	Fair (70-51)	70-61
ESCOND	**ESCONDIDO WAY**	**ESCOND**	CHULA VISTA DRIVE	END OF CUL DE SAC	R	2	1,450	29	42,050	09/09/2021	SLURRY SEAL	08/07/2024	**84**	Good (90-71)	90-81
EWELL	**EWELL ROAD**	**EWELL**	PULLMAN AVENUE	CORONET BOULEVARD	R	2	650	16	10,400	09/09/2021	SLURRY SEAL	07/15/2024	**81**	Good (90-71)	90-81
FST	**F STREET**	**FST**	EL CAMINO REAL	SIXTH AVENUE	R	2	325	42	13,650			08/07/2024	**25**	Failed (30-0)	30-21
FAIRWA	**FAIRWAY DRIVE**	**FAIRWA**	NOTRE DAME AVENUE	ARBOR AVENUE	R	2	1,400	19	26,600	09/09/2021	SLURRY SEAL	07/18/2024	**70**	Fair (70-51)	70-61
FERNWO	**FERNWOOD WAY**	**FERNWO**	CHULA VISTA DRIVE	EL VERANO WAY	R	2	780	26	20,280			07/19/2024	**24**	Failed (30-0)	30-21
FIFTH	**FIFTH AVENUE**	**FIFT1A**	O'NEIL AVENUE	BROADWAY	R	2	500	36	18,000	06/01/2022	SLURRY SEAL	08/07/2024	**87**	Good (90-71)	90-81
FIFTH	**FIFTH AVENUE**	**FIFT1B**	BROADWAY	HARBOR BOULEVARD	R	2	550	48	26,400			08/07/2024	**53**	Fair (70-51)	60-51
FIFTH	**FIFTH AVENUE**	**FIFT2**	HARBOR BOULEVARD	EL CAMINO REAL	R	2	1,200	48	57,600			08/07/2024	**47**	Poor (50-31)	50-41
FLASHN	**FLASHNER LANE**	**FLASHN**	EL CAMINO REAL	RALSTON AVENUE	R	2	300	19	5,700	09/01/1990	SLURRY SEAL	07/18/2024	**61**	Fair (70-51)	70-61
FOLGER	**FOLGER DRIVE**	**FOLGER**	NOTRE DAME AVENUE (N)	NOTRE DAME AVENUE (S)	R	2	1,050	16	16,800	09/09/2021	SLURRY SEAL	07/10/2024	**81**	Good (90-71)	90-81
FOREST	**FOREST AVENUE**	**FORE1**	MONROE AVENUE	ALAMEDA DE LAS PULGAS	R	2	550	19	10,450	07/15/2018	SLURRY SEAL	07/11/2024	**82**	Good (90-71)	90-81
FOREST	**FOREST AVENUE**	**FORE2**	ALAMEDA DE LAS PULGAS	CIPRIANI BOULEVARD	R	1	950	16	15,200			07/16/2024	**22**	Failed (30-0)	30-21
FRAAV	**FRANCIS AVENUE**	**FRAAV**	NOTRE DAME AVENUE	FAIRWAY DRIVE	R	2	600	19	11,400	07/30/2018	SLURRY SEAL	07/18/2024	**86**	Good (90-71)	90-81
FRACT	**FRANCIS COURT**	**FRACT**	FRANCIS AVENUE	END OF CUL DE SAC	R	2	185	24	4,440	07/30/2018	SLURRY SEAL	07/18/2024	**92**	Excellent (100-91)	100-91
FURLON	**FURLONG STREET**	**FURLON**	RALSTON AVENUE	O'NEILL AVENUE	R	2	800	27	21,600	10/22/2008	SLURRY SEAL	07/19/2024	**95**	Excellent (100-91)	100-91

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GARDEN	**GARDEN COURT**	**GARDEN**	ALAMEDA DE LAS PULGAS	END OF CUL DE SAC	R	2	225	34	7,650	09/09/2021	SLURRY SEAL	08/07/2024	**79**	Good (90-71)	80-71
GERALD	**GERALDINE WAY**	**GERALD**	VILLAGE DRIVE	VALERGA DRIVE	R	2	300	34	10,200	09/09/2021	SLURRY SEAL	08/07/2024	**81**	Good (90-71)	90-81
GORDON	**GORDON AVENUE**	**GORDON**	CYPRESS AVENUE	HILL STREET	R	2	425	31	13,175	02/04/2014	DEEP PATCH	07/18/2024	**84**	Good (90-71)	90-81
GRANAD	**GRANADA STREET**	**GRAN1A**	RALSTON AVE	MASONIC WAY	R	2	155	16	2,480			08/07/2024	**86**	Good (90-71)	90-81
GRANAD	**GRANADA STREET**	**GRAN1B**	MASONIC WAY	DEAD END	R	2	410	32	13,120	09/09/2021	SLURRY SEAL	08/07/2024	**87**	Good (90-71)	90-81
GRANAD	**GRANADA STREET**	**GRAN2**	RALSTON AVENUE	O'NEILL AVENUE	R	2	840	27	22,680	10/22/2008	SLURRY SEAL	07/19/2024	**95**	Excellent (100-91)	100-91
HAINLI	**HAINLINE DRIVE**	**HAINLI**	MIDDLE ROAD	SOUTH ROAD	R	2	350	27	9,450	08/01/1996	SLURRY SEAL	07/18/2024	**35**	Poor (50-31)	40-31
HALLMA	**HALLMARK DRIVE**	**HALL010**	END OF CUL DE SAC	START OF MEDIAN (NB)	A	2	290	47	13,630	07/15/2018	SLURRY SEAL	07/10/2024	**74**	Good (90-71)	80-71
HALLMA	**HALLMARK DRIVE**	**HALL030**	END OF MEDIAN (NB)	LEIGH WAY	A	2	500	37	18,500	07/15/2018	SLURRY SEAL	07/12/2024	**75**	Good (90-71)	80-71
HALLMA	**HALLMARK DRIVE**	**HALL040**	LEIGH WAY	WAKEFIELD DRIVE	A	2	850	37	31,450	07/15/2018	SLURRY SEAL	07/12/2024	**76**	Good (90-71)	80-71
HALLMA	**HALLMARK DRIVE**	**HALL050**	WAKEFIELD DRIVE	COMSTOCK CIRCLE	A	2	1,720	37	63,640	07/15/2018	SLURRY SEAL	07/12/2024	**75**	Good (90-71)	80-71
HALLMA	**HALLMARK DRIVE**	**HALL060**	COMSTOCK CIRCLE	WEMBERLY DRIVE	A	2	1,225	37	45,325	07/15/2018	SLURRY SEAL	07/12/2024	**77**	Good (90-71)	80-71
HALLMA	**HALLMARK DRIVE**	**HALL070**	WEMBERLY DRIVE	BENSON WAY	A	2	1,150	37	42,550	07/15/2018	SLURRY SEAL	07/12/2024	**78**	Good (90-71)	80-71
HALLMA	**HALLMARK DRIVE**	**HALL080**	BENSON WAY	RALSTON AVENUE	A	2	975	48	46,800	07/15/2018	SLURRY SEAL	07/12/2024	**79**	Good (90-71)	80-71
HALLMA NB	**HALLMARK DRIVE NB**	**HALL020N**	START OF MEDIAN (NB)	END OF MEDIAN (NB)	A	1	760	19	14,440	07/15/2018	SLURRY SEAL	07/12/2024	**71**	Good (90-71)	80-71
HALLMA SB	**HALLMARK DRIVE SB**	**HALL020S**	START OF MEDIAN (SB)	END OF MEDIAN (SB)	A	1	760	19	14,440	07/15/2018	SLURRY SEAL	07/12/2024	**74**	Good (90-71)	80-71
HARBOR	**HARBOR BOULEVARD**	**130910**	OLD COUNTY RD	EL CAMINO REAL	R	2	215	54	11,610			07/19/2024	**66**	Fair (70-51)	70-61
HARBOR	**HARBOR BOULEVARD**	**HARB1**	EL CAMINO REAL	SIXTH AVENUE	A	2	500	49	24,500	08/01/2022	SLURRY SEAL	07/19/2024	**85**	Good (90-71)	90-81
HARBOR	**HARBOR BOULEVARD**	**HARB2**	SIXTH AVENUE	SUNNYSLOPE AVENUE	C	2	300	35	10,500	08/01/2022	SLURRY SEAL	07/19/2024	**83**	Good (90-71)	90-81
HARBOR	**HARBOR BOULEVARD**	**HARB3**	SUNNYSLOPE AVENUE	MOLITOR ROAD	C	2	670	23	15,410	08/01/2022	SLURRY SEAL	07/19/2024	**86**	Good (90-71)	90-81
HARBOR	**HARBOR BOULEVARD**	**HARB4**	MOLITOR ROAD	LANE STREET	C	2	650	20	13,000	09/01/1990	SLURRY SEAL	07/19/2024	**39**	Poor (50-31)	40-31
HASKIN	**HASKINS DRIVE**	**HASKIN**	EAST LAUREL CREEK ROAD	MONTE CRESTA DRIVE	R	2	1,400	21	29,400	09/09/2021	SLURRY SEAL	07/16/2024	**79**	Good (90-71)	80-71
HASTIN	**HASTINGS DRIVE**	**HAST1**	CARLMONT DRIVE	2213 HASTINGS DRIVE	C	2	650	31	20,150	07/15/2018	SLURRY SEAL	08/08/2024	**81**	Good (90-71)	90-81
HASTIN	**HASTINGS DRIVE**	**HAST2**	2213 HASTINGS DRIVE	BRIDGE COURT	C	2	2,610	30	78,300	07/15/2018	SLURRY SEAL	08/08/2024	**82**	Good (90-71)	90-81
HASTIN	**HASTINGS DRIVE**	**HAST3**	BRIDGE COURT	SAN CARLOS CITY LIMIT	C	2	1,620	30	48,600	07/15/2018	SLURRY SEAL	08/08/2024	**82**	Good (90-71)	90-81
HAYDON	**HAYDON COURT**	**HAYDON**	SHERBORNE DRIVE	END OF CUL DE SAC	R	2	250	29	7,250	09/09/2021	SLURRY SEAL	07/10/2024	**86**	Good (90-71)	90-81
HERITA	**HERITAGE COURT**	**HERITA**	ST. JAMES ROAD	END OF TURN A ROUND	R	2	500	26	13,000			07/09/2024	**55**	Fair (70-51)	60-51
HIGHGA	**HIGHGATE AVENUE**	**HIGHGA**	DEAD END	MONTE CRESTA DRIVE	R	2	250	20	5,000	07/15/2018	SLURRY SEAL	07/16/2024	**78**	Good (90-71)	80-71
HIGHLA	**HIGHLANDS COURT**	**HIGHLA**	SOMERSET DRIVE	END OF CUL DE SAC	R	2	300	30	9,000	09/01/1994	SLURRY SEAL	07/10/2024	**85**	Good (90-71)	90-81
HILL	**HILL STREET**	**HILL**	EL CAMINO REAL	DEAD END	R	2	650	31	20,150			07/18/2024	**44**	Poor (50-31)	50-41
HCRES	**HILLCREST DRIVE**	**HCRES**	BELMONT CANYON ROAD	LOWER LOCK AVE	R	2	2,450	27	66,150	09/09/2021	SLURRY SEAL	08/06/2024	**79**	Good (90-71)	80-71
HER	**HILLER STREET**	**HER1A**	DEAD END	STERLING VIEW AVENUE	R	2	100	38	3,800	06/01/2007	SLURRY SEAL	08/06/2024	**96**	Excellent (100-91)	100-91
HER	**HILLER STREET**	**HER1B**	STERLING VIEW AVENUE	DALE VIEW AVENUE	R	2	200	38	7,600	10/16/2014	SLURRY SEAL	08/06/2024	**96**	Excellent (100-91)	100-91
HER	**HILLER STREET**	**HER2A**	DALE VIEW AVENUE	MOUNTAIN VIEW AVENUE	C	2	1,230	40	49,200	10/16/2014	SLURRY SEAL	08/06/2024	**96**	Excellent (100-91)	100-91
HER	**HILLER STREET**	**HER2B**	MOUNTAINVIEW AVENUE	MARINE VIEW AVENUE	C	2	725	38	27,550	10/16/2014	SLURRY SEAL	08/06/2024	**92**	Excellent (100-91)	100-91
HER	**HILLER STREET**	**HER3**	MARINE VIEW AVENUE	RALSTON AVENUE	C	2	2,450	38	93,100	10/16/2014	SLURRY SEAL	08/06/2024	**93**	Excellent (100-91)	100-91
HER	**HILLER STREET**	**HER4**	RALSTON AVENUE	RALSTON FRONTAGE RD	R	2	100	46	4,600			07/19/2024	**77**	Good (90-71)	80-71
HER	**HILLER STREET**	**HER5**	RALSTON FRONTAGE RD	O'NEILL AVENUE	R	2	830	28	23,240	07/15/2018	SLURRY SEAL	07/19/2024	**82**	Good (90-71)	90-81
HMAN	**HILLMAN AVENUE**	**HMA1**	NORTH ROAD	MILLS AVENUE	R	2	800	21	16,800	07/30/2024	2-1/4" MILL, 1/2" LC, 1-3/4" HMA OL	08/11/2024	**100**	Excellent (100-91)	100-91

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HMAN	**HILLMAN AVENUE**	**HMA2**	MILLS AVENUE	NOTRE DAME AVENUE	C	2	1,200	24	28,800	07/30/2024	2-1/4" MILL, 1/2" LC, 1-3/4" HMA OL	08/11/2024	**100**	Excellent (100-91)	100-91
HMAN	**HILLMAN AVENUE**	**HMA3**	NOTRE DAME AVENUE	TERRACE DRIVE	R	2	1,300	20	26,000	08/30/2022	AC OVERLAY	07/11/2024	**96**	Excellent (100-91)	100-91
HOLLY	**HOLLY ROAD**	**HOLL2A**	CUL DE SAC NW	SOUTH ROAD	R	2	300	21	6,300			07/18/2024	**23**	Failed (30-0)	30-21
HOLLY	**HOLLY ROAD**	**HOLL2B**	SOUTH ROAD	EASEMENT TO MIRAMAR TERRACE	R	2	500	18	9,000	08/30/2022	AC OVERLAY	07/18/2024	**95**	Excellent (100-91)	100-91
HOLLY	**HOLLY ROAD**	**HOLL2C**	EASEMENT TO MIRAMAR TERRACE	SOUTH ROAD	R	2	800	18	14,400	08/30/2022	AC OVERLAY	07/18/2024	**95**	Excellent (100-91)	100-91
INDSTR	**INDUSTRIAL WY**	**006410**	HARBOR BLVD	CNTY BNDRY S/HARBOR / COP	C	4	375	62	23,250			08/07/2024	**80**	Good (90-71)	80-71
IRENE	**IRENE COURT**	**IRENE**	NORTH ROAD	END OF CUL DE SAC	R	2	600	35	21,000	08/01/1996	SLURRY SEAL	07/11/2024	**22**	Failed (30-0)	30-21
IRWIN	**IRWIN STREET**	**IRWIN**	RALSTON AVENUE	O'NEILL AVENUE	R	2	825	27	22,275	06/01/2007	SLURRY SEAL	07/19/2024	**95**	Excellent (100-91)	100-91
ISLAND	**ISLAND PARKWAY (NB)**	**ISLAND1**	RALSTON AVENUE	BEGINNING OF PCC	C	2	210	28	5,880			08/06/2024	**67**	Fair (70-51)	70-61
ISLAND	**ISLAND PARKWAY (NB)**	**ISLAND2**	BEGINNING OF PCC	END PCC	C	2	420	70	29,400			08/06/2024	**89**	Good (90-71)	90-81
ISLAND	**ISLAND PARKWAY (NB)**	**ISLAND3**	END PCC	BEGINNING PCC	C	2	185	28	5,180			08/06/2024	**65**	Fair (70-51)	70-61
ISLAND	**ISLAND PARKWAY (NB)**	**ISLAND4**	BEGINNING SECOND PCC	END PCC	C	2	300	60	18,000			08/06/2024	**87**	Good (90-71)	90-81
ISLAND	**ISLAND PARKWAY (NB)**	**ISLAND5**	END PCC	CONCOURSE DRIVE	C	2	600	28	16,800			08/06/2024	**54**	Fair (70-51)	60-51
ISLAND	**ISLAND PARKWAY (SB)**	**ISLAND10**	END 2ND PCC	RALSTON AVENUE	C	2	210	37	7,770			08/06/2024	**68**	Fair (70-51)	70-61
ISLAND	**ISLAND PARKWAY (SB)**	**ISLAND6**	CONCOURSE DRIVE	START PCC	C	2	600	28	16,800			08/06/2024	**54**	Fair (70-51)	60-51
ISLAND	**ISLAND PARKWAY (SB)**	**ISLAND7**	START PCC	END PCC	C	2	300	30	9,000			08/06/2024	**87**	Good (90-71)	90-81
ISLAND	**ISLAND PARKWAY (SB)**	**ISLAND8**	END PCC	START 2ND PCC	C	2	185	28	5,180			08/06/2024	**64**	Fair (70-51)	70-61
ISLAND	**ISLAND PARKWAY (SB)**	**ISLAND9**	START 2ND PCC	END 2ND PCC	C	2	420	30	12,600			08/06/2024	**89**	Good (90-71)	90-81
JUDSON	**JUDSON STREET**	**JUDSON**	RALSTON AVENUE	O'NEILL AVENUE	R	2	830	27	22,410	06/01/2007	SLURRY SEAL	07/19/2024	**95**	Excellent (100-91)	100-91
JULIA	**JULIA COURT**	**JULIA**	MALCOLM AVENUE	END OF CUL DE SAC	R	2	150	27	4,050	03/25/2014	DEEP PATCH	07/11/2024	**26**	Failed (30-0)	30-21
KEDITH	**KEDITH STREET**	**KEDITH**	RALSTON AVENUE	O'NEILL AVENUE	R	2	830	27	22,410	07/15/2018	SLURRY SEAL	07/19/2024	**75**	Good (90-71)	80-71
KIMMIE	**KIMMIE COURT**	**KIMMIE**	CORONET BOULEVARD	END OF CUL DE SAC	R	2	500	30	15,000	06/15/2019	AC OVERLAY	07/18/2024	**92**	Excellent (100-91)	100-91
KING	**KING STREET**	**KING**	SIXTH AVENUE	SAN CARLOS CITY LIMIT / SOUTH END	R	2	425	20	8,500			08/07/2024	**14**	Failed (30-0)	20-11
KITTIE	**KITTIE LANE**	**KITTIE**	MAYWOOD DRIVE	DEAD END	R	2	450	19	8,550			08/07/2024	**96**	Excellent (100-91)	100-91
KORBEL	**KORBEL WAY**	**KORBEL**	SOUTH ROAD	END OF CUL DE SAC	R	2	250	20	5,000			07/18/2024	**22**	Failed (30-0)	30-21
LADERA	**LADERA WAY**	**LADERA**	MAYWOOD DRIVE	EL VERANO WAY	R	2	1,200	25	30,000			08/07/2024	**22**	Failed (30-0)	30-21
LAKE	**LAKE ROAD**	**LAKE**	CARLMONT DRIVE	LYALL WAY	R	2	450	28	12,600	02/01/2003	AC OVERLAY	08/07/2024	**58**	Fair (70-51)	60-51
LANE	**LANE STREET**	**LANE1**	SIXTH AVENUE	SUNNYSLOPE AVENUE	R	2	300	20	6,000	09/09/2021	SLURRY SEAL	08/07/2024	**85**	Good (90-71)	90-81
LANE	**LANE STREET**	**LANE2**	MOLITOR ROAD	PROSPECT STREET	R	2	350	20	7,000			07/19/2024	**24**	Failed (30-0)	30-21
LASSEN	**LASSEN DRIVE**	**LASS010**	RALSTON AVENUE	1117 LASSEN DRIVE	R	2	1,150	28	32,200	09/09/2021	SLURRY SEAL	07/11/2024	**83**	Good (90-71)	90-81
LASSEN NB	**LASSEN DRIVE NB**	**LASS020N**	1117 LASSEN DRIVE	TAHOE AVENUE	R	1	675	18	12,150	06/01/2007	SLURRY SEAL	07/11/2024	**44**	Poor (50-31)	50-41
LASSEN SB	**LASSEN DRIVE SB**	**LASS020S**	TAHOE AVENUE	1117 LASSEN DRIVE	R	1	650	18	11,700			07/11/2024	**35**	Poor (50-31)	40-31
LAUAV	**LAUREL AVENUE**	**LAUAV**	CYPRESS AVENUE	HILL STREET	A	2	400	28	11,200			07/18/2024	**14**	Failed (30-0)	20-11
LAUCT	**LAUREL COURT**	**LAUCT**	MIDDLE ROAD	END OF CUL DE SAC	R	2	160	17	2,720			07/18/2024	**48**	Poor (50-31)	50-41
LEIGH	**LEIGH WAY**	**LEIGH**	HALLMARK DRIVE	SOMERSET DRIVE	R	2	250	29	7,250	09/09/2021	SLURRY SEAL	07/10/2024	**82**	Good (90-71)	90-81
LINCOL	**LINCOLN AVENUE**	**LINC1**	CIPRIANI BOULEVARD	MONSERAT AVENUE	R	2	700	20	14,000	09/09/2021	SLURRY SEAL	07/16/2024	**76**	Good (90-71)	80-71
LINCOL	**LINCOLN AVENUE**	**LINC2**	MONSERAT AVENUE	ALL VIEW WAY	R	2	1,060	20	21,200	09/09/2021	SLURRY SEAL	07/16/2024	**76**	Good (90-71)	80-71
LINCOL	**LINCOLN AVENUE**	**LINC3**	ALL VIEW WAY	NEWLANDS AVENUE	R	2	925	21	19,425	09/09/2021	SLURRY SEAL	07/16/2024	**77**	Good (90-71)	80-71
LODGE	**LODGE DRIVE**	**LODG1**	BELMONT CANYON ROAD	END OF CUL DE SAC	R	2	930	22	20,460	09/09/2021	SLURRY SEAL	08/06/2024	**82**	Good (90-71)	90-81

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Street ID	Road Name	Section ID	Begin Location	End Location	FC	Lanes	Length	Width	Area	Last MnR Date	Last MnR	Last PCI Date	Last Calc PCI	Condition Category	PCI Range
LONGFE	**LONGFELLOW DRIVE**	**LONGFE**	BAY COURT	HASKINS DRIVE	R	2	750	20	15,000	08/08/2011	SLURRY SEAL	07/16/2024	**72**	Good (90-71)	80-71
LORCT	**LORI COURT**	**LORCT**	LORI DRIVE	END OF CUL DE SAC	R	2	150	30	4,500			08/06/2024	**96**	Excellent (100-91)	100-91
LORDR	**LORI DRIVE**	**LORDR**	MARSTEN AVENUE	END OF CUL DE SAC	R	2	400	30	12,000			08/06/2024	**96**	Excellent (100-91)	100-91
LOWER	**LOWER LOCK AVENUE**	**LOWER1**	END OF PAVED ROAD	W/O BERESFORD AVENUE	R	2	365	24	8,760	07/15/2018	SLURRY SEAL	08/06/2024	**42**	Poor (50-31)	50-41
LOWER	**LOWER LOCK AVENUE**	**LOWER2**	W/O BERESFORD AVENUE	E/O PLATEAU DR	R	2	355	26	9,230			08/06/2024	**42**	Poor (50-31)	50-41
LOWER	**LOWER LOCK AVENUE**	**LOWER3**	E/O PLATEAU DR	HILL CREST DR (W)	R	2	230	26	5,980			08/06/2024	**42**	Poor (50-31)	50-41
LYALL	**LYALL WAY**	**LYAL1**	RALSTON AVENUE	LAKE ROAD	R	2	850	29	24,650	09/09/2021	SLURRY SEAL	08/08/2024	**83**	Good (90-71)	90-81
LYALL	**LYALL WAY**	**LYAL2**	LAKE ROAD	CONTINENTALS WAY	R	2	750	30	22,500	06/15/2019	AC OVERLAY	08/08/2024	**90**	Good (90-71)	90-81
LYNDHU	**LYNDHURST AVENUE**	**LYNDHU**	CITY LIMIT / LYNDHURST CT / COP	BUCKLAND AVENUE	R	2	700	26	18,200			07/19/2024	**23**	Failed (30-0)	30-21
LYON	**LYON AVENUE**	**LYON1**	MEZES AVENUE	ALAMEDA DE LAS PULGAS	R	2	1,875	18	33,750	07/30/2024	1/2" LC, 1-3/4" HMA OL	08/30/2024	**100**	Excellent (100-91)	100-91
LYON	**LYON AVENUE**	**LYON2**	ALAMEDA DE LAS PULGAS	CORONET BOULEVARD	R	2	1,125	21	23,625	04/05/2007	MILL AND OVERLAY	07/16/2024	**81**	Good (90-71)	90-81
MALCOL	**MALCOLM AVENUE**	**MALC1**	NORTH ROAD	RUTH AVENUE	R	2	250	26	6,500	08/01/1996	SLURRY SEAL	07/11/2024	**22**	Failed (30-0)	30-21
MALCOL	**MALCOLM AVENUE**	**MALC2**	RUTH AVENUE	ANITA AVENUE (E)	R	2	1,400	27	37,800	08/01/1996	SLURRY SEAL	07/11/2024	**48**	Poor (50-31)	50-41
MANZAN	**MANZANITA AVENUE**	**MANZAN**	NOTRE DAME AVENUE	PINE KNOLL DRIVE	R	2	1,200	19	22,800	07/15/2018	SLURRY SEAL	07/11/2024	**81**	Good (90-71)	90-81
MARINE	**MARINE VIEW AVENUE**	**MARI1**	DEAD END	W/C 400' S/O DEAD END	R	2	400	38	15,200	09/09/2021	SLURRY SEAL	08/07/2024	**77**	Good (90-71)	80-71
MARINE	**MARINE VIEW AVENUE**	**MARI2**	W/C 400' S/O DEAD END	HILLER STREET	R	2	350	32	11,200	09/09/2021	SLURRY SEAL	08/07/2024	**85**	Good (90-71)	90-81
MARINE	**MARINE VIEW AVENUE**	**MARI3**	HILLER STREET	OLD COUNTY ROAD	R	2	1,075	32	34,400	09/09/2021	SLURRY SEAL	08/07/2024	**76**	Good (90-71)	80-71
MARSTE	**MARSTEN AVENUE**	**MARSTE**	CHRISTIAN DRIVE	ROBERT AVENUE	C	2	1,470	22	32,340			08/06/2024	**40**	Poor (50-31)	40-31
MASONI	**MASONIC WAY**	**MASO1**	HILLER STREET	GRANADA ST	R	2	225	32	7,200	08/30/2022	AC OVERLAY	08/07/2024	**70**	Fair (70-51)	70-61
MASONI	**MASONIC WAY**	**MASO2**	GRANADA ST	OLD COUNTY ROAD	R	2	860	32	27,520	08/30/2022	AC OVERLAY	08/07/2024	**96**	Excellent (100-91)	100-91
MAYWOO	**MAYWOOD DRIVE**	**MAYWOO**	RALSTON AVENUE	EL VERANO WAY	R	2	1,100	25	27,500	07/15/2018	SLURRY SEAL	07/19/2024	**75**	Good (90-71)	80-71
MEADOW	**MEADOW PARK CIRCLE**	**MEADOW**	ST. JAMES ROAD	END OF TURN A ROUND	R	2	475	26	12,350	10/01/2014	DEEP PATCH	07/09/2024	**58**	Fair (70-51)	60-51
MERRY	**MERRY MOPPET LANE**	**MERR010**	LYALL WAY	CARLMONT DRIVE	R	1	675	17	11,475	10/15/2014	AC OVERLAY	08/07/2024	**86**	Good (90-71)	90-81
MERRY	**MERRY MOPPET LANE**	**MERR020**	CARLMONT DR	RALSTON AVE	R	1	465	16	7,440	09/09/2021	SLURRY SEAL	08/07/2024	**81**	Good (90-71)	90-81
MEZES	**MEZES AVENUE**	**MEZE1**	DEAD END	NOTRE DAME AVENUE	R	2	1,015	21	21,315	08/30/2022	AC OVERLAY	07/16/2024	**96**	Excellent (100-91)	100-91
MEZES	**MEZES AVENUE**	**MEZE2**	NOTRE DAME AVENUE	ALAMEDA DE LAS PULGAS	R	2	1,400	18	25,200	08/30/2022	AC OVERLAY	07/16/2024	**96**	Excellent (100-91)	100-91
MIDDLE	**MIDDLE ROAD**	**MIDD1A**	NOTRE DAME AVENUE	SOUTH ROAD	C	2	300	29	8,700	07/30/2024	2-1/4" HMA OL	08/10/2024	**100**	Excellent (100-91)	100-91
MIDDLE	**MIDDLE ROAD**	**MIDD1B**	SOUTH ROAD	DAVEY GLEN ROAD	C	2	700	26	18,200	08/01/2024	2-1/4" HMA OL	08/10/2024	**100**	Excellent (100-91)	100-91
MIDDLE	**MIDDLE ROAD**	**MIDD2**	DAVEY GLEN ROAD	CYPRESS AVE	R	2	2,370	25	59,250	07/30/2024	2-1/4" HMA OL	08/10/2024	**100**	Excellent (100-91)	100-91
MIDDLE	**MIDDLE ROAD**	**MIDD3**	CYPRESS AVE	EL CAMINO REAL	A	2	150	28	4,200			07/10/2024	**36**	Poor (50-31)	40-31
MSEX	**MIDDLESEX ROAD**	**MSEX**	HILLER STREET	CAMBRIDGE STREET	R	2	585	32	18,720	08/01/1996	SLURRY SEAL	08/07/2024	**94**	Excellent (100-91)	100-91
MILLER	**MILLER AVENUE**	**MILLER**	GREENFIELD COURT	NOTRE DAME AVENUE	R	2	875	18	15,750	07/30/2024	2-1/2" HMA OL	08/30/2024	**100**	Excellent (100-91)	100-91
MILLS	**MILLS AVENUE**	**MILLS**	SAN MATEO CITY LIMIT	HILLMAN AVENUE	C	2	350	21	8,050			07/11/2024	**27**	Failed (30-0)	30-21
MIRAMA	**MIRAMAR TERRACE**	**MIRAMA**	SOUTH ROAD	HOLLY ROAD	R	2	1,204	21	25,284	09/01/1994	SLURRY SEAL	07/18/2024	**48**	Poor (50-31)	50-41
MOLITO	**MOLITOR ROAD**	**MOLITO**	HARBOR BOULEVARD	SAN CARLOS CITY LIMIT / COP	C	2	1,100	20	22,000			07/19/2024	**25**	Failed (30-0)	30-21
MONROE	**MONROE AVENUE**	**MONROE**	MILLER AVENUE	ALAMEDA DE LAS PULGAS	R	2	1,450	18	26,100	09/09/2021	SLURRY SEAL	07/11/2024	**84**	Good (90-71)	90-81
MONSER	**MONSERAT AVENUE**	**MONS1**	NEWLANDS AVENUE	LINCOLN AVENUE	R	2	820	20	16,400	09/01/1990	SLURRY SEAL	07/16/2024	**96**	Excellent (100-91)	100-91
MONSER	**MONSERAT AVENUE**	**MONS2**	LINCOLN AVENUE	CIPRIANI BOULEVARD	R	2	2,440	20	48,800	09/01/1990	SLURRY SEAL	07/16/2024	**96**	Excellent (100-91)	100-91
MONTE	**MONTE CRESTA DRIVE**	**MONT1**	SAN JUAN BOULEVARD	BARCLAY WAY	R	2	1,600	21	33,600	08/01/1996	SLURRY SEAL	07/16/2024	**43**	Poor (50-31)	50-41

