



City Council Meeting Agenda

Tuesday, June 23, 2026

City Council Chambers
City Hall, One Twin Pines Lane, Belmont, California

General order of Business <ol style="list-style-type: none">1. CALL TO ORDER2. ROLL CALL3. ITEMS BEFORE 7:00 PM - none4. PLEDGE OF ALLEGIANCE5. REPORT FROM CLOSED SESSION - none6. SPECIAL PRESENTATIONS7. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA8. COUNCILMEMBER ANNOUNCEMENTS9. CONSENT BUSINESS10. PUBLIC HEARINGS - None11. GENERAL BUSINESS12. BRIEF VERBAL REPORTS FROM MEMBERS AND STAFF13. MATTERS OF INTEREST/CLARIFICATION14. ADJOURNMENT	City Council <p>Julia Mates, Mayor Cathy Jordan, Vice Mayor Robin Pang-Maganaris, Councilmember Gina Latimerlo, Councilmember Tom McCune, Councilmember</p> Staff <p>Afshin Oskoui, City Manager Scott Rennie, City Attorney Ken Stenquist, Police Chief Grace Castaneda, Finance Director Ann Ritzma, Interim Admin Services Director Carlos deMelo, Community Development Director Kevin Kobayashi, Parks and Recreation Director Edric Kwan, Public Works Director Jozi Plut, City Clerk</p>
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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 www.Belmont.gov
3. ZOOM <https://belmont-gov.zoom.us/> Meeting ID: 95745673035
4. 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.

To submit a written public comment:

E-mail cclerk@belmont.gov before the Council discusses the item, noting the agenda topic or number in the subject line. Comments received up to three hours before the meeting will be distributed to the Council and included in the record but not read aloud during the 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 always conduct themselves with civility and courtesy. 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 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>

ACCESSIBILITY

If you need assistance to participate in this meeting, please contact the City Clerk at (650) 595-7413. 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 Date: _____ Time: _____ /s/:

City of Belmont
City Council Regular Meeting Agenda
June 23, 2026
City Council Chambers
City Hall, One Twin Pines Lane, Belmont, California

NOTICE REGARDING MEETING SCHEDULE

The City Council may meet prior to 7:00 PM for Study Sessions, Closed Sessions, or other Special Topics. All other business will commence at 7:00 PM as a time-certain agenda item.

1. CALL TO ORDER

2. ROLL CALL

3. ITEMS BEFORE 7:00 PM - none

A. CLOSED SESSION

B. STUDY SESSION

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

C. SPECIAL SESSION/OTHER TOPICS

ITEMS STARTING AT 7:00 PM

4. PLEDGE OF ALLEGIANCE

5. REPORT FROM CLOSED SESSION - none

6. SPECIAL PRESENTATIONS

A. Proclamation Celebrating 250 Celebration USA

B. Proclamation Recognizing Parks Make Life Better! Month

C. SamTrans 101 Corridor Connect Program Presentation

D. Mid-Peninsula Water Department Presentation on 2025 Urban Water Management Plan (UWMP)

7. 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.

8. COUNCILMEMBER ANNOUNCEMENTS

9. 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.

Attachments:

[May 26, 2026 Minutes](#)

[June 9, 2026 Minutes](#)

B. Monthly Financial Report - April 2026

Attachments:

[Monthly Financial Report](#)

C. Calling for and Giving Notice of Holding a General Municipal Election November 3, 2026

Recommendation: Adopt resolutions: (1) calling for the election for two Councilmembers, one each from Districts 1 and 3. (2) calling for the election of an at-large Mayor; (3) placement of any ballot measures approved by City Council; and (4) authorizing the City Manager to negotiate and execute a contract with the County of San Mateo to render services associated with the election.

Attachments:

[Staff Report](#)

[Resolution - County Election Services November 3, 2026](#)

[Resolution - Municipal Election November 3, 2026](#)

D. Service Agreement with George Hills Company for Third-Party Claims Adjustment and Administration Services

Recommendation: Authorize the City Manager to negotiate and execute a service agreement with George Hills Company for claims adjustment and administration services in an amount not-to-exceed \$60,000 through June 30, 2027, with a clause permitting renewal for up to two additional one-year terms with an annual fee escalator of 3-5% based on the most recent April-to-April Consumer Price Index for All Urban Consumers, Western Region (CPI-U), subject to annual budget appropriations.