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Street ID	Road Name	Section ID	Begin Location	End Location	FC	Lanes	Length	Width	Area	Last MnR Date	Last MnR	Last PCI Date	Last Calc PCI	Condition Category	PCI Range
MONTE	**MONTE CRESTA DRIVE**	**MONT2**	BARCLAY WAY	MONTE CRESTA COURT	R	2	225	20	4,500	01/01/1996	AC OVERLAY (2 INCHES) W/FABRIC	07/16/2024	**72**	Good (90-71)	80-71
MONTE	**MONTE CRESTA DRIVE**	**MONT3**	MONTE CRESTA COURT	DEAD END	R	2	600	20	12,000	08/01/1996	SLURRY SEAL	07/16/2024	**35**	Poor (50-31)	40-31
MONTE	**MONTE CRESTA DRIVE**	**MONT4**	END S/O SEQUOIA WAY	HASKINS DRIVE	R	2	650	21	13,650	07/15/2018	SLURRY SEAL	07/16/2024	**68**	Fair (70-51)	70-61
MOUNTA	**MOUNTAIN VIEW AVENUE**	**MOUN1**	DEAD END	CHESTERTON AVENUE	R	2	100	32	3,200	07/15/2018	SLURRY SEAL	08/07/2024	**84**	Good (90-71)	90-81
MOUNTA	**MOUNTAIN VIEW AVENUE**	**MOUN2**	CHESTERTON AVENUE	HILLER STREET	R	2	300	32	9,600	07/15/2018	SLURRY SEAL	08/07/2024	**86**	Good (90-71)	90-81
MOUNTA	**MOUNTAIN VIEW AVENUE**	**MOUN3**	HILLER STREET	OLD COUNTY ROAD	R	2	700	32	22,400	07/15/2018	SLURRY SEAL	08/07/2024	**86**	Good (90-71)	90-81
MUIR	**MUIR WAY**	**MUIR**	YOSEMITE DRIVE	TAHOE DRIVE	R	2	335	26	8,710	02/01/2003	AC OVERLAY	07/11/2024	**84**	Good (90-71)	90-81
MULBER	**MULBERRY COURT**	**MULBER**	CARLMONT DRIVE	END OF CUL DE SAC	R	2	300	29	8,700	09/09/2021	SLURRY SEAL	08/07/2024	**80**	Good (90-71)	80-71
NAUGHT	**NAUGHTON AVENUE**	**NAUG1**	HILLCREST DRIVE	ENCLINE WAY	R	2	510	25	12,750	09/09/2021	SLURRY SEAL	08/06/2024	**84**	Good (90-71)	90-81
NAUGHT	**NAUGHTON AVENUE**	**NAUG2**	ENCLINE WAY	CULDESAC	R	2	610	27	16,470	09/09/2021	SLURRY SEAL	08/06/2024	**82**	Good (90-71)	90-81
NEWLAN	**NEWLANDS AVENUE**	**NEWL1**	CASA BONA AVENUE	CIPRIANI BOULEVARD	R	2	600	20	12,000	09/09/2021	SLURRY SEAL	07/16/2024	**80**	Good (90-71)	80-71
NEWLAN	**NEWLANDS AVENUE**	**NEWL2**	CIPRIANI BOULEVARD	SAN MATEO CITY LIMIT	R	2	1,500	22	33,000	09/09/2021	SLURRY SEAL	07/16/2024	**80**	Good (90-71)	80-71
NORTH	**NORTH ROAD**	**NORT1A**	EL CAMINO REAL	MALCOLM AVENUE	R	2	565	26	14,690	08/01/1996	SLURRY SEAL	07/10/2024	**64**	Fair (70-51)	70-61
NORTH	**NORTH ROAD**	**NORT1B**	MALCOLM AVENUE	BERESFORD STREET	R	2	635	26	16,510			07/10/2024	**63**	Fair (70-51)	70-61
NORTH	**NORTH ROAD**	**NORT2**	BERESFORD STREET	IRENE CT (CENTER @ MEDIAN)	R	2	180	37	6,660			07/10/2024	**30**	Failed (30-0)	30-21
NORTH	**NORTH ROAD**	**NORT3**	IRENE COURT (CENTER @ MEDIAN)	RUTH AVENUE	R	2	155	33	5,115			07/10/2024	**68**	Fair (70-51)	70-61
NORTH	**NORTH ROAD**	**NORT4**	RUTH AVENUE	HILLMAN AVENUE	R	2	470	24	11,280	08/01/1996	SLURRY SEAL	07/10/2024	**36**	Poor (50-31)	40-31
NORTH	**NORTH ROAD**	**NORT5A**	HILLMAN AVENUE	ROSS STREET	R	2	1,550	18	27,900	07/15/2018	SLURRY SEAL	07/10/2024	**79**	Good (90-71)	80-71
NORTH	**NORTH ROAD**	**NORT5B**	ROSS STREET	NOTRE DAME AVENUE	R	2	970	21	20,370			07/10/2024	**80**	Good (90-71)	80-71
NOTRE	**NOTRE DAME AVENUE**	**NOTR1**	RALSTON AVENUE	ARBOR AVENUE	C	2	1,750	20	35,000	12/01/2015	RECONSTRUCT STRUCTURE (AC)	07/18/2024	**92**	Excellent (100-91)	100-91
NOTRE	**NOTRE DAME AVENUE**	**NOTR2**	ARBOR AVENUE	NORTH ROAD	C	2	1,700	19	32,300	08/01/2022	SLURRY SEAL	07/10/2024	**83**	Good (90-71)	90-81
NOTRE	**NOTRE DAME AVENUE**	**NOTR3**	NORTH ROAD	HILLMAN AVENUE	C	2	1,530	20	30,600	08/01/2022	SLURRY SEAL	07/10/2024	**86**	Good (90-71)	90-81
NOTRE	**NOTRE DAME AVENUE**	**NOTR4A**	HILLMAN AVENUE	MILLER AVENUE	C	2	1,160	19	22,040	08/01/2022	SLURRY SEAL	07/10/2024	**86**	Good (90-71)	90-81
NOTRE	**NOTRE DAME AVENUE**	**NOTR4B**	MILLER AVENUE	ALAMEDA DE LAS PULGAS	C	2	790	19	15,010	12/01/2015	RECONSTRUCT STRUCTURE (AC)	07/10/2024	**91**	Excellent (100-91)	100-91
OAKCT	**OAK COURT**	**OAKCT**	EAST LAUREL CREEK ROAD	END OF CUL DE SAC	R	2	200	21	4,200	09/09/2021	SLURRY SEAL	07/16/2024	**77**	Good (90-71)	80-71
OAKKN	**OAK KNOLL DRIVE**	**OAK1**	PINE KNOLL DRIVE	VALLEY VIEW AVENUE	R	2	1,000	18	18,000	07/30/2024	1/2" LC, 1-3/4" HMA OL	08/30/2024	**100**	Excellent (100-91)	100-91
OAKKN	**OAK KNOLL DRIVE**	**OAK2**	VALLEY VIEW AVENUE	END OF LOOP	R	2	1,590	19	30,210	08/08/2011	SLURRY SEAL	07/11/2024	**75**	Good (90-71)	80-71
OLD	**OLD COUNTY ROAD**	**OLD1**	SAN MATEO CITY LIMIT	DALE VIEW AVENUE	A	2	350	40	14,000	08/30/2022	AC OVERLAY	08/06/2024	**96**	Excellent (100-91)	100-91
OLD	**OLD COUNTY ROAD**	**OLD2**	DALE VIEW AVENUE	MARINE VIEW AVENUE	A	2	1,900	38	72,200	08/30/2022	AC OVERLAY	08/06/2024	**96**	Excellent (100-91)	100-91
OLD	**OLD COUNTY ROAD**	**OLD3**	MARINE VIEW AVENUE	MASONIC WAY	A	2	2,000	38	76,000	08/30/2022	AC OVERLAY	08/06/2024	**96**	Excellent (100-91)	100-91
OLD	**OLD COUNTY ROAD**	**OLD4**	MASONIC WAY	RALSTON AVENUE	A	2	285	38	10,830	08/30/2022	AC OVERLAY	08/06/2024	**66**	Fair (70-51)	70-61
OLD	**OLD COUNTY ROAD**	**OLD5**	RALSTON AVE	O'NEILL AVENUE	A	2	875	37	32,375	05/29/2009	MILL AND THICK OVERLAY	08/07/2024	**96**	Excellent (100-91)	100-91
OLD	**OLD COUNTY ROAD**	**OLD6**	O'NEILL AVENUE	COP 130' S/O KAREN	A	2	475	58	27,550	05/29/2009	MILL AND THICK OVERLAY	08/07/2024	**97**	Excellent (100-91)	100-91
OLD	**OLD COUNTY ROAD**	**OLD7**	COP 130' S/O KAREN	CITY LIMIT 300' S/O HARBOR BLVD	A	2	630	58	36,540			08/22/2019	**65**	Fair (70-51)	70-61
ONEIL	**ONEILL AVE**	**ONE010**	EL CAMINO REAL	100' WEST OF FIFTH AVE	R	2	370	35	12,950	06/01/2022	SLURRY SEAL	08/07/2024	**85**	Good (90-71)	90-81
ONEIL	**ONEILL AVE**	**ONE020**	100' WEST OF FIFTH AVE	SIXTH AVE (W)	R	2	170	34	5,780			08/07/2024	**85**	Good (90-71)	90-81
ONEIL	**ONEILL AVE**	**ONE030**	SIXTH AVENUE (W)	SUNNYSLOPE AVENUE	R	2	300	25	7,500	11/03/2011	RECONSTRUCT STRUCTURE (AC)	08/07/2024	**82**	Good (90-71)	90-81
ONEIL	**ONEILL AVE**	**ONE040**	SUNNYSLOPE AVENUE	WEST CUL DE SAC	R	2	218	25	5,450			08/07/2024	**70**	Fair (70-51)	70-61
ONEIL	**ONEILL AVE**	**ONE200**	OLD COUNTY ROAD	ELMER ST	R	2	400	20	8,000	12/17/2013	DEEP PATCH	07/18/2024	**96**	Excellent (100-91)	100-91

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ONEIL	**ONEILL AVE**	**ONE210**	ELMER STREET	FURLONG STREET	R	2	260	33	8,580	09/01/1990	SLURRY SEAL	07/18/2024	**87**	Good (90-71)	90-81
ONEIL	**ONEILL AVE**	**ONE220**	FURLONG STREET	GRANADA STREET	R	2	233	33	7,689			07/18/2024	**85**	Good (90-71)	90-81
ONEIL	**ONEILL AVE**	**ONE230**	GRANADA STREET	HILLER STREET	R	2	238	33	7,854			07/18/2024	**85**	Good (90-71)	90-81
ONEIL	**ONEILL AVE**	**ONE240**	HILLER STREET	IRWIN STREET	R	2	238	33	4,046			07/18/2024	**89**	Good (90-71)	90-81
ONEIL	**ONEILL AVE**	**ONE250**	IRWIN STREET	JUDSON STREET	R	2	237	33	7,821			07/18/2024	**89**	Good (90-71)	90-81
ONEIL	**ONEILL AVE**	**ONE260**	JUDSON STREET	KEDITH STREET	R	2	235	33	7,755			07/18/2024	**89**	Good (90-71)	90-81
ONEIL	**ONEILL AVE**	**ONE270**	KEDITH STREET	DAIRY LANE	R	2	154	33	5,082			07/18/2024	**89**	Good (90-71)	90-81
OXFCTN	**OXFORD CT (NORTH)**	**OXFN1**	OXFORD WAY	NORTH END	R	2	209	26	5,434			08/07/2024	**77**	Good (90-71)	80-71
OXFCTS	**OXFORD CT (SOUTH)**	**OXFS1**	OXFORD WAY	SOUTH END	R	2	138	25	3,450			08/07/2024	**75**	Good (90-71)	80-71
OXFPL	**OXFORD PL**	**OXF1**	OXFORD WAY	OXFORD WAY	R	2	860	32	27,520			08/07/2024	**96**	Excellent (100-91)	100-91
OXFORD	**OXFORD WAY**	**OXFO1A**	OXFORD PL (COP)	OXFORD CT	R	2	700	32	22,400			08/07/2024	**86**	Good (90-71)	90-81
OXFORD	**OXFORD WAY**	**OXFO1B**	OXFORD CT	CHESTERTON AVE	R	2	540	38	20,520	09/09/2021	SLURRY SEAL	08/07/2024	**86**	Good (90-71)	90-81
OXFORD	**OXFORD WAY**	**OXFO2**	CHESTERTON AVE	HILLER STREET	R	2	700	32	22,400	09/09/2021	SLURRY SEAL	08/07/2024	**88**	Good (90-71)	90-81
PADDIN	**PADDINGTON COURT**	**PADDIN**	HALLMARK DRIVE	END OF CUL DE SAC	R	2	150	30	4,500	07/15/2018	SLURRY SEAL	07/12/2024	**77**	Good (90-71)	80-71
PALM	**PALM AVENUE (FIFTH)**	**PALM010**	ONEIL AVE	COP 100' N/O ONEIL AVE	R	2	100	28	2,800			08/07/2024	**19**	Failed (30-0)	20-11
PALM	**PALM AVENUE (FIFTH)**	**PALM020**	COP 100' N/O ONIEL AVE	WALTERMIRE ST	R	2	143	26	3,718	09/09/2021	SLURRY SEAL	08/07/2024	**68**	Fair (70-51)	70-61
PALMER	**PALMER AVENUE**	**PALMER**	CARMELITA AVENUE	BUENA VISTA DRIVE	R	2	440	30	13,200	09/09/2021	HEAVY MAINTENANCE	07/16/2024	**81**	Good (90-71)	90-81
PALOMA	**PALOMA AVENUE**	**PALOMA**	DEAD END	VINE STREET	R	2	850	20	17,000			07/19/2024	**25**	Failed (30-0)	30-21
PARKRI	**PARKRIDGE COURT**	**PARKRI**	HASTINGS DRIVE	DEAD END	R	2	250	17	4,250	07/15/2018	SLURRY SEAL	08/07/2024	**83**	Good (90-71)	90-81
PHYLLI	**PHYLLIS COURT**	**PHYLLI**	COLLEGE VIEW WAY	END OF CUL DE SAC	R	2	200	24	4,800			07/18/2024	**20**	Failed (30-0)	20-11
PINE	**PINE KNOLL DRIVE**	**PINE**	END OF CUL DE SAC	HILLMAN AVENUE	R	2	1,510	18	27,180	09/09/2021	HEAVY REHABILITATION	07/11/2024	**96**	Excellent (100-91)	100-91
PLATEA	**PLATEAU DRIVE**	**PLATEA**	UPPER LOCK AVENUE	LOWER LOCK AVENUE	R	2	1,600	25	40,000	07/15/2018	SLURRY SEAL	08/06/2024	**78**	Good (90-71)	80-71
PONCE	**PONCE AVENUE**	**PONC1**	PRINDLE ROAD	READ AVENUE	R	2	1,450	17	24,650	06/15/2019	AC OVERLAY	07/16/2024	**91**	Excellent (100-91)	100-91
PONCE	**PONCE AVENUE**	**PONC2**	READ AVENUE	CIPRIANI BOULEVARD	R	2	450	20	9,000	06/15/2019	AC OVERLAY	07/16/2024	**89**	Good (90-71)	90-81
PONCE	**PONCE AVENUE**	**PONC3**	CIPRIANI BOULEVARD	END OF CUL DE SAC	R	2	600	29	17,400	09/09/2021	SLURRY SEAL	07/16/2024	**77**	Good (90-71)	80-71
PRINDL	**PRINDLE ROAD**	**PRIND1**	CORONET BOULEVARD	PONCE	R	2	1,327	21	27,867			07/15/2024	**17**	Failed (30-0)	20-11
PRINDL	**PRINDLE ROAD**	**PRIND2**	PONCE	CIPRIANI BOULEVARD	R	2	323	21	6,783			07/15/2024	**88**	Good (90-71)	90-81
PROSPE	**PROSPECT STREET**	**PROSPE**	LANE STREET	SAN CARLOS CITY LIMIT / COP	R	2	500	20	10,000			07/19/2024	**30**	Failed (30-0)	30-21
PULLMA	**PULLMAN AVENUE**	**PULL1A**	COVINGTON ROAD	EWELL ROAD	R	2	1,350	19	25,650			07/18/2024	**46**	Poor (50-31)	50-41
PULLMA	**PULLMAN AVENUE**	**PULL1B**	EWELL ROAD	CORONET BOULEVARD	R	2	815	21	17,115			07/18/2024	**46**	Poor (50-31)	50-41
PULLMA	**PULLMAN AVENUE**	**PULL2**	CORONET BOULEVARD	RALSTON AVENUE	R	2	200	20	4,000			07/18/2024	**25**	Failed (30-0)	30-21
RALSE EB	**RALSTON AVENUE, EB**	**RALS010**	CHRISTIAN DRIVE	HALLMARK DRIVE	A	2	2,150	24	51,600			07/12/2024	**64**	Fair (70-51)	70-61
RALSE EB	**RALSTON AVENUE, EB**	**RALS020**	HALLMARK DRIVE	BELMONT CANYON ROAD	A	2	1,050	22	23,100	09/01/1986	AC OVERLAY (2 INCHES)	07/12/2024	**60**	Fair (70-51)	60-51
RALSE EB	**RALSTON AVENUE, EB**	**RALS030**	BELMONT CANYON ROAD	DAVIS DRIVE	A	2	1,800	23	41,400	09/01/1986	AC OVERLAY (2 INCHES)	08/08/2024	**53**	Fair (70-51)	60-51
RALSE EB	**RALSTON AVENUE, EB**	**RALS040**	DAVIS DRIVE	CIPRIANI BOULEVARD	A	2	1,525	23	35,075	09/01/1986	AC OVERLAY (2 INCHES)	08/08/2024	**53**	Fair (70-51)	60-51
RALSE EB	**RALSTON AVENUE, EB**	**RALS050**	CIPRIANI BOULEVARD	LYALL WAY	A	2	2,030	25	50,750	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**49**	Poor (50-31)	50-41
RALSE EB	**RALSTON AVENUE, EB**	**RALS060**	LYALL WAY	ALAMEDA DE LAS PULGAS	A	2	950	25	23,750	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**47**	Poor (50-31)	50-41
RALSE EB	**RALSTON AVENUE, EB**	**RALS070**	ALAMEDA DE LAS PULGAS	VILLA AVENUE	A	2	350	23	8,050	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**47**	Poor (50-31)	50-41
RALSE EB	**RALSTON AVENUE, EB**	**RALS080**	VILLA AVENUE	MAYWOOD DRIVE	A	1	350	20	7,000	07/30/2023	CIPR	08/08/2024	**97**	Excellent (100-91)	100-91

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RALSE EB	**RALSTON AVENUE, EB**	**RALS090**	MAYWOOD DRIVE	NOTRE DAME AVENUE	A	1	1,400	23	32,200	07/30/2023	CIPR	08/08/2024	**97**	Excellent (100-91)	100-91
RALSE EB	**RALSTON AVENUE, EB**	**RALS100**	NOTRE DAME AVENUE	CHULA VISTA DRIVE	A	1	1,250	23	28,750	07/30/2023	CIPR	08/08/2024	**97**	Excellent (100-91)	100-91
RALSE EB	**RALSTON AVENUE, EB**	**RALS110**	CHULA VISTA DRIVE	SOUTH ROAD	A	1	1,600	23	36,800	07/30/2023	CIPR	08/08/2024	**97**	Excellent (100-91)	100-91
RALSE EB	**RALSTON AVENUE, EB**	**RALS120**	SOUTH ROAD	TWIN PINES LN	A	2	650	30	19,500	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**58**	Fair (70-51)	60-51
RALSE EB	**RALSTON AVENUE, EB**	**RALS130**	TWIN PINES LN	SIXTH AVENUE	A	2	300	32	9,600	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**65**	Fair (70-51)	70-61
RALSE EB	**RALSTON AVENUE, EB**	**RALS140**	SIXTH AVENUE	EL CAMINO REAL	A	2	600	32	19,200	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**58**	Fair (70-51)	60-51
RALSE EB	**RALSTON AVENUE, EB**	**RALS150**	EL CAMINO REAL	OLD COUNTRY ROAD	A	3	275	37	10,175			08/08/2024	**79**	Good (90-71)	80-71
RALSE EB	**RALSTON AVENUE, EB**	**RALS160**	OLD COUNTY ROAD	ELMER STREET	A	2	400	37	16,000			08/08/2024	**81**	Good (90-71)	90-81
RALSE EB	**RALSTON AVENUE, EB**	**RALS170**	ELMER STREET	GRANADA STREET	A	2	500	35	17,500			08/08/2024	**70**	Fair (70-51)	70-61
RALSE EB	**RALSTON AVENUE, EB**	**RALS180**	GRANADA STREET	HILLER STREET	A	2	300	40	12,600	02/01/2003	AC OVERLAY	08/08/2024	**77**	Good (90-71)	80-71
RALSE EB	**RALSTON AVENUE, EB**	**RALS190**	HILLER STREET	REDWOOD CITY LIMIT	A	2	2,125	32	68,000	02/01/2003	AC OVERLAY	08/08/2024	**72**	Good (90-71)	80-71
RALSE WB	**RALSTON AVENUE, WB**	**RALS010**	REDWOOD CITY LIMIT	HILLER STREET	A	2	2,125	32	68,000	02/01/2003	AC OVERLAY	08/08/2024	**59**	Fair (70-51)	60-51
RALSE WB	**RALSTON AVENUE, WB**	**RALS020**	HILLER STREET	GRANADA STREET	A	2	300	34	10,200	02/01/2003	AC OVERLAY	08/08/2024	**75**	Good (90-71)	80-71
RALSE WB	**RALSTON AVENUE, WB**	**RALS030**	GRANADA STREET	ELMER STREET	A	2	500	33	16,500			08/08/2024	**77**	Good (90-71)	80-71
RALSE WB	**RALSTON AVENUE, WB**	**RALS040**	ELMER STREET	OLD COUNTY ROAD	A	2	400	37	14,800			08/08/2024	**67**	Fair (70-51)	70-61
RALSE WB	**RALSTON AVENUE, WB**	**RALS050**	OLD COUNTY ROAD	EL CAMINO REAL	A	4	275	44	12,100			08/08/2024	**73**	Good (90-71)	80-71
RALSE WB	**RALSTON AVENUE, WB**	**RALS060**	EL CAMINO REAL	SIXTH AVENUE	A	2	600	28	16,800	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**60**	Fair (70-51)	60-51
RALSE WB	**RALSTON AVENUE, WB**	**RALS070**	SIXTH AVENUE	TWIN PINES LN	A	2	300	38	11,400	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**63**	Fair (70-51)	70-61
RALSE WB	**RALSTON AVENUE, WB**	**RALS080**	TWIN PINES LN	SOUTH ROAD	A	2	620	27	16,740	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**60**	Fair (70-51)	60-51
RALSE WB	**RALSTON AVENUE, WB**	**RALS090**	SOUTH ROAD	CHULA VISTA DRIVE	A	1	1,600	20	32,000	07/30/2023	CIPR	08/08/2024	**97**	Excellent (100-91)	100-91
RALSE WB	**RALSTON AVENUE, WB**	**RALS100**	CHULA VISTA DRIVE	NOTRE DAME AVENUE	A	1	1,250	19	23,750	07/30/2023	CIPR	08/08/2024	**97**	Excellent (100-91)	100-91
RALSE WB	**RALSTON AVENUE, WB**	**RALS110**	NOTRE DAME AVENUE	MAYWOOD DRIVE	A	1	1,400	19	26,600	07/30/2023	CIPR	08/08/2024	**97**	Excellent (100-91)	100-91
RALSE WB	**RALSTON AVENUE, WB**	**RALS120**	MAYWOOD DRIVE	VILLA AVENUE	A	1	350	31	10,850	07/30/2023	CIPR	08/08/2024	**97**	Excellent (100-91)	100-91
RALSE WB	**RALSTON AVENUE, WB**	**RALS130**	VILLA AVENUE	ALAMEDA DE LAS PULGAS	A	3	350	34	11,900	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**50**	Poor (50-31)	50-41
RALSE WB	**RALSTON AVENUE, WB**	**RALS140**	ALAMEDA DE LAS PULGAS	PULLMAN AVENUE	A	2	900	23	20,700	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**54**	Fair (70-51)	60-51
RALSE WB	**RALSTON AVENUE, WB**	**RALS150**	PULLMAN AVENUE	CIPRIANI BOULEVARD	A	2	2,030	25	50,750	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**64**	Fair (70-51)	70-61
RALSE WB	**RALSTON AVENUE, WB**	**RALS160**	CIPRIANI BOULEVARD	DAVIS DRIVE	A	2	1,540	25	38,500	09/01/1986	AC OVERLAY (2 INCHES)	08/08/2024	**66**	Fair (70-51)	70-61
RALSE WB	**RALSTON AVENUE, WB**	**RALS170**	DAVIS DRIVE	BELMONT CANYON ROAD	A	2	1,800	25	45,000	09/01/1986	AC OVERLAY (2 INCHES)	08/08/2024	**57**	Fair (70-51)	60-51
RALSE WB	**RALSTON AVENUE, WB**	**RALS180**	BELMONT CANYON ROAD	HALLMARK DRIVE	A	2	1,075	25	26,875	09/01/1986	AC OVERLAY (2 INCHES)	08/08/2024	**63**	Fair (70-51)	70-61
RALSE WB	**RALSTON AVENUE, WB**	**RALS190**	HALLMARK DRIVE	CHRISTIAN DRIVE	A	2	2,150	25	53,750			08/08/2024	**62**	Fair (70-51)	70-61
RALSFR	**RALSTON FRONTAGE RD**	**RAFR1**	GRANADA ST	HILLER	R	2	200	18	3,600			07/19/2024	**45**	Poor (50-31)	50-41
RALSFR	**RALSTON FRONTAGE RD**	**RAFR2**	HILLER	KEDITH ST	R	2	675	36	24,300			07/19/2024	**6**	Failed (30-0)	10-0
RALSTR	**RALSTON RANCH**	**RALRA1**	CHRISTIAN DRIVE	RALSTON AVE	R	2	1,950	31	60,450	07/15/2018	SLURRY SEAL	08/06/2024	**85**	Good (90-71)	90-81
READ	**READ AVENUE**	**READ1**	CASA BONA AVENUE	CARMELITA AVENUE	R	2	700	16	11,200	09/09/2021	SLURRY SEAL	07/16/2024	**79**	Good (90-71)	80-71
READ	**READ AVENUE**	**READ2**	CARMELITA AVENUE	PONCE AVENUE	R	2	790	18	14,220	09/09/2021	SLURRY SEAL	07/16/2024	**80**	Good (90-71)	80-71
READ	**READ AVENUE**	**READ3**	PONCE AVENUE	END OF CUL DE SAC	R	2	650	20	13,000	08/20/2007	SLURRY SEAL	07/16/2024	**83**	Good (90-71)	90-81
REPOSO	**REPOSO WAY**	**REPOSO**	HILLCREST DRIVE	ENCLINE WAY	R	2	600	24	14,400	09/09/2021	SLURRY SEAL	08/06/2024	**84**	Good (90-71)	90-81
RIDGE	**RIDGE ROAD**	**RIDGE**	END OF CUL DE SAC	NOTRE DAME AVENUE	R	2	900	21	18,900	01/01/1996	AC OVERLAY (2 INCHES) W/FABRIC	07/11/2024	**51**	Fair (70-51)	60-51
RIDGEW	**RIDGEWOOD COURT**	**RIDGEW**	HASTINGS DRIVE	DEAD END	R	2	175	17	2,975	07/15/2018	SLURRY SEAL	08/07/2024	**83**	Good (90-71)	90-81

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RINCON	**RINCONADA CIRCLE**	**RINCON**	ST. JAMES ROAD	END OF TURN A ROUND	R	2	800	29	23,200			07/09/2024	**66**	Fair (70-51)	70-61
ROBBIN	**ROBBIN WHIPPLE WAY**	**ROBBIN**	BELBURN DRIVE	END OF CUL DE SAC	R	2	1,150	27	31,050	09/09/2021	SLURRY SEAL	07/18/2024	**89**	Good (90-71)	90-81
ROBERT	**ROBERT AVENUE**	**ROBERT**	SKYMONT DRIVE	BISHOP ROAD	R	2	150	30	4,500			08/06/2024	**55**	Fair (70-51)	60-51
ROSS	**ROSS STREET**	**ROSS**	WINDING WAY	NORTH ROAD	R	2	275	18	4,950	10/01/1986	AC OVERLAY (2 INCHES) W/FABRIC	07/11/2024	**41**	Poor (50-31)	50-41
ROXBUR	**ROXBURY WAY**	**ROXBUR**	HILLER STREET	CAMBRIDGE STREET	R	2	700	32	22,400	08/01/1996	SLURRY SEAL	08/07/2024	**76**	Good (90-71)	80-71
RUTH	**RUTH AVENUE**	**RUTH**	EL CAMINO REAL	NORTH ROAD	R	2	1,325	24	31,800	07/19/2020	AC OVERLAY	07/11/2024	**96**	Excellent (100-91)	100-91
SANAR	**SAN ARDO WAY**	**SANAR**	MONTE CRESTA DRIVE	BARCLAY WAY	R	2	850	20	17,000	09/09/2021	SLURRY SEAL	07/16/2024	**76**	Good (90-71)	80-71
SANJU	**SAN JUAN BOULEVARD**	**SAN1**	CIPRIANI BOULEVARD	MONTE CRESTA DRIVE	C	2	1,600	24	38,400			07/15/2024	**33**	Poor (50-31)	40-31
SANJU	**SAN JUAN BOULEVARD**	**SAN2**	MONTE CRESTA DRIVE	EAST LAUREL CREEK ROAD	C	2	2,614	25	65,350			07/15/2024	**38**	Poor (50-31)	40-31
SEAPL	**SEAGATE PLACE**	**SEAPL**	SEAGATE WAY	END OF CUL DE SAC	R	2	140	32	4,480	09/09/2021	SLURRY SEAL	08/07/2024	**83**	Good (90-71)	90-81
SEAWY	**SEAGATE WAY**	**SEAWY**	DEAD END	OXFORD WAY	R	2	750	32	24,000	09/09/2021	SLURRY SEAL	08/07/2024	**85**	Good (90-71)	90-81
SEM	**SEM LANE**	**SEM**	DEAD END	SHOREWAY DRIVE	R	2	650	32	20,800	09/01/1994	SLURRY SEAL	08/06/2024	**57**	Fair (70-51)	60-51
SEMERI	**SEMERIA AVENUE**	**SEMERI**	CIPRIANI BOULEVARD	CASA BONA AVENUE	R	2	1,350	17	22,950	07/19/2020	AC OVERLAY	07/16/2024	**94**	Excellent (100-91)	100-91
SEQUOI	**SEQUOIA AVENUE**	**SEQU1**	BARCLAY WAY	ALL VIEW WAY	R	2	600	21	12,600	01/01/1996	AC OVERLAY (2 INCHES) W/FABRIC	07/16/2024	**66**	Fair (70-51)	70-61
SEQUOI	**SEQUOIA AVENUE**	**SEQU2**	ALL VIEW WAY	MONTE CRESTA DRIVE	R	2	1,000	21	21,000	07/15/2018	SLURRY SEAL	07/16/2024	**76**	Good (90-71)	80-71
SHARON	**SHARON AVENUE**	**SHARON**	ALAMEDA DE LAS PULGAS	CORONET BOULEVARD	R	2	290	21	6,090	07/15/2018	SLURRY SEAL	07/16/2024	**76**	Good (90-71)	80-71
SHERBO	**SHERBORNE DRIVE**	**SHERBO**	SOMERSET DRIVE (W)	SOMERSET DRIVE (S)	R	2	1,120	29	32,480	09/09/2021	SLURRY SEAL	07/10/2024	**84**	Good (90-71)	90-81
SHIRLE	**SHIRLEY ROAD**	**SHIRLE**	FOREST AVENUE	FOREST AVENUE	R	2	700	17	11,900	08/20/2007	SLURRY SEAL	07/16/2024	**65**	Fair (70-51)	70-61
SHOREW	**SHOREWAY ROAD**	**SHOR1**	REDWOOD CITY LIMIT	COP N/O SEM LANE	R	2	1,015	36	36,540	09/01/1994	SLURRY SEAL	08/06/2024	**12**	Failed (30-0)	20-11
SHOREW	**SHOREWAY ROAD**	**SHOR2**	COP N/O SEM LANE	SAN CARLOS CITY LIMIT	R	2	2,710	31	84,010	09/01/1994	SLURRY SEAL	08/06/2024	**84**	Good (90-71)	90-81
SIXTH	**SIXTH AVENUE**	**SIXT1**	HILL STREET	RALSTON AVENUE	A	2	500	38	19,000	08/01/2022	SLURRY SEAL	07/18/2024	**82**	Good (90-71)	90-81
SIXTH	**SIXTH AVENUE**	**SIXT2**	RALSTON AVENUE	EMMETT AVENUE	A	2	275	49	13,475			08/07/2024	**86**	Good (90-71)	90-81
SIXTH	**SIXTH AVENUE**	**SIXT3**	EMMETT AVENUE	WALTERMIRE STREET	A	2	300	54	16,200	08/01/2022	SLURRY SEAL	08/07/2024	**83**	Good (90-71)	90-81
SIXTH	**SIXTH AVENUE**	**SIXT4**	WALTERMIRE STREET	O'NEILL AVENUE	A	2	285	20	5,700	08/01/2022	SLURRY SEAL	08/07/2024	**88**	Good (90-71)	90-81
SIXTH	**SIXTH AVENUE**	**SIXT5**	O'NEILL AVENUE	HARBOR BOULEVARD	A	2	1,100	38	41,800	08/01/2022	SLURRY SEAL	08/07/2024	**72**	Good (90-71)	80-71
SIXTH	**SIXTH AVENUE**	**SIXT6A**	HARBOR BOULEVARD	LANE STREET	A	2	450	26	11,700	08/08/2013	RUBBERIZED CHIP SEAL	08/07/2024	**75**	Good (90-71)	80-71
SIXTH	**SIXTH AVENUE**	**SIXT6B**	LANE STREET	E STREET	A	2	300	19	5,700			08/07/2024	**77**	Good (90-71)	80-71
SIXTH	**SIXTH AVENUE**	**SIXT7**	E STREET	SAN CARLOS CITY LIMIT	A	2	575	28	16,100			08/07/2024	**96**	Excellent (100-91)	100-91
SKYCT	**SKYMONT COURT**	**SKYCT**	SKYMONT DRIVE	END OF CUL DE SAC	R	2	150	32	4,800			08/06/2024	**60**	Fair (70-51)	60-51
SKYDR	**SKYMONT DRIVE**	**SKYDR**	MARSTEN AVENUE	DEAD END	R	2	1,350	30	40,500			08/06/2024	**58**	Fair (70-51)	60-51
SOHO	**SOHO CIRCLE**	**SOHO**	HALLMARK DRIVE	END OF CUL DE SAC	R	2	120	30	3,600	07/15/2018	SLURRY SEAL	07/12/2024	**78**	Good (90-71)	80-71
SOLCT	**SOLANA COURT**	**SOLCT**	SOLANA DRIVE	END OF CUL DE SAC	R	2	130	25	3,250			07/19/2024	**20**	Failed (30-0)	20-11
SOLDR	**SOLANA DRIVE**	**SOLD1**	CHULA VISTA DRIVE	SOLANA COURT	R	2	400	25	10,000			07/19/2024	**25**	Failed (30-0)	30-21
SOLDR	**SOLANA DRIVE**	**SOLD2**	SOLANA COURT	END OF CUL DE SAC	R	2	800	25	20,000	08/01/1996	SLURRY SEAL	07/19/2024	**36**	Poor (50-31)	40-31
SOMCT	**SOMERSET COURT**	**SOMCT**	SOMERSET DRIVE	END OF CUL DE SAC	R	2	200	29	5,800	09/09/2021	SLURRY SEAL	07/10/2024	**82**	Good (90-71)	90-81
SOMDR	**SOMERSET DRIVE**	**SOM1**	SOMERSET COURT	LEIGH WAY	R	2	700	29	20,300	09/09/2021	SLURRY SEAL	07/10/2024	**80**	Good (90-71)	80-71
SOMDR	**SOMERSET DRIVE**	**SOM2**	LEIGH WAY	WAKEFIELD DRIVE	R	2	1,150	29	33,350	09/09/2021	SLURRY SEAL	07/10/2024	**73**	Good (90-71)	80-71
SOUTH	**SOUTH ROAD**	**SOUT1**	MIDDLE ROAD	COLLEGE VIEW WAY	C	2	1,020	20	20,400	09/01/1994	SLURRY SEAL	07/18/2024	**58**	Fair (70-51)	60-51
SOUTH	**SOUTH ROAD**	**SOUT2**	COLLEGE VIEW WAY	HOLLY ROAD (N)	C	2	1,200	21	25,200	07/30/2024	2" HMA OL	08/18/2024	**100**	Excellent (100-91)	100-91

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Street ID	Road Name	Section ID	Begin Location	End Location	FC	Lanes	Length	Width	Area	Last MnR Date	Last MnR	Last PCI Date	Last Calc PCI	Condition Category	PCI Range
SOUTH	**SOUTH ROAD**	**SOUT3**	HOLLY ROAD (N)	RALSTON AVENUE	C	2	1,950	20	39,000	09/09/2021	SLURRY SEAL	07/18/2024	**66**	Fair (70-51)	70-61
SOUTHV	**SOUTHVIEW COURT**	**SOUTHV**	SOUTH ROAD	END OF CUL DE SAC	R	2	450	27	12,150	01/01/1996	AC OVERLAY (2 INCHES) W/FABRIC	07/18/2024	**63**	Fair (70-51)	70-61
SPRING	**SPRING LANE**	**SPRING**	VINE STREET	END OF CUL DE SAC	R	2	270	25	6,750	09/09/2021	SLURRY SEAL	07/19/2024	**85**	Good (90-71)	90-81
STJA	**ST. JAMES ROAD**	**ST1**	COMSTOCK CIRCLE	WALTHAM CROSS	R	2	1,130	37	41,810	07/01/1986	SLURRY SEAL	07/12/2024	**14**	Failed (30-0)	20-11
STJA	**ST. JAMES ROAD**	**ST2**	WALTHAM CROSS	REFUGE BOUNDARY	R	2	600	37	22,200	09/01/1994	SLURRY SEAL	07/12/2024	**37**	Poor (50-31)	40-31
STJA	**ST. JAMES ROAD**	**ST3**	REFUGE BOUNDARY	ENTRANCE TO FOX SCHOOL	R	2	1,850	37	68,450			07/12/2024	**39**	Poor (50-31)	40-31
STERLI	**STERLING VIEW AVENUE**	**STERLI**	HILLER STREET	OLD COUNTY ROAD	R	2	425	32	13,600	09/09/2021	SLURRY SEAL	08/07/2024	**89**	Good (90-71)	90-81
SUNNYS	**SUNNYSLOPE AVENUE**	**SUNN1**	O'NEILL AVENUE	HARBOR BOULEVARD	R	2	870	28	24,360			08/07/2024	**21**	Failed (30-0)	30-21
SUNNYS	**SUNNYSLOPE AVENUE**	**SUNN2A**	HARBOR BOULEVARD	1572 SUNNYSLOPE AVENUE	R	2	600	20	12,000			08/07/2024	**16**	Failed (30-0)	20-11
SUNNYS	**SUNNYSLOPE AVENUE**	**SUNN2B**	1572 SUNNYSLOPE AVENUE	LANE STREET	R	2	200	20	4,000	09/09/2021	SLURRY SEAL	08/07/2024	**66**	Fair (70-51)	70-61
SUNNYS	**SUNNYSLOPE AVENUE**	**SUNN2C**	LANE STREET	SAN CARLOS CITY LIMIT	R	2	860	20	17,200			08/07/2024	**20**	Failed (30-0)	20-11
SUSSEX	**SUSSEX COURT**	**SUSSEX**	HILLER STREET	END OF CUL DE SAC	R	2	150	32	4,800	09/09/2021	HEAVY REHABILITATION	08/07/2024	**97**	Excellent (100-91)	100-91
TAHOE	**TAHOE DRIVE**	**TAHOE**	RALSTON AVENUE	LASSEN DRIVE	R	2	1,900	26	49,400	09/09/2021	SLURRY SEAL	07/11/2024	**79**	Good (90-71)	80-71
TALBRY	**TALBRYN DRIVE**	**TALB1A**	PALOMA AVENUE	ARDEN LN	R	2	1,325	17	22,525	07/15/2018	SLURRY SEAL	07/19/2024	**84**	Good (90-71)	90-81
TALBRY	**TALBRYN DRIVE**	**TALB1B**	ARDEN LN	ARON COURT	R	2	326	19	6,194			07/19/2024	**40**	Poor (50-31)	40-31
TALBRY	**TALBRYN DRIVE**	**TALB2**	ARON COURT	BUCKLAND AVENUE	R	2	358	24	8,592			07/19/2024	**60**	Fair (70-51)	60-51
TERRAC	**TERRACE DRIVE**	**TERR1**	NOTRE DAME AVENUE	HILLMAN AVENUE	R	2	2,275	19	43,225	04/23/2014	DEEP PATCH	07/16/2024	**74**	Good (90-71)	80-71
TERRAC	**TERRACE DRIVE**	**TERR2**	HILLMAN AVENUE	MEZES AVENUE	R	2	375	18	6,750	09/09/2021	HEAVY REHABILITATION	07/16/2024	**95**	Excellent (100-91)	100-91
THURM	**THURM AVENUE**	**THURM**	SAN MATEO CITY LIMIT	WOOSTER AVENUE	R	2	750	21	15,750	09/09/2021	SLURRY SEAL	07/16/2024	**89**	Good (90-71)	90-81
TIOGA	**TIOGA WAY**	**TIOGA**	YOSEMITE DRIVE	END OF CUL DE SAC	R	2	300	27	8,100	08/01/1996	SLURRY SEAL	07/11/2024	**79**	Good (90-71)	80-71
UPPER	**UPPER LOCK AVENUE**	**UPPER**	BELMONT CANYON ROAD	3242 UPPER LOCK AVENUE	R	2	1,185	24	28,440	07/30/2024	2" HMA OL	08/11/2024	**100**	Excellent (100-91)	100-91
VALDEZ	**VALDEZ AVENUE**	**VALDEZ**	FERNWOOD WAY	EL VERANO WAY	R	2	900	25	22,500	09/01/1990	SLURRY SEAL	08/07/2024	**26**	Failed (30-0)	30-21
VALERG	**VALERGA DRIVE**	**VALERG**	ALAMEDA DE LAS PULGAS	Dead End	R	2	600	38	22,800	09/09/2021	HEAVY REHABILITATION	08/07/2024	**96**	Excellent (100-91)	100-91
VALLEY	**VALLEY VIEW AVENUE**	**VALL1**	NOTRE DAME AVENUE	1727 VALLEY VIEW AVENUE	R	2	1,050	19	19,950	09/09/2021	SLURRY SEAL	07/11/2024	**78**	Good (90-71)	80-71
VALLEY	**VALLEY VIEW AVENUE**	**VALL2**	1727 VALLEY VIEW AVENUE	OAK KNOLL DRIVE	R	2	1,150	18	20,700	09/09/2021	SLURRY SEAL	07/11/2024	**80**	Good (90-71)	80-71
VANNIE	**VANNIER DRIVE**	**VANNIE**	SOUTH ROAD (W)	SOUTH ROAD (E)	R	2	875	20	17,500			07/18/2024	**27**	Failed (30-0)	30-21
VILLA	**VILLA AVENUE**	**VILLA1**	ACADEMY AVENUE	BELBURN DRIVE	R	2	1,150	28	32,200	01/01/1996	AC OVERLAY (2 INCHES) W/FABRIC	07/18/2024	**67**	Fair (70-51)	70-61
VILLA	**VILLA AVENUE**	**VILLA2**	BELBURN DRIVE	RALSTON AVENUE	R	2	375	28	10,500	09/09/2021	SLURRY SEAL	07/18/2024	**90**	Good (90-71)	90-81
VILCT	**VILLAGE COURT**	**VILCT**	VILLAGE DRIVE	END OF CUL DE SAC	R	2	350	34	11,900	09/09/2021	SLURRY SEAL	08/07/2024	**66**	Fair (70-51)	70-61
VILDR	**VILLAGE DRIVE**	**VILDR**	CARLMONT DRIVE	DEAD END	R	2	1,000	34	34,000	09/09/2021	SLURRY SEAL	08/07/2024	**84**	Good (90-71)	90-81
VINE	**VINE STREET**	**VINE1A**	HARBOR BOULEVARD	SPRING LANE	R	2	1,010	25	25,250			07/19/2024	**29**	Failed (30-0)	30-21
VINE	**VINE STREET**	**VINE1B**	SPRING LANE	1537 VINE ST (COP)	R	2	548	25	13,700			07/09/2024	**29**	Failed (30-0)	30-21
VINE	**VINE STREET**	**VINE2**	1537 VINE STREET / COP	SAN CARLOS CITY LIMIT / COP	R	2	955	25	23,875	09/09/2021	SLURRY SEAL	07/19/2024	**85**	Good (90-71)	90-81
VIRGIN	**VIRGINIA AVENUE**	**VIRGIN**	MIDDLE ROAD	DEAD END	R	2	630	21	13,230	07/30/2024	2" HMA OL	08/18/2024	**100**	Excellent (100-91)	100-91
WAKCT	**WAKEFIELD COURT**	**WAKCT**	WAKEFIELD DRIVE	END OF CUL DE SAC	R	2	250	29	7,250	09/09/2021	SLURRY SEAL	07/10/2024	**86**	Good (90-71)	90-81
WAKDR	**WAKEFIELD DRIVE**	**WAK1**	HALLMARK DRIVE	SOMERSET DRIVE	R	2	600	29	17,400	09/09/2021	SLURRY SEAL	07/10/2024	**81**	Good (90-71)	90-81
WAKDR	**WAKEFIELD DRIVE**	**WAK2**	SOMERSET DRIVE	WAKEFIELD DRIVE	R	2	2,800	29	81,200	09/09/2021	SLURRY SEAL	07/10/2024	**78**	Good (90-71)	80-71
WALTER	**WALTERMIRE STREET**	**WALT1**	ELMER STREET	OLD COUNTY ROAD	R	2	400	22	8,800			07/18/2024	**49**	Poor (50-31)	50-41
WALTER	**WALTERMIRE STREET**	**WALT2**	FIFTH AVENUE	EL CAMINO REAL	R	2	241	32	7,712	09/09/2021	SLURRY SEAL	08/07/2024	**82**	Good (90-71)	90-81

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Street ID	Road Name	Section ID	Begin Location	End Location	FC	Lanes	Length	Width	Area	Last MnR Date	Last MnR	Last PCI Date	Last Calc PCI	Condition Category	PCI Range
WALTER	**WALTERMIRE STREET**	**WALT3**	SIXTH AVENUE	FIFTH AVENUE	R	2	259	35	9,065	09/09/2021	SLURRY SEAL	08/07/2024	**84**	Good (90-71)	90-81
WALTHA	**WALTHAM CROSS**	**WALTH1**	COMSTOCK CIRCLE	2748 WALTHAM CROSS	R	2	1,000	29	29,000	07/15/2018	SLURRY SEAL	07/12/2024	**85**	Good (90-71)	90-81
WALTHA	**WALTHAM CROSS**	**WALTH2**	2748 WALTHAM CROSS	ST. JAMES ROAD	R	2	435	29	12,615	07/15/2018	SLURRY SEAL	07/12/2024	**84**	Good (90-71)	90-81
WATERL	**WATERLOO COURT**	**WATERL**	HALLMARK DRIVE	END OF CUL DE SAC	R	2	700	32	22,400	07/15/2018	SLURRY SEAL	07/12/2024	**83**	Good (90-71)	90-81
WEMBER	**WEMBERLY DRIVE**	**WEMB1**	COMSTOCK CIRCLE	HALLMARK DRIVE	R	2	1,250	29	36,250			07/12/2024	**17**	Failed (30-0)	20-11
WEMBER	**WEMBERLY DRIVE**	**WEMB2**	HALLMARK DRIVE	ST. JAMES ROAD	R	2	1,000	29	29,000	07/15/2018	SLURRY SEAL	07/12/2024	**83**	Good (90-71)	90-81
WESSEX	**WESSEX WAY**	**WESS1**	END OF CUL DE SAC	HILLER STREET	R	2	600	32	19,200	09/09/2021	HEAVY REHABILITATION	08/07/2024	**96**	Excellent (100-91)	100-91
WESSEX	**WESSEX WAY**	**WESS2**	HILLER STREET	GRANADA STREET	R	2	400	32	12,800	02/01/2003	AC OVERLAY	08/07/2024	**85**	Good (90-71)	90-81
WESSEX	**WESSEX WAY**	**WESS3**	GRANADA STREET	ENTRANCE TO POST OFFICE	R	2	400	32	12,800	09/09/2021	HEAVY REHABILITATION	08/07/2024	**96**	Excellent (100-91)	100-91
WESTN	**WEST NAUGHTON AVENUE**	**WESTN1**	BELMONT CANYON RD	CULDESAC	R	2	975	32	31,200	08/20/2007	SLURRY SEAL	08/06/2024	**70**	Fair (70-51)	70-61
WILLIA	**WILLIAMS AVENUE**	**WILLIA**	NORTH ROAD	RIDGE ROAD	R	2	785	20	15,700	01/01/1996	AC OVERLAY (2 INCHES) W/FABRIC	07/11/2024	**53**	Fair (70-51)	60-51
WINDIN	**WINDING WAY**	**WIND1**	WILLIAMS AVENUE	ROSS STREET	R	2	500	18	9,000	08/01/1996	SLURRY SEAL	07/11/2024	**51**	Fair (70-51)	60-51
WINDIN	**WINDING WAY**	**WIND2**	ROSS STREET	HILLMAN AVENUE	R	2	2,320	16	41,760	08/01/1996	SLURRY SEAL	07/11/2024	**34**	Poor (50-31)	40-31
WOOSTE	**WOOSTER AVENUE**	**WOOSTE**	SAN MATEO CITY LIMIT	CIPRIANI BOULEVARD	R	2	900	19	17,100	09/09/2021	LIGHT REHABILITATION	07/16/2024	**96**	Excellent (100-91)	100-91
YORKSH	**YORKSHIRE WAY**	**YORKSH**	MOUNTAIN VIEW AVENUE	MARINE VIEW AVENUE	R	2	700	32	22,400			08/07/2024	**96**	Excellent (100-91)	100-91
YOSEMI	**YOSEMITE DRIVE**	**YOSEMI**	TAHOE DRIVE	LASSEN DRIVE	R	2	1,135	26	29,510	09/09/2021	SLURRY SEAL	07/11/2024	**74**	Good (90-71)	80-71

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Street List by PCI (High to Low)

Street ID	Road Name	Section ID	Begin Location	End Location	FC	Lanes	Length	Width	Area	Last MnR Date	Last MnR	Last PCI Date	Last Calc PCI	Condition Category	PCI Range
ARBOR	**ARBOR AVENUE**	**ARBO1**	NOTRE DAME AVENUE	FAIRWAY DRIVE	R	2	950	18	17,100	07/30/2024	2" HMA OL	08/30/2024	**100**	Excellent (100-91)	100-91
HMAN	**HILLMAN AVENUE**	**HMA1**	NORTH ROAD	MILLS AVENUE	R	2	800	21	16,800	07/30/2024	2-1/4" MILL, 1/2" LC, 1-3/4" HMA OL	08/11/2024	**100**	Excellent (100-91)	100-91
HMAN	**HILLMAN AVENUE**	**HMA2**	MILLS AVENUE	NOTRE DAME AVENUE	C	2	1,200	24	28,800	07/30/2024	2-1/4" MILL, 1/2" LC, 1-3/4" HMA OL	08/11/2024	**100**	Excellent (100-91)	100-91
LYON	**LYON AVENUE**	**LYON1**	MEZES AVENUE	ALAMEDA DE LAS PULGAS	R	2	1,875	18	33,750	07/30/2024	1/2" LC, 1-3/4" HMA OL	08/30/2024	**100**	Excellent (100-91)	100-91
MIDDLE	**MIDDLE ROAD**	**MIDD1A**	NOTRE DAME AVENUE	SOUTH ROAD	C	2	300	29	8,700	07/30/2024	2-1/4" HMA OL	08/10/2024	**100**	Excellent (100-91)	100-91
MIDDLE	**MIDDLE ROAD**	**MIDD1B**	SOUTH ROAD	DAVEY GLEN ROAD	C	2	700	26	18,200	08/01/2024	2-1/4" HMA OL	08/10/2024	**100**	Excellent (100-91)	100-91
MIDDLE	**MIDDLE ROAD**	**MIDD2**	DAVEY GLEN ROAD	CYPRESS AVE	R	2	2,370	25	59,250	07/30/2024	2-1/4" HMA OL	08/10/2024	**100**	Excellent (100-91)	100-91
MILLER	**MILLER AVENUE**	**MILLER**	GREENFIELD COURT	NOTRE DAME AVENUE	R	2	875	18	15,750	07/30/2024	2-1/2" HMA OL	08/30/2024	**100**	Excellent (100-91)	100-91
OAKKN	**OAK KNOLL DRIVE**	**OAK1**	PINE KNOLL DRIVE	VALLEY VIEW AVENUE	R	2	1,000	18	18,000	07/30/2024	1/2" LC, 1-3/4" HMA OL	08/30/2024	**100**	Excellent (100-91)	100-91
SOUTH	**SOUTH ROAD**	**SOUT2**	COLLEGE VIEW WAY	HOLLY ROAD (N)	C	2	1,200	21	25,200	07/30/2024	2" HMA OL	08/18/2024	**100**	Excellent (100-91)	100-91
UPPER	**UPPER LOCK AVENUE**	**UPPER**	BELMONT CANYON ROAD	3242 UPPER LOCK AVENUE	R	2	1,185	24	28,440	07/30/2024	2" HMA OL	08/11/2024	**100**	Excellent (100-91)	100-91
VIRGIN	**VIRGINIA AVENUE**	**VIRGIN**	MIDDLE ROAD	DEAD END	R	2	630	21	13,230	07/30/2024	2" HMA OL	08/18/2024	**100**	Excellent (100-91)	100-91
ANIAV	**ANITA AVENUE**	**ANI2**	MALCOLM AVENUE (W)	END OF CUL DE SAC	R	2	540	32	17,280	08/01/1996	SLURRY SEAL	07/11/2024	**98**	Excellent (100-91)	100-91
ANICT	**ANITA COURT**	**ANICT**	ANITA AVENUE	END OF CUL DE SAC	R	2	200	32	6,400	03/03/2014	DEEP PATCH	07/11/2024	**98**	Excellent (100-91)	100-91
ANIAV	**ANITA AVENUE**	**ANI1**	EL CAMINO REAL	MALCOLM AVENUE (W)	R	2	775	27	20,925	08/01/1996	SLURRY SEAL	07/11/2024	**97**	Excellent (100-91)	100-91
OLD	**OLD COUNTY ROAD**	**OLD6**	O'NEILL AVENUE	COP 130' S/O KAREN	A	2	475	58	27,550	05/29/2009	MILL AND THICK OVERLAY	08/07/2024	**97**	Excellent (100-91)	100-91
RALSE EB	**RALSTON AVENUE, EB**	**RALS080**	VILLA AVENUE	MAYWOOD DRIVE	A	1	350	20	7,000	07/30/2023	CIPR	08/08/2024	**97**	Excellent (100-91)	100-91
RALSE EB	**RALSTON AVENUE, EB**	**RALS090**	MAYWOOD DRIVE	NOTRE DAME AVENUE	A	1	1,400	23	32,200	07/30/2023	CIPR	08/08/2024	**97**	Excellent (100-91)	100-91
RALSE EB	**RALSTON AVENUE, EB**	**RALS100**	NOTRE DAME AVENUE	CHULA VISTA DRIVE	A	1	1,250	23	28,750	07/30/2023	CIPR	08/08/2024	**97**	Excellent (100-91)	100-91
RALSE EB	**RALSTON AVENUE, EB**	**RALS110**	CHULA VISTA DRIVE	SOUTH ROAD	A	1	1,600	23	36,800	07/30/2023	CIPR	08/08/2024	**97**	Excellent (100-91)	100-91
RALSE WB	**RALSTON AVENUE, WB**	**RALS090**	SOUTH ROAD	CHULA VISTA DRIVE	A	1	1,600	20	32,000	07/30/2023	CIPR	08/08/2024	**97**	Excellent (100-91)	100-91
RALSE WB	**RALSTON AVENUE, WB**	**RALS100**	CHULA VISTA DRIVE	NOTRE DAME AVENUE	A	1	1,250	19	23,750	07/30/2023	CIPR	08/08/2024	**97**	Excellent (100-91)	100-91
RALSE WB	**RALSTON AVENUE, WB**	**RALS110**	NOTRE DAME AVENUE	MAYWOOD DRIVE	A	1	1,400	19	26,600	07/30/2023	CIPR	08/08/2024	**97**	Excellent (100-91)	100-91
RALSE WB	**RALSTON AVENUE, WB**	**RALS120**	MAYWOOD DRIVE	VILLA AVENUE	A	1	350	31	10,850	07/30/2023	CIPR	08/08/2024	**97**	Excellent (100-91)	100-91
SUSSEX	**SUSSEX COURT**	**SUSSEX**	HILLER STREET	END OF CUL DE SAC	R	2	150	32	4,800	09/09/2021	HEAVY REHABILITATION	08/07/2024	**97**	Excellent (100-91)	100-91
BELMON	**BELMONT CANYON ROAD**	**BELM4**	2744 BELMONT CANYON ROAD	RALSTON AVENUE WEST INT	R	2	1,090	29	31,610			08/06/2024	**96**	Excellent (100-91)	100-91
BERESF	**BERESFORD AVENUE**	**BERESF**	HILLCREST DRIVE	LOWER LOCK AVENUE	R	2	1,000	25	25,000	09/09/2021	HEAVY REHABILITATION	08/06/2024	**96**	Excellent (100-91)	100-91
BIDDUL	**BIDDULPH WAY**	**BIDDUL**	HILLER STREET	ENTRANCE TO MAE NESBIT SCHOOL	R	2	125	27	3,375	09/09/2021	HEAVY REHABILITATION	08/07/2024	**96**	Excellent (100-91)	100-91
CHEVY	**CHEVY STREET**	**CHEVY**	BELBURN DRIVE	RALSTON AVENUE	R	2	600	28	16,800	08/08/2011	PATCH AND SLURRY SEAL	07/18/2024	**96**	Excellent (100-91)	100-91
CLEE	**CLEE STREET**	**CLEE**	NOTRE DAME AVENUE	CHEVY STREET	R	2	475	28	13,300	08/01/1996	SLURRY SEAL	07/18/2024	**96**	Excellent (100-91)	100-91
CORONE	**CORONET BOULEVARD**	**CORO1**	ALAMEDA DE LAS PULGAS	LYON AVENUE	R	2	950	21	19,950	04/05/2007	MILL AND OVERLAY	07/16/2024	**96**	Excellent (100-91)	100-91
COVING	**COVINGTON ROAD**	**COVING**	ALAMEDA DE LAS PULGAS (N)	ALAMEDA DE LAS PULGAS (S)	R	2	1,450	19	27,550	07/15/2018	SLURRY SEAL	07/18/2024	**96**	Excellent (100-91)	100-91
DAVIS	**DAVIS DRIVE**	**DAVI1**	RALSTON AVENUE	10 DAVIS DRIVE	R	2	700	40	28,000	07/15/2018	SLURRY SEAL	08/07/2024	**96**	Excellent (100-91)	100-91
HER	**HILLER STREET**	**HER1A**	DEAD END	STERLING VIEW AVENUE	R	2	100	38	3,800	06/01/2007	SLURRY SEAL	08/06/2024	**96**	Excellent (100-91)	100-91
HER	**HILLER STREET**	**HER1B**	STERLING VIEW AVENUE	DALE VIEW AVENUE	R	2	200	38	7,600	10/16/2014	SLURRY SEAL	08/06/2024	**96**	Excellent (100-91)	100-91
HER	**HILLER STREET**	**HER2A**	DALE VIEW AVENUE	MOUNTAIN VIEW AVENUE	C	2	1,230	40	49,200	10/16/2014	SLURRY SEAL	08/06/2024	**96**	Excellent (100-91)	100-91
HMAN	**HILLMAN AVENUE**	**HMA3**	NOTRE DAME AVENUE	TERRACE DRIVE	R	2	1,300	20	26,000	08/30/2022	AC OVERLAY	07/11/2024	**96**	Excellent (100-91)	100-91
KITTIE	**KITTIE LANE**	**KITTIE**	MAYWOOD DRIVE	DEAD END	R	2	450	19	8,550			08/07/2024	**96**	Excellent (100-91)	100-91
LORCT	**LORI COURT**	**LORCT**	LORI DRIVE	END OF CUL DE SAC	R	2	150	30	4,500			08/06/2024	**96**	Excellent (100-91)	100-91

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Street ID	Road Name	Section ID	Begin Location	End Location	FC	Lanes	Length	Width	Area	Last MnR Date	Last MnR	Last PCI Date	Last Calc PCI	Condition Category	PCI Range
LORDR	**LORI DRIVE**	**LORDR**	MARSTEN AVENUE	END OF CUL DE SAC	R	2	400	30	12,000			08/06/2024	**96**	Excellent (100-91)	100-91
MASONI	**MASONIC WAY**	**MASO2**	GRANADA ST	OLD COUNTY ROAD	R	2	860	32	27,520	08/30/2022	AC OVERLAY	08/07/2024	**96**	Excellent (100-91)	100-91
MEZES	**MEZES AVENUE**	**MEZE1**	DEAD END	NOTRE DAME AVENUE	R	2	1,015	21	21,315	08/30/2022	AC OVERLAY	07/16/2024	**96**	Excellent (100-91)	100-91
MEZES	**MEZES AVENUE**	**MEZE2**	NOTRE DAME AVENUE	ALAMEDA DE LAS PULGAS	R	2	1,400	18	25,200	08/30/2022	AC OVERLAY	07/16/2024	**96**	Excellent (100-91)	100-91
MONSER	**MONSERAT AVENUE**	**MONS1**	NEWLANDS AVENUE	LINCOLN AVENUE	R	2	820	20	16,400	09/01/1990	SLURRY SEAL	07/16/2024	**96**	Excellent (100-91)	100-91
MONSER	**MONSERAT AVENUE**	**MONS2**	LINCOLN AVENUE	CIPRIANI BOULEVARD	R	2	2,440	20	48,800	09/01/1990	SLURRY SEAL	07/16/2024	**96**	Excellent (100-91)	100-91
OLD	**OLD COUNTY ROAD**	**OLD1**	SAN MATEO CITY LIMIT	DALE VIEW AVENUE	A	2	350	40	14,000	08/30/2022	AC OVERLAY	08/06/2024	**96**	Excellent (100-91)	100-91
OLD	**OLD COUNTY ROAD**	**OLD2**	DALE VIEW AVENUE	MARINE VIEW AVENUE	A	2	1,900	38	72,200	08/30/2022	AC OVERLAY	08/06/2024	**96**	Excellent (100-91)	100-91
OLD	**OLD COUNTY ROAD**	**OLD3**	MARINE VIEW AVENUE	MASONIC WAY	A	2	2,000	38	76,000	08/30/2022	AC OVERLAY	08/06/2024	**96**	Excellent (100-91)	100-91
OLD	**OLD COUNTY ROAD**	**OLD5**	RALSTON AVE	O'NEILL AVENUE	A	2	875	37	32,375	05/29/2009	MILL AND THICK OVERLAY	08/07/2024	**96**	Excellent (100-91)	100-91
ONEIL	**ONEILL AVE**	**ONE200**	OLD COUNTY ROAD	ELMER ST	R	2	400	20	8,000	12/17/2013	DEEP PATCH	07/18/2024	**96**	Excellent (100-91)	100-91
OXFPL	**OXFORD PL**	**OXF1**	OXFORD WAY	OXFORD WAY	R	2	860	32	27,520			08/07/2024	**96**	Excellent (100-91)	100-91
PINE	**PINE KNOLL DRIVE**	**PINE**	END OF CUL DE SAC	HILLMAN AVENUE	R	2	1,510	18	27,180	09/09/2021	HEAVY REHABILITATION	07/11/2024	**96**	Excellent (100-91)	100-91
RUTH	**RUTH AVENUE**	**RUTH**	EL CAMINO REAL	NORTH ROAD	R	2	1,325	24	31,800	07/19/2020	AC OVERLAY	07/11/2024	**96**	Excellent (100-91)	100-91
SIXTH	**SIXTH AVENUE**	**SIXT7**	E STREET	SAN CARLOS CITY LIMIT	A	2	575	28	16,100			08/07/2024	**96**	Excellent (100-91)	100-91
VALERG	**VALERGA DRIVE**	**VALERG**	ALAMEDA DE LAS PULGAS	Dead End	R	2	600	38	22,800	09/09/2021	HEAVY REHABILITATION	08/07/2024	**96**	Excellent (100-91)	100-91
WESSEX	**WESSEX WAY**	**WESS1**	END OF CUL DE SAC	HILLER STREET	R	2	600	32	19,200	09/09/2021	HEAVY REHABILITATION	08/07/2024	**96**	Excellent (100-91)	100-91
WESSEX	**WESSEX WAY**	**WESS3**	GRANADA STREET	ENTRANCE TO POST OFFICE	R	2	400	32	12,800	09/09/2021	HEAVY REHABILITATION	08/07/2024	**96**	Excellent (100-91)	100-91
WOOSTE	**WOOSTER AVENUE**	**WOOSTE**	SAN MATEO CITY LIMIT	CIPRIANI BOULEVARD	R	2	900	19	17,100	09/09/2021	LIGHT REHABILITATION	07/16/2024	**96**	Excellent (100-91)	100-91
YORKSH	**YORKSHIRE WAY**	**YORKSH**	MOUNTAIN VIEW AVENUE	MARINE VIEW AVENUE	R	2	700	32	22,400			08/07/2024	**96**	Excellent (100-91)	100-91
BAYVIE	**BAYVIEW AVENUE**	**BAYV2**	MILLER AVENUE	FOREST AVENUE	R	2	1,235	19	23,465	06/15/2019	AC OVERLAY	07/11/2024	**95**	Excellent (100-91)	100-91
BUENA	**BUENA VISTA AVENUE**	**BUEN4**	CIPRIANI BOULEVARD	2511 BUENA VISTA AVENUE	R	2	400	30	12,000	09/09/2021	HEAVY REHABILITATION	07/16/2024	**95**	Excellent (100-91)	100-91
CREST	**CREST VIEW AVENUE**	**CREST**	HILLER STREET	OLD COUNTY ROAD	R	2	450	32	14,400	07/15/2018	SLURRY SEAL	08/07/2024	**95**	Excellent (100-91)	100-91
FURLON	**FURLONG STREET**	**FURLON**	RALSTON AVENUE	O'NEILL AVENUE	R	2	800	27	21,600	10/22/2008	SLURRY SEAL	07/19/2024	**95**	Excellent (100-91)	100-91
GRANAD	**GRANADA STREET**	**GRAN2**	RALSTON AVENUE	O'NEILL AVENUE	R	2	840	27	22,680	10/22/2008	SLURRY SEAL	07/19/2024	**95**	Excellent (100-91)	100-91
HOLLY	**HOLLY ROAD**	**HOLL2B**	SOUTH ROAD	EASEMENT TO MIRAMAR TERRACE	R	2	500	18	9,000	08/30/2022	AC OVERLAY	07/18/2024	**95**	Excellent (100-91)	100-91
HOLLY	**HOLLY ROAD**	**HOLL2C**	EASEMENT TO MIRAMAR TERRACE	SOUTH ROAD	R	2	800	18	14,400	08/30/2022	AC OVERLAY	07/18/2024	**95**	Excellent (100-91)	100-91
IRWIN	**IRWIN STREET**	**IRWIN**	RALSTON AVENUE	O'NEILL AVENUE	R	2	825	27	22,275	06/01/2007	SLURRY SEAL	07/19/2024	**95**	Excellent (100-91)	100-91
JUDSON	**JUDSON STREET**	**JUDSON**	RALSTON AVENUE	O'NEILL AVENUE	R	2	830	27	22,410	06/01/2007	SLURRY SEAL	07/19/2024	**95**	Excellent (100-91)	100-91
TERRAC	**TERRACE DRIVE**	**TERR2**	HILLMAN AVENUE	MEZES AVENUE	R	2	375	18	6,750	09/09/2021	HEAVY REHABILITATION	07/16/2024	**95**	Excellent (100-91)	100-91
CORONE	**CORONET BOULEVARD**	**CORO4**	PRINDLE ROAD	RALSTON AVENUE	R	2	1,400	20	28,000	07/19/2020	AC OVERLAY	07/16/2024	**94**	Excellent (100-91)	100-91
MSEX	**MIDDLESEX ROAD**	**MSEX**	HILLER STREET	CAMBRIDGE STREET	R	2	585	32	18,720	08/01/1996	SLURRY SEAL	08/07/2024	**94**	Excellent (100-91)	100-91
SEMERI	**SEMERIA AVENUE**	**SEMERI**	CIPRIANI BOULEVARD	CASA BONA AVENUE	R	2	1,350	17	22,950	07/19/2020	AC OVERLAY	07/16/2024	**94**	Excellent (100-91)	100-91
BELLE	**BELLE MONTI AVENUE**	**BELLE**	NOTRE DAME AVENUE	ALAMEDA DE LAS PULGAS	R	2	950	19	18,050	06/15/2019	AC OVERLAY	07/16/2024	**93**	Excellent (100-91)	100-91
BUENA	**BUENA VISTA AVENUE**	**BUEN5**	2511 BUENA VISTA AVENUE	MONSERAT AVENUE	R	2	450	42	18,900	03/19/2021	FDR WITH HMA OVERLAY	07/16/2024	**93**	Excellent (100-91)	100-91
CONTIN	**CONTINENTALS WAY**	**CONT1**	LYALL WAY	CIPRIANI BOULEVARD	R	2	700	38	26,600	07/19/2020	AC OVERLAY	08/08/2024	**93**	Excellent (100-91)	100-91
HER	**HILLER STREET**	**HER3**	MARINE VIEW AVENUE	RALSTON AVENUE	C	2	2,450	38	93,100	10/16/2014	SLURRY SEAL	08/06/2024	**93**	Excellent (100-91)	100-91
FRACT	**FRANCIS COURT**	**FRACT**	FRANCIS AVENUE	END OF CUL DE SAC	R	2	185	24	4,440	07/30/2018	SLURRY SEAL	07/18/2024	**92**	Excellent (100-91)	100-91
HER	**HILLER STREET**	**HER2B**	MOUNTAINVIEW AVENUE	MARINE VIEW AVENUE	C	2	725	38	27,550	10/16/2014	SLURRY SEAL	08/06/2024	**92**	Excellent (100-91)	100-91