Attachments:

[Staff Report](#)

[Scope of Services](#)

[Proposed Fees](#)

E. Renewal and Amendment of CDBG Cooperation Agreement with San Mateo County

Recommendation: Adopt a Resolution authorizing the renewal and amendment of the Urban County's Community Development Block Grant (CDBG) Cooperation Agreement with San Mateo County (the Agreement) and authorizing the City Manager to negotiate and execute all documents necessary to effectuate the Agreement.

Attachments:

[Staff Report](#)

[Resolution](#)

[Agreement Amendment 2](#)

10. PUBLIC HEARINGS - None

11. 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. General Plan Safety Element Update

Recommendation: Adopt a resolution amending the Belmont General Plan by adopting the updated Safety Element and associated amendments to the Conservation Element.

Attachments:

[Staff Report](#)

[Resolution](#)

[Resolution - Safety Element](#)

[Matrix of Comments](#)

[Draft Safety Element](#)

[Draft Conservation Element](#)

[NOE-Memo](#)

B. Consideration of Zoning Text Amendments to the Belmont Zoning Ordinance Pertaining to Residential Additions, Planned Development Review Process, and Sections Related to San Carlos Airport Safety Zones

Recommendation: Provide staff direction on proposed amendments for future Planning Commission and City Council review.

Attachments:

[Staff Report](#)

C. Updates to Brown Act and Local Agency Official Training Requirements

Recommendation: Receive an informational report on changes to Brown Act teleconferencing, remote public participation, accessibility, and agenda material requirements, as well as new ethics and fiscal training requirements for local officials and adopt a resolution amending the Council’s Protocols.

Attachments:

[Staff Report](#)

[Resolution](#)

[Protocols - redline](#)

D. 2026 Strategic Communications Update

Recommendation: Provide a brief update on Belmont communications efforts over the past year.

Attachments:

[Staff Report](#)

12. BRIEF VERBAL REPORTS FROM MEMBERS AND STAFF

A. Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

B. Verbal report from City Manager

13. 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.

14. ADJOURNMENT

CITY COUNCIL REGULAR MEETING MINUTES,
CITY COUNCIL CHAMBERS, CITY HALL, ONE TWIN PINES LANE, BELMONT, CALIFORNIA

MAY 26, 2026

1. **CALL TO ORDER**

2. **ROLL CALL**

COUNCILMEMBERS PRESENT: Pang-Maganaris, McCune, Jordan, Mates
COUNCILMEMBERS ABSENT: Latimerlo

3. **ITEMS BEFORE 7:00 PM - none**

A. **CLOSED SESSION**

B. **STUDY SESSION**

C. **SPECIAL SESSION/OTHER TOPICS**

ITEMS STARTING AT 7:00 PM

4. **PLEDGE OF ALLEGIANCE**

Led by the Belmont Police Honor Guard

5. **REPORT FROM CLOSED SESSION - none**

6. **SPECIAL PRESENTATIONS**

A. **Proclamation Observing National Mental Health Awareness Month**

Mayor Mates read the proclamation. Leticia Bido accepted the proclamation on behalf of the San Mateo County Peninsula Suicide Prevention.

B. **Proclamation Observing National Public Works Week and APWA Award Presentations**

Mayor Mates read the proclamation. Alec Nicholas, APWA Awards Chair acknowledged Belmont award recipients:

Dustin Moore, Merit Award for Operations/Maintenance Professional of the Year; the Belmont Creek Restoration Project, Project of the Year; Daniel Matthews, Project Manager Commendation; and Hanford Applied Restoration and Construction, Contractor Commendation for the Belmont Creek Restoration Project

C. **Proclamation Observing Public Safety Week**

Mayor Mates read the proclamation.

D. **Police Department Awards and Oath of Office**

Police Chief Stenquist introduced newly appointed Officers: Victor Alvarez, Christopher Nardi, Joshua, Gonzales, Taeya Gonzales, City Clerk Plut administered the Oath of Office.

Chief Stenquist introduced the annual Belmont Police Department award recipients - Troy Adams officer of the Year, David Asher Professional Staff Employee of the Year, and Cindy Bertsch, Volunteer of the Year.

RECESS: 7:32 PM

RECONVENE: 7:37 PM

7. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None

8. COUNCILMEMBER ANNOUNCEMENTS

Councilmembers announced upcoming events.

9. CONSENT BUSINESS

A. Monthly Financial Report - March 2026

B. Approval of Minutes April 28, 2026 Meeting Minutes

C. Approval of New and Revised Job Descriptions in the Community Development Department

Resolution 2026-29 approving updated job descriptions within the Planner classification series and establishing the new Planning Manager classification in the Community Development Department.

D. Task Order with Kimley-Horn and Associates, Inc. for Community Outreach and Preliminary Engineering Services for the Ralston Avenue Corridor Improvements Segment 4 Project

Motion authorizing the City Manager to negotiate and execute an agreement with Kimley-Horn and Associates, Inc. in an amount not to exceed \$250,978 to provide professional engineering services for the Ralston Avenue Corridor Improvements Segment 4 Project.

E. Service Agreement with Kimley-Horn and Associates, Inc. for the Belmont Transportation Master Plan

Motion authorizing the City Manager to negotiate and execute an agreement with Kimley-Horn and Associates, Inc. for an amount not to exceed \$755,586.98 to provide transportation engineering services for the Belmont Transportation Master Plan

F. 4 Laurel Court - Permanent Encroachment Agreement

Resolution 2026-30 approving a Permanent Encroachment Agreement to allow construction of a new concrete retaining wall within the public right-of-way at 4 Laurel Court (APN 044-221-050) to replace an existing wood retaining wall.

G. City Vehicle Purchases for Fiscal Year 2026

Resolution 2026-31 authorizing the City Manager to execute contracts for the acquisition of one Public Works truck, two Police vehicles, and associated vehicle equipment for a total amount not to exceed \$233,263.

H. Hallmark-Crestview Fire Access Gate Memorandum of Understanding with the City of San Carlos

Resolution 2026-32 authorizing the City Manager to negotiate and execute a Memorandum of Understanding (MOU) with the City of San Carlos, including contributing 50 percent cost of upgrading the existing gate at the end of Hallmark Drive.

- I. **2023 Pavement Project –Revised Notice of Completion**
Resolution 2026-33 reauthorizing the issuance of a Notice of Completion for the 2023 Pavement Project, City Contract Number 2022-613, for a revised final construction contract amount of \$3,198,216.50.
- J. **Annual Review of the Police Department’s Military Equipment Use Policy in Accordance with Assembly Bill 481**
Receive the Police Department’s Annual Military Equipment Report; and adopt a **Resolution 2026-34** approving the Belmont Police Department’s 2025 Military Equipment Report.

Councilmember McCune stated that he would recuse himself from consideration of Item H, the Hallmark-Crestview Fire Access Gate Memorandum of Understanding with the City of San Carlos, due to the proximity of his residence to the project area.

No public Comment received.

ACTION: On a motion made by Councilmember Pang-Maganaris and seconded by Councilmember Jordan the consent business items were approved by a roll call vote (4-1, Latimerlo absent and McCune recused from item H).

10. PUBLIC HEARINGS - none

11. GENERAL BUSINESS

A. Declaration of City Owned Properties as Exempt Surplus Land

Housing and Economic Development Manager reported that the City Council previously adopted Resolution No. 2025-18 declaring the property located at 1000 O'Neill Avenue (Emmett House) exempt surplus land under the Surplus Land Act. Subsequent review identified minor errors in the resolution related to the property's square footage and parcel map attachment. The proposed resolution corrects those errors and updates the record without changing the property's exempt status or affecting the applicability of the exemption under Government Code Section 54221(f)(1)(B).

Council discussion ensued.

No public comment received.

ACTION: On a motion made by Councilmember Pang-Maganaris and seconded by Councilmember McCune **Resolution 2026-35** declaring the city-owned property located at 1000 O'Neill Ave as exempt surplus land under the Surplus Lands Act (SLA) and finding the action exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15061(b)(3), for the purpose of correcting Resolution No. 2025-18 related to parcel square footage and the associated plat/lot map exhibit was adopted by a roll call vote (4-1, Latimerlo absent).