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KIMMIE	**KIMMIE COURT**	**KIMMIE**	CORONET BOULEVARD	END OF CUL DE SAC	R	2	500	30	15,000	06/15/2019	AC OVERLAY	07/18/2024	**92**	Excellent (100-91)	100-91
NOTRE	**NOTRE DAME AVENUE**	**NOTR1**	RALSTON AVENUE	ARBOR AVENUE	C	2	1,750	20	35,000	12/01/2015	RECONSTRUCT STRUCTURE (AC)	07/18/2024	**92**	Excellent (100-91)	100-91
CIVIC	**CIVIC LANE**	**CIVIC**	O'NEILL AVENUE	BROADWAY	R	2	500	18	9,000			08/07/2024	**91**	Excellent (100-91)	100-91
DALE	**DALE VIEW AVENUE**	**DALE2**	HILLER STREET	OLD COUNTY ROAD	C	2	460	32	14,720	08/01/2022	SLURRY SEAL	08/07/2024	**91**	Excellent (100-91)	100-91
ELMER	**ELMER STREET**	**ELMER2**	O NEILL AV	KAREN RD	C	2	360	38	13,680			07/18/2024	**91**	Excellent (100-91)	100-91
ELMER	**ELMER STREET**	**ELMER3**	KAREN RD	HARBOR BLVD	C	2	430	38	16,340			07/18/2024	**91**	Excellent (100-91)	100-91
NOTRE	**NOTRE DAME AVENUE**	**NOTR4B**	MILLER AVENUE	ALAMEDA DE LAS PULGAS	C	2	790	19	15,010	12/01/2015	RECONSTRUCT STRUCTURE (AC)	07/10/2024	**91**	Excellent (100-91)	100-91
PONCE	**PONCE AVENUE**	**PONC1**	PRINDLE ROAD	READ AVENUE	R	2	1,450	17	24,650	06/15/2019	AC OVERLAY	07/16/2024	**91**	Excellent (100-91)	100-91
LYALL	**LYALL WAY**	**LYAL2**	LAKE ROAD	CONTINENTALS WAY	R	2	750	30	22,500	06/15/2019	AC OVERLAY	08/08/2024	**90**	Good (90-71)	90-81
VILLA	**VILLA AVENUE**	**VILLA2**	BELBURN DRIVE	RALSTON AVENUE	R	2	375	28	10,500	09/09/2021	SLURRY SEAL	07/18/2024	**90**	Good (90-71)	90-81
ANTIQU	**ANTIQUE FOREST LANE**	**ANTIQU**	CYPRESS AVENUE	END OF CUL DE SAC	R	2	700	24	16,800			07/18/2024	**89**	Good (90-71)	90-81
COBBLE	**COBBLESTONE LANE**	**COBBLE**	CYPRESS AVENUE	*END OF CUL DE SAC	R	2	650	24	15,600			07/18/2024	**89**	Good (90-71)	90-81
ISLAND	**ISLAND PARKWAY (NB)**	**ISLAND2**	BEGINNING OF PCC	END PCC	C	2	420	70	29,400			08/06/2024	**89**	Good (90-71)	90-81
ISLAND	**ISLAND PARKWAY (SB)**	**ISLAND9**	START 2ND PCC	END 2ND PCC	C	2	420	30	12,600			08/06/2024	**89**	Good (90-71)	90-81
ONEIL	**ONEILL AVE**	**ONE240**	HILLER STREET	IRWIN STREET	R	2	238	33	4,046			07/18/2024	**89**	Good (90-71)	90-81
ONEIL	**ONEILL AVE**	**ONE250**	IRWIN STREET	JUDSON STREET	R	2	237	33	7,821			07/18/2024	**89**	Good (90-71)	90-81
ONEIL	**ONEILL AVE**	**ONE260**	JUDSON STREET	KEDITH STREET	R	2	235	33	7,755			07/18/2024	**89**	Good (90-71)	90-81
ONEIL	**ONEILL AVE**	**ONE270**	KEDITH STREET	DAIRY LANE	R	2	154	33	5,082			07/18/2024	**89**	Good (90-71)	90-81
PONCE	**PONCE AVENUE**	**PONC2**	READ AVENUE	CIPRIANI BOULEVARD	R	2	450	20	9,000	06/15/2019	AC OVERLAY	07/16/2024	**89**	Good (90-71)	90-81
ROBBIN	**ROBBIN WHIPPLE WAY**	**ROBBIN**	BELBURN DRIVE	END OF CUL DE SAC	R	2	1,150	27	31,050	09/09/2021	SLURRY SEAL	07/18/2024	**89**	Good (90-71)	90-81
STERLI	**STERLING VIEW AVENUE**	**STERLI**	HILLER STREET	OLD COUNTY ROAD	R	2	425	32	13,600	09/09/2021	SLURRY SEAL	08/07/2024	**89**	Good (90-71)	90-81
THURM	**THURM AVENUE**	**THURM**	SAN MATEO CITY LIMIT	WOOSTER AVENUE	R	2	750	21	15,750	09/09/2021	SLURRY SEAL	07/16/2024	**89**	Good (90-71)	90-81
BRIARF	**BRIARFIELD WAY**	**BRIARF**	CHESTERTON AVENUE	HILLER STREET	R	2	425	32	13,600	09/09/2021	SLURRY SEAL	08/07/2024	**88**	Good (90-71)	90-81
BROADW	**BROADWAY**	**BROA1A**	EL CAMINO REAL	5TH AVE	R	2	240	48	11,520	09/09/2021	SLURRY SEAL	08/07/2024	**88**	Good (90-71)	90-81
BROADW	**BROADWAY**	**BROA1B**	5TH AVE	6TH AVE	R	2	260	48	12,480			08/07/2024	**88**	Good (90-71)	90-81
CORNIS	**CORNISH WAY**	**CORNIS**	CHESTERTON AVENUE	HILLER STREET	R	2	550	32	17,600	09/09/2021	SLURRY SEAL	08/07/2024	**88**	Good (90-71)	90-81
OXFORD	**OXFORD WAY**	**OXFO2**	CHESTERTON AVE	HILLER STREET	R	2	700	32	22,400	09/09/2021	SLURRY SEAL	08/07/2024	**88**	Good (90-71)	90-81
PRINDL	**PRINDLE ROAD**	**PRIND2**	PONCE	CIPRIANI BOULEVARD	R	2	323	21	6,783			07/15/2024	**88**	Good (90-71)	90-81
SIXTH	**SIXTH AVENUE**	**SIXT4**	WALTERMIRE STREET	O'NEILL AVENUE	A	2	285	20	5,700	08/01/2022	SLURRY SEAL	08/07/2024	**88**	Good (90-71)	90-81
CHESTE	**CHESTERTON AVENUE**	**CHES1**	HILLER STREET	MARINE VIEW AVENUE	R	2	1,750	32	56,000	09/09/2021	SLURRY SEAL	08/07/2024	**87**	Good (90-71)	90-81
CHESTE	**CHESTERTON AVENUE**	**CHES2A**	MARINE VIEW AVENUE	540 CHESTERTON AVENUE / COP	R	2	1,050	32	33,600	09/09/2021	SLURRY SEAL	08/07/2024	**87**	Good (90-71)	90-81
CHESTE	**CHESTERTON AVENUE**	**CHES2B**	540 CHESTERTON AVENUE / COP	OXFORD WAY	R	2	670	32	21,440	09/09/2021	SLURRY SEAL	08/07/2024	**87**	Good (90-71)	90-81
CONTIN	**CONTINENTALS WAY**	**CONT2C**	1048 CONTINENTALS WAY	LYALL WAY	R	2	400	38	15,200	09/09/2021	SLURRY SEAL	08/08/2024	**87**	Good (90-71)	90-81
DALE	**DALE VIEW AVENUE**	**DALE1**	DEAD END	HILLER STREET	R	2	150	32	4,800	09/09/2021	SLURRY SEAL	08/07/2024	**87**	Good (90-71)	90-81
FIFTH	**FIFTH AVENUE**	**FIFT1A**	O'NEIL AVENUE	BROADWAY	R	2	500	36	18,000	06/01/2022	SLURRY SEAL	08/07/2024	**87**	Good (90-71)	90-81
GRANAD	**GRANADA STREET**	**GRAN1B**	MASONIC WAY	DEAD END	R	2	410	32	13,120	09/09/2021	SLURRY SEAL	08/07/2024	**87**	Good (90-71)	90-81
ISLAND	**ISLAND PARKWAY (NB)**	**ISLAND4**	BEGINNING SECOND PCC	END PCC	C	2	300	60	18,000			08/06/2024	**87**	Good (90-71)	90-81
ISLAND	**ISLAND PARKWAY (SB)**	**ISLAND7**	START PCC	END PCC	C	2	300	30	9,000			08/06/2024	**87**	Good (90-71)	90-81
ONEIL	**ONEILL AVE**	**ONE210**	ELMER STREET	FURLONG STREET	R	2	260	33	8,580	09/01/1990	SLURRY SEAL	07/18/2024	**87**	Good (90-71)	90-81

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Street ID	Road Name	Section ID	Begin Location	End Location	FC	Lanes	Length	Width	Area	Last MnR Date	Last MnR	Last PCI Date	Last Calc PCI	Condition Category	PCI Range
BISHOP	**BISHOP ROAD**	**BISHOP**	ROBERT AVENUE	BISHOP ROAD	R	2	1,850	25	46,250	09/09/2021	SLURRY SEAL	08/06/2024	**86**	Good (90-71)	90-81
CHULA	**CHULA VISTA DRIVE**	**CHUL1B**	1251 CHULA VISTA DRIVE / COP	SOLANA DRIVE	C	2	470	26	12,220	08/01/2022	SLURRY SEAL	07/19/2024	**86**	Good (90-71)	90-81
ELMER	**ELMER STREET**	**ELMER1**	RALSTON AVENUE	O'NEILL AVENUE	C	2	850	28	23,800	08/01/2022	SLURRY SEAL	07/18/2024	**86**	Good (90-71)	90-81
FRAAV	**FRANCIS AVENUE**	**FRAAV**	NOTRE DAME AVENUE	FAIRWAY DRIVE	R	2	600	19	11,400	07/30/2018	SLURRY SEAL	07/18/2024	**86**	Good (90-71)	90-81
GRANAD	**GRANADA STREET**	**GRAN1A**	RALSTON AVE	MASONIC WAY	R	2	155	16	2,480			08/07/2024	**86**	Good (90-71)	90-81
HARBOR	**HARBOR BOULEVARD**	**HARB3**	SUNNYSLOPE AVENUE	MOLITOR ROAD	C	2	670	23	15,410	08/01/2022	SLURRY SEAL	07/19/2024	**86**	Good (90-71)	90-81
HAYDON	**HAYDON COURT**	**HAYDON**	SHERBORNE DRIVE	END OF CUL DE SAC	R	2	250	29	7,250	09/09/2021	SLURRY SEAL	07/10/2024	**86**	Good (90-71)	90-81
MERRY	**MERRY MOPPET LANE**	**MERR010**	LYALL WAY	CARLMONT DRIVE	R	1	675	17	11,475	10/15/2014	AC OVERLAY	08/07/2024	**86**	Good (90-71)	90-81
MOUNTA	**MOUNTAIN VIEW AVENUE**	**MOUN2**	CHESTERTON AVENUE	HILLER STREET	R	2	300	32	9,600	07/15/2018	SLURRY SEAL	08/07/2024	**86**	Good (90-71)	90-81
MOUNTA	**MOUNTAIN VIEW AVENUE**	**MOUN3**	HILLER STREET	OLD COUNTY ROAD	R	2	700	32	22,400	07/15/2018	SLURRY SEAL	08/07/2024	**86**	Good (90-71)	90-81
NOTRE	**NOTRE DAME AVENUE**	**NOTR3**	NORTH ROAD	HILLMAN AVENUE	C	2	1,530	20	30,600	08/01/2022	SLURRY SEAL	07/10/2024	**86**	Good (90-71)	90-81
NOTRE	**NOTRE DAME AVENUE**	**NOTR4A**	HILLMAN AVENUE	MILLER AVENUE	C	2	1,160	19	22,040	08/01/2022	SLURRY SEAL	07/10/2024	**86**	Good (90-71)	90-81
OXFORD	**OXFORD WAY**	**OXFO1A**	OXFORD PL (COP)	OXFORD CT	R	2	700	32	22,400			08/07/2024	**86**	Good (90-71)	90-81
OXFORD	**OXFORD WAY**	**OXFO1B**	OXFORD CT	CHESTERTON AVE	R	2	540	38	20,520	09/09/2021	SLURRY SEAL	08/07/2024	**86**	Good (90-71)	90-81
SIXTH	**SIXTH AVENUE**	**SIXT2**	RALSTON AVENUE	EMMETT AVENUE	A	2	275	49	13,475			08/07/2024	**86**	Good (90-71)	90-81
WAKCT	**WAKEFIELD COURT**	**WAKCT**	WAKEFIELD DRIVE	END OF CUL DE SAC	R	2	250	29	7,250	09/09/2021	SLURRY SEAL	07/10/2024	**86**	Good (90-71)	90-81
BELBUR	**BELBURN DRIVE**	**BELB2**	ACADEMY AVENUE	VILLA AVENUE	R	2	300	27	8,100	08/08/2011	SLURRY SEAL	07/18/2024	**85**	Good (90-71)	90-81
BRIDGE	**BRIDGE COURT**	**BRIDGE**	HASTINGS DRIVE	DEAD END	R	2	250	19	4,750	07/15/2018	SLURRY SEAL	08/07/2024	**85**	Good (90-71)	90-81
CHULA	**CHULA VISTA DRIVE**	**CHUL1A**	RALSTON AVENUE	1251 CHULA VISTA DRIVE / COP	C	2	1,130	25	28,250	08/01/2022	SLURRY SEAL	07/19/2024	**85**	Good (90-71)	90-81
CHULA	**CHULA VISTA DRIVE**	**CHUL2B**	FERNWOOD WAY	ALAMEDA DE LAS PULGAS	C	2	1,235	38	46,930	08/01/2022	SLURRY SEAL	07/19/2024	**85**	Good (90-71)	90-81
CONTIN	**CONTINENTALS WAY**	**CONT2B**	1040 CONTINENTALS WAY (WEST)	1048 CONTINENTALS WAY E	R	2	400	38	15,200	09/09/2021	SLURRY SEAL	08/08/2024	**85**	Good (90-71)	90-81
CYPRES	**CYPRESS AVENUE**	**CYPRES**	MIDDLE ROAD	LAUREL AVENUE	A	2	350	22	7,700	08/01/2022	SLURRY SEAL	07/18/2024	**85**	Good (90-71)	90-81
HARBOR	**HARBOR BOULEVARD**	**HARB1**	EL CAMINO REAL	SIXTH AVENUE	A	2	500	49	24,500	08/01/2022	SLURRY SEAL	07/19/2024	**85**	Good (90-71)	90-81
HIGHLA	**HIGHLANDS COURT**	**HIGHLA**	SOMERSET DRIVE	END OF CUL DE SAC	R	2	300	30	9,000	09/01/1994	SLURRY SEAL	07/10/2024	**85**	Good (90-71)	90-81
LANE	**LANE STREET**	**LANE1**	SIXTH AVENUE	SUNNYSLOPE AVENUE	R	2	300	20	6,000	09/09/2021	SLURRY SEAL	08/07/2024	**85**	Good (90-71)	90-81
MARINE	**MARINE VIEW AVENUE**	**MARI2**	W/C 400' S/O DEAD END	HILLER STREET	R	2	350	32	11,200	09/09/2021	SLURRY SEAL	08/07/2024	**85**	Good (90-71)	90-81
ONEIL	**ONEILL AVE**	**ONE010**	EL CAMINO REAL	100' WEST OF FIFTH AVE	R	2	370	35	12,950	06/01/2022	SLURRY SEAL	08/07/2024	**85**	Good (90-71)	90-81
ONEIL	**ONEILL AVE**	**ONE020**	100' WEST OF FIFTH AVE	SIXTH AVE (W)	R	2	170	34	5,780			08/07/2024	**85**	Good (90-71)	90-81
ONEIL	**ONEILL AVE**	**ONE220**	FURLONG STREET	GRANADA STREET	R	2	233	33	7,689			07/18/2024	**85**	Good (90-71)	90-81
ONEIL	**ONEILL AVE**	**ONE230**	GRANADA STREET	HILLER STREET	R	2	238	33	7,854			07/18/2024	**85**	Good (90-71)	90-81
RALSTR	**RALSTON RANCH**	**RALRA1**	CHRISTIAN DRIVE	RALSTON AVE	R	2	1,950	31	60,450	07/15/2018	SLURRY SEAL	08/06/2024	**85**	Good (90-71)	90-81
SEAWY	**SEAGATE WAY**	**SEAWY**	DEAD END	OXFORD WAY	R	2	750	32	24,000	09/09/2021	SLURRY SEAL	08/07/2024	**85**	Good (90-71)	90-81
SPRING	**SPRING LANE**	**SPRING**	VINE STREET	END OF CUL DE SAC	R	2	270	25	6,750	09/09/2021	SLURRY SEAL	07/19/2024	**85**	Good (90-71)	90-81
VINE	**VINE STREET**	**VINE2**	1537 VINE STREET / COP	SAN CARLOS CITY LIMIT / COP	R	2	955	25	23,875	09/09/2021	SLURRY SEAL	07/19/2024	**85**	Good (90-71)	90-81
WALTHA	**WALTHAM CROSS**	**WALTH1**	COMSTOCK CIRCLE	2748 WALTHAM CROSS	R	2	1,000	29	29,000	07/15/2018	SLURRY SEAL	07/12/2024	**85**	Good (90-71)	90-81
WESSEX	**WESSEX WAY**	**WESS2**	HILLER STREET	GRANADA STREET	R	2	400	32	12,800	02/01/2003	AC OVERLAY	08/07/2024	**85**	Good (90-71)	90-81
BRIARW	**BRIARWOOD WAY**	**BRIARW**	SEAGATE WAY	OXFORD WAY	R	2	385	32	12,320	09/09/2021	SLURRY SEAL	08/07/2024	**84**	Good (90-71)	90-81
CHULA	**CHULA VISTA DRIVE**	**CHUL2A**	SOLANA DRIVE	FERNWOOD WAY	C	2	800	38	30,400	08/01/2022	SLURRY SEAL	07/19/2024	**84**	Good (90-71)	90-81
ESCOND	**ESCONDIDO WAY**	**ESCOND**	CHULA VISTA DRIVE	END OF CUL DE SAC	R	2	1,450	29	42,050	09/09/2021	SLURRY SEAL	08/07/2024	**84**	Good (90-71)	90-81

City of Belmont - 2024 PMP Update

Street List by PCI (High to Low)

Street ID	Road Name	Section ID	Begin Location	End Location	FC	Lanes	Length	Width	Area	Last MnR Date	Last MnR	Last PCI Date	Last Calc PCI	Condition Category	PCI Range
GORDON	**GORDON AVENUE**	**GORDON**	CYPRESS AVENUE	HILL STREET	R	2	425	31	13,175	02/04/2014	DEEP PATCH	07/18/2024	**84**	Good (90-71)	90-81
MONROE	**MONROE AVENUE**	**MONROE**	MILLER AVENUE	ALAMEDA DE LAS PULGAS	R	2	1,450	18	26,100	09/09/2021	SLURRY SEAL	07/11/2024	**84**	Good (90-71)	90-81
MOUNTA	**MOUNTAIN VIEW AVENUE**	**MOUN1**	DEAD END	CHESTERTON AVENUE	R	2	100	32	3,200	07/15/2018	SLURRY SEAL	08/07/2024	**84**	Good (90-71)	90-81
MUIR	**MUIR WAY**	**MUIR**	YOSEMITE DRIVE	TAHOE DRIVE	R	2	335	26	8,710	02/01/2003	AC OVERLAY	07/11/2024	**84**	Good (90-71)	90-81
NAUGHT	**NAUGHTON AVENUE**	**NAUG1**	HILLCREST DRIVE	ENCLINE WAY	R	2	510	25	12,750	09/09/2021	SLURRY SEAL	08/06/2024	**84**	Good (90-71)	90-81
REPOSO	**REPOSO WAY**	**REPOSO**	HILLCREST DRIVE	ENCLINE WAY	R	2	600	24	14,400	09/09/2021	SLURRY SEAL	08/06/2024	**84**	Good (90-71)	90-81
SHERBO	**SHERBORNE DRIVE**	**SHERBO**	SOMERSET DRIVE (W)	SOMERSET DRIVE (S)	R	2	1,120	29	32,480	09/09/2021	SLURRY SEAL	07/10/2024	**84**	Good (90-71)	90-81
SHOREW	**SHOREWAY ROAD**	**SHOR2**	COP N/O SEM LANE	SAN CARLOS CITY LIMIT	R	2	2,710	31	84,010	09/01/1994	SLURRY SEAL	08/06/2024	**84**	Good (90-71)	90-81
TALBRY	**TALBRYN DRIVE**	**TALB1A**	PALOMA AVENUE	ARDEN LN	R	2	1,325	17	22,525	07/15/2018	SLURRY SEAL	07/19/2024	**84**	Good (90-71)	90-81
VILDR	**VILLAGE DRIVE**	**VILDR**	CARLMONT DRIVE	DEAD END	R	2	1,000	34	34,000	09/09/2021	SLURRY SEAL	08/07/2024	**84**	Good (90-71)	90-81
WALTER	**WALTERMIRE STREET**	**WALT3**	SIXTH AVENUE	FIFTH AVENUE	R	2	259	35	9,065	09/09/2021	SLURRY SEAL	08/07/2024	**84**	Good (90-71)	90-81
WALTHA	**WALTHAM CROSS**	**WALTH2**	2748 WALTHAM CROSS	ST. JAMES ROAD	R	2	435	29	12,615	07/15/2018	SLURRY SEAL	07/12/2024	**84**	Good (90-71)	90-81
BAYVIE	**BAYVIEW AVENUE**	**BAYV1**	END OF CUL DE SAC	MILLER AVENUE	R	2	675	19	12,825	09/09/2021	SLURRY SEAL	07/11/2024	**83**	Good (90-71)	90-81
CLIPPE	**CLIPPER DRIVE**	**CLIPP1**	CONCOURSE DRIVE (W)	CONCOURSE DRIVE (E)	R	2	1,550	37	57,350	07/15/2018	SLURRY SEAL	08/06/2024	**83**	Good (90-71)	90-81
CONTIN	**CONTINENTALS WAY**	**CONT2A**	CIPRIANI BOULEVARD	1040 CONTINENTALS WAY (WEST)	R	2	600	38	22,800	09/09/2021	SLURRY SEAL	08/08/2024	**83**	Good (90-71)	90-81
HARBOR	**HARBOR BOULEVARD**	**HARB2**	SIXTH AVENUE	SUNNYSLOPE AVENUE	C	2	300	35	10,500	08/01/2022	SLURRY SEAL	07/19/2024	**83**	Good (90-71)	90-81
LASSEN	**LASSEN DRIVE**	**LASS010**	RALSTON AVENUE	1117 LASSEN DRIVE	R	2	1,150	28	32,200	09/09/2021	SLURRY SEAL	07/11/2024	**83**	Good (90-71)	90-81
LYALL	**LYALL WAY**	**LYAL1**	RALSTON AVENUE	LAKE ROAD	R	2	850	29	24,650	09/09/2021	SLURRY SEAL	08/08/2024	**83**	Good (90-71)	90-81
NOTRE	**NOTRE DAME AVENUE**	**NOTR2**	ARBOR AVENUE	NORTH ROAD	C	2	1,700	19	32,300	08/01/2022	SLURRY SEAL	07/10/2024	**83**	Good (90-71)	90-81
PARKRI	**PARKRIDGE COURT**	**PARKRI**	HASTINGS DRIVE	DEAD END	R	2	250	17	4,250	07/15/2018	SLURRY SEAL	08/07/2024	**83**	Good (90-71)	90-81
READ	**READ AVENUE**	**READ3**	PONCE AVENUE	END OF CUL DE SAC	R	2	650	20	13,000	08/20/2007	SLURRY SEAL	07/16/2024	**83**	Good (90-71)	90-81
RIDGEW	**RIDGEWOOD COURT**	**RIDGEW**	HASTINGS DRIVE	DEAD END	R	2	175	17	2,975	07/15/2018	SLURRY SEAL	08/07/2024	**83**	Good (90-71)	90-81
SEAPL	**SEAGATE PLACE**	**SEAPL**	SEAGATE WAY	END OF CUL DE SAC	R	2	140	32	4,480	09/09/2021	SLURRY SEAL	08/07/2024	**83**	Good (90-71)	90-81
SIXTH	**SIXTH AVENUE**	**SIXT3**	EMMETT AVENUE	WALTERMIRE STREET	A	2	300	54	16,200	08/01/2022	SLURRY SEAL	08/07/2024	**83**	Good (90-71)	90-81
WATERL	**WATERLOO COURT**	**WATERL**	HALLMARK DRIVE	END OF CUL DE SAC	R	2	700	32	22,400	07/15/2018	SLURRY SEAL	07/12/2024	**83**	Good (90-71)	90-81
WEMBER	**WEMBERLY DRIVE**	**WEMB2**	HALLMARK DRIVE	ST. JAMES ROAD	R	2	1,000	29	29,000	07/15/2018	SLURRY SEAL	07/12/2024	**83**	Good (90-71)	90-81
ALLVI	**ALL VIEW WAY**	**ALL1**	LINCOLN AVENUE	SEQUOIA AVENUE	R	2	250	20	5,000	09/09/2021	SLURRY SEAL	07/16/2024	**82**	Good (90-71)	90-81
BUENA	**BUENA VISTA AVENUE**	**BUEN1**	CIPRIANI BOULEVARD	2329 BUENA VISTA AVENUE	R	2	800	17	13,600	09/09/2021	SLURRY SEAL	07/16/2024	**82**	Good (90-71)	90-81
EASTL	**EAST LAUREL CREEK ROAD**	**EAST4**	BAY COURT	HASKINS DRIVE	C	2	1,000	20	20,000	09/09/2021	SLURRY SEAL	07/15/2024	**82**	Good (90-71)	90-81
FOREST	**FOREST AVENUE**	**FORE1**	MONROE AVENUE	ALAMEDA DE LAS PULGAS	R	2	550	19	10,450	07/15/2018	SLURRY SEAL	07/11/2024	**82**	Good (90-71)	90-81
HASTIN	**HASTINGS DRIVE**	**HAST2**	2213 HASTINGS DRIVE	BRIDGE COURT	C	2	2,610	30	78,300	07/15/2018	SLURRY SEAL	08/08/2024	**82**	Good (90-71)	90-81
HASTIN	**HASTINGS DRIVE**	**HAST3**	BRIDGE COURT	SAN CARLOS CITY LIMIT	C	2	1,620	30	48,600	07/15/2018	SLURRY SEAL	08/08/2024	**82**	Good (90-71)	90-81
HER	**HILLER STREET**	**HER5**	RALSTON FRONTAGE RD	O'NEILL AVENUE	R	2	830	28	23,240	07/15/2018	SLURRY SEAL	07/19/2024	**82**	Good (90-71)	90-81
LEIGH	**LEIGH WAY**	**LEIGH**	HALLMARK DRIVE	SOMERSET DRIVE	R	2	250	29	7,250	09/09/2021	SLURRY SEAL	07/10/2024	**82**	Good (90-71)	90-81
LODGE	**LODGE DRIVE**	**LODG1**	BELMONT CANYON ROAD	END OF CUL DE SAC	R	2	930	22	20,460	09/09/2021	SLURRY SEAL	08/06/2024	**82**	Good (90-71)	90-81
NAUGHT	**NAUGHTON AVENUE**	**NAUG2**	ENCLINE WAY	CULDESAC	R	2	610	27	16,470	09/09/2021	SLURRY SEAL	08/06/2024	**82**	Good (90-71)	90-81
ONEIL	**ONEILL AVE**	**ONE030**	SIXTH AVENUE (W)	SUNNYSLOPE AVENUE	R	2	300	25	7,500	11/03/2011	RECONSTRUCT STRUCTURE (AC)	08/07/2024	**82**	Good (90-71)	90-81
SIXTH	**SIXTH AVENUE**	**SIXT1**	HILL STREET	RALSTON AVENUE	A	2	500	38	19,000	08/01/2022	SLURRY SEAL	07/18/2024	**82**	Good (90-71)	90-81
SOMCT	**SOMERSET COURT**	**SOMCT**	SOMERSET DRIVE	END OF CUL DE SAC	R	2	200	29	5,800	09/09/2021	SLURRY SEAL	07/10/2024	**82**	Good (90-71)	90-81

Street List by PCI (High to Low)

Street ID	Road Name	Section ID	Begin Location	End Location	FC	Lanes	Length	Width	Area	Last MnR Date	Last MnR	Last PCI Date	Last Calc PCI	Condition Category	PCI Range
WALTER	**WALTERMIRE STREET**	**WALT2**	FIFTH AVENUE	EL CAMINO REAL	R	2	241	32	7,712	09/09/2021	SLURRY SEAL	08/07/2024	**82**	Good (90-71)	90-81
ACAAV	**ACADEMY AVENUE**	**ACAAV1A**	RALSTON AVENUE	WIDTH CHANGE	R	2	160	35	5,600	07/30/2018	SLURRY SEAL	07/18/2024	**81**	Good (90-71)	90-81
BELBUR	**BELBURN DRIVE**	**BELB1**	NOTRE DAME AVENUE	ACADEMY AVENUE	R	2	1,500	27	40,500	07/30/2018	SLURRY SEAL	07/18/2024	**81**	Good (90-71)	90-81
BETTIN	**BETTINA AVENUE**	**BETTIN**	SAN MATEO CITY LIMIT	THURM AVENUE	R	2	450	21	9,450	09/09/2021	SLURRY SEAL	07/16/2024	**81**	Good (90-71)	90-81
BUENA	**BUENA VISTA AVENUE**	**BUEN2**	2329 BUENA VISTA AVENUE	NEWLANDS AVENUE	R	2	400	16	6,400	09/09/2021	SLURRY SEAL	07/16/2024	**81**	Good (90-71)	90-81
CARLMO	**CARLMONT DRIVE**	**CARL1**	ALAMEDA DE LAS PULGAS	HASTINGS DRIVE	C	2	800	38	30,400	09/09/2021	SLURRY SEAL	08/07/2024	**81**	Good (90-71)	90-81
CARMEL	**CARMELITA AVENUE**	**CARM1**	READ AVENUE	CIPRIANI BOULEVARD	R	2	1,300	20	26,000	09/09/2021	SLURRY SEAL	07/16/2024	**81**	Good (90-71)	90-81
CARMEL	**CARMELITA AVENUE**	**CARM2**	CIPRIANI BOULEVARD	PALMER AVE	R	2	200	29	5,800	09/09/2021	SLURRY SEAL	07/16/2024	**81**	Good (90-71)	90-81
CIPRIA	**CIPRIANI BOULEVARD**	**CIPR1**	ALAMEDA DE LAS PULGAS	NEWLANDS AVENUE	C	2	1,750	20	35,000	12/01/2015	AC OVERLAY (2 INCHES) W/FABRIC	07/16/2024	**81**	Good (90-71)	90-81
CORMOR	**CORMORANT ROAD**	**CORMOR**	SHOREWAY ROAD	REDWOOD CITY LIMIT	R	2	415	32	12,450	09/01/1994	SLURRY SEAL	08/06/2024	**81**	Good (90-71)	90-81
EWELL	**EWELL ROAD**	**EWELL**	PULLMAN AVENUE	CORONET BOULEVARD	R	2	650	16	10,400	09/09/2021	SLURRY SEAL	07/15/2024	**81**	Good (90-71)	90-81
FOLGER	**FOLGER DRIVE**	**FOLGER**	NOTRE DAME AVENUE (N)	NOTRE DAME AVENUE (S)	R	2	1,050	16	16,800	09/09/2021	SLURRY SEAL	07/10/2024	**81**	Good (90-71)	90-81
GERALD	**GERALDINE WAY**	**GERALD**	VILLAGE DRIVE	VALERGA DRIVE	R	2	300	34	10,200	09/09/2021	SLURRY SEAL	08/07/2024	**81**	Good (90-71)	90-81
HASTIN	**HASTINGS DRIVE**	**HAST1**	CARLMONT DRIVE	2213 HASTINGS DRIVE	C	2	650	31	20,150	07/15/2018	SLURRY SEAL	08/08/2024	**81**	Good (90-71)	90-81
LYON	**LYON AVENUE**	**LYON2**	ALAMEDA DE LAS PULGAS	CORONET BOULEVARD	R	2	1,125	21	23,625	04/05/2007	MILL AND OVERLAY	07/16/2024	**81**	Good (90-71)	90-81
MANZAN	**MANZANITA AVENUE**	**MANZAN**	NOTRE DAME AVENUE	PINE KNOLL DRIVE	R	2	1,200	19	22,800	07/15/2018	SLURRY SEAL	07/11/2024	**81**	Good (90-71)	90-81
MERRY	**MERRY MOPPET LANE**	**MERR020**	CARLMONT DR	RALSTON AVE	R	1	465	16	7,440	09/09/2021	SLURRY SEAL	08/07/2024	**81**	Good (90-71)	90-81
PALMER	**PALMER AVENUE**	**PALMER**	CARMELITA AVENUE	BUENA VISTA DRIVE	R	2	440	30	13,200	09/09/2021	HEAVY MAINTENANCE	07/16/2024	**81**	Good (90-71)	90-81
RALSE EB	**RALSTON AVENUE, EB**	**RALS160**	OLD COUNTY ROAD	ELMER STREET	A	2	400	37	16,000			08/08/2024	**81**	Good (90-71)	90-81
WAKDR	**WAKEFIELD DRIVE**	**WAK1**	HALLMARK DRIVE	SOMERSET DRIVE	R	2	600	29	17,400	09/09/2021	SLURRY SEAL	07/10/2024	**81**	Good (90-71)	90-81
BAY	**BAY COURT**	**BAY**	EAST LAUREL CREEK ROAD	LONGFELLOW DRIVE	R	2	250	21	5,250	09/09/2021	SLURRY SEAL	07/16/2024	**80**	Good (90-71)	80-71
ENCLIN	**ENCLINE WAY**	**ENCLIN**	BELMONT CANYON ROAD	NAUGHTON AVENUE	R	2	600	29	17,400	09/09/2021	SLURRY SEAL	08/06/2024	**80**	Good (90-71)	80-71
INDSTR	**INDUSTRIAL WY**	**006410**	HARBOR BLVD	CNTY BNDRY S/HARBOR / COP	C	4	375	62	23,250			08/07/2024	**80**	Good (90-71)	80-71
MULBER	**MULBERRY COURT**	**MULBER**	CARLMONT DRIVE	END OF CUL DE SAC	R	2	300	29	8,700	09/09/2021	SLURRY SEAL	08/07/2024	**80**	Good (90-71)	80-71
NEWLAN	**NEWLANDS AVENUE**	**NEWL1**	CASA BONA AVENUE	CIPRIANI BOULEVARD	R	2	600	20	12,000	09/09/2021	SLURRY SEAL	07/16/2024	**80**	Good (90-71)	80-71
NEWLAN	**NEWLANDS AVENUE**	**NEWL2**	CIPRIANI BOULEVARD	SAN MATEO CITY LIMIT	R	2	1,500	22	33,000	09/09/2021	SLURRY SEAL	07/16/2024	**80**	Good (90-71)	80-71
NORTH	**NORTH ROAD**	**NORT5B**	ROSS STREET	NOTRE DAME AVENUE	R	2	970	21	20,370			07/10/2024	**80**	Good (90-71)	80-71
READ	**READ AVENUE**	**READ2**	CARMELITA AVENUE	PONCE AVENUE	R	2	790	18	14,220	09/09/2021	SLURRY SEAL	07/16/2024	**80**	Good (90-71)	80-71
SOMDR	**SOMERSET DRIVE**	**SOM1**	SOMERSET COURT	LEIGH WAY	R	2	700	29	20,300	09/09/2021	SLURRY SEAL	07/10/2024	**80**	Good (90-71)	80-71
VALLEY	**VALLEY VIEW AVENUE**	**VALL2**	1727 VALLEY VIEW AVENUE	OAK KNOLL DRIVE	R	2	1,150	18	20,700	09/09/2021	SLURRY SEAL	07/11/2024	**80**	Good (90-71)	80-71
ACAAV	**ACADEMY AVENUE**	**ACAAV1B**	WIDTH CHANGE	S/O BELBURN DRIVE	R	2	410	23	9,430			07/18/2024	**79**	Good (90-71)	80-71
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM3**	CIPRIANI BOULEVARD	NOTRE DAME AVENUE	A	2	600	18	10,800	02/01/2003	SLURRY SEAL	07/16/2024	**79**	Good (90-71)	80-71
ARBOR	**ARBOR AVENUE**	**ARBO2**	FAIRWAY DRIVE	ALAMEDA DE LAS PULGAS	R	2	1,200	21	25,200	09/09/2021	HEAVY MAINTENANCE	07/16/2024	**79**	Good (90-71)	80-71
BELMON	**BELMONT CANYON ROAD**	**BELM3**	HILLCREST DRIVE	2744 BELMONT CANYON ROAD	R	2	950	27	25,650	08/13/2014	SLURRY SEAL	08/06/2024	**79**	Good (90-71)	80-71
BRYCE	**BRYCE COURT**	**BRYCE**	TAHOE DRIVE	END OF CUL DE SAC	R	2	200	27	5,400	02/01/2003	AC OVERLAY	07/11/2024	**79**	Good (90-71)	80-71
CARLMO	**CARLMONT DRIVE**	**CARL 3**	MERRY MOPPET LN	LAKE RD	R	2	800	37	29,600	09/09/2021	SLURRY SEAL	08/08/2024	**79**	Good (90-71)	80-71
CIPRIA	**CIPRIANI BOULEVARD**	**CIPR2**	NEWLANDS AVENUE	PONCE AVENUE	C	2	1,600	22	35,200	09/09/2021	SLURRY SEAL	07/16/2024	**79**	Good (90-71)	80-71
CLIFFS	**CLIFFSIDE COURT**	**CLIFFS**	HASTINGS DRIVE	DEAD END	R	2	850	22	18,700	09/09/2021	SLURRY SEAL	08/07/2024	**79**	Good (90-71)	80-71
DEKOV	**DE KOVEN AVENUE**	**DEKOV2**	MONSERAT AVENUE	NEWLANDS AVENUE	R	2	730	21	15,330	07/15/2018	SLURRY SEAL	07/16/2024	**79**	Good (90-71)	80-71

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Street List by PCI (High to Low)