B. Introduction of the Proposed Fiscal Year 2026-27 Budget

City Manager Oskoui introduced the proposed FY 2026-27 Budget, by noting the challenges of balancing service demands and available resources amid ongoing economic uncertainty and the continued loss of Vehicle License Fee (VLF) revenues

from the State. He thanked staff for developing a budget that maintains core services, advances Council priorities, and funds critical infrastructure improvements while addressing current fiscal constraints. He noted that while the budget absorbs these impacts through careful planning and one-time savings, restoration of State funding remains important to the City's long-term fiscal sustainability.

Finance Director Castaneda expanded her presentation to include the budget overview, long-term forecasts, and a five year capital improvement plan.

Department Directors provided highlights on their respective department budget.

Ms. Castaneda concluded the presentation by summarizing next steps noting that the Audit Committee will review the budget on June 3, 2026 and a public hearing and adoption is set for June 9, 2026.

No public comment received.

Council discussion ensued. No further action taken.

12. BRIEF VERBAL REPORTS FROM MEMBERS AND STAFF

A. Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

Councilmembers reported on their assignments.

B. Verbal report from City Manager

City Manager Oskoui announced a social media campaign to highlight key elements of the budget to increase community awareness of the City's priorities and investments he highlighted other City and staff and accomplishments.

13. MATTERS OF INTEREST/CLARIFICATION

14. ADJOURNMENT at 9:20 pm.

**Submitted by,
Jozi Plut, City Clerk**

Meeting is audio and video recorded.

**CITY OF BELMONT, CITY COUNCIL REGULAR MEETING MINUTES
CITY COUNCIL CHAMBERS, CITY HALL, ONE TWIN PINES LANE, BELMONT,
CALIFORNIA**

June 9, 2026

1. CALL TO ORDER: 6:30 PM

2. ROLL CALL

COUNCILMEMBERS PRESENT: Pang-Maganaris, McCune, Jordan, Mates

COUNCILMEMBERS ABSENT: Latimerlo

3. ITEMS BEFORE 7:00 PM

A. CLOSED SESSION (6:30 PM)

i. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Government Code Section 54956.9(d)(1), One case: Belmont Village Community Association v. City of Belmont, San Mateo Superior Court No. 26-CIV-00463

ii. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Government Code Section 54956.9(d)(2)): Claim of Ashley and Anthony Jarc (April 14, 2026)

iii. EXISTING LITIGATION

Gov. Code Section 54956.9(D)(1): County of San Mateo, et al. v. State of California, et al., San Francisco Superior Court Case No. CPF-25- 519270; consideration of litigation status, strategies, and options, including possible dismissal of suit.

ADJOURNMENT at 7:10 pm to regular meeting.

Submitted by,
Joxi

B. STUDY SESSION - none

C. SPECIAL SESSION/OTHER TOPICS - none

4. PLEDGE OF ALLEGIANCE

Led by Mayor Mates

5. REPORT FROM CLOSED SESSION

City Attorney Rennie stated that no reportable action was taken at the earlier closed session.

6. SPECIAL PRESENTATIONS

A. Proclamation Observing Pride Month

Mayor Mates read the proclamation.

Dana Johnson, from the San Mateo County LGBTQIA+ Commission accepted the proclamation.

B. Proclamation Observing Juneteenth Independence Day

Mayor Mates read the proclamation.

7. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Comments received via email prior to the meeting from Guliano Carlini

8. COUNCILMEMBER ANNOUNCEMENTS

Councilmembers announced upcoming summer events in the community.

Andry Frisch commented on the Kainos Home.

Chris Lu, Belmont Library, provided information library activities.

Guliano Carlini commented on bicycle infrastructure in the City.