Street ID	Road Name	Section ID	Begin Location	End Location	FC	Lanes	Length	Width	Area	Last MnR Date	Last MnR	Last PCI Date	Last Calc PCI	Condition Category	PCI Range
GARDEN	**GARDEN COURT**	**GARDEN**	ALAMEDA DE LAS PULGAS	END OF CUL DE SAC	R	2	225	34	7,650	09/09/2021	SLURRY SEAL	08/07/2024	**79**	Good (90-71)	80-71
HALLMA	**HALLMARK DRIVE**	**HALL080**	BENSON WAY	RALSTON AVENUE	A	2	975	48	46,800	07/15/2018	SLURRY SEAL	07/12/2024	**79**	Good (90-71)	80-71
HASKIN	**HASKINS DRIVE**	**HASKIN**	EAST LAUREL CREEK ROAD	MONTE CRESTA DRIVE	R	2	1,400	21	29,400	09/09/2021	SLURRY SEAL	07/16/2024	**79**	Good (90-71)	80-71
HCRES	**HILLCREST DRIVE**	**HCRES**	BELMONT CANYON ROAD	LOWER LOCK AVE	R	2	2,450	27	66,150	09/09/2021	SLURRY SEAL	08/06/2024	**79**	Good (90-71)	80-71
NORTH	**NORTH ROAD**	**NORT5A**	HILLMAN AVENUE	ROSS STREET	R	2	1,550	18	27,900	07/15/2018	SLURRY SEAL	07/10/2024	**79**	Good (90-71)	80-71
RALSE EB	**RALSTON AVENUE, EB**	**RALS150**	EL CAMINO REAL	OLD COUNTRY ROAD	A	3	275	37	10,175			08/08/2024	**79**	Good (90-71)	80-71
READ	**READ AVENUE**	**READ1**	CASA BONA AVENUE	CARMELITA AVENUE	R	2	700	16	11,200	09/09/2021	SLURRY SEAL	07/16/2024	**79**	Good (90-71)	80-71
TAHOE	**TAHOE DRIVE**	**TAHOE**	RALSTON AVENUE	LASSEN DRIVE	R	2	1,900	26	49,400	09/09/2021	SLURRY SEAL	07/11/2024	**79**	Good (90-71)	80-71
TIOGA	**TIOGA WAY**	**TIOGA**	YOSEMITE DRIVE	END OF CUL DE SAC	R	2	300	27	8,100	08/01/1996	SLURRY SEAL	07/11/2024	**79**	Good (90-71)	80-71
BUENA	**BUENA VISTA AVENUE**	**BUEN3**	NEWLANDS AVENUE	CIPRIANI BOULEVARD	R	2	570	20	11,400	09/09/2021	SLURRY SEAL	07/16/2024	**78**	Good (90-71)	80-71
CARLMO	**CARLMONT DRIVE**	**CARL 2**	HASTINGS DRIVE	MERRY MOPPET LN	C	2	600	38	22,800	09/09/2021	SLURRY SEAL	08/07/2024	**78**	Good (90-71)	80-71
CASA	**CASA BONA AVENUE**	**CASA**	CORONET BOULEVARD	PONCE AVENUE	R	2	2,300	20	46,000	09/09/2021	HEAVY MAINTENANCE	07/16/2024	**78**	Good (90-71)	80-71
COMSTO	**COMSTOCK CIRCLE**	**COMS1B**	WALTHAM CROSS	HALLMARK DRIVE (S)	R	2	300	37	11,100	07/15/2018	SLURRY SEAL	07/12/2024	**78**	Good (90-71)	80-71
CORONE	**CORONET BOULEVARD**	**CORO2A**	LYON AVENUE	CASA BONA AVE	R	2	855	20	17,100	07/15/2018	SLURRY SEAL	07/16/2024	**78**	Good (90-71)	80-71
HALLMA	**HALLMARK DRIVE**	**HALL070**	WEMBERLY DRIVE	BENSON WAY	A	2	1,150	37	42,550	07/15/2018	SLURRY SEAL	07/12/2024	**78**	Good (90-71)	80-71
HIGHGA	**HIGHGATE AVENUE**	**HIGHGA**	DEAD END	MONTE CRESTA DRIVE	R	2	250	20	5,000	07/15/2018	SLURRY SEAL	07/16/2024	**78**	Good (90-71)	80-71
PLATEA	**PLATEAU DRIVE**	**PLATEA**	UPPER LOCK AVENUE	LOWER LOCK AVENUE	R	2	1,600	25	40,000	07/15/2018	SLURRY SEAL	08/06/2024	**78**	Good (90-71)	80-71
SOHO	**SOHO CIRCLE**	**SOHO**	HALLMARK DRIVE	END OF CUL DE SAC	R	2	120	30	3,600	07/15/2018	SLURRY SEAL	07/12/2024	**78**	Good (90-71)	80-71
VALLEY	**VALLEY VIEW AVENUE**	**VALL1**	NOTRE DAME AVENUE	1727 VALLEY VIEW AVENUE	R	2	1,050	19	19,950	09/09/2021	SLURRY SEAL	07/11/2024	**78**	Good (90-71)	80-71
WAKDR	**WAKEFIELD DRIVE**	**WAK2**	SOMERSET DRIVE	WAKEFIELD DRIVE	R	2	2,800	29	81,200	09/09/2021	SLURRY SEAL	07/10/2024	**78**	Good (90-71)	80-71
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM2**	FOREST AVENUE	CIPRIANI BOULEVARD	A	2	350	21	7,350	08/07/2014	SLURRY SEAL	07/16/2024	**77**	Good (90-71)	80-71
ALDCT	**ALDEN COURT**	**ALDCT**	ALDEN STREET	END OF CUL DE SAC	R	2	190	24	4,560	09/09/2021	SLURRY SEAL	07/18/2024	**77**	Good (90-71)	80-71
CORONE	**CORONET BOULEVARD**	**CORO2B**	CASA BONA AVE	ARTHUR AVENUE	R	2	825	20	16,500	07/15/2018	SLURRY SEAL	07/16/2024	**77**	Good (90-71)	80-71
ELDER	**ELDER DRIVE**	**ELDER**	WAKEFIELD DRIVE (W)	WAKEFIELD DRIVE (E)	R	2	800	29	23,200	09/09/2021	SLURRY SEAL	07/10/2024	**77**	Good (90-71)	80-71
HALLMA	**HALLMARK DRIVE**	**HALL060**	COMSTOCK CIRCLE	WEMBERLY DRIVE	A	2	1,225	37	45,325	07/15/2018	SLURRY SEAL	07/12/2024	**77**	Good (90-71)	80-71
HER	**HILLER STREET**	**HER4**	RALSTON AVENUE	RALSTON FRONTAGE RD	R	2	100	46	4,600			07/19/2024	**77**	Good (90-71)	80-71
LINCOL	**LINCOLN AVENUE**	**LINC3**	ALL VIEW WAY	NEWLANDS AVENUE	R	2	925	21	19,425	09/09/2021	SLURRY SEAL	07/16/2024	**77**	Good (90-71)	80-71
MARINE	**MARINE VIEW AVENUE**	**MARI1**	DEAD END	W/C 400' S/O DEAD END	R	2	400	38	15,200	09/09/2021	SLURRY SEAL	08/07/2024	**77**	Good (90-71)	80-71
OAKCT	**OAK COURT**	**OAKCT**	EAST LAUREL CREEK ROAD	END OF CUL DE SAC	R	2	200	21	4,200	09/09/2021	SLURRY SEAL	07/16/2024	**77**	Good (90-71)	80-71
OXFCTN	**OXFORD CT (NORTH)**	**OXFN1**	OXFORD WAY	NORTH END	R	2	209	26	5,434			08/07/2024	**77**	Good (90-71)	80-71
PADDIN	**PADDINGTON COURT**	**PADDIN**	HALLMARK DRIVE	END OF CUL DE SAC	R	2	150	30	4,500	07/15/2018	SLURRY SEAL	07/12/2024	**77**	Good (90-71)	80-71
PONCE	**PONCE AVENUE**	**PONC3**	CIPRIANI BOULEVARD	END OF CUL DE SAC	R	2	600	29	17,400	09/09/2021	SLURRY SEAL	07/16/2024	**77**	Good (90-71)	80-71
RALSE EB	**RALSTON AVENUE, EB**	**RALS180**	GRANADA STREET	HILLER STREET	A	2	300	40	12,600	02/01/2003	AC OVERLAY	08/08/2024	**77**	Good (90-71)	80-71
RALSE WB	**RALSTON AVENUE, WB**	**RALS030**	GRANADA STREET	ELMER STREET	A	2	500	33	16,500			08/08/2024	**77**	Good (90-71)	80-71
SIXTH	**SIXTH AVENUE**	**SIXT6B**	LANE STREET	E STREET	A	2	300	19	5,700			08/07/2024	**77**	Good (90-71)	80-71
ACACT	**ACADEMY COURT**	**ACACT**	ACADEMY AVENUE	ACADEMY AVENUE	R	2	365	14	5,110	09/09/2021	SLURRY SEAL	07/18/2024	**76**	Good (90-71)	80-71
CARLMO	**CARLMONT DRIVE**	**CARL5**	2601 CARLMONT DR	HIDDEN CANYON PARK	R	2	940	37	34,780	09/09/2021	SLURRY SEAL	08/08/2024	**76**	Good (90-71)	80-71
EASTL	**EAST LAUREL CREEK ROAD**	**EAST3**	3138 EAST LAUREL CREEK ROAD	BAY COURT	C	2	140	20	2,800	09/09/2021	SLURRY SEAL	07/15/2024	**76**	Good (90-71)	80-71
HALLMA	**HALLMARK DRIVE**	**HALL040**	LEIGH WAY	WAKEFIELD DRIVE	A	2	850	37	31,450	07/15/2018	SLURRY SEAL	07/12/2024	**76**	Good (90-71)	80-71

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Street ID	Road Name	Section ID	Begin Location	End Location	FC	Lanes	Length	Width	Area	Last MnR Date	Last MnR	Last PCI Date	Last Calc PCI	Condition Category	PCI Range
LINCOL	**LINCOLN AVENUE**	**LINC1**	CIPRIANI BOULEVARD	MONSERAT AVENUE	R	2	700	20	14,000	09/09/2021	SLURRY SEAL	07/16/2024	**76**	Good (90-71)	80-71
LINCOL	**LINCOLN AVENUE**	**LINC2**	MONSERAT AVENUE	ALL VIEW WAY	R	2	1,060	20	21,200	09/09/2021	SLURRY SEAL	07/16/2024	**76**	Good (90-71)	80-71
MARINE	**MARINE VIEW AVENUE**	**MARI3**	HILLER STREET	OLD COUNTY ROAD	R	2	1,075	32	34,400	09/09/2021	SLURRY SEAL	08/07/2024	**76**	Good (90-71)	80-71
ROXBUR	**ROXBURY WAY**	**ROXBUR**	HILLER STREET	CAMBRIDGE STREET	R	2	700	32	22,400	08/01/1996	SLURRY SEAL	08/07/2024	**76**	Good (90-71)	80-71
SANAR	**SAN ARDO WAY**	**SANAR**	MONTE CRESTA DRIVE	BARCLAY WAY	R	2	850	20	17,000	09/09/2021	SLURRY SEAL	07/16/2024	**76**	Good (90-71)	80-71
SEQUOI	**SEQUOIA AVENUE**	**SEQU2**	ALL VIEW WAY	MONTE CRESTA DRIVE	R	2	1,000	21	21,000	07/15/2018	SLURRY SEAL	07/16/2024	**76**	Good (90-71)	80-71
SHARON	**SHARON AVENUE**	**SHARON**	ALAMEDA DE LAS PULGAS	CORONET BOULEVARD	R	2	290	21	6,090	07/15/2018	SLURRY SEAL	07/16/2024	**76**	Good (90-71)	80-71
ACAAV	**ACADEMY AVENUE**	**ACAAV3A**	S/O ALDEN ST	BEG OF ONE WAY	R	2	585	28	16,380	09/09/2021	SLURRY SEAL	07/18/2024	**75**	Good (90-71)	80-71
HALLMA	**HALLMARK DRIVE**	**HALL030**	END OF MEDIAN (NB)	LEIGH WAY	A	2	500	37	18,500	07/15/2018	SLURRY SEAL	07/12/2024	**75**	Good (90-71)	80-71
HALLMA	**HALLMARK DRIVE**	**HALL050**	WAKEFIELD DRIVE	COMSTOCK CIRCLE	A	2	1,720	37	63,640	07/15/2018	SLURRY SEAL	07/12/2024	**75**	Good (90-71)	80-71
KEDITH	**KEDITH STREET**	**KEDITH**	RALSTON AVENUE	O'NEILL AVENUE	R	2	830	27	22,410	07/15/2018	SLURRY SEAL	07/19/2024	**75**	Good (90-71)	80-71
MAYWOO	**MAYWOOD DRIVE**	**MAYWOO**	RALSTON AVENUE	EL VERANO WAY	R	2	1,100	25	27,500	07/15/2018	SLURRY SEAL	07/19/2024	**75**	Good (90-71)	80-71
OAKKN	**OAK KNOLL DRIVE**	**OAK2**	VALLEY VIEW AVENUE	END OF LOOP	R	2	1,590	19	30,210	08/08/2011	SLURRY SEAL	07/11/2024	**75**	Good (90-71)	80-71
OXFCTS	**OXFORD CT (SOUTH)**	**OXFS1**	OXFORD WAY	SOUTH END	R	2	138	25	3,450			08/07/2024	**75**	Good (90-71)	80-71
RALSE WB	**RALSTON AVENUE, WB**	**RALS020**	HILLER STREET	GRANADA STREET	A	2	300	34	10,200	02/01/2003	AC OVERLAY	08/08/2024	**75**	Good (90-71)	80-71
SIXTH	**SIXTH AVENUE**	**SIXT6A**	HARBOR BOULEVARD	LANE STREET	A	2	450	26	11,700	08/08/2013	RUBBERIZED CHIP SEAL	08/07/2024	**75**	Good (90-71)	80-71
BELMON	**BELMONT CANYON ROAD**	**BELM2**	RALSTON AVENUE MIDDLE INT	HILLCREST DRIVE	R	2	425	27	11,475	10/19/2021	DEEP PATCH	08/06/2024	**74**	Good (90-71)	80-71
CAMBRI	**CAMBRIDGE STREET**	**CAMBRI**	HILLER STREET	MARINE VIEW AVENUE	R	2	1,500	32	48,000	08/01/1996	SLURRY SEAL	08/07/2024	**74**	Good (90-71)	80-71
CIPRIA	**CIPRIANI BOULEVARD**	**CIPR3**	PONCE AVENUE	RALSTON AVENUE	C	2	896	22	19,712	11/01/1993	AC OVERLAY (2 INCHES) W/FABRIC	07/16/2024	**74**	Good (90-71)	80-71
COURTL	**COURTLAND ROAD**	**COURTL**	VINE STREET	DEAD END	R	2	800	24	19,200	01/23/2014	DEEP PATCH	07/19/2024	**74**	Good (90-71)	80-71
DAVEY	**DAVEY GLEN ROAD**	**DAVEY**	EL CAMINO REAL	MIDDLE ROAD	C	2	1,700	35	59,500	07/30/2018	SLURRY SEAL	07/18/2024	**74**	Good (90-71)	80-71
DEKOV	**DE KOVEN AVENUE**	**DEKOV1**	LINCOLN AVENUE	MONSERAT AVENUE	R	2	1,080	20	21,600	07/15/2018	SLURRY SEAL	07/16/2024	**74**	Good (90-71)	80-71
HALLMA	**HALLMARK DRIVE**	**HALL010**	END OF CUL DE SAC	START OF MEDIAN (NB)	A	2	290	47	13,630	07/15/2018	SLURRY SEAL	07/10/2024	**74**	Good (90-71)	80-71
HALLMA SB	**HALLMARK DRIVE SB**	**HALL020S**	START OF MEDIAN (SB)	END OF MEDIAN (SB)	A	1	760	19	14,440	07/15/2018	SLURRY SEAL	07/12/2024	**74**	Good (90-71)	80-71
TERRAC	**TERRACE DRIVE**	**TERR1**	NOTRE DAME AVENUE	HILLMAN AVENUE	R	2	2,275	19	43,225	04/23/2014	DEEP PATCH	07/16/2024	**74**	Good (90-71)	80-71
YOSEMI	**YOSEMITE DRIVE**	**YOSEMI**	TAHOE DRIVE	LASSEN DRIVE	R	2	1,135	26	29,510	09/09/2021	SLURRY SEAL	07/11/2024	**74**	Good (90-71)	80-71
CIPRIA	**CIPRIANI BOULEVARD**	**CIPR4**	RALSTON AVENUE	CONTINENTALS WAY	R	2	150	58	8,700			08/08/2024	**73**	Good (90-71)	80-71
DEBBIE	**DEBBIE LANE**	**DEBBIE**	SOUTH ROAD	END OF CUL DE SAC	R	2	220	26	5,720	08/01/1996	SLURRY SEAL	07/18/2024	**73**	Good (90-71)	80-71
RALSE WB	**RALSTON AVENUE, WB**	**RALS050**	OLD COUNTY ROAD	EL CAMINO REAL	A	4	275	44	12,100			08/08/2024	**73**	Good (90-71)	80-71
SOMDR	**SOMERSET DRIVE**	**SOM2**	LEIGH WAY	WAKEFIELD DRIVE	R	2	1,150	29	33,350	09/09/2021	SLURRY SEAL	07/10/2024	**73**	Good (90-71)	80-71
ACAAV	**ACADEMY AVENUE**	**ACAAV2**	s/o BELBURN DRIVE	s/o ALDEN DRIVE	R	2	540	28	15,120	01/01/1997	RECONSTRUCT SURFACE (AC)	07/18/2024	**72**	Good (90-71)	80-71
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM7**	COVINGTON ROAD (S)	RALSTON AVENUE	A	2	500	40	20,000	03/03/2014	DEEP PATCH	07/18/2024	**72**	Good (90-71)	80-71
CARLMO	**CARLMONT DRIVE**	**CARL4**	LAKE ROAD	2601 CARLMONT DR	R	2	1,550	37	57,350	09/01/2020	SLURRY SEAL	08/08/2024	**72**	Good (90-71)	80-71
LONGFE	**LONGFELLOW DRIVE**	**LONGFE**	BAY COURT	HASKINS DRIVE	R	2	750	20	15,000	08/08/2011	SLURRY SEAL	07/16/2024	**72**	Good (90-71)	80-71
MONTE	**MONTE CRESTA DRIVE**	**MONT2**	BARCLAY WAY	MONTE CRESTA COURT	R	2	225	20	4,500	01/01/1996	AC OVERLAY (2 INCHES) W/FABRIC	07/16/2024	**72**	Good (90-71)	80-71
RALSE EB	**RALSTON AVENUE, EB**	**RALS190**	HILLER STREET	REDWOOD CITY LIMIT	A	2	2,125	32	68,000	02/01/2003	AC OVERLAY	08/08/2024	**72**	Good (90-71)	80-71
SIXTH	**SIXTH AVENUE**	**SIXT5**	O'NEILL AVENUE	HARBOR BOULEVARD	A	2	1,100	38	41,800	08/01/2022	SLURRY SEAL	08/07/2024	**72**	Good (90-71)	80-71
ACAAV	**ACADEMY AVENUE**	**ACAAV3B**	BEG OF ONE WAY	END OF ONE WAY	R	2	665	15	9,975			07/18/2024	**71**	Good (90-71)	80-71
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM6**	COVINGTON ROAD (N)	COVINGTON ROAD (S)	A	2	1,150	18	20,700	08/08/2011	SLURRY SEAL	07/18/2024	**71**	Good (90-71)	80-71

City of Belmont - 2024 PMP Update

Street List by PCI (High to Low)

Street ID	Road Name	Section ID	Begin Location	End Location	FC	Lanes	Length	Width	Area	Last MnR Date	Last MnR	Last PCI Date	Last Calc PCI	Condition Category	PCI Range
ALDST	**ALDEN STREET**	**ALDST**	AVON STREET	ALAMEDA DE LAS PULGAS	R	2	1,300	28	36,400	09/09/2021	SLURRY SEAL	07/18/2024	**71**	Good (90-71)	80-71
AVON	**AVON AVENUE**	**AVON2**	BELBURN DRIVE	FAIRWAY DRIVE	R	2	750	28	21,000	09/09/2021	SLURRY SEAL	07/18/2024	**71**	Good (90-71)	80-71
BELMON	**BELMONT CANYON ROAD**	**BELM1**	RALSTON AVENUE EAST INT	BELMONT CANYON ROAD	R	2	2,640	22	58,080	09/09/2021	HEAVY MAINTENANCE	08/06/2024	**71**	Good (90-71)	80-71
CHRCT	**CHRISTIAN COURT**	**CHRCT**	CHRISTIAN DRIVE	END OF CUL DE SAC	R	2	390	30	11,700	09/09/2021	HEAVY MAINTENANCE	08/06/2024	**71**	Good (90-71)	80-71
HALLMA NB	**HALLMARK DRIVE NB**	**HALL020N**	START OF MEDIAN (NB)	END OF MEDIAN (NB)	A	1	760	19	14,440	07/15/2018	SLURRY SEAL	07/12/2024	**71**	Good (90-71)	80-71
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM1**	SAN MATEO CITY LIMIT	FOREST AVENUE	A	2	150	48	7,200	08/07/2014	SLURRY SEAL	07/16/2024	**70**	Fair (70-51)	70-61
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM4A**	NOTRE DAME AVENUE	MEZES AVENUE	A	2	700	19	13,300	08/07/2014	SLURRY SEAL	07/18/2024	**70**	Fair (70-51)	70-61
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM4B**	MEZES AVENUE	ARBOR DRIVE	A	2	450	22	9,900	08/07/2014	SLURRY SEAL	07/18/2024	**70**	Fair (70-51)	70-61
CONCOU	**CONCOURSE DRIVE**	**CONCO1**	CLIPPER DRIVE (W)	CLIPPER DRIVE (E)	C	2	800	48	38,400			08/06/2024	**70**	Fair (70-51)	70-61
ELVER	**EL VERANO WAY**	**ELV2**	MAYWOOD DRIVE	LADERA WAY	R	2	750	25	18,750	02/01/2003	AC OVERLAY	07/19/2024	**70**	Fair (70-51)	70-61
ELVER	**EL VERANO WAY**	**ELV3**	LADERA WAY	ALAMEDA DE LAS PULGAS	R	2	250	37	9,250	02/01/2003	AC OVERLAY	07/19/2024	**70**	Fair (70-51)	70-61
FAIRWA	**FAIRWAY DRIVE**	**FAIRWA**	NOTRE DAME AVENUE	ARBOR AVENUE	R	2	1,400	19	26,600	09/09/2021	SLURRY SEAL	07/18/2024	**70**	Fair (70-51)	70-61
MASONI	**MASONIC WAY**	**MASO1**	HILLER STREET	GRANADA ST	R	2	225	32	7,200	08/30/2022	AC OVERLAY	08/07/2024	**70**	Fair (70-51)	70-61
ONEIL	**ONEILL AVE**	**ONE040**	SUNNYSLOPE AVENUE	WEST CUL DE SAC	R	2	218	25	5,450			08/07/2024	**70**	Fair (70-51)	70-61
RALSE EB	**RALSTON AVENUE, EB**	**RALS170**	ELMER STREET	GRANADA STREET	A	2	500	35	17,500			08/08/2024	**70**	Fair (70-51)	70-61
WESTN	**WEST NAUGHTON AVENUE**	**WESTN1**	BELMONT CANYON RD	CULDESAC	R	2	975	32	31,200	08/20/2007	SLURRY SEAL	08/06/2024	**70**	Fair (70-51)	70-61
ISLAND	**ISLAND PARKWAY (SB)**	**ISLAND10**	END 2ND PCC	RALSTON AVENUE	C	2	210	37	7,770			08/06/2024	**68**	Fair (70-51)	70-61
MONTE	**MONTE CRESTA DRIVE**	**MONT4**	END S/O SEQUOIA WAY	HASKINS DRIVE	R	2	650	21	13,650	07/15/2018	SLURRY SEAL	07/16/2024	**68**	Fair (70-51)	70-61
NORTH	**NORTH ROAD**	**NORT3**	IRENE COURT (CENTER @ MEDIAN)	RUTH AVENUE	R	2	155	33	5,115			07/10/2024	**68**	Fair (70-51)	70-61
PALM	**PALM AVENUE (FIFTH)**	**PALM020**	COP 100' N/O ONIEL AVE	WALTERMIRE ST	R	2	143	26	3,718	09/09/2021	SLURRY SEAL	08/07/2024	**68**	Fair (70-51)	70-61
ISLAND	**ISLAND PARKWAY (NB)**	**ISLAND1**	RALSTON AVENUE	BEGINNING OF PCC	C	2	210	28	5,880			08/06/2024	**67**	Fair (70-51)	70-61
RALSE WB	**RALSTON AVENUE, WB**	**RALS040**	ELMER STREET	OLD COUNTY ROAD	A	2	400	37	14,800			08/08/2024	**67**	Fair (70-51)	70-61
VILLA	**VILLA AVENUE**	**VILLA1**	ACADEMY AVENUE	BELBURN DRIVE	R	2	1,150	28	32,200	01/01/1996	AC OVERLAY (2 INCHES) W/FABRIC	07/18/2024	**67**	Fair (70-51)	70-61
ARDEN	**ARDEN LANE**	**ARDEN**	TALBRYN DRIVE	VINE STREET	R	2	650	23	14,950	07/15/2018	SLURRY SEAL	07/19/2024	**66**	Fair (70-51)	70-61
CHRDR	**CHRISTIAN DRIVE**	**CHRDR**	RALSTON AVENUE	MARSTEN AVENUE	C	2	1,050	31	32,550	09/09/2021	SLURRY SEAL	08/06/2024	**66**	Fair (70-51)	70-61
HARBOR	**HARBOR BOULEVARD**	**130910**	OLD COUNTY RD	EL CAMINO REAL	R	2	215	54	11,610			07/19/2024	**66**	Fair (70-51)	70-61
OLD	**OLD COUNTY ROAD**	**OLD4**	MASONIC WAY	RALSTON AVENUE	A	2	285	38	10,830	08/30/2022	AC OVERLAY	08/06/2024	**66**	Fair (70-51)	70-61
RALSE WB	**RALSTON AVENUE, WB**	**RALS160**	CIPRIANI BOULEVARD	DAVIS DRIVE	A	2	1,540	25	38,500	09/01/1986	AC OVERLAY (2 INCHES)	08/08/2024	**66**	Fair (70-51)	70-61
RINCON	**RINCONADA CIRCLE**	**RINCON**	ST. JAMES ROAD	END OF TURN A ROUND	R	2	800	29	23,200			07/09/2024	**66**	Fair (70-51)	70-61
SEQUOI	**SEQUOIA AVENUE**	**SEQU1**	BARCLAY WAY	ALL VIEW WAY	R	2	600	21	12,600	01/01/1996	AC OVERLAY (2 INCHES) W/FABRIC	07/16/2024	**66**	Fair (70-51)	70-61
SOUTH	**SOUTH ROAD**	**SOUT3**	HOLLY ROAD (N)	RALSTON AVENUE	C	2	1,950	20	39,000	09/09/2021	SLURRY SEAL	07/18/2024	**66**	Fair (70-51)	70-61
SUNNYS	**SUNNYSLOPE AVENUE**	**SUNN2B**	1572 SUNNYSLOPE AVENUE	LANE STREET	R	2	200	20	4,000	09/09/2021	SLURRY SEAL	08/07/2024	**66**	Fair (70-51)	70-61
VILCT	**VILLAGE COURT**	**VILCT**	VILLAGE DRIVE	END OF CUL DE SAC	R	2	350	34	11,900	09/09/2021	SLURRY SEAL	08/07/2024	**66**	Fair (70-51)	70-61
ALLVI	**ALL VIEW WAY**	**ALL2**	SEQUOIA AVENUE	END OF CUL DE SAC	R	2	550	28	15,400	08/20/2007	SLURRY SEAL	07/16/2024	**65**	Fair (70-51)	70-61
DAVIS	**DAVIS DRIVE**	**DAVI2**	10 DAVIS DRIVE	END OF CUL DE SAC	R	2	450	40	18,000	07/15/2018	SLURRY SEAL	08/07/2024	**65**	Fair (70-51)	70-61
ISLAND	**ISLAND PARKWAY (NB)**	**ISLAND3**	END PCC	BEGINNING PCC	C	2	185	28	5,180			08/06/2024	**65**	Fair (70-51)	70-61
OLD	**OLD COUNTY ROAD**	**OLD7**	COP 130' S/O KAREN	CITY LIMIT 300' S/O HARBOR BLVD	A	2	630	58	36,540			08/22/2019	**65**	Fair (70-51)	70-61
RALSE EB	**RALSTON AVENUE, EB**	**RALS130**	TWIN PINES LN	SIXTH AVENUE	A	2	300	32	9,600	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**65**	Fair (70-51)	70-61
SHIRLE	**SHIRLEY ROAD**	**SHIRLE**	FOREST AVENUE	FOREST AVENUE	R	2	700	17	11,900	08/20/2007	SLURRY SEAL	07/16/2024	**65**	Fair (70-51)	70-61

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ADELAI	**ADELAIDE WAY**	**ADELAI**	CHRISTIAN DRIVE (N)	CHRISTIAN DRIVE (S)	R	2	1,600	30	48,000			08/06/2024	**64**	Fair (70-51)	70-61
ISLAND	**ISLAND PARKWAY (SB)**	**ISLAND8**	END PCC	START 2ND PCC	C	2	185	28	5,180			08/06/2024	**64**	Fair (70-51)	70-61
NORTH	**NORTH ROAD**	**NORT1A**	EL CAMINO REAL	MALCOLM AVENUE	R	2	565	26	14,690	08/01/1996	SLURRY SEAL	07/10/2024	**64**	Fair (70-51)	70-61
RALSE EB	**RALSTON AVENUE, EB**	**RALS010**	CHRISTIAN DRIVE	HALLMARK DRIVE	A	2	2,150	24	51,600			07/12/2024	**64**	Fair (70-51)	70-61
RALSE WB	**RALSTON AVENUE, WB**	**RALS150**	PULLMAN AVENUE	CIPRIANI BOULEVARD	A	2	2,030	25	50,750	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**64**	Fair (70-51)	70-61
NORTH	**NORTH ROAD**	**NORT1B**	MALCOLM AVENUE	BERESFORD STREET	R	2	635	26	16,510			07/10/2024	**63**	Fair (70-51)	70-61
RALSE WB	**RALSTON AVENUE, WB**	**RALS070**	SIXTH AVENUE	TWIN PINES LN	A	2	300	38	11,400	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**63**	Fair (70-51)	70-61
RALSE WB	**RALSTON AVENUE, WB**	**RALS180**	BELMONT CANYON ROAD	HALLMARK DRIVE	A	2	1,075	25	26,875	09/01/1986	AC OVERLAY (2 INCHES)	08/08/2024	**63**	Fair (70-51)	70-61
SOUTHV	**SOUTHVIEW COURT**	**SOUTHV**	SOUTH ROAD	END OF CUL DE SAC	R	2	450	27	12,150	01/01/1996	AC OVERLAY (2 INCHES) W/FABRIC	07/18/2024	**63**	Fair (70-51)	70-61
BARCLA	**BARCLAY WAY**	**BARC1**	MONSERAT AVENUE	SEQUOIA WAY	R	2	500	20	10,000	07/09/2014	DEEP PATCH	07/16/2024	**62**	Fair (70-51)	70-61
RALSE WB	**RALSTON AVENUE, WB**	**RALS190**	HALLMARK DRIVE	CHRISTIAN DRIVE	A	2	2,150	25	53,750			08/08/2024	**62**	Fair (70-51)	70-61
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM5**	ARBOR AVENUE	COVINGTON ROAD (N)	A	2	950	20	19,000	02/01/2003	SLURRY SEAL	07/18/2024	**61**	Fair (70-51)	70-61
ENGLISH	**ENGLISH CT**	**ENGL1**	HARBOR BOULEVARD	WEST END	R	2	221	32	7,072			08/07/2024	**61**	Fair (70-51)	70-61
FLASHN	**FLASHNER LANE**	**FLASHN**	EL CAMINO REAL	RALSTON AVENUE	R	2	300	19	5,700	09/01/1990	SLURRY SEAL	07/18/2024	**61**	Fair (70-51)	70-61
RALSE EB	**RALSTON AVENUE, EB**	**RALS020**	HALLMARK DRIVE	BELMONT CANYON ROAD	A	2	1,050	22	23,100	09/01/1986	AC OVERLAY (2 INCHES)	07/12/2024	**60**	Fair (70-51)	60-51
RALSE WB	**RALSTON AVENUE, WB**	**RALS060**	EL CAMINO REAL	SIXTH AVENUE	A	2	600	28	16,800	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**60**	Fair (70-51)	60-51
RALSE WB	**RALSTON AVENUE, WB**	**RALS080**	TWIN PINES LN	SOUTH ROAD	A	2	620	27	16,740	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**60**	Fair (70-51)	60-51
SKYCT	**SKYMONT COURT**	**SKYCT**	SKYMONT DRIVE	END OF CUL DE SAC	R	2	150	32	4,800			08/06/2024	**60**	Fair (70-51)	60-51
TALBRY	**TALBRYN DRIVE**	**TALB2**	ARON COURT	BUCKLAND AVENUE	R	2	358	24	8,592			07/19/2024	**60**	Fair (70-51)	60-51
RALSE WB	**RALSTON AVENUE, WB**	**RALS010**	REDWOOD CITY LIMIT	HILLER STREET	A	2	2,125	32	68,000	02/01/2003	AC OVERLAY	08/08/2024	**59**	Fair (70-51)	60-51
ARTHUR	**ARTHUR AVENUE**	**ARTHUR**	ALAMEDA DE LAS PULGAS	CORONET BOULEVARD	R	2	1,000	20	20,000	09/09/2021	SLURRY SEAL	07/16/2024	**58**	Fair (70-51)	60-51
LAKE	**LAKE ROAD**	**LAKE**	CARLMONT DRIVE	LYALL WAY	R	2	450	28	12,600	02/01/2003	AC OVERLAY	08/07/2024	**58**	Fair (70-51)	60-51
MEADOW	**MEADOW PARK CIRCLE**	**MEADOW**	ST. JAMES ROAD	END OF TURN A ROUND	R	2	475	26	12,350	10/01/2014	DEEP PATCH	07/09/2024	**58**	Fair (70-51)	60-51
RALSE EB	**RALSTON AVENUE, EB**	**RALS120**	SOUTH ROAD	TWIN PINES LN	A	2	650	30	19,500	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**58**	Fair (70-51)	60-51
RALSE EB	**RALSTON AVENUE, EB**	**RALS140**	SIXTH AVENUE	EL CAMINO REAL	A	2	600	32	19,200	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**58**	Fair (70-51)	60-51
SKYDR	**SKYMONT DRIVE**	**SKYDR**	MARSTEN AVENUE	DEAD END	R	2	1,350	30	40,500			08/06/2024	**58**	Fair (70-51)	60-51
SOUTH	**SOUTH ROAD**	**SOUT1**	MIDDLE ROAD	COLLEGE VIEW WAY	C	2	1,020	20	20,400	09/01/1994	SLURRY SEAL	07/18/2024	**58**	Fair (70-51)	60-51
RALSE WB	**RALSTON AVENUE, WB**	**RALS170**	DAVIS DRIVE	BELMONT CANYON ROAD	A	2	1,800	25	45,000	09/01/1986	AC OVERLAY (2 INCHES)	08/08/2024	**57**	Fair (70-51)	60-51
SEM	**SEM LANE**	**SEM**	DEAD END	SHOREWAY DRIVE	R	2	650	32	20,800	09/01/1994	SLURRY SEAL	08/06/2024	**57**	Fair (70-51)	60-51
HERITA	**HERITAGE COURT**	**HERITA**	ST. JAMES ROAD	END OF TURN A ROUND	R	2	500	26	13,000			07/09/2024	**55**	Fair (70-51)	60-51
ROBERT	**ROBERT AVENUE**	**ROBERT**	SKYMONT DRIVE	BISHOP ROAD	R	2	150	30	4,500			08/06/2024	**55**	Fair (70-51)	60-51
ISLAND	**ISLAND PARKWAY (NB)**	**ISLAND5**	END PCC	CONCOURSE DRIVE	C	2	600	28	16,800			08/06/2024	**54**	Fair (70-51)	60-51
ISLAND	**ISLAND PARKWAY (SB)**	**ISLAND6**	CONCOURSE DRIVE	START PCC	C	2	600	28	16,800			08/06/2024	**54**	Fair (70-51)	60-51
RALSE WB	**RALSTON AVENUE, WB**	**RALS140**	ALAMEDA DE LAS PULGAS	PULLMAN AVENUE	A	2	900	23	20,700	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**54**	Fair (70-51)	60-51
FIFTH	**FIFTH AVENUE**	**FIFT1B**	BROADWAY	HARBOR BOULEVARD	R	2	550	48	26,400			08/07/2024	**53**	Fair (70-51)	60-51
RALSE EB	**RALSTON AVENUE, EB**	**RALS030**	BELMONT CANYON ROAD	DAVIS DRIVE	A	2	1,800	23	41,400	09/01/1986	AC OVERLAY (2 INCHES)	08/08/2024	**53**	Fair (70-51)	60-51
RALSE EB	**RALSTON AVENUE, EB**	**RALS040**	DAVIS DRIVE	CIPRIANI BOULEVARD	A	2	1,525	23	35,075	09/01/1986	AC OVERLAY (2 INCHES)	08/08/2024	**53**	Fair (70-51)	60-51
WILLIA	**WILLIAMS AVENUE**	**WILLIA**	NORTH ROAD	RIDGE ROAD	R	2	785	20	15,700	01/01/1996	AC OVERLAY (2 INCHES) W/FABRIC	07/11/2024	**53**	Fair (70-51)	60-51
RIDGE	**RIDGE ROAD**	**RIDGE**	END OF CUL DE SAC	NOTRE DAME AVENUE	R	2	900	21	18,900	01/01/1996	AC OVERLAY (2 INCHES) W/FABRIC	07/11/2024	**51**	Fair (70-51)	60-51