9. CONSENT BUSINESS

A. Approval of April 14, 2026 Meeting Minutes

B. 2026 Sanitary Sewer and Storm Drain Rehabilitation Project – Bid Authorization Resolution 2026-36 approving plans and specifications; authorizing advertisement for sealed bids; authorizing the City Manager to execute a construction contract with the lowest responsible and responsive bidder for the 2026 Sanitary Sewer and Storm Drain Rehabilitation Project (City Contract Number 2026-646) in the amount not to exceed Engineer’s Estimate of \$3,450,000 plus a ten percent construction contingency of \$345,000, for a total construction authorization not to exceed \$3,795,000; and approving a task order with Tanner Pacific, Inc. for construction management services in an amount not to exceed \$259,738.

C. 2026 Pavement Rehabilitation Project – Plans and Specifications Approval, Bid and Construction Award Authorization

Resolution 2026-37 approving plans and specifications; authorizing advertisement for sealed bids; authorizing the City Manager to execute a construction contract with the lowest responsible and responsive bidder in an amount not to exceed \$2,838,828.23, plus a ten percent construction contingency, for the 2026 Pavement Rehabilitation Project (City Contract Number 2026-647).

D. OpenGov Asset Management Software 3-year Agreement

Resolution 2026-38 authorizing the City Manager to execute a 3-year subscription with Vertosoft for OpenGov Asset Management software, including implementation services, for an amount not to exceed \$432,763.31.

E. Procurement of Legal Services from Best Best & Krieger

Resolution 2026-39 authorizing the City Attorney to procure legal services from Best Best & Krieger.

F. Consents to Potential Conflict of Interest and Common Interest Agreement
Resolution 2026-40 authorizing the City Attorney to execute:

(1) A consent agreeing to the representation by Goldfarb & Lipman LLP of the City of Belmont related to the Island Parkway development project notwithstanding a potential conflict of interest.

(2) A consent agreeing to the representation by Jarvis Fay LLP of the City of Redwood City related to the Island Parkway development project notwithstanding a potential conflict of interest.

(3) A common interest agreement between Belmont and Redwood City related to the Island Parkway development project.

Vice Mayor Jordan stated that she needs recuse herself from voting on Consent Item C due to the proximity of her home to the project.

ACTION: on a motion made by Councilmember Pang-Maganaris and seconded by Councilmember McCune the Consent Business was approved by a roll call vote (4-1, Latimerlo absent, Jordan abstain on item C).

10. PUBLIC HEARINGS

A. Proposed Increases to Sewer Service Charges Effective Fiscal Years 2026-27, 2027-28, and 2028-29

Public Works Director Kwan reported that the City Council reviewed the 2026 Comprehensive Sewer Rate Study on April 14, 2026. Based on Council direction, the originally proposed rate adjustments were revised and reflected in the Proposition 218 notice mailed to affected property owners. He noted that the proposed rates also eliminate the current 10% drought regulation adjustment while maintaining the fiscal stability of the sewer utility.

Mr. Kwan introduced City consultant Josiah Close of HDR Engineering, who provided an overview of the rate study methodology and proposed sewer service charge adjustments.

Mayor Mates opened the public hearing.
Guliano Carlini provided comments on the item.

Deputy City Clerk Perez reported that three written protests had been received by the Clerk's Office, which did not constitute a majority protest of affected property owners.

Mayor Mates closed the hearing.

ACTION: On a motion made by Councilmember Pang-Maganaris and seconded by Councilmember McCune **Resolution 2026-41** increasing the City's sewer charges effective fiscal years 2026-27, 2027-28, and 2028-29; and, 2) If protest is made by the owners of a majority of separate parcels of property, the City should stop further proceedings of the rate proposal and direct staff to prepare an annual report of City sewer service charges based on current sewer service rates was adopted by a roll call vote (4-1, Latimerlo absent).

B. Public Hearing – Annual Report for Collection of Sewer Service Fees for Fiscal Year 2026-2027

Public Works Director Kwan presented the annual Sewer Service Charge Report for Fiscal Year 2026–27. He noted that a public hearing was conducted to consider any protests regarding the collection of sewer service charges on the property tax roll to fund the operation and maintenance of the City's sewer collection system. The proposed charges total \$17,455,763.72.

City Clerk Plut reported that no written protests were received. He recommended approval of the annual report and submit to the San Mateo County Tax Collector by August 10, 2026, for placement on the property tax roll.

Mayor Mates opened the public hearing. No members of the public came forward to speak. Mayor Mates closed the public hearing.

ACTION: On a motion made by Councilmember Pang-Maganaris and seconded by Councilmember McCune **Resolution 2026-42** approving the annual report for collection on the tax roll of sewer services fees charged to parcels to fund the operation and maintenance of the City’s sewer collection system was approved by a roll call vote (4-1, Latimerlo absent).

C. Public Hearing – Annual Report for Collection of Sewer Treatment Facility Charges for FY 2026-27

Public Works Director Kwan presented the annual Treatment Facility Charge Report for Fiscal Year 2026–27. He noted that a public hearing was conducted to consider any protests regarding the collection of treatment facility charges on the property tax roll to fund the City of Belmont’s share of the wastewater treatment and conveyance system operated by the Silicon Valley Clean Water Authority. The proposed charges total \$3,246,255.06. City Clerk Plut reported that no written protests were received. He recommended that the City Council approve the annual report for submittal to the San Mateo County Tax Collector by August 10, 2026, for placement on the property tax roll.

Mayor Mates opened the public hearing. No members of the public came forward to speak. Mayor Mates closed the public hearing.

ACTION: On a motion made by Councilmember Pang-Maganaris and seconded by Councilmember McCune **Resolution 2026-43** approving the annual report for collection on the tax roll of the sewer treatment facility fees charged to parcel owners to fund the City of Belmont’s share of the Silicon Valley Clean Water (SVCW) sewer treatment plant and conveyance system was approved by a roll call vote (4-1, Latimerlo absent)

D. Public Hearing – Annual Report for Collection of Storm Drainage Fees for Fiscal Year 2025-2026

Public Works Director Kwan presented the annual Drainage Fee Report for Fiscal Year 2026–27. The public hearing was conducted to consider any protests regarding the collection of drainage fees on the property tax roll to fund the City of Belmont’s National Pollutant Discharge Elimination System (NPDES) Stormwater Compliance Program. The proposed charges total \$424,402. City Clerk Plut reported that no written protests were received. He recommended that the City Council approve the annual report for submittal to the San Mateo County Tax Collector by August 10, 2026, for placement on the property tax roll.

Mayor Mates opened the public hearing. No members of the public came forward to speak. Mayor Mates closed the public hearing.

ACTION: On a motion made by Councilmember Pang-Maganaris and seconded by Councilmember McCune **Resolution 2026-44** approving the annual report for collection on the tax roll of storm drainage fees charged to parcel owners to fund the City of Belmont's National Pollutant Discharge Elimination System (NPDES) Storm Water Compliance Program for FY 2026-2027 was approved by a roll call vote (4-1, Latimerlo absent).

E. Adopt Budget and Related Items for Fiscal Year 2026-27

Finance Director Castenada presented a brief overview of the proposed budget reiterating the state VLF funding issues and the effect on the FY 2026-27 budget.

RECESS: 8:10 PM to the Belmont Fire Protection Meeting

RECONVENE: 8:13 PM

ACTION: On a motion made by Councilmember Pang-Maganaris and seconded by Councilmember McCune:

Resolution No. 2026 – 45 Adopting Fiscal Year 2026-27 Revenue, Appropriations, And Capital Improvement Program Budgets And Permanent Staffing Plan For The City Of Belmont

Resolution No. 2026-46 Establishing The City Of Belmont's Appropriation Limit For Fiscal Year 2026-27

Resolution No. 2026-47 Establishing The Annual Special Tax For Community Facilities District No. 2000-1 (Library Project) For Fiscal Year 2026-27 And Requesting The County Of San Mateo Collect The Special Tax On The Property Tax Rolls

Resolution No. 2026 – 48 Adopting The Updated Technology Reimbursement Poli Cy For City Council were approved by a roll call vote (4-1, Latimerlo absent).

11. GENERAL BUSINESS – none

12. BRIEF VERBAL REPORTS FROM MEMBERS AND STAFF

A. Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

Councilmembers reported on their assignments.

B. Verbal report from City Manager

City Manager Oskoui reported on upcoming community events and provided an update on organizational changes, employee development initiatives, and succession planning efforts.

13. MATTERS OF INTEREST/CLARIFICATION-none

14. ADJOURNMENT at 8:19 PM.

**Submitted by,
Jozi Plut, City Clerk**

Meeting is audio and video recorded.