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WINDIN	**WINDING WAY**	**WIND1**	WILLIAMS AVENUE	ROSS STREET	R	2	500	18	9,000	08/01/1996	SLURRY SEAL	07/11/2024	**51**	Fair (70-51)	60-51
EMMETT	**EMMETT AVENUE**	**EMMETT**	EL CAMINO REAL	SIXTH AVENUE	R	2	530	35	18,550	06/01/2007	SLURRY SEAL	08/07/2024	**50**	Poor (50-31)	50-41
RALSE WB	**RALSTON AVENUE, WB**	**RALS130**	VILLA AVENUE	ALAMEDA DE LAS PULGAS	A	3	350	34	11,900	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**50**	Poor (50-31)	50-41
RALSE EB	**RALSTON AVENUE, EB**	**RALS050**	CIPRIANI BOULEVARD	LYALL WAY	A	2	2,030	25	50,750	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**49**	Poor (50-31)	50-41
WALTER	**WALTERMIRE STREET**	**WALT1**	ELMER STREET	OLD COUNTY ROAD	R	2	400	22	8,800			07/18/2024	**49**	Poor (50-31)	50-41
LAUCT	**LAUREL COURT**	**LAUCT**	MIDDLE ROAD	END OF CUL DE SAC	R	2	160	17	2,720			07/18/2024	**48**	Poor (50-31)	50-41
MALCOL	**MALCOLM AVENUE**	**MALC2**	RUTH AVENUE	ANITA AVENUE (E)	R	2	1,400	27	37,800	08/01/1996	SLURRY SEAL	07/11/2024	**48**	Poor (50-31)	50-41
MIRAMA	**MIRAMAR TERRACE**	**MIRAMA**	SOUTH ROAD	HOLLY ROAD	R	2	1,204	21	25,284	09/01/1994	SLURRY SEAL	07/18/2024	**48**	Poor (50-31)	50-41
FIFTH	**FIFTH AVENUE**	**FIFT2**	HARBOR BOULEVARD	EL CAMINO REAL	R	2	1,200	48	57,600			08/07/2024	**47**	Poor (50-31)	50-41
RALSE EB	**RALSTON AVENUE, EB**	**RALS060**	LYALL WAY	ALAMEDA DE LAS PULGAS	A	2	950	25	23,750	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**47**	Poor (50-31)	50-41
RALSE EB	**RALSTON AVENUE, EB**	**RALS070**	ALAMEDA DE LAS PULGAS	VILLA AVENUE	A	2	350	23	8,050	08/08/2011	PATCH AND SLURRY SEAL	08/08/2024	**47**	Poor (50-31)	50-41
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM10**	CHULA VISTA DRIVE	SAN CARLOS CITY LIMIT	A	3	800	46	36,800	01/01/1996	AC OVERLAY (2 INCHES) W/FABRIC	08/08/2024	**46**	Poor (50-31)	50-41
PULLMA	**PULLMAN AVENUE**	**PULL1A**	COVINGTON ROAD	EWELL ROAD	R	2	1,350	19	25,650			07/18/2024	**46**	Poor (50-31)	50-41
PULLMA	**PULLMAN AVENUE**	**PULL1B**	EWELL ROAD	CORONET BOULEVARD	R	2	815	21	17,115			07/18/2024	**46**	Poor (50-31)	50-41
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM8**	RALSTON AVENUE	CARLMONT DRIVE	A	4	800	46	36,800	01/01/1996	AC OVERLAY (2 INCHES) W/FABRIC	08/08/2024	**45**	Poor (50-31)	50-41
RALSFR	**RALSTON FRONTAGE RD**	**RAFR1**	GRANADA ST	HILLER	R	2	200	18	3,600			07/19/2024	**45**	Poor (50-31)	50-41
HILL	**HILL STREET**	**HILL**	EL CAMINO REAL	DEAD END	R	2	650	31	20,150			07/18/2024	**44**	Poor (50-31)	50-41
LASSEN NB	**LASSEN DRIVE NB**	**LASS020N**	1117 LASSEN DRIVE	TAHOE AVENUE	R	1	675	18	12,150	06/01/2007	SLURRY SEAL	07/11/2024	**44**	Poor (50-31)	50-41
CORONE	**CORONET BOULEVARD**	**CORO3**	ARTHUR AVENUE	PRINDLE ROAD	R	2	1,550	21	32,550			07/16/2024	**43**	Poor (50-31)	50-41
MONTE	**MONTE CRESTA DRIVE**	**MONT1**	SAN JUAN BOULEVARD	BARCLAY WAY	R	2	1,600	21	33,600	08/01/1996	SLURRY SEAL	07/16/2024	**43**	Poor (50-31)	50-41
LOWER	**LOWER LOCK AVENUE**	**LOWER1**	END OF PAVED ROAD	W/O BERESFORD AVENUE	R	2	365	24	8,760	07/15/2018	SLURRY SEAL	08/06/2024	**42**	Poor (50-31)	50-41
LOWER	**LOWER LOCK AVENUE**	**LOWER2**	W/O BERESFORD AVENUE	E/O PLATEAU DR	R	2	355	26	9,230			08/06/2024	**42**	Poor (50-31)	50-41
LOWER	**LOWER LOCK AVENUE**	**LOWER3**	E/O PLATEAU DR	HILL CREST DR (W)	R	2	230	26	5,980			08/06/2024	**42**	Poor (50-31)	50-41
ROSS	**ROSS STREET**	**ROSS**	WINDING WAY	NORTH ROAD	R	2	275	18	4,950	10/01/1986	AC OVERLAY (2 INCHES) W/FABRIC	07/11/2024	**41**	Poor (50-31)	50-41
BENSON	**BENSON WAY**	**BENSON**	HALLMARK DRIVE	ST. JAMES ROAD	R	2	800	37	29,600			07/12/2024	**40**	Poor (50-31)	40-31
MARSTE	**MARSTEN AVENUE**	**MARSTE**	CHRISTIAN DRIVE	ROBERT AVENUE	C	2	1,470	22	32,340			08/06/2024	**40**	Poor (50-31)	40-31
TALBRY	**TALBRYN DRIVE**	**TALB1B**	ARDEN LN	ARON COURT	R	2	326	19	6,194			07/19/2024	**40**	Poor (50-31)	40-31
DIONNE	**DIONNE COURT**	**DIONNE**	SKYMONT DRIVE	END OF CUL DE SAC	R	2	120	37	4,440			08/06/2024	**39**	Poor (50-31)	40-31
HARBOR	**HARBOR BOULEVARD**	**HARB4**	MOLITOR ROAD	LANE STREET	C	2	650	20	13,000	09/01/1990	SLURRY SEAL	07/19/2024	**39**	Poor (50-31)	40-31
STJA	**ST. JAMES ROAD**	**ST3**	REFUGE BOUNDARY	ENTRANCE TO FOX SCHOOL	R	2	1,850	37	68,450			07/12/2024	**39**	Poor (50-31)	40-31
ALAMED	**ALAMEDA DE LAS PULGAS**	**ALAM9**	CARLMONT DRIVE	CHULA VISTA DRIVE	A	3	1,650	46	75,900	01/01/1996	AC OVERLAY (2 INCHES) W/FABRIC	08/08/2024	**38**	Poor (50-31)	40-31
SANJU	**SAN JUAN BOULEVARD**	**SAN2**	MONTE CRESTA DRIVE	EAST LAUREL CREEK ROAD	C	2	2,614	25	65,350			07/15/2024	**38**	Poor (50-31)	40-31
BARCLA	**BARCLAY WAY**	**BARC2**	SEQUOIA WAY	SAN ARDO WAY	R	2	1,500	21	31,500			07/16/2024	**37**	Poor (50-31)	40-31
STJA	**ST. JAMES ROAD**	**ST2**	WALTHAM CROSS	REFUGE BOUNDARY	R	2	600	37	22,200	09/01/1994	SLURRY SEAL	07/12/2024	**37**	Poor (50-31)	40-31
ALHAMB	**ALHAMBRA DRIVE**	**ALHA2**	DEAD END	MONTE CRESTA DRIVE	R	2	500	21	10,500			07/16/2024	**36**	Poor (50-31)	40-31
EASTL	**EAST LAUREL CREEK ROAD**	**EAST2**	3114 EAST LAUREL CREEK ROAD / COP	3138 EAST LAUREL CREEK ROAD	C	2	600	20	12,000			07/15/2024	**36**	Poor (50-31)	40-31
MIDDLE	**MIDDLE ROAD**	**MIDD3**	CYPRESS AVE	EL CAMINO REAL	A	2	150	28	4,200			07/10/2024	**36**	Poor (50-31)	40-31
NORTH	**NORTH ROAD**	**NORT4**	RUTH AVENUE	HILLMAN AVENUE	R	2	470	24	11,280	08/01/1996	SLURRY SEAL	07/10/2024	**36**	Poor (50-31)	40-31
SOLDR	**SOLANA DRIVE**	**SOLD2**	SOLANA COURT	END OF CUL DE SAC	R	2	800	25	20,000	08/01/1996	SLURRY SEAL	07/19/2024	**36**	Poor (50-31)	40-31

City of Belmont - 2024 PMP Update

Street List by PCI (High to Low)

Street ID	Road Name	Section ID	Begin Location	End Location	FC	Lanes	Length	Width	Area	Last MnR Date	Last MnR	Last PCI Date	Last Calc PCI	Condition Category	PCI Range
HAINLI	**HAINLINE DRIVE**	**HAINLI**	MIDDLE ROAD	SOUTH ROAD	R	2	350	27	9,450	08/01/1996	SLURRY SEAL	07/18/2024	**35**	Poor (50-31)	40-31
LASSEN SB	**LASSEN DRIVE SB**	**LASS020S**	TAHOE AVENUE	1117 LASSEN DRIVE	R	1	650	18	11,700			07/11/2024	**35**	Poor (50-31)	40-31
MONTE	**MONTE CRESTA DRIVE**	**MONT3**	MONTE CRESTA COURT	DEAD END	R	2	600	20	12,000	08/01/1996	SLURRY SEAL	07/16/2024	**35**	Poor (50-31)	40-31
ALTURA	**ALTURA WAY**	**ALTURA**	SOLANA DRIVE	END OF CUL DE SAC	R	2	675	25	16,875	08/01/1996	SLURRY SEAL	07/19/2024	**34**	Poor (50-31)	40-31
WINDIN	**WINDING WAY**	**WIND2**	ROSS STREET	HILLMAN AVENUE	R	2	2,320	16	41,760	08/01/1996	SLURRY SEAL	07/11/2024	**34**	Poor (50-31)	40-31
SANJU	**SAN JUAN BOULEVARD**	**SAN1**	CIPRIANI BOULEVARD	MONTE CRESTA DRIVE	C	2	1,600	24	38,400			07/15/2024	**33**	Poor (50-31)	40-31
NORTH	**NORTH ROAD**	**NORT2**	BERESFORD STREET	IRENE CT (CENTER @ MEDIAN)	R	2	180	37	6,660			07/10/2024	**30**	Failed (30-0)	30-21
PROSPE	**PROSPECT STREET**	**PROSPE**	LANE STREET	SAN CARLOS CITY LIMIT / COP	R	2	500	20	10,000			07/19/2024	**30**	Failed (30-0)	30-21
AVON	**AVON AVENUE**	**AVON1**	RALSTON AVENUE	BELBURN DRIVE	R	2	600	30	18,000	08/01/1996	SLURRY SEAL	07/18/2024	**29**	Failed (30-0)	30-21
BUCKLA	**BUCKLAND AVENUE**	**BUCKLA**	TALBRYN DRIVE	SAN CARLOS CITY LIMIT	R	2	350	27	9,450			07/19/2024	**29**	Failed (30-0)	30-21
VINE	**VINE STREET**	**VINE1A**	HARBOR BOULEVARD	SPRING LANE	R	2	1,010	25	25,250			07/19/2024	**29**	Failed (30-0)	30-21
VINE	**VINE STREET**	**VINE1B**	SPRING LANE	1537 VINE ST (COP)	R	2	548	25	13,700			07/09/2024	**29**	Failed (30-0)	30-21
ELVER	**EL VERANO WAY**	**ELV1**	CHULA VISTA DRIVE	MAYWOOD DRIVE	R	2	1,650	25	41,250			07/19/2024	**27**	Failed (30-0)	30-21
MILLS	**MILLS AVENUE**	**MILLS**	SAN MATEO CITY LIMIT	HILLMAN AVENUE	C	2	350	21	8,050			07/11/2024	**27**	Failed (30-0)	30-21
VANNIE	**VANNIER DRIVE**	**VANNIE**	SOUTH ROAD (W)	SOUTH ROAD (E)	R	2	875	20	17,500			07/18/2024	**27**	Failed (30-0)	30-21
CAMINO	**CAMINO VISTA COURT**	**CAMINO**	MIDDLE ROAD	END OF CUL DE SAC	R	2	225	26	5,850			07/18/2024	**26**	Failed (30-0)	30-21
JULIA	**JULIA COURT**	**JULIA**	MALCOLM AVENUE	END OF CUL DE SAC	R	2	150	27	4,050	03/25/2014	DEEP PATCH	07/11/2024	**26**	Failed (30-0)	30-21
VALDEZ	**VALDEZ AVENUE**	**VALDEZ**	FERNWOOD WAY	EL VERANO WAY	R	2	900	25	22,500	09/01/1990	SLURRY SEAL	08/07/2024	**26**	Failed (30-0)	30-21
BROADW	**BROADWAY**	**BROA2**	SIXTH AVENUE	SUNNYSLOPE AVENUE	R	2	300	28	8,400			08/07/2024	**25**	Failed (30-0)	30-21
COLLEG	**COLLEGE VIEW WAY**	**COLLEG**	SOUTH ROAD	END OF TURN A ROUND	R	2	1,050	22	23,100			07/18/2024	**25**	Failed (30-0)	30-21
FST	**F STREET**	**FST**	EL CAMINO REAL	SIXTH AVENUE	R	2	325	42	13,650			08/07/2024	**25**	Failed (30-0)	30-21
MOLITO	**MOLITOR ROAD**	**MOLITO**	HARBOR BOULEVARD	SAN CARLOS CITY LIMIT / COP	C	2	1,100	20	22,000			07/19/2024	**25**	Failed (30-0)	30-21
PALOMA	**PALOMA AVENUE**	**PALOMA**	DEAD END	VINE STREET	R	2	850	20	17,000			07/19/2024	**25**	Failed (30-0)	30-21
PULLMA	**PULLMAN AVENUE**	**PULL2**	CORONET BOULEVARD	RALSTON AVENUE	R	2	200	20	4,000			07/18/2024	**25**	Failed (30-0)	30-21
SOLDR	**SOLANA DRIVE**	**SOLD1**	CHULA VISTA DRIVE	SOLANA COURT	R	2	400	25	10,000			07/19/2024	**25**	Failed (30-0)	30-21
ALHAMB	**ALHAMBRA DRIVE**	**ALHA1**	BARCLAY WAY	DEAD END	R	2	1,450	20	29,000			07/16/2024	**24**	Failed (30-0)	30-21
DESVIO	**DESVIO WAY**	**DESVIO**	SOLANA DRIVE	END OF CUL DE SAC	R	2	650	25	16,250			07/19/2024	**24**	Failed (30-0)	30-21
FERNWO	**FERNWOOD WAY**	**FERNWO**	CHULA VISTA DRIVE	EL VERANO WAY	R	2	780	26	20,280			07/19/2024	**24**	Failed (30-0)	30-21
LANE	**LANE STREET**	**LANE2**	MOLITOR ROAD	PROSPECT STREET	R	2	350	20	7,000			07/19/2024	**24**	Failed (30-0)	30-21
HOLLY	**HOLLY ROAD**	**HOLL2A**	CUL DE SAC NW	SOUTH ROAD	R	2	300	21	6,300			07/18/2024	**23**	Failed (30-0)	30-21
LYNDHU	**LYNDHURST AVENUE**	**LYNDHU**	CITY LIMIT / LYNDHURST CT / COP	BUCKLAND AVENUE	R	2	700	26	18,200			07/19/2024	**23**	Failed (30-0)	30-21
FOREST	**FOREST AVENUE**	**FORE2**	ALAMEDA DE LAS PULGAS	CIPRIANI BOULEVARD	R	1	950	16	15,200			07/16/2024	**22**	Failed (30-0)	30-21
IRENE	**IRENE COURT**	**IRENE**	NORTH ROAD	END OF CUL DE SAC	R	2	600	35	21,000	08/01/1996	SLURRY SEAL	07/11/2024	**22**	Failed (30-0)	30-21
KORBEL	**KORBEL WAY**	**KORBEL**	SOUTH ROAD	END OF CUL DE SAC	R	2	250	20	5,000			07/18/2024	**22**	Failed (30-0)	30-21
LADERA	**LADERA WAY**	**LADERA**	MAYWOOD DRIVE	EL VERANO WAY	R	2	1,200	25	30,000			08/07/2024	**22**	Failed (30-0)	30-21
MALCOL	**MALCOLM AVENUE**	**MALC1**	NORTH ROAD	RUTH AVENUE	R	2	250	26	6,500	08/01/1996	SLURRY SEAL	07/11/2024	**22**	Failed (30-0)	30-21
SUNNYS	**SUNNYSLOPE AVENUE**	**SUNN1**	O'NEILL AVENUE	HARBOR BOULEVARD	R	2	870	28	24,360			08/07/2024	**21**	Failed (30-0)	30-21
PHYLLI	**PHYLLIS COURT**	**PHYLLI**	COLLEGE VIEW WAY	END OF CUL DE SAC	R	2	200	24	4,800			07/18/2024	**20**	Failed (30-0)	20-11
SOLCT	**SOLANA COURT**	**SOLCT**	SOLANA DRIVE	END OF CUL DE SAC	R	2	130	25	3,250			07/19/2024	**20**	Failed (30-0)	20-11

City of Belmont - 2024 PMP Update

Street List by PCI (High to Low)

Street ID	Road Name	Section ID	Begin Location	End Location	FC	Lanes	Length	Width	Area	Last MnR Date	Last MnR	Last PCI Date	Last Calc PCI	Condition Category	PCI Range
SUNNYS	**SUNNYSLOPE AVENUE**	**SUNN2C**	LANE STREET	SAN CARLOS CITY LIMIT	R	2	860	20	17,200			08/07/2024	**20**	Failed (30-0)	20-11
COMSTO	**COMSTOCK CIRCLE**	**COMS1A**	REFUGE BOUNDARY	WALTHAM CROSS	R	2	400	37	14,800	07/01/1986	SLURRY SEAL	07/12/2024	**19**	Failed (30-0)	20-11
COMSTO	**COMSTOCK CIRCLE**	**COMS2**	HALLMARK DRIVE (S)	HALLMARK DRIVE (W)	R	2	2,300	29	66,700			07/12/2024	**19**	Failed (30-0)	20-11
PALM	**PALM AVENUE (FIFTH)**	**PALM010**	ONEIL AVE	COP 100' N/O ONEIL AVE	R	2	100	28	2,800			08/07/2024	**19**	Failed (30-0)	20-11
PRINDL	**PRINDLE ROAD**	**PRIND1**	CORONET BOULEVARD	PONCE	R	2	1,327	21	27,867			07/15/2024	**17**	Failed (30-0)	20-11
WEMBER	**WEMBERLY DRIVE**	**WEMB1**	COMSTOCK CIRCLE	HALLMARK DRIVE	R	2	1,250	29	36,250			07/12/2024	**17**	Failed (30-0)	20-11
ALOMAR	**ALOMAR WAY**	**ALOMAR**	LADERA WAY	EL VERANO WAY	R	2	725	25	18,125			07/18/2024	**16**	Failed (30-0)	20-11
SUNNYS	**SUNNYSLOPE AVENUE**	**SUNN2A**	HARBOR BOULEVARD	1572 SUNNYSLOPE AVENUE	R	2	600	20	12,000			08/07/2024	**16**	Failed (30-0)	20-11
EASTL	**EAST LAUREL CREEK ROAD**	**EAST1**	SAN JUAN BOULEVARD	3114 EAST LAUREL CREEK ROAD / COP	C	2	420	25	10,500	09/01/1989	SLURRY SEAL	07/15/2024	**15**	Failed (30-0)	20-11
KING	**KING STREET**	**KING**	SIXTH AVENUE	SAN CARLOS CITY LIMIT / SOUTH END	R	2	425	20	8,500			08/07/2024	**14**	Failed (30-0)	20-11
LAUAV	**LAUREL AVENUE**	**LAUAV**	CYPRESS AVENUE	HILL STREET	A	2	400	28	11,200			07/18/2024	**14**	Failed (30-0)	20-11
STJA	**ST. JAMES ROAD**	**ST1**	COMSTOCK CIRCLE	WALTHAM CROSS	R	2	1,130	37	41,810	07/01/1986	SLURRY SEAL	07/12/2024	**14**	Failed (30-0)	20-11
SHOREW	**SHOREWAY ROAD**	**SHOR1**	REDWOOD CITY LIMIT	COP N/O SEM LANE	R	2	1,015	36	36,540	09/01/1994	SLURRY SEAL	08/06/2024	**12**	Failed (30-0)	20-11
BROADW	**BROADWAY**	**BROA3**	SUNNYSLOPE AVENUE	PALOMA AVENUE	R	2	300	22	6,600			08/07/2024	**9**	Failed (30-0)	10-0
EST	**E STREET**	**EST**	FIFTH AVENUE	SIXTH AVENUE	R	2	300	29	8,700			08/07/2024	**9**	Failed (30-0)	10-0
RALSFR	**RALSTON FRONTAGE RD**	**RAFR2**	HILLER	KEDITH ST	R	2	675	36	24,300			07/19/2024	**6**	Failed (30-0)	10-0

Appendix A
Summarized System Information

Network Summary Statistics

Printed: 2/12/2025

	Total Sections	Total Center Miles	Total Lane Miles	Total Area (sq. ft.)	PCI
Arterial	77	12.73	24.41	2,013,560	70
Collector	56	9.89	19.93	1,452,262	76
Residential/Local	351	47.95	95.26	6,438,353	69
Total	484	70.57	139.60	9,904,175	

Overall Network PCI as of **09/30/2024**: 71

*** Combined Sections are excluded from totals. These Sections do not have a PCI Date - they have not been inspected or had a Treatment applied.*

Network Replacement Cost

Printed: 02/05/2025

Functional Class	Surface Type	Lane Miles	Unit Cost/ Square Foot	Pavement Area/ Square Feet	Cost To Replace/ (in thousands)
Arterial	AC	7.9	$81.89	704,420	$57,683
	AC/AC	16.5	$81.89	1,309,140	$107,201
Collector	AC	12.2	$69.16	911,410	$63,036
	AC/AC	7.2	$69.16	471,852	$32,635
	PCC	0.5	$69.16	69,000	$4,772
Residential/Local	AC	50.4	$55.07	3,543,490	$195,156
	AC/AC	44.4	$55.07	2,862,463	$157,648
	PCC	0.5	$55.07	32,400	$1,784
	Grand Total:	139.6		9,904,175	$619,915

Decision Tree

Printed: 2/12/2025

Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay
Decision Tree:	Default							
Arterial	AC	I - Very Good	Crack Treatment	SEAL CRACKS	$2.97	3		
			Surface Treatment	LIGHT MAINTENANCE	$12.38		7	
			Restoration Treatment	DO NOTHING	$0.00			2
		II - Good, Non-Load Related		HEAVY MAINTENANCE	$39.19		7	
		III - Good, Load Related		LIGHT REHABILITATION	$126.80			
		IV - Poor		HEAVY REHABILITATION	$268.20			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$736.98			
	AC/AC	I - Very Good	Crack Treatment	SEAL CRACKS	$2.97	3		
			Surface Treatment	LIGHT MAINTENANCE	$12.38		7	
			Restoration Treatment	DO NOTHING	$0.00			2
		II - Good, Non-Load Related		HEAVY MAINTENANCE	$39.19		7	
		III - Good, Load Related		LIGHT REHABILITATION	$126.80			
		IV - Poor		HEAVY REHABILITATION	$268.20			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$736.98			
	AC/PCC	I - Very Good	Crack Treatment	DO NOTHING	$0.00	5		
			Surface Treatment	DO NOTHING	$0.00		6	
			Restoration Treatment	DO NOTHING	$0.00			2
		II - Good, Non-Load Related		DO NOTHING	$0.00			
		III - Good, Load Related		DO NOTHING	$0.00			
		IV - Poor		DO NOTHING	$0.00			
		V - Very Poor		DO NOTHING	$0.00			
	PCC	I - Very Good	Crack Treatment	DO NOTHING	$0.00	99		
			Surface Treatment	DO NOTHING	$0.00		15	
			Restoration Treatment	DO NOTHING	$0.00			99
		II - Good, Non-Load Related		DO NOTHING	$0.00			

Functional Class and Surface combination not used

Selected Treatment is not a Surface Seal

Decision Tree

Printed: 2/12/2025

Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay
Decision Tree:	Default							
Arterial		III - Good, Load Related		DO NOTHING	$0.00			
		IV - Poor		DO NOTHING	$0.00			
		V - Very Poor		DO NOTHING	$0.00			
	ST	I - Very Good	Crack Treatment	DO NOTHING	$0.00	99		
			Surface Treatment	DO NOTHING	$0.00		15	
			Restoration Treatment	DO NOTHING	$0.00			99
		II - Good, Non-Load Related		DO NOTHING	$0.00			
		III - Good, Load Related		DO NOTHING	$0.00			
		IV - Poor		DO NOTHING	$0.00			
		V - Very Poor		DO NOTHING	$0.00			

Functional Class and Surface combination not used

Selected Treatment is not a Surface Seal

Decision Tree

Printed: 2/12/2025

Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay
Decision Tree:	Default							
Collector	AC	I - Very Good	Crack Treatment	SEAL CRACKS	$2.97	4		
			Surface Treatment	LIGHT MAINTENANCE	$9.90		7	
			Restoration Treatment	DO NOTHING	$0.00			3
		II - Good, Non-Load Related		HEAVY MAINTENANCE	$37.66		7	
		III - Good, Load Related		LIGHT REHABILITATION	$122.96			
		IV - Poor		HEAVY REHABILITATION	$230.55			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$622.47			
	AC/AC	I - Very Good	Crack Treatment	SEAL CRACKS	$2.97	4		
			Surface Treatment	LIGHT MAINTENANCE	$9.90		7	
			Restoration Treatment	DO NOTHING	$0.00			3
		II - Good, Non-Load Related		HEAVY MAINTENANCE	$37.66		7	
		III - Good, Load Related		LIGHT REHABILITATION	$122.96			
		IV - Poor		HEAVY REHABILITATION	$230.55			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$622.47			
	AC/PCC	I - Very Good	Crack Treatment	DO NOTHING	$0.00	4		
			Surface Treatment	DO NOTHING	$0.00		7	
			Restoration Treatment	DO NOTHING	$0.00			3
		II - Good, Non-Load Related		DO NOTHING	$0.00			
		III - Good, Load Related		DO NOTHING	$0.00			
		IV - Poor		DO NOTHING	$0.00			
		V - Very Poor		DO NOTHING	$0.00			
	PCC	I - Very Good	Crack Treatment	SEAL CRACKS	$2.97	99		
			Surface Treatment	DO NOTHING	$0.00		15	
			Restoration Treatment	DO NOTHING	$0.00			99
		II - Good, Non-Load Related		DO NOTHING	$0.00			

Functional Class and Surface combination not used

Selected Treatment is not a Surface Seal

Decision Tree

Printed: 2/12/2025

Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay
Decision Tree:	Default							
Collector		III - Good, Load Related		DO NOTHING	$0.00			
		IV - Poor		HEAVY REHABILITATION	$230.55			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$622.47			
	ST	I - Very Good	Crack Treatment	DO NOTHING	$0.00	99		
			Surface Treatment	DO NOTHING	$0.00		15	
			Restoration Treatment	DO NOTHING	$0.00			99
		II - Good, Non-Load Related		DO NOTHING	$0.00			
		III - Good, Load Related		DO NOTHING	$0.00			
		IV - Poor		DO NOTHING	$0.00			
		V - Very Poor		DO NOTHING	$0.00			

Functional Class and Surface combination not used

Selected Treatment is not a Surface Seal

Decision Tree

Printed: 2/12/2025

Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay
Decision Tree:	Default							
Residential/Local	AC	I - Very Good	Crack Treatment	SEAL CRACKS	$2.97	4		
			Surface Treatment	LIGHT MAINTENANCE	$9.41		8	
			Restoration Treatment	DO NOTHING	$0.00			3
		II - Good, Non-Load Related		HEAVY MAINTENANCE	$33.04		8	
		III - Good, Load Related		LIGHT REHABILITATION	$113.74			
		IV - Poor		HEAVY REHABILITATION	$181.36			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$495.67			
	AC/AC	I - Very Good	Crack Treatment	SEAL CRACKS	$2.97	4		
			Surface Treatment	LIGHT MAINTENANCE	$9.41		8	
			Restoration Treatment	DO NOTHING	$0.00			3
		II - Good, Non-Load Related		HEAVY MAINTENANCE	$33.04		8	
		III - Good, Load Related		LIGHT REHABILITATION	$113.74			
		IV - Poor		HEAVY REHABILITATION	$181.36			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$495.67			
	AC/PCC	I - Very Good	Crack Treatment	DO NOTHING	$0.00	4		
			Surface Treatment	DO NOTHING	$0.00		8	
			Restoration Treatment	DO NOTHING	$0.00			3
		II - Good, Non-Load Related		DO NOTHING	$0.00			
		III - Good, Load Related		DO NOTHING	$0.00			
		IV - Poor		DO NOTHING	$0.00			
		V - Very Poor		DO NOTHING	$0.00			
	PCC	I - Very Good	Crack Treatment	SEAL CRACKS	$2.97	99		
			Surface Treatment	DO NOTHING	$0.00		15	
			Restoration Treatment	DO NOTHING	$0.00			99
		II - Good, Non-Load Related		DO NOTHING	$0.00			

Functional Class and Surface combination not used

Selected Treatment is not a Surface Seal

Decision Tree

Printed: 2/12/2025

Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay
Decision Tree:	Default							
Residential/Local		III - Good, Load Related		DO NOTHING	$0.00			
		IV - Poor		HEAVY REHABILITATION	$181.36			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$495.67			
	ST	I - Very Good	Crack Treatment	DO NOTHING	$0.00	99		
			Surface Treatment	DO NOTHING	$0.00		15	
			Restoration Treatment	DO NOTHING	$0.00			99
		II - Good, Non-Load Related		DO NOTHING	$0.00			
		III - Good, Load Related		DO NOTHING	$0.00			
		IV - Poor		DO NOTHING	$0.00			
		V - Very Poor		DO NOTHING	$0.00			

Functional Class and Surface combination not used

Selected Treatment is not a Surface Seal

Decision Tree

Printed: 2/12/2025

Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay
Decision Tree:	Default							
Other	AC	I - Very Good	Crack Treatment	SEAL CRACKS	$2.97	4		
			Surface Treatment	LIGHT MAINTENANCE	$9.41		8	
			Restoration Treatment	LIGHT REHABILITATION	$113.74			3
		II - Good, Non-Load Related		HEAVY MAINTENANCE	$33.04			
		III - Good, Load Related		LIGHT REHABILITATION	$113.74			
		IV - Poor		HEAVY REHABILITATION	$181.36			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$495.67			
	AC/AC	I - Very Good	Crack Treatment	SEAL CRACKS	$2.97	4		
			Surface Treatment	LIGHT MAINTENANCE	$9.41		8	
			Restoration Treatment	LIGHT REHABILITATION	$113.74			3
		II - Good, Non-Load Related		HEAVY MAINTENANCE	$33.04			
		III - Good, Load Related		LIGHT REHABILITATION	$113.74			
		IV - Poor		HEAVY REHABILITATION	$181.36			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$495.67			
	AC/PCC	I - Very Good	Crack Treatment	SEAL CRACKS	$2.97	4		
			Surface Treatment	LIGHT MAINTENANCE	$9.41		8	
			Restoration Treatment	LIGHT REHABILITATION	$113.74			3
		II - Good, Non-Load Related		HEAVY MAINTENANCE	$33.04			
		III - Good, Load Related		LIGHT REHABILITATION	$113.74			
		IV - Poor		HEAVY REHABILITATION	$181.36			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$495.67			
	PCC	I - Very Good	Crack Treatment	DO NOTHING	$0.00	99		
			Surface Treatment	DO NOTHING	$0.00		15	
			Restoration Treatment	DO NOTHING	$0.00			99
		II - Good, Non-Load Related		DO NOTHING	$0.00			

Functional Class and Surface combination not used

Selected Treatment is not a Surface Seal

Decision Tree

Printed: 2/12/2025

Functional Class	Surface	Condition Category	Treatment Type	Treatment	Cost/Sq Yd, except Seal Cracks in LF:	Yrs Between Crack Seals	Yrs Between Surface Seals	# of Surface Seals before Overlay
Decision Tree:	Default							
Other		III - Good, Load Related		DO NOTHING	$0.00			
		IV - Poor		HEAVY REHABILITATION	$181.36			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$495.67			
	ST	I - Very Good	Crack Treatment	DO NOTHING	$0.00	99		
			Surface Treatment	DO NOTHING	$0.00		15	
			Restoration Treatment	DO NOTHING	$0.00			99
		II - Good, Non-Load Related		DO NOTHING	$0.00			
		III - Good, Load Related		DO NOTHING	$0.00			
		IV - Poor		DO NOTHING	$0.00			
		V - Very Poor		RECONSTRUCT STRUCTURE (AC)	$495.67			

Functional Class and Surface combination not used

Selected Treatment is not a Surface Seal

Appendix B
Budget Scenarios

Needs Analysis
&
Zero Budget
($85.6 Million over 5 Years)

- Projected PCI/Cost Summary

Needs - Projected PCI/Cost Summary

Interest: 0.00% Inflation: 0.00% Printed: 2/12/2025

Year	PCI Treated	PCI Untreated	PM Cost	Rehab Cost	Cost
2025	88	70	$1,280,390	$76,302,742	$77,583,132
2026	86	69	$687,073	$2,322,135	$3,009,208
2027	84	67	$147,617	$121,577	$269,195
2028	83	64	$550,751	$708,364	$1,259,115
2029	84	62	$2,862,470	$638,220	$3,500,690

	% PM	PM Total Cost	Rehab Total Cost	Total Cost
	6.46%	$5,528,302	$80,093,038	$85,621,339

Increase PCI by 5

($53.1 Million over 5 Years)

- Pavement Network Condition Lane Miles
- Network Condition Summary
- Cost Summary

Target-Driven Scenarios
Pavement Network Condition Lane Miles

Interest: 0.00% Inflation: 0.00% Printed: 2/12/2025

Scenario: Increase by 5 (71-76)

Objective: Minimum Network Average PCI	Target: OVERALL By Year

Year	Value	Year	Value	Year	Value	Year	Value
Year 1	72	Year 2	73	Year 3	74	Year 4	75
Year 5	76						

Annual budget needs to meet target objectives

Year	Arterial	Collector	Res/Loc	Other	Preventative Maintenance	Total
2025	$1,022,368	$248,598	$736,411	$0	$1,280,390	$2,007,377
2026	$3,559,740	$584,308	$5,496,124	$0	$687,073	$9,640,172
2027	$5,905,598	$1,371,695	$8,970,265	$0	$147,617	$16,247,559
2028	$3,532,703	$747,604	$13,215,837	$0	$548,563	$17,496,144
2029	$3,612,395	$549,197	$3,563,341	$0	$2,855,215	$7,724,933

Average Yearly Total: $10,623,237

Grand Total: $53,116,185

Pavement Network prior to treatments in lane miles.