HIGHLIGHTS

PERFORMANCE AT A GLANCE REPORT

- General Fund balance increased compared to prior YTD

FUND RECAP AT A GLANCE REPORT

Notable Fund Balance Increase compared to prior YTD:

- General Fund
- Measure I
- Belmont Fire Protection District
- Sewer Collection System
- Sewer Treatment

Notable Fund Balance Decrease compared to prior YTD:

- Measure W

BUDGET VARIANCE REPORT

- Management Discussion & Analysis
- Tax Trends

CASH DISBURSEMENTS & PURCHASE ORDER ACTIVITY REPORT

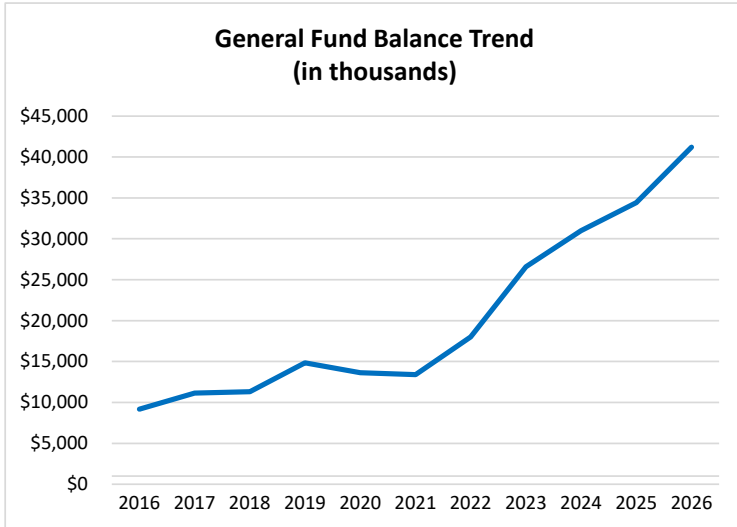
- Amounts equal to and above \$50,000

This report contains financial information which has not been reviewed or audited by an independent auditor, does not reflect the application of generally accepted accounting principles in all instances and is subject to future revision. This report has not been prepared with a view to informing an investment decision in any of the City's bonds, notes or other obligations. Any projections, plans or other forward-looking statements included in this report are subject to a variety of uncertainties that could cause any actual plans or results to differ materially from any such statement. The information herein is not intended to be used by investors or potential investors in considering the purchase or sale of the City's bonds, notes or other obligations and investors and potential investors should rely only on information filed by the City on the Municipal Securities Rulemaking Board's Electronic Municipal Market Access System for municipal securities disclosures and website, maintained on the World Wide Web at <https://emma.msrb.org/>

These financial reports are designed to provide a general overview of the City of Belmont's interim finances. Questions concerning any information provided in these reports should be addressed to financedept@belmont.gov or for additional information regarding the City's financial activities, including past award winning audited financial statements, transparency efforts and best practices please visit the City at www.belmont.gov.