Functional Class	PCI	Percentage of the Network in Very Good Condition	Percentage of the Network in Poor or Very Poor Condition	Remaining Life
Arterial	70	10.9%	2.6%	16
Collector	75	10.7%	2.0%	19
Residential	70	47.2%	14.1%	25

Pavement Network after schedulable treatments applied in lane miles.

2025

Functional Class	PCI	Percentage of the Network in Very Good Condition	Percentage of the Network in Poor or Very Poor Condition	Remaining Life
Arterial	72	56.1%	12.9%	17
Collector	76	73.2%	13.9%	20
Residential	71	72.6%	21.7%	26

2026

Functional Class	PCI	Percentage of the Network in Very Good Condition	Percentage of the Network in Poor or Very Poor Condition	Remaining Life
Arterial	73	62.2%	16.7%	18
Collector	75	71.8%	16.2%	19
Residential	72	77.3%	20.1%	27

Pavement Network after schedulable treatments applied in lane miles.

2027

Functional Class	PCI	Percentage of the Network in Very Good Condition	Percentage of the Network in Poor or Very Poor Condition	Remaining Life
Arterial	76	63.4%	9.8%	19
Collector	75	81.4%	13.9%	20
Residential	73	81.9%	16.7%	27

2028

Functional Class	PCI	Percentage of the Network in Very Good Condition	Percentage of the Network in Poor or Very Poor Condition	Remaining Life
Arterial	76	69.2%	9.8%	20
Collector	74	82.2%	13.9%	20
Residential	75	85.3%	13.2%	28

2029

Functional Class	PCI	Percentage of the Network in Very Good Condition	Percentage of the Network in Poor or Very Poor Condition	Remaining Life
Arterial	77	74.0%	9.8%	21
Collector	74	80.3%	13.9%	20
Residential	76	86.3%	13.1%	29

Target-Driven Scenarios
Network Condition Summary

Interest: 0.00% Inflation: 0.00% Printed: 2/12/2025

Scenario: Increase by 5 (71-76)

Objective: Minimum Network Average PCI	Target: OVERALL By Year

Year	Value	Year	Value	Year	Value	Year	Value
Year 1	72	Year 2	73	Year 3	74	Year 4	75
Year 5	76						

Projected Network Average PCI by Year

Year	Never Treated	With Selected Treatment	Treated Centerline Miles	Treated Lane Miles
2025	71	72	27.24	54.26
2026	69	73	12.14	24.16
2027	67	74	8.30	15.03
2028	64	75	11.99	23.85
2029	62	76	27.69	55.39

Percent Network Area by Functional Class and Condition Class

Condition in base year 2025, prior to applying treatments.

Condition Class	Arterial	Collector	Res/Loc	Other	Total
I	10.9%	10.7%	47.2%	0.0%	68.8%
II / III	6.8%	1.9%	3.7%	0.0%	12.4%
IV	2.5%	1.6%	7.7%	0.0%	11.8%
V	0.1%	0.4%	6.4%	0.0%	7.0%
Total	20.3%	14.7%	65.0%	0.0%	100.0%

Condition in year 2025 after schedulable treatments applied.

Condition Class	Arterial	Collector	Res/Loc	Other	Total
I	11.4%	10.7%	47.2%	0.0%	69.3%
II / III	6.3%	1.9%	3.7%	0.0%	11.9%
IV	2.5%	1.6%	7.7%	0.0%	11.8%
V	0.1%	0.4%	6.4%	0.0%	7.0%
Total	20.3%	14.7%	65.0%	0.0%	100.0%

Condition in year 2029 after schedulable treatments applied.

Condition Class	Arterial	Collector	Res/Loc	Other	Total
I	15.0%	11.8%	56.1%	0.0%	82.9%
II / III	3.3%	0.9%	0.4%	0.0%	4.6%
IV	1.1%	0.0%	2.6%	0.0%	3.7%
V	0.9%	2.0%	5.9%	0.0%	8.9%
Total	20.3%	14.7%	65.0%	0.0%	100.0%

Target-Driven Scenarios - Cost Summary

Interest: 0.00% Inflation: 0.00% Printed: 2/12/2025

Scenario: Increase by 5 (71-76)

Objective: Minimum Network Average PCI								Target: OVERALL By Year	
Year	Value	Year	Value	Year	Value	Year	Value		
Year 1	72	Year 2	73	Year 3	74	Year 4	75		
Year 5	76								

Year		Rehabilitation	Preventive Maintenance		Total Cost	Deferred
2025	II	$0	Non-Project	$1,280,390	$2,007,377	$75,575,756
	III	$726,987	Project	$0		
	IV	$0				
	V	$0				
	Total	$726,987				
	Project	$0				
2026	II	$725,310	Non-Project	$687,073	$9,640,172	$76,099,874
	III	$5,481,898	Project	$0		
	IV	$2,745,891				
	V	$0				
	Total	$8,953,099				
	Project	$0				
2027	II	$710,225	Non-Project	$147,617	$16,247,558	$64,811,677
	III	$0	Project	$0		
	IV	$10,000,131				
	V	$5,389,585				
	Total	$16,099,941				
	Project	$0				
2028	II	$0	Non-Project	$548,563	$17,496,144	$58,296,252
	III	$0	Project	$0		
	IV	$4,771,999				
	V	$12,175,583				
	Total	$16,947,581				
	Project	$0				
2029	II	$72,020	Non-Project	$2,855,215	$7,724,932	$62,577,422
	III	$0	Project	$0		
	IV	$4,219,416				
	V	$578,282				
	Total	$4,869,717				
	Project	$0				

Summary

Functional Class	Rehabilitation	Prev. Maint.	
Arterial	$16,965,825	$666,979	
Collector	$2,623,686	$877,717	
Residential/Local	$28,007,816	$3,974,164	
Total:	$47,597,327	$5,518,860	Grand Total: $53,116,187

Criteria:

Scenarios Criteria:

Maintain PCI

($24.3 Million over 5 Years)

- Pavement Network Condition Lane Miles
- Network Condition Summary
- Cost Summary

Target-Driven Scenarios
Pavement Network Condition Lane Miles

Interest: 0.00% Inflation: 0.00% Printed: 2/12/2025

Scenario: Maintain 71

Objective: Minimum Network Average PCI	Target: OVERALL 71

Annual budget needs to meet target objectives

Year	Arterial	Collector	Res/Loc	Other	Preventative Maintenance	Total
2025	$214	$1,085	$20,451	$0	$21,750	$21,750
2026	$1,145,431	$298,995	$2,527,256	$0	$1,945,295	$3,971,682
2027	$2,763,397	$68,805	$4,866,768	$0	$147,617	$7,698,969
2028	$6,517,126	$655,384	$2,652,192	$0	$547,771	$9,824,703
2029	$331,404	$268,895	$2,161,043	$0	$2,761,342	$2,761,342

Average Yearly Total: $4,855,689

Grand Total: $24,278,447

Pavement Network prior to treatments in lane miles.

Functional Class	PCI	Percentage of the Network in Very Good Condition	Percentage of the Network in Poor or Very Poor Condition	Remaining Life
Arterial	70	10.9%	2.6%	16
Collector	75	10.7%	2.0%	19
Residential	70	47.2%	14.1%	25

Pavement Network after schedulable treatments applied in lane miles.

2025

Functional Class	PCI	Percentage of the Network in Very Good Condition	Percentage of the Network in Poor or Very Poor Condition	Remaining Life
Arterial	70	53.5%	12.9%	16
Collector	75	73.2%	13.9%	19
Residential	70	72.6%	21.7%	25

2026

Functional Class	PCI	Percentage of the Network in Very Good Condition	Percentage of the Network in Poor or Very Poor Condition	Remaining Life
Arterial	69	49.0%	16.7%	16
Collector	74	69.1%	16.2%	19
Residential	71	72.3%	22.2%	26

Pavement Network after schedulable treatments applied in lane miles.

2027

Functional Class	PCI	Percentage of the Network in Very Good Condition	Percentage of the Network in Poor or Very Poor Condition	Remaining Life
Arterial	70	51.1%	19.5%	17
Collector	72	69.1%	16.2%	18
Residential	71	77.6%	19.8%	26

2028

Functional Class	PCI	Percentage of the Network in Very Good Condition	Percentage of the Network in Poor or Very Poor Condition	Remaining Life
Arterial	73	61.9%	14.5%	18
Collector	71	70.2%	16.4%	18
Residential	71	79.8%	18.7%	26

2029

Functional Class	PCI	Percentage of the Network in Very Good Condition	Percentage of the Network in Poor or Very Poor Condition	Remaining Life
Arterial	71	61.2%	20.0%	18
Collector	70	70.2%	17.2%	18
Residential	71	79.8%	19.5%	27

Target-Driven Scenarios
Network Condition Summary

Interest: 0.00% Inflation: 0.00% Printed: 2/12/2025

Scenario: Maintain 71

Objective: Minimum Network Average PCI	Target: OVERALL 71

Projected Network Average PCI by Year

Year	Never Treated	With Selected Treatment	Treated Centerline Miles	Treated Lane Miles
2025	71	71	18.30	36.60
2026	69	71	16.46	32.69
2027	67	71	7.60	13.56
2028	64	71	10.93	21.86
2029	62	71	19.36	38.76

Percent Network Area by Functional Class and Condition Class

Condition in base year 2025, prior to applying treatments.

Condition Class	Arterial	Collector	Res/Loc	Other	Total
I	10.9%	10.7%	47.2%	0.0%	68.8%
II / III	6.8%	1.9%	3.7%	0.0%	12.4%
IV	2.5%	1.6%	7.7%	0.0%	11.8%
V	0.1%	0.4%	6.4%	0.0%	7.0%
Total	20.3%	14.7%	65.0%	0.0%	100.0%

Condition in year 2025 after schedulable treatments applied.

Condition Class	Arterial	Collector	Res/Loc	Other	Total
I	10.9%	10.7%	47.2%	0.0%	68.8%
II / III	6.8%	1.9%	3.7%	0.0%	12.4%
IV	2.5%	1.6%	7.7%	0.0%	11.8%
V	0.1%	0.4%	6.4%	0.0%	7.0%
Total	20.3%	14.7%	65.0%	0.0%	100.0%

Condition in year 2029 after schedulable treatments applied.

Condition Class	Arterial	Collector	Res/Loc	Other	Total
I	12.4%	10.3%	51.8%	0.0%	74.6%
II / III	3.8%	1.8%	0.5%	0.0%	6.2%
IV	3.1%	0.5%	3.4%	0.0%	7.1%
V	0.9%	2.0%	9.2%	0.0%	12.2%
Total	20.3%	14.7%	65.0%	0.0%	100.0%

Target-Driven Scenarios - Cost Summary

Interest: 0.00% Inflation: 0.00% Printed: 2/12/2025

Scenario: Maintain 71

Objective: Minimum Network Average PCI | Target: OVERALL 71

Year	Rehabilitation		Preventive Maintenance		Total Cost	Deferred
2025	II	$0	Non-Project	$21,750	$21,750	$77,561,382
	III	$0	Project	$0		
	IV	$0				
	V	$0				
	Total	$0				
	Project	$0				
2026	II	$0	Non-Project	$1,945,295	$3,971,682	$83,753,573
	III	$2,026,387	Project	$0		
	IV	$0				
	V	$0				
	Total	$2,026,387				
	Project	$0				
2027	II	$729,044	Non-Project	$147,617	$7,698,969	$81,013,965
	III	$2,922,685	Project	$0		
	IV	$3,899,623				
	V	$0				
	Total	$7,551,352				
	Project	$0				
2028	II	$201,360	Non-Project	$547,771	$9,824,703	$82,169,190
	III	$0	Project	$0		
	IV	$9,075,571				
	V	$0				
	Total	$9,276,932				
	Project	$0				
2029	II	$0	Non-Project	$2,761,342	$2,761,342	$91,610,955
	III	$0	Project	$0		
	IV	$0				
	V	$0				
	Total	$0				
	Project	$0				

Summary

Functional Class	Rehabilitation	Prev. Maint.	
Arterial	$10,091,396	$666,177	
Collector	$430,360	$862,803	
Residential/Local	$8,332,915	$3,894,796	
Total:	$18,854,671	$5,423,776	Grand Total: $24,278,447

Criteria:

Scenarios Criteria:

Current Funding
($10 Million over 5 Years)

- Network Condition Summary
- Cost Summary
- Sections Selected for Treatment
- GIS Maps of Treatments by year

Scenarios - Network Condition Summary

Interest: 0.00% Inflation: 0.00% Printed: 2/12/2025

Scenario: PTAP 25 Current Funding $2M/yr

Year	Budget	PM	Year	Budget	PM	Year	Budget	PM
2025	$2,000,000	10%	2027	$2,000,000	10%	2029	$2,000,000	10%
2026	$2,000,000	10%	2028	$2,000,000	10%			

Projected Network Average PCI by Year

Year	Never Treated	With Selected Treatment	Treated Centerline Miles	Treated Lane Miles
2025	70	72	21.47	42.94
2026	69	70	4.80	9.48
2027	67	69	5.76	9.73
2028	64	67	7.37	14.73
2029	62	66	5.14	10.28

Percent Network Area by Functional Class and Condition Category

Condition in base year 2025, prior to applying treatments.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	10.9%	10.7%	47.2%	0.0%	68.8%
II / III	6.8%	1.9%	3.7%	0.0%	12.4%
IV	2.5%	1.6%	7.7%	0.0%	11.8%
V	0.1%	0.4%	6.4%	0.0%	7.0%
Total	20.3%	14.7%	65.0%	0.0%	100.0%

Condition in year 2025 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	11.5%	10.7%	47.9%	0.0%	70.2%
II / III	6.2%	1.9%	3.0%	0.0%	11.1%
IV	2.5%	1.6%	7.7%	0.0%	11.8%
V	0.1%	0.4%	6.4%	0.0%	7.0%
Total	20.3%	14.7%	65.0%	0.0%	100.0%

Condition in year 2029 after schedulable treatments applied.

Condition	Arterial	Collector	Res/Loc	Other	Total
I	10.4%	10.1%	49.5%	0.0%	70.1%
II / III	3.6%	1.8%	0.6%	0.0%	6.1%
IV	5.3%	0.6%	5.7%	0.0%	11.7%
V	0.9%	2.0%	9.2%	0.0%	12.2%
Total	20.3%	14.7%	65.0%	0.0%	100.0%

Scenarios - Cost Summary

Interest: 0.00% Inflation: 0.00% Printed: 2/12/2025

Scenario: PTAP 25 Current Funding $2M/yr

Year	PM	Budget		Rehabilitation		Preventative Maintenance	Surplus PM	Deferred		Stop Gap
2025	10%	$2,000,000	II	$17,621	Non-Project	$220,165	$0	$75,584,576	Funded	$0
			III	$1,760,769					Unmet	$100,071
			IV	$0	Project	$0				
			V	$0						
			Total	$1,778,391						
			Project	$0						
2026	10%	$2,000,000	II	$237,949	Non-Project	$203,347	$0	$83,749,017	Funded	$0
			III	$1,558,555					Unmet	$3,438
			IV	$0	Project	$0				
			V	$0						
			Total	$1,796,504						
			Project	$0						
2027	10%	$2,000,000	II	$567,295	Non-Project	$209,341	$0	$86,708,600	Funded	$0
			III	$1,223,142					Unmet	$0
			IV	$0	Project	$0				
			V	$0						
			Total	$1,790,437						
			Project	$0						
2028	10%	$2,000,000	II	$253,037	Non-Project	$199,989	$11	$95,759,120	Funded	$0
			III	$1,546,960					Unmet	$1,348
			IV	$0	Project	$0				
			V	$0						
			Total	$1,799,997						
			Project	$0						
2029	10%	$2,000,000	II	$598,709	Non-Project	$213,561	$0	$105,805,123	Funded	$0
			III	$0					Unmet	$1,037
			IV	$1,184,885	Project	$0				
			V	$0						
			Total	$1,783,594						
			Project	$0						

Summary

Functional Class	Rehabilitation	Prev. Maint.	Funded Stop Gap	Unmet Stop Gap
Arterial	$4,895,848	$44,042	$0	$17,592
Collector	$32,513	$209,349	$0	$10,669
Residential/Local	$4,020,562	$793,009	$0	$77,633
Grand Total:	$8,948,923	$1,046,400	$0	$105,894

Scenarios Criteria:

Criteria:

Scenarios - Sections Selected for Treatment

Interest: 0.00% Inflation: 0.00% Printed: 2/12/2025

Scenario: PTAP 25 Current Funding $2M/yr

Year	Budget	PM
2025	$2,000,000	10%
2026	$2,000,000	10%

Year	Budget	PM
2027	$2,000,000	10%
2028	$2,000,000	10%

Year	Budget	PM
2029	$2,000,000	10%

Year: 2025

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment PCI Before	Treatment PCI After	Cost	Rating	Treatment
ARTHUR AVENUE	ALAMEDA DE LAS PULGAS	CORONET BOULEVARD	ARTHUR	ARTHUR	1,000	20	20,000	R	AC	G	57	57	100	$252,756	7,771	LIGHT REHABILITATION
RALSTON AVENUE, EB	CHRISTIAN DRIVE	HALLMARK DRIVE	RALSE EB	RALS010	2,150	24	51,600	A	AC	J	62	63	100	$726,987	7,346	LIGHT REHABILITATION
RALSTON AVENUE, WB	SIXTH AVENUE	TWIN PINES LN	RALSE WB	RALS070	300	38	11,400	A	AC	D	62	62	100	$160,613	7,329	LIGHT REHABILITATION
SKYMONT DRIVE	MARSTEN AVENUE	DEAD END	SKYDR	SKYDR	1,350	30	40,500	R	AC	H	57	57	100	$511,830	7,487	LIGHT REHABILITATION
TALBRYN DRIVE	ARON COURT	BUCKLAND AVENUE	TALBRY	TALB2	358	24	8,592	R	AC	E	59	59	100	$108,584	7,276	LIGHT REHABILITATION
											Treatment Total			$1,760,769		
SKYMONT COURT	SKYMONT DRIVE	END OF CUL DE SAC	SKYCT	SKYCT	150	32	4,800	R	AC	H	59	59	70	$17,621	5,620	HEAVY MAINTENANCE
											Treatment Total			$17,621		
HILLER STREET	RALSTON AVENUE	RALSTON FRONTAGE RD	HER	HER4	100	46	4,600	R	AC/AC	B	76	77	85	$4,810	34,391	LIGHT MAINTENANCE
LYON AVENUE	ALAMEDA DE LAS PULGAS	CORONET BOULEVARD	LYON	LYON2	1,125	21	23,625	R	AC/AC	G	80	81	88	$24,701	34,270	LIGHT MAINTENANCE
NORTH ROAD	ROSS STREET	NOTRE DAME AVENUE	NORTH	NORT5B	970	21	20,370	R	AC/AC	D	79	80	87	$21,298	42,670	LIGHT MAINTENANCE
ONEILL AVE	100' WEST OF FIFTH AVE	SIXTH AVE (W)	ONEIL	ONE020	170	34	5,780	R	AC/AC	E	85	85	91	$6,043	39,703	LIGHT MAINTENANCE
ONEILL AVE	ELMER STREET	FURLONG STREET	ONEIL	ONE210	260	33	8,580	R	AC	B	86	87	93	$8,971	33,168	LIGHT MAINTENANCE
ONEILL AVE	FURLONG STREET	GRANADA STREET	ONEIL	ONE220	233	33	7,689	R	AC/AC	B	84	85	91	$8,039	35,906	LIGHT MAINTENANCE
ONEILL AVE	JUDSON STREET	KEDITH STREET	ONEIL	ONE260	235	33	7,755	R	AC/AC	B	89	89	94	$8,108	34,365	LIGHT MAINTENANCE
READ AVENUE	PONCE AVENUE	END OF CUL DE SAC	READ	READ3	650	20	13,000	R	AC/AC	G	83	83	90	$13,592	41,961	LIGHT MAINTENANCE
SHOREWAY ROAD	COP N/O SEM LANE	SAN CARLOS CITY LIMIT	SHOREW	SHOR2	2,710	31	84,010	R	AC/AC	A	84	84	91	$87,837	40,189	LIGHT MAINTENANCE
WESSEX WAY	HILLER STREET	GRANADA STREET	WESSEX	WESS2	400	32	12,800	R	AC/AC	C	85	85	91	$13,383	33,670	LIGHT MAINTENANCE
											Treatment Total			$196,783		
							Year 2025 Area Total		325,101		Year 2025 Total			$1,975,174		

** - Treatment from Project Selection

MTC StreetSaver

Criteria: Treatment <> SEAL CRACKS

Scenarios Criteria:

Scenarios - Sections Selected for Treatment

Interest: 0.00% Inflation: 0.00% Printed: 2/12/2025

Scenario: PTAP 25 Current Funding $2M/yr

Year: 2026

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment PCI Before	Treatment PCI After	Cost	Rating	Treatment
ENGLISH CT	HARBOR BOULEVARD	WEST END	ENGLISH	ENGL1	221	32	7,072	R	AC	E	60	58	100	$89,374	7,484	LIGHT REHABILITATION
FLASHNER LANE	EL CAMINO REAL	RALSTON AVENUE	FLASHN	FLASHN	300	19	5,700	R	AC	D	60	59	100	$72,035	7,351	LIGHT REHABILITATION
NORTH ROAD	EL CAMINO REAL	MALCOLM AVENUE	NORTH	NORT1A	565	26	14,690	R	AC	D	63	62	100	$185,649	6,987	LIGHT REHABILITATION
NORTH ROAD	MALCOLM AVENUE	BERESFORD STREET	NORTH	NORT1B	635	26	16,510	R	AC	D	62	60	100	$208,650	7,298	LIGHT REHABILITATION
OLD COUNTY ROAD	MASONIC WAY	RALSTON AVENUE	OLD	OLD4	285	38	10,830	A	AC/AC	C	65	63	100	$152,583	6,939	LIGHT REHABILITATION
RALSTON AVENUE, EB	TWIN PINES LN	SIXTH AVENUE	RALSE EB	RALS130	300	32	9,600	A	AC	E	64	61	100	$135,253	7,426	LIGHT REHABILITATION
RALSTON AVENUE, WB	PULLMAN AVENUE	CIPRIANI BOULEVARD	RALSE WB	RALS150	2,030	25	50,750	A	AC/AC	G	63	61	100	$715,011	7,342	LIGHT REHABILITATION
											Treatment Total			$1,558,555		
HARBOR BOULEVARD	OLD COUNTY RD	EL CAMINO REAL	HARBOR	130910	215	54	11,610	R	AC	B	65	64	74	$42,622	6,253	HEAVY MAINTENANCE
ISLAND PARKWAY (SB)	END 2ND PCC	RALSTON AVENUE	ISLAND	ISLAND10	210	37	7,770	C	AC	A	67	64	74	$32,513	3,832	HEAVY MAINTENANCE
SOUTHVIEW COURT	SOUTH ROAD	END OF CUL DE SAC	SOUTHV	SOUTHV	450	27	12,150	R	AC/AC	D	62	61	71	$44,604	6,436	HEAVY MAINTENANCE
VILLA AVENUE	ACADEMY AVENUE	BELBURN DRIVE	VILLA	VILLA1	1,150	28	32,200	R	AC/AC	F	66	65	75	$118,210	6,872	HEAVY MAINTENANCE
											Treatment Total			$237,949		
CAMBRIDGE STREET	HILLER STREET	MARINE VIEW AVENUE	CAMBRI	CAMBRI	1,500	32	48,000	R	AC	C	73	72	81	$50,187	30,551	LIGHT MAINTENANCE
CIPRIANI BOULEVARD	PONCE AVENUE	RALSTON AVENUE	CIPRIA	CIPR3	896	22	19,712	C	AC/AC	G	73	72	81	$21,683	29,639	LIGHT MAINTENANCE
CIPRIANI BOULEVARD	RALSTON AVENUE	CONTINENTALS WAY	CIPRIA	CIPR4	150	58	8,700	R	AC	K	72	71	80	$9,096	30,999	LIGHT MAINTENANCE
CIVIC LANE	O'NEILL AVENUE	BROADWAY	CIVIC	CIVIC	500	18	9,000	R	AC	E	91	90	95	$9,410	30,252	LIGHT MAINTENANCE
CORONET BOULEVARD	LYON AVENUE	CASA BONA AVE	CORONE	CORO2A	855	20	17,100	R	AC/AC	G	77	78	86	$17,879	29,475	LIGHT MAINTENANCE
GRANADA STREET	RALSTON AVE	MASONIC WAY	GRANAD	GRAN1A	155	16	2,480	R	AC/AC	C	85	84	91	$2,593	20,022	LIGHT MAINTENANCE
HILLER STREET	RALSTON FRONTAGE RD	O'NEILL AVENUE	HER	HER5	830	28	23,240	R	AC/AC	B	81	82	90	$24,299	39,018	LIGHT MAINTENANCE
MERRY MOPPET LANE	LYALL WAY	CARLMONT DRIVE	MERRY	MERR010	675	17	11,475	R	AC/AC	K	86	85	91	$11,998	32,785	LIGHT MAINTENANCE
MONTE CRESTA DRIVE	BARCLAY WAY	MONTE CRESTA COURT	MONTE	MONT2	225	20	4,500	R	AC/AC	G	71	70	79	$4,705	29,616	LIGHT MAINTENANCE
ONEILL AVE	GRANADA STREET	HILLER STREET	ONEIL	ONE230	238	33	7,854	R	AC/AC	B	84	83	90	$8,212	30,383	LIGHT MAINTENANCE
ONEILL AVE	HILLER STREET	IRWIN STREET	ONEIL	ONE240	238	33	4,046	R	AC/AC	B	89	88	94	$4,230	33,364	LIGHT MAINTENANCE
ONEILL AVE	KEDITH STREET	DAIRY LANE	ONEIL	ONE270	154	33	5,082	R	AC/AC	B	88	88	94	$5,314	31,224	LIGHT MAINTENANCE

Scenarios - Sections Selected for Treatment

Interest: 0.00% Inflation: 0.00% Printed: 2/12/2025

Scenario: PTAP 25 Current Funding $2M/yr

Year: 2026

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment PCI Before	Treatment PCI After	Cost	Rating	Treatment
OXFORD CT (NORTH)	OXFORD WAY	NORTH END	OXFCTN	OXFN1	209	26	5,434	R	AC	C	76	75	84	$5,682	32,293	LIGHT MAINTENANCE
RALSTON AVENUE, EB	OLD COUNTY ROAD	ELMER STREET	RALSE EB	RALS160	400	37	16,000	A	AC/AC	B	80	79	87	$22,009	33,132	LIGHT MAINTENANCE
SOHO CIRCLE	HALLMARK DRIVE	END OF CUL DE SAC	SOHO	SOHO	120	30	3,600	R	AC	J	77	78	86	$3,764	30,016	LIGHT MAINTENANCE
											Treatment Total			$201,060		
				Year 2026 Area Total			365,105				Year 2026 Total			$1,997,564		

Year: 2027

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment PCI Before	Treatment PCI After	Cost	Rating	Treatment
ALAMEDA DE LAS PULGAS	NOTRE DAME AVENUE	MEZES AVENUE	ALAMED	ALAM4A	700	19	13,300	A	AC/AC	F	69	65	100	$187,382	6,770	LIGHT REHABILITATION
ALAMEDA DE LAS PULGAS	MEZES AVENUE	ARBOR DRIVE	ALAMED	ALAM4B	450	22	9,900	A	AC/AC	F	69	66	100	$139,480	6,563	LIGHT REHABILITATION
ALL VIEW WAY	SEQUOIA AVENUE	END OF CUL DE SAC	ALLVI	ALL2	550	28	15,400	R	AC	G	64	61	100	$194,622	7,025	LIGHT REHABILITATION
RALSTON AVENUE, WB	CIPRIANI BOULEVARD	DAVIS DRIVE	RALSE WB	RALS160	1,540	25	38,500	A	AC/AC	G	65	61	100	$542,422	7,228	LIGHT REHABILITATION
SEQUOIA AVENUE	BARCLAY WAY	ALL VIEW WAY	SEQUOI	SEQU1	600	21	12,600	R	AC/AC	G	65	62	100	$159,236	6,707	LIGHT REHABILITATION
											Treatment Total			$1,223,142		
ADELAIDE WAY	CHRISTIAN DRIVE (N)	CHRISTIAN DRIVE (S)	ADELAI	ADELAI	1,600	30	48,000	R	AC	H	63	60	71	$176,213	6,369	HEAVY MAINTENANCE
MONTE CRESTA DRIVE	END S/O SEQUOIA WAY	HASKINS DRIVE	MONTE	MONT4	650	21	13,650	R	AC/AC	G	67	64	74	$50,111	6,625	HEAVY MAINTENANCE
NORTH ROAD	IRENE COURT (CENTER @ MEDIAN)	RUTH AVENUE	NORTH	NORT3	155	33	5,115	R	AC	D	67	64	74	$18,778	6,152	HEAVY MAINTENANCE
RALSTON AVENUE, EB	ELMER STREET	GRANADA STREET	RALSE EB	RALS170	500	35	17,500	A	AC/AC	B	69	65	75	$76,203	5,645	HEAVY MAINTENANCE
RALSTON AVENUE, WB	ELMER STREET	OLD COUNTY ROAD	RALSE WB	RALS040	400	37	14,800	A	AC/AC	C	66	62	72	$64,446	5,454	HEAVY MAINTENANCE
RALSTON AVENUE, WB	OLD COUNTY ROAD	EL CAMINO REAL	RALSE WB	RALS050	275	44	12,100	A	AC/AC	C	72	68	78	$52,689	6,121	HEAVY MAINTENANCE
RINCONADA CIRCLE	ST. JAMES ROAD	END OF TURN A ROUND	RINCON	RINCON	800	29	23,200	R	AC	I	65	62	72	$85,170	6,075	HEAVY MAINTENANCE
SHIRLEY ROAD	FOREST AVENUE	FOREST AVENUE	SHIRLE	SHIRLE	700	17	11,900	R	AC	G	64	60	71	$43,686	5,171	HEAVY MAINTENANCE
											Treatment Total			$567,295		

Scenarios - Sections Selected for Treatment

Interest: 0.00% Inflation: 0.00% Printed: 2/12/2025

Scenario: PTAP 25 Current Funding $2M/yr

Year: 2027

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment PCI Before	Treatment PCI After	Cost	Rating	Treatment
BELBURN DRIVE	NOTRE DAME AVENUE	ACADEMY AVENUE	BELBUR	BELB1	1,500	27	40,500	R	AC/AC	F	80	80	87	$42,345	28,294	LIGHT MAINTENANCE
BELBURN DRIVE	ACADEMY AVENUE	VILLA AVENUE	BELBUR	BELB2	300	27	8,100	R	AC/AC	F	84	82	90	$8,469	29,371	LIGHT MAINTENANCE
DEBBIE LANE	SOUTH ROAD	END OF CUL DE SAC	DEBBIE	DEBBIE	220	26	5,720	R	AC/AC	D	72	70	79	$5,981	28,205	LIGHT MAINTENANCE
DE KOVEN AVENUE	LINCOLN AVENUE	MONSERAT AVENUE	DEKOV	DEKOV1	1,080	20	21,600	R	AC/AC	G	73	73	82	$22,584	28,270	LIGHT MAINTENANCE
ELMER STREET	O NEILL AV	KAREN RD	ELMER	ELMER2	360	38	13,680	C	AC	B	90	88	94	$15,048	28,305	LIGHT MAINTENANCE
HALLMARK DRIVE NB	START OF MEDIAN (NB)	END OF MEDIAN (NB)	HALLMA NB	HALL020N	760	19	14,440	A	AC/AC	J	89	87	93	$19,863	28,483	LIGHT MAINTENANCE
KEDITH STREET	RALSTON AVENUE	O'NEILL AVENUE	KEDITH	KEDITH	830	27	22,410	R	AC/AC	B	74	74	83	$23,431	28,386	LIGHT MAINTENANCE
ONEILL AVE	IRWIN STREET	JUDSON STREET	ONEIL	ONE250	237	33	7,821	R	AC/AC	B	88	87	93	$8,177	29,767	LIGHT MAINTENANCE
OXFORD CT (SOUTH)	OXFORD WAY	SOUTH END	OXFCTS	OXFS1	138	25	3,450	R	AC	C	74	71	80	$3,607	20,449	LIGHT MAINTENANCE
PONCE AVENUE	PRINDLE ROAD	READ AVENUE	PONCE	PONC1	1,450	17	24,650	R	AC/AC	G	91	89	95	$25,773	32,072	LIGHT MAINTENANCE
PONCE AVENUE	READ AVENUE	CIPRIANI BOULEVARD	PONCE	PONC2	450	20	9,000	R	AC/AC	G	88	88	94	$9,410	30,616	LIGHT MAINTENANCE
ROXBURY WAY	HILLER STREET	CAMBRIDGE STREET	ROXBUR	ROXBUR	700	32	22,400	R	AC	C	75	73	82	$23,420	28,011	LIGHT MAINTENANCE
													Treatment Total	$208,108		
				Year 2027 Area Total			429,736						Year 2027 Total	$1,998,546		

Year: 2028

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment PCI Before	Treatment PCI After	Cost	Rating	Treatment
RALSTON AVENUE, EB	HILLER STREET	REDWOOD CITY LIMIT	RALSE EB	RALS190	2,125	32	68,000	A	AC/AC	B	71	66	100	$958,044	6,615	LIGHT REHABILITATION
SIXTH AVENUE	O'NEILL AVENUE	HARBOR BOULEVARD	SIXTH	SIXT5	1,100	38	41,800	A	AC/AC	E	71	66	100	$588,916	6,554	LIGHT REHABILITATION
													Treatment Total	$1,546,960		
ARDEN LANE	TALBRYN DRIVE	VINE STREET	ARDEN	ARDEN	650	23	14,950	R	AC	E	65	60	70	$54,883	5,107	HEAVY MAINTENANCE
EL VERANO WAY	MAYWOOD DRIVE	LADERA WAY	ELVER	ELV2	750	25	18,750	R	AC/AC	E	69	65	74	$68,833	6,141	HEAVY MAINTENANCE
EL VERANO WAY	LADERA WAY	ALAMEDA DE LAS PULGAS	ELVER	ELV3	250	37	9,250	R	AC/AC	E	69	65	75	$33,958	6,560	HEAVY MAINTENANCE
RALSTON AVENUE, WB	HILLER STREET	GRANADA STREET	RALSE WB	RALS020	300	34	10,200	A	AC/AC	C	74	69	78	$44,415	7,034	HEAVY MAINTENANCE
SIXTH AVENUE	HARBOR BOULEVARD	LANE STREET	SIXTH	SIXT6A	450	26	11,700	A	AC	E	74	69	78	$50,947	6,661	HEAVY MAINTENANCE
													Treatment Total	$253,037		

Scenarios - Sections Selected for Treatment

Interest: 0.00% Inflation: 0.00% Printed: 2/12/2025

Scenario: PTAP 25 Current Funding $2M/yr

Year: 2028

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment PCI Before	Treatment PCI After	Cost	Rating	Treatment
CARLMONT DRIVE	HASTINGS DRIVE	MERRY MOPPET LN	CARLMO	CARL 2	600	38	22,800	C	AC/AC	K	77	76	84	$25,080	31,648	LIGHT MAINTENANCE
CIPRIANI BOULEVARD	NEWLANDS AVENUE	PONCE AVENUE	CIPRIA	CIPR2	1,600	22	35,200	C	AC/AC	G	78	76	85	$38,720	30,395	LIGHT MAINTENANCE
EAST LAUREL CREEK ROAD	3138 EAST LAUREL CREEK ROAD	BAY COURT	EASTL	EAST3	140	20	2,800	C	AC/AC	G	75	72	81	$3,080	23,341	LIGHT MAINTENANCE
GORDON AVENUE	CYPRESS AVENUE	HILL STREET	GORDON	GORDON	425	31	13,175	R	AC	D	83	80	88	$13,775	27,855	LIGHT MAINTENANCE
HILLER STREET	MARINE VIEW AVENUE	RALSTON AVENUE	HER	HER3	2,450	38	93,100	C	AC	C	92	89	95	$102,410	28,676	LIGHT MAINTENANCE
KIMMIE COURT	CORONET BOULEVARD	END OF CUL DE SAC	KIMMIE	KIMMIE	500	30	15,000	R	AC/AC	F	92	89	95	$15,683	33,864	LIGHT MAINTENANCE
												Treatment Total		$198,749		
				Year 2028 Area Total			356,725					Year 2028 Total		$1,998,745		

Year: 2029

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment PCI Before	Treatment PCI After	Cost	Rating	Treatment
FIFTH AVENUE	BROADWAY	HARBOR BOULEVARD	FIFTH	FIFT1B	550	48	26,400	R	AC	E	52	43	100	$531,989	5,383	HEAVY REHABILITATION
RIDGE ROAD	END OF CUL DE SAC	NOTRE DAME AVENUE	RIDGE	RIDGE	900	21	18,900	R	AC/AC	D	50	42	100	$380,856	5,404	HEAVY REHABILITATION
ROBERT AVENUE	SKYMONT DRIVE	BISHOP ROAD	ROBERT	ROBERT	150	30	4,500	R	AC	H	54	46	100	$90,680	5,304	HEAVY REHABILITATION
WINDING WAY	WILLIAMS AVENUE	ROSS STREET	WINDIN	WIND1	500	18	9,000	R	AC/AC	D	50	42	100	$181,360	5,381	HEAVY REHABILITATION
												Treatment Total		$1,184,885		
ACADEMY AVENUE	BEG OF ONE WAY	END OF ONE WAY	ACAAV	ACAAV3B	665	15	9,975	R	AC	F	70	65	75	$36,619	7,186	HEAVY MAINTENANCE
HALLMARK DRIVE	BENSON WAY	RALSTON AVENUE	HALLMA	HALL080	975	48	46,800	A	AC/AC	J	78	70	79	$203,788	5,440	HEAVY MAINTENANCE
LONGFELLOW DRIVE	BAY COURT	HASKINS DRIVE	LONGFE	LONGFE	750	20	15,000	R	AC	G	71	64	74	$55,067	5,525	HEAVY MAINTENANCE
ONEILL AVE	SUNNYSLOPE AVENUE	WEST CUL DE SAC	ONEIL	ONE040	218	25	5,450	R	AC	E	69	64	74	$20,008	6,855	HEAVY MAINTENANCE
PALM AVENUE (FIFTH)	COP 100' N/O ONIEL AVE	WALTERMIRE ST	PALM	PALM020	143	26	3,718	R	AC	E	67	60	71	$13,649	5,535	HEAVY MAINTENANCE
RALSTON AVENUE, WB	GRANADA STREET	ELMER STREET	RALSE WB	RALS030	500	33	16,500	A	AC/AC	C	76	70	79	$71,848	6,939	HEAVY MAINTENANCE
SIXTH AVENUE	LANE STREET	E STREET	SIXTH	SIXT6B	300	19	5,700	A	AC	E	76	68	78	$24,820	5,835	HEAVY MAINTENANCE

Scenarios - Sections Selected for Treatment

Interest: 0.00% Inflation: 0.00% Printed: 2/12/2025

Scenario: PTAP 25 Current Funding $2M/yr

Year: 2029

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment PCI Before	Treatment PCI After	Cost	Rating	Treatment
SUNNYSLOPE AVENUE	1572 SUNNYSLOPE AVENUE	LANE STREET	SUNNYS	SUNN2B	200	20	4,000	R	AC	E	65	58	69	$14,684	5,218	HEAVY MAINTENANCE
VILLAGE COURT	VILLAGE DRIVE	END OF CUL DE SAC	VILCT	VILCT	350	34	11,900	R	AC/AC	K	65	58	69	$43,686	4,963	HEAVY MAINTENANCE
WEST NAUGHTON AVENUE	BELMONT CANYON RD	CULDESAC	WESTN	WESTN1	975	32	31,200	R	AC	H	69	62	73	$114,539	5,470	HEAVY MAINTENANCE
												Treatment Total		$598,709		
ALL VIEW WAY	LINCOLN AVENUE	SEQUOIA AVENUE	ALLVI	ALL1	250	20	5,000	R	AC	G	81	79	87	$5,228	35,230	LIGHT MAINTENANCE
BAY COURT	EAST LAUREL CREEK ROAD	LONGFELLOW DRIVE	BAY	BAY	250	21	5,250	R	AC	G	79	77	85	$5,489	36,165	LIGHT MAINTENANCE
BROADWAY	EL CAMINO REAL	5TH AVE	BROADW	BROA1A	240	48	11,520	R	AC/AC	E	88	85	92	$12,045	36,639	LIGHT MAINTENANCE
CARMELITA AVENUE	CIPRIANI BOULEVARD	PALMER AVE	CARMEL	CARM2	200	29	5,800	R	AC/AC	G	81	79	87	$6,064	41,773	LIGHT MAINTENANCE
CONTINENTALS WAY	1048 CONTINENTALS WAY	LYALL WAY	CONTIN	CONT2C	400	38	15,200	R	AC/AC	K	87	84	91	$15,892	36,732	LIGHT MAINTENANCE
FOLGER DRIVE	NOTRE DAME AVENUE (N)	NOTRE DAME AVENUE (S)	FOLGER	FOLGER	1,050	16	16,800	R	AC	D	80	78	86	$17,565	35,519	LIGHT MAINTENANCE
HASKINS DRIVE	EAST LAUREL CREEK ROAD	MONTE CRESTA DRIVE	HASKIN	HASKIN	1,400	21	29,400	R	AC	G	78	76	85	$30,739	35,577	LIGHT MAINTENANCE
MULBERRY COURT	CARLMONT DRIVE	END OF CUL DE SAC	MULBER	MULBER	300	29	8,700	R	AC/AC	K	80	78	86	$9,096	40,899	LIGHT MAINTENANCE
NAUGHTON AVENUE	HILLCREST DRIVE	ENCLINE WAY	NAUGHT	NAUG1	510	25	12,750	R	AC/AC	H	84	82	89	$13,331	38,854	LIGHT MAINTENANCE
READ AVENUE	CARMELITA AVENUE	PONCE AVENUE	READ	READ2	790	18	14,220	R	AC	G	79	77	85	$14,868	36,316	LIGHT MAINTENANCE
SEAGATE PLACE	SEAGATE WAY	END OF CUL DE SAC	SEAPL	SEAPL	140	32	4,480	R	AC	C	82	80	87	$4,684	31,916	LIGHT MAINTENANCE
SOMERSET DRIVE	SOMERSET COURT	LEIGH WAY	SOMDR	SOM1	700	29	20,300	R	AC	J	79	77	85	$21,225	36,405	LIGHT MAINTENANCE
VALLEY VIEW AVENUE	NOTRE DAME AVENUE	1727 VALLEY VIEW AVENUE	VALLEY	VALL1	1,050	19	19,950	R	AC/AC	D	77	76	84	$20,859	38,086	LIGHT MAINTENANCE
VILLAGE DRIVE	CARLMONT DRIVE	DEAD END	VILDR	VILDR	1,000	34	34,000	R	AC/AC	K	84	82	89	$35,549	40,755	LIGHT MAINTENANCE
												Treatment Total		$212,635		
							Year 2029 Area Total		412,413			Year 2029 Total		$1,996,229		
							Grand Total Section Area:		1,889,080			Grand Total		$9,966,258		

** - Treatment from Project Selection

Criteria: Treatment <> SEAL CRACKS

Scenarios Criteria:

City of Belmont
Current Funding Scenario

Estimated Treatment Year

- 2025
- 2026
- 2027
- 2028
- 2029

HASKINS DR. - HASKIN
LONGFELLOW DR. - LONGFE
HASKINS DR. - HASKIN
SHIRLEY RD. - SHIRLE
MONTE CRESTA DR. - MONT4
EAST LAUREL CREEK RD. - EAST3
BAY CT. - BAY
DE KOVEN AVE. - DEKOV1
ALL VIEW WY. - ALL1
SEQUOIA AVE. - SEQU1
MONTE CRESTA DR. - MONT2
ALL VIEW WY. - ALL2
1: ALAMEDA DE LAS PULGAS - ALAM4B
2: ROBERT AVE. - ROBERT
SKYMONT DR. - SKYDR
SKYMONT DR. - SKYDR
SKYMONT CT. - SKYCT
ADELAIDE WY. - ADELAI
NAUGHTON AVE. - NAUG1
WEST NAUGHTON AVE. - WESTN1
RALSTON AVENUE, EB - RALS010
HALLMARK DR. - HALL080
RINCONADA CL. - RINCON
SOHO CL. - SOHO
SOMERSET DR. - SOM1
HALLMARK DR. NB - HALL020N
CIPRIANI BLVD. - CIPR2
CIPRIANI BLVD. - CIPR3
CIPRIANI BLVD. - CIPR4
LYON AVE. - LYON2
ALAMEDA DE LAS PULGAS - ALAM4A
CORONET BLVD. - CORO2A
READ AVE. - READ2
ARTHUR AVE. - ARTHUR
CARMELITA AVE. - CARM2
PONCE AVE. - PONC2
READ AVE. - READ3
RALSTON AVENUE, WB - RALS160
RALSTON AVENUE, WB - RALS150
MULBERRY CT. - MULBER
CONTINENTALS WY. - CONT2C
NORTH RD. - NORT1B
NORTH RD. - NORT1A
NORTH RD. - NORT3
NORTH RD. - NORT5B
RIDGE RD. - RIDGE
WINDING WY. - WIND1
VALLEY VIEW AVE. - VALL1
DEBBIE LN. - DEBBIE
SOUTHVIEW CT. - SOUTHV
FOLGER DR. - FOLGER
VILLA AVE. - VILLA1
KIMMIE CT. - KIMMIE
BELBURN DR. - BELB1
BELBURN DR. - BELB2
EL VERANO WY. - ELV2
MERRY MOPPET LN. - MERR010
CARLMONT DR. - CARL 2
VILLAGE CT. - VILCT
EL VERANO WY. - ELV3
VILLAGE DR. - VILDR
VILLAGE DR. - VILDR
SEAGATE PL. - SEAPL
OXFORD CT (NORTH) - OXFN1
OXFORD CT (SOUTH) - OXFS1
ISLAND PARKWAY (SB) - ISLAND10
ROXBURY WY. - ROXBUR
CAMBRIDGE ST. - CAMBRI
HILLER ST. - HER3
RALSTON AVENUE, EB - RALS190
3: RALSTON AVENUE, WB - RALS050
4: ONEILL AVE - ONE230
5: ONEILL AVE - ONE260
6: ONEILL AVE - ONE250
KEDITH ST. - KEDITH
ONEILL AVE - ONE270
WESSEX WY. - WESS2
HILLER ST. - HER4
RALSTON AVENUE, WB - RALS020
HILLER ST. - HER5
GRANADA ST. - GRAN1A
RALSTON AVENUE, WB - RALS030
GORDON AVE. - GORDON
ONEILL AVE - ONE240
OLD COUNTY RD. - OLD4
RALSTON AVENUE, EB - RALS160
FLASHNER LN. - FLASHN
ONEILL AVE - ONE220
RALSTON AVENUE, WB - RALS040
SHOREWAY RD. - SHOR2
RALSTON AVENUE, EB - RALS130
ELMER ST. - ELMER2
RALSTON AVENUE, WB - RALS070
ONEILL AVE - ONE210
PALM AVE. (FIFTH) - PALM020
CIVIC LN. - CIVIC
ONEILL AVE - ONE020
ONEILL AVE - ONE040
FIFTH AVE. - FIFT1B
HARBOR BLVD. - 130910
BROADWAY - BROA1A
SIXTH AVE. - SIXT5
SUNNYSLOPE AVE. - SUNN2B
ARDEN LN. - ARDEN
SIXTH AVE. - SIXT6A
SIXTH AVE. - SIXT6B
ENGLISH CT - ENGL1
TALBRYN DR. - TALB2

Miles
0 0.25 0.5 1

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA

City of Belmont
Current Funding Scenario
Year: 2025

Estimated Treatment

- HEAVY MAINTENANCE
- HEAVY REHABILITATION
- LIGHT MAINTENANCE
- LIGHT REHABILITATION

SKYMONT DR. - SKYDR
SKYMONT CT. - SKYCT
LYON AVE. - LYON2
NORTH RD. - NORT5B
ARTHUR AVE. - ARTHUR
READ AVE. - READ3
WESSEX WY. - WESS2
ONEILL AVE - ONE260
HILLER ST. - HER4
ONEILL AVE - ONE210
ONEILL AVE - ONE220
SHOREWAY RD. - SHOR2
RALSTON AVENUE, WB - RALS070
ONEILL AVE - ONE020
TALBRYN DR. - TALB2
RALSTON AVENUE, EB - RALS010

Belmont
Belle Monte
Redwood Shores
San Carlos
Laurel
Belmont Creek
Water Dog Lake Park
Hallmark Park
Hidden Canyon Park
Cipriani Park
Barrett Park
McDougal Park
Arguello Park
Twin Pines Park
Laurie Meadows Park
Belmont Sports Complex
Indian Springs Park
San Mateo Medical Center
Notre Dame de Namur University

0 0.25 0.5 1 Miles

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA

City of Belmont
Current Funding Scenario
Year: 2026

Estimated Treatment

- HEAVY MAINTENANCE
- HEAVY REHABILITATION
- LIGHT MAINTENANCE
- LIGHT REHABILITATION

NORTH RD. - NORT1B
NORTH RD. - NORT1A
OXFORD CT (NORTH) - OXFN1
ISLAND PARKWAY (SB) - ISLAND10
CAMBRIDGE ST. - CAMBRI
GRANADA ST. - GRAN1A
HILLER ST. - HERS
ONEILL AVE - ONE270
SOUTHVIEW CT. - SOUTHV
FLASHNER LN. - FLASHN
RALSTON AVENUE, EB - RALS160
OLD COUNTY RD. - OLD4
RALSTON AVENUE, EB - RALS130
1: ONEILL AVE - ONE240
2: ONEILL AVE - ONE230
CIVIC LN. - CIVIC
HARBOR BLVD. - 130910
MONTE CRESTA DR. - MONT2
CORONET BLVD. - CORO2A
VILLA AVE. - VILLA1
ENGLISH CT - ENGL1
CIPRIANI BLVD. - CIPR3
CIPRIANI BLVD. - CIPR4
RALSTON AVENUE, WB - RALS150
MERRY MOPPET LN. - MERR010
SOHO CL. - SOHO

Belmont
Redwood Shores
San Carlos
Belmont Creek
Water Dog Lake Park
Hallmark Park
Hidden Canyon Park
Belle Monte
Notre Dame de Namur University
Twin Pines Park
McDougal Park
Arguello Park
Barrett Park
Cipriani Park
Laurel Meadows Park
San Mateo Medical Center
Indian Springs Park

0 0.25 0.5 1 Miles

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA

City of Belmont
Current Funding Scenario
Year: 2027

Estimated Treatment

- HEAVY MAINTENANCE
- HEAVY REHABILITATION
- LIGHT MAINTENANCE
- LIGHT REHABILITATION

NORTH RD. - NORT3
ROXBURY WY. - ROXBUR
OXFORD CT (SOUTH) - OXFS1
KEDITH ST. - KEDITH
RALSTON AVENUE, WB - RALS040
ONEILL AVE - ONE250
RALSTON AVENUE, WB - RALS050
ELMER ST. - ELMER2
SHIRLEY RD. - SHIRLE
MONTE CRESTA DR. - MONT4
DE KOVEN AVE. - DEKOV1
ALAMEDA DE LAS PULGAS - ALAM4A
ALAMEDA DE LAS PULGAS - ALAM4B
DEBBIE LN. - DEBBIE
ALL VIEW WY. - ALL2
SEQUOIA AVE. - SEQU1
ADELAIDE WY. - ADELAI
PONCE AVE. - PONC2
PONCE AVE. - PONC1
BELBURN DR. - BELB1
BELBURN DR. - BELB2
RALSTON AVENUE, WB - RALS160
RINCONADA CL. - RINCON
HALLMARK DR. NB - HALL020N

0 0.25 0.5 1 Miles

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA

City of Belmont
Current Funding Scenario
Year: 2028

Estimated Treatment

- HEAVY MAINTENANCE
- HEAVY REHABILITATION
- LIGHT MAINTENANCE
- LIGHT REHABILITATION

EAST LAUREL CREEK RD. - EAST3

CIPRIANI BLVD. - CIPR2

KIMMIE CT. - KIMMIE

CARLMONT DR. - CARL 2

EL VERANO WY. - ELV2

EL VERANO WY. - ELV3

HILLER ST. - HER3

RALSTON AVENUE, EB - RALS190

RALSTON AVENUE, WB - RALS020

GORDON AVE. - GORDON

SIXTH AVE. - SIXT5

SIXTH AVE. - SIXT6A

ARDEN LN. - ARDEN

Belmont

Redwood Shores

San Carlos

Belle Monte

Laurel

Ralston Ave

El Camino Real

Belmont Creek

0 0.25 0.5 1 Miles

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA

City of Belmont
Current Funding Scenario
Year: 2029

Estimated Treatment

- HEAVY MAINTENANCE
- HEAVY REHABILITATION
- LIGHT MAINTENANCE
- LIGHT REHABILITATION

BAY CT. - BAY
HASKINS DR. - HASKIN
LONGFELLOW DR. - LONGFE
ALL VIEW WY. - ALL1
ROBERT AVE. - ROBERT
NAUGHTON AVE. - NAUG1
WEST NAUGHTON AVE. - WESTN1
HALLMARK DR. - HALL080
CONTINENTALS WY. - CONT2C
MULBERRY CT. - MULBER
VILLAGE CT. - VILCT
VILLAGE DR. - VILDR
SOMERSET DR. - SOM1
READ AVE. - READ2
CARMELITA AVE. - CARM2
RIDGE RD. - RIDGE
WINDING WY. - WIND1
VALLEY VIEW AVE. - VALL1
FOLGER DR. - FOLGER
SEAGATE PL. - SEAPL
RALSTON AVENUE, WB - RALS030
PALM AVE. (FIFTH) - PALM020
FIFTH AVE. - FIFT1B
BROADWAY - BROA1A
ONEILL AVE - ONE040
SIXTH AVE. - SIXT6B
SUNNYSLOPE AVE. - SUNN2B

Laurel
Belle Monte
Belmont
Redwood Shores
San Carlos
Ralston Ave
El Camino Real
Bayshore Fwy
Belmont Creek
Laurel Creek

0 0.25 0.5 1 Miles

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA

Appendix C
Definitions

DEFINITIONS

This section is intended to define important pavement design acronyms and terms used when discussing a Pavement Management Program (PMP).

GENERAL TERMS

AC - Asphaltic Concrete - A plant mixed asphalt binder (asphalt cement that is classified according to the Standard Specification for Performance Graded Asphalt Binder) and aggregate (rocks) thoroughly mixed and compacted into a mass.

ALLIGATOR CRACKING - Alligator or fatigue cracking is a series of interconnecting cracks caused by fatigue failure of the asphalt concrete surface under repeated traffic loading. Cracking begins at the bottom of the asphalt surface (or stabilized base) where the stress and strain are highest under a wheel load. The cracks propagate to the surface initially as a series of parallel longitudinal cracks. After repeated traffic loading, the cracks connect, forming many sided, sharp-angled pieces that develop a pattern resembling chicken wire or the skin of an alligator. Alligator cracking occurs only in areas subjected to repeated traffic loading, such as wheel paths. (Pattern-type cracking that occurs over an entire area not subjected to loading is called “block cracking,” which is not a load-associated distress.)

BLOCK CRACKING - Block cracks are interconnected cracks that divide the pavement into approximately rectangular pieces. Block cracking is caused mainly by shrinkage of the asphalt concrete and daily temperature cycling (which results in daily stress/strain cycling). It is not load-associated. Block cracking usually indicates that the asphalt has hardened significantly. Block cracking normally occurs over a large portion of the pavement area, but sometimes will occur only in non-traffic areas. This type of distress differs from alligator cracking in that alligator cracks form smaller, many-sided pieces with sharp angles. Also, unlike block, alligator cracks are caused by repeated traffic loadings, and are therefore found only in traffic areas (i.e., wheel paths).

CRITICAL PCI - The PCI value at which the rate of loss increases with time, or the cost of applying a maintenance treatment increases significantly.

DISTORTIONS (Bumps & Sags)- Bumps are small, localized, upward displacements of the pavement surface. They are different from shoves in that shoves are caused by unstable pavement. Sags are small, abrupt, downward displacements of the pavement surface. If bumps appear in pattern perpendicular to traffic flow and are spaced at less than 3 m (10 ft), the distress is called corrugation. Distortion and displacement that occur

over large areas of the pavement surface causing large and/or long dips in the pavement should be recorded at “swelling.”

EMULSION - A chemical added to water and asphalt that keeps the asphalt in a stable suspension in the water.

ESAL - The impact of trucks is measured in equivalent single 18,000 pound axle loads (Equivalent Single Axle Load).

FC - Functional Classification is the process by which streets and highways are grouped into classes, or systems, according to the character of traffic service that they are intended to provide. There are three highway functional classifications: arterial, collector, and local roads. All streets and highways are grouped into one of these classes, depending on the character of the traffic.

Arterials - provide the highest level of service at the greatest speed for the longest uninterrupted distance, with some degree of access control.

Collectors - provide a less highly developed level of service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials.

Residential/Local - consists of all roads not defined as arterials or collectors and primarily provides access to land with little or no through movement.

- (*Excerpted from the U.S. Department of Transportation, Federal Highway Administration web site on “Functional Classification”.)*

LONGITUDINAL / TRANSVERSE CRACKING - Longitudinal cracks are parallel to the pavement’s centerline or laydown direction. Transverse cracks extend across the pavement at approximately right angles to the pavement centerline or direction of laydown. These types of cracks are not usually load-associated.

OVERLAY - The placement of asphaltic concrete mix over an existing asphaltic concrete or portland cement concrete surface.

Light Overlay - would include any overlay of less than 2 inches of asphalt.

Heavy Overlay - is a thicker layer of asphalt and might include such items/operations as, but not limited to fabric, milling/grinding and reconstruction.

PATCHING & UTILITY CUTS - A patch is an area of pavement that has been replaced with new material to repair the existing pavement. A patch is considered a defect no matter how well it is performing (a patched area or adjacent area usually does not perform as well as an original pavement section). Generally, some roughness is associated with this distress.

PAVEMENT PRESERVATION - Applying the Right Treatment to the Right Pavement at the Right Time using the Right Materials.

PCC - Portland Cement Concrete

PCI - Pavement Condition Index - A rating scale for the condition of a road segment. 100 represents no defects and recent major rehabilitation.

PMP/ PMS - Pavement Management Program/ Pavement Management System - A program to aid in tracking the condition of roads and a means to help quantify the cost of maintaining the roads in a given area.

POTHOLES - Most often are structurally related distresses and should not be confused with raveling and weathering.

PREVENTIVE MAINTENANCE - Provides budget dollars for localized pavement repairs such as digouts and crack filling.

R-VALUE - A test to evaluate the base, subbase and subgrades of an area to be used in pavement designing for thickness of asphalt.

RAVELING - Raveling is the dislodging of coarse aggregate particles. Raveling may be caused by insufficient asphalt binder, poor mixture quality, insufficient compaction, segregation, or stripping. In addition, raveling may be caused by certain types of traffic, i.e., tracked vehicles. Softening of the surface and dislodging of the aggregates due to oil spillage are also included under raveling.

REFLECTIVE CRACKING - Cracks that occur in new “thin” overlays that are identical to the cracks that were present in the existing pavement.

RUTTING / SHOVING - A rut is a surface depression in the wheel paths. Pavement uplift may occur along the sides of the rut, but, in many instances, ruts are noticeable only after a rainfall when the paths are filled with water. Rutting stems from a permanent deformation in any of the pavement layers or subgrades, usually caused by consolidated or lateral movement of the materials due to traffic load.

Shoving is a permanent, longitudinal displacement of a localized area of the pavement surface caused by traffic loading. When traffic pushes against the pavement, it produces a short, abrupt wave in the pavement surface. This distress normally occurs only in unstable liquid asphalt mix (cutback or emulsion) pavements.

SLURRY SEAL - Includes a graded aggregate along with emulsion and water. Generally squeegeed and generally consists of two layers.

TI - Traffic Index - Cars and light trucks have little impact on the pavement structure. Larger/Heavier trucks have very significant impacts on the pavement due to the high axle weights. The total EALs is converted into a design Traffic Index (TI). The design TI is the total number of EALs that the pavement will support before it begins to fail, regardless of the passage of time. Normally for a new pavement, the EALs over a 20_year period are used. For rehabilitation procedures such as overlays, 10 years is generally used.

WEATHERING - Weathering is the loss of the fine aggregate from within the pavement matrix. This distress indicates that either the asphalt binder has hardened appreciably or that a poor quality mixture is present.

STREETSAVER® / REPORT DEFINITIONS

% LOAD RELATED - The percentage of the pavement distress in a management section that is load related distress (caused by excessive weight on the pavement surface).

% OF ENVIRONMENT - The percentage of the pavement distress in a management section that is an environment related distress.

% OTHER - Is the percentage of the pavement section that is not a load related or environment related distress.

ACTIVE - Indicates whether or not the current record is active.

ACTION / TREATMENT - A proposed type of rehabilitation work that should be used on a given road segment, based on PCI, FC and engineering evaluation.

ANNUAL BUDGET - The amount of money that is available each year to be used for pavement maintenance. These funds can come from various sources and can vary from year to year, although it is generally a fixed figure.

AREA - Contains the area of a section in square feet. This is automatically calculated using the values that are entered in the Length and Width fields. However, if the section is irregularly shaped the area can be entered by the user.

AREA ID - Is an optional, jurisdiction defined field to identify the area in which the section is located. For example, each neighborhood or subdivision, or each geographic type (mountain, valley, coast, etc.) in the jurisdiction may be assigned a letter of the alphabet.

BASE BUDGET - Provides an area for you to enter the dollar amount of your base budget.

BASE BUDGET INCREASE FACTOR - Stores the percent that the base budget will increase each year.

BASE PM SPLIT - Percent of the base budget that has been set aside for preventive maintenance.

BEGINNING LOCATION - Identifies the point that defines the beginning of the section. This is generally the name of a cross road or other landmark.

BRANCH - Generally a road name or a road name with a direction of travel.

CL - Centerline Mile - a measuring of the length of a road regardless of the width of the road.

CONDITION - Column lists the condition levels (2-5) that require stop-gap treatments.

COST/ SQ YD - Indicates the cost per square yard of road for the suggested treatment.

CURRENT PCI - Calculated from either a visual inspection or a maintenance treatment.

DESCRIPTION - Displays a description of the item named in the previous column in a grid.

DISTRESS - Contains the type of distress present on a section of a road.

DISTRESSES - Defects found in asphalt concrete (AC) pavements or portland cement concrete (PCC) pavements. These defects degrade the condition of the road.

DETERIORATION CURVE - This provides a graphical representation of the current pavement condition index and the historical PCIs for each section of road in your jurisdiction.

END LOCATION - Identifies the point that defines the end of the section. This is generally the name of a crossroad or other landmark.

EVENTS – This provides for viewing and maintaining of Events or changes that have been made on a management section. The Events that are included are:

- Management Section Creation.
- Results from Maintenance and Rehabilitation treatments that have been applied to the Management Section.
- Results from Visual Inspections of Management Sections.
- Listing of changes/edits of information on a Management Section.

EVENT ACTIVE - Indicates whether an Event is currently part of the active history for the current Section.

EVENT PCI - The PCI after the selected Event occurred.

EVENT TRANSACTION TYPE - Includes: Creation, Inspection, Treatment, Split, Combine, Attribute Change and Core Data Change.

EVENT VALID - Indicates if an Event can be activated and made part of the valid events for the current section.

FUNDING SOURCE - Is an optional, jurisdiction defined field to identify the funding source for the section; an example might be G for general fund.

GENERAL CODE - Is an optional, jurisdiction defined field used to identify sections of pavement sharing common characteristics, i.e., drainage type.

INFLATION RATE - Is the inflation used throughout your jurisdiction. You may wish to consult your financial department with this value.

INSPECTION AREA - Is the total area of the inspection unit.

INTEREST RATE - Contains the interest rate used throughout your jurisdiction.

LM - Lane Mile - a measurement of the length of all the lanes for a given FC or area.

LIFE EXTENSION - Is the number of years that a maintenance treatment extends the life of a pavement surface.

M&R, or MnR - An acronym for Maintenance and Rehabilitation, used to refer to treatment data or history in the StreetSaver® program.

MAINTENANCE/ REHABILITATION - This is used to review the proposed maintenance, new maintenance, and/ or rehabilitation for any road section in your jurisdiction.

M&R DATE - Displays the date the maintenance/ rehabilitation treatment was completed.

MANAGEMENT SECTION - This is used to maintain an inventory of all the roads and road sections in your jurisdiction.

MANAGEMENT UNIT - Relates a project to a management unit.

MILEPOSTS - Display the beginning and ending points of a management section.

NEW PCI - Stores the PCI value that was calculated after a treatment was applied.

NUMBER OF SURFACE SEALS BEFORE OVERLAY - Displays the recommended number of surface seals before the application of an overlay.

OLD PCI - Displays the pavement condition index before a treatment was applied.

OPTIMUM PCI – The Optimum PCI refers to the highest PCI level the overall network can achieve within the given “Budget Needs” time frame. That level is dependent on the parameters set in the Decision Tree and where the PCI Breakpoints are set. Changes made to the either the timing, or the treatments, within the Decision Tree, or to the value of each of the PCI Breakpoints will directly affect the Optimum PCI.

OTHER - Displays the weighting factor applied to management sections with functional classes other than arterial, collector, and residential.

OVERLAY - Displays the overlay code that corresponds to an overlay procedure.

OVERLAY CODE - Is an identifier for the treatment type; use one of the six codes from the pop-up list that appears when this is activated.

PCI CAP - Stores the maximum PCI value that will be included in needs and scenario calculations. If a PCI value is larger than the PCI Cap value, it will not be included.

PCI EFFECTIVENESS CUT-OFF - Contains the minimum PCI value used in calculating the area under the projected performance curve. That area is used in ranking sections needing work, and the area below the PCI Cut-Off value is not included in that area. It should generally be the lowest PCI value that defines the minimum acceptable condition for all of the pavement types and functional classification groupings.

PCI HIGH - LOW > 25 - Is marked if the difference between the high and low PCI values is greater than 25.

PCI HIGH VALUE - Is the maximum PCI value for an inspection unit used in the last PCI calculation for a management unit.

PCI LOW VALUE - Is the minimum PCI value for an inspection unit used in the last PCI calculation for a management unit.

PM% - Scenarios based on a yearly budget, this column stores the percent that has been set aside for preventive maintenance.

RATING - The rating is the weighted cost effectiveness ratio of the recommended treatment. Also referred to as Weighted Effectiveness Ratio (WER)

REPLACEMENT COST - Is the cost per square yard to install a new pavement surface.

RESIDENTIAL $ - Indicates the cost of a stop-gap treatment per square yard when applied to a road with a residential functional class and a given condition.

ROAD ID - Contains a two-character identifier that was assigned to the road. The combination of Road Number, Road Name, and Road ID must be unique for each road section.

ROAD NAME - Displays the name of the road that corresponds to the road number and road ID. The combination of Road Number, Road Name, and Road ID must be unique for each road section.

ROAD NUMBER - Contains the number that was assigned to a road. The combination of Road Number, Road Name, and Road ID must be unique for each road section.

SECTION - Usually a branch or road is large and needs to be divided into smaller pieces to maintain. These smaller pieces are labeled as "**Sections**" or "**Segments**" and designated with a number and a beginning and ending location.

SECTION ID - Is an identifier that is unique for each section of a given street. Note that the Street ID and the Section ID combined describe the individual section. Therefore, that combination must be unique. The same Section ID can be reused as long as it is used in conjunction with a different Street ID each time.

SEGMENT LENGTH - Is the length in feet of the management section.

SELECT MANAGEMENT SECTIONS - Allows you to calculate PCI values based on selected management sections. If this button is marked, the management sections that have had records updated since the last calculations are displayed in a grid. Select the management sections you want included in the calculations from this grid.

SPECIAL - Check box is marked if the displayed inspection unit is non-representative of a section as a whole.

SPECIAL UNIT - The information will either be Y or blank. Y is an indication that this inspection unit is in some way non-representative of the section as a whole, and would receive a different maintenance/rehabilitation treatment from the rest of the section.

STANDARD INSPECTION UNITS - Is the typical number of inspection units that would be used for a particular management section.

STOP-GAP APPLICATION INTERVAL - Indicates the number of years between the applications of stop-gap treatments.

STREET ID - Is an identifier that is unique for each street. The Street ID usually bears some similarity to the actual street name.

STREET NAME - Is the full name of the street including “Street”, “Way”, “Court” etc.

SURFACE TYPE - Describes the type of surface for a specific section of road. The options for this field are:

- **A - AC** for asphalt concrete,
- **C - AC/PCC** for asphalt concrete over Portland cement concrete,
- **O - AC/AC** for overlays of asphalt concrete over asphalt concrete,
- **P - PCC** for Portland cement concrete,
- **S - ST** for surface treatment (This Surface Type is not used very often, as it refers to roads that are neither AC, or PCC, but have a surface treatment over dirt or gravel.)

TREATMENT - Contains the type of treatment the road received or will receive.

TREATMENT COST - Is an optional field giving the cost in dollars and cents of the treatment.

UNIT OF MEASURE - Displays the units of measure used to measure an item.

UNIT PRICE - Displays the price paid for an inventory item.

VISUAL PCI - Used to identify PCI calculations that have been determined based upon a visual inspection. If this check box is blank, then the PCI was extrapolated based upon the maintenance treatment that has been applied to a management section.

WEIGHTING FACTORS - Section displays the weighting factors established by your jurisdiction for the functional classes.

YEAR OF MAINTENANCE - Stores the proposed year of a treatment.

YEARS BETWEEN CRACK SEALS - Displays the number of years between the application of crack seals for the functional class with a specific severity.

YEARS BETWEEN SURFACE SEALS - Displays the recommended number of years that should come between surface seal application for the functional class with the indicated severity.

YEARS TO CALCULATE - Stores the number of years you want to include in the Budget Needs calculation. The number of years cannot be less than 5 or more than 20.

ZONES - Geographical areas of the city defined by city staff to aid in the development of a maintenance plan for residential roads.