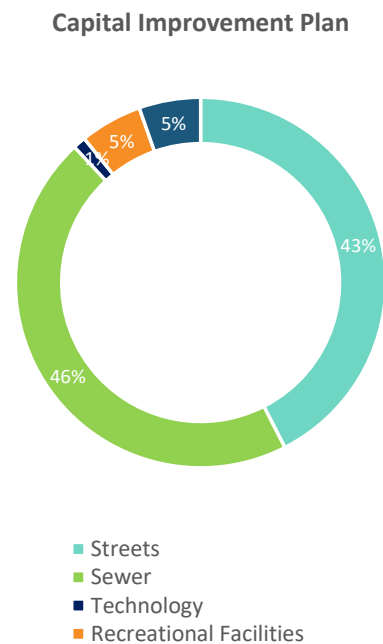
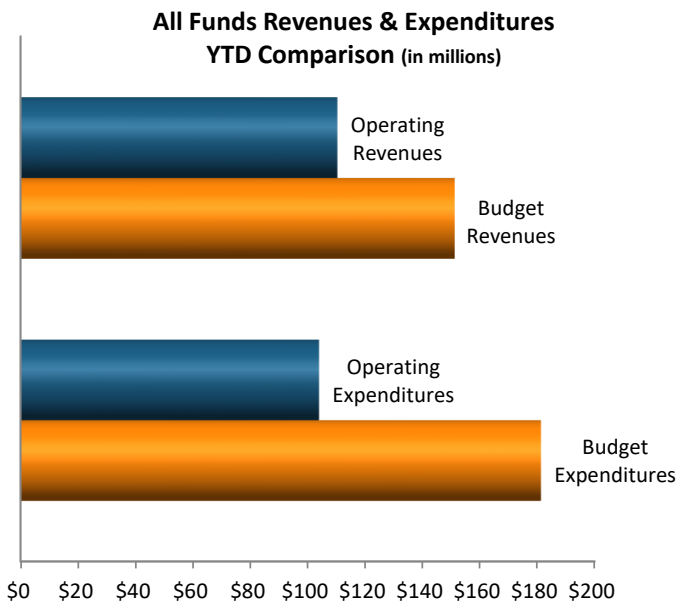
City of Belmont
Performance at a Glance
Results for the Period Ended April 30, 2026
(000's)



General Fund Balance Trend*

6/30/2016	2016	\$9,177	Audited
6/30/2017	2017	\$11,128	Audited
6/30/2018	2018	\$11,325	Audited
6/30/2019	2019	\$14,846	Audited
6/30/2020	2020	\$13,637	Audited
6/30/2021	2021	\$13,398	Audited
6/30/2022	2022	\$18,013	Audited
6/30/2023	2023	\$26,586	Audited
6/30/2024	2024	\$31,003	Audited
6/30/2025	2025	\$34,416	Audited
4/30/2026	2026	\$41,206	Unaudited

* excludes Measure I



General Fund

The General Fund balance is \$41.2 million, an increase of \$6.8 million compared to the amount at the prior fiscal year end. This is primarily due to the timing of the Prop Tax In-lieu of VLF and ERAF Refund receipts. In addition, the remaining majority of our property tax revenues were received in April.

Fund Balance - YTD Fund Deficits

As shown on the Fund Recap at a Glance (page 3), the Recreation Fund and Planned Park Fund have deficits that are expected to be eliminated in a future period.

City of Belmont
Fund Recap at a Glance
Results for the Period Ended April 30, 2026
(000's)



Fund	Fund Name	Audited Fund Balance 06/30/25 (1)	Revenues					Expenditures					Unaudited Fund Balance 04/30/26 (1)+(2)-(3)	PY YTD Fund Balance 4/30/2025
			YTD Budget	YTD Actual (2)	Variance (Under) Over	%	PY YTD Actual	YTD Budget	YTD Actual (3)	Variance Under (Over)	%	PY YTD Actual		
GENERAL FUND														
101	General	34,416	28,488	28,650	161	101%	26,740	28,824	21,859	6,965	76%	20,916	41,206	36,826
102	Measure I	3,599	2,087	1,632	(455)	78%	1,559	6,299	1,064	5,235	17%	3,263	4,168	2,760
SPECIAL REVENUE FUNDS														
205	Recreation	609	3,517	2,237	(1,281)	64%	2,182	3,570	3,170	400	89%	3,093	(324)	(514)
206	Library Maintenance & Operation	211	539	285	(253)	53%	305	508	424	84	83%	370	72	712
207	Athletic Field Maintenance	446	155	139	(16)	90%	181	287	93	194	32%	126	492	445
208	City Tree	230	12	11	(2)	87%	16	91	38	53	42%	36	203	233
209	Senior Services Donation	105	11	9	(3)	77%	12	13	0	13	3%	0	113	108
210	Development Services	2,814	5,612	4,996	(616)	89%	5,863	5,878	5,194	685	88%	5,445	2,617	2,438
212	General Plan Maintenance	854	1,047	402	(645)	38%	497	1,499	933	566	62%	876	324	1,113
223	Belmont Fire Protection District	31,502	16,686	17,685	999	106%	17,054	13,200	14,724	(1,524)	112%	13,070	34,463	29,865
225	Police Grants and Donations	35	1	1	(0)	79%	4	20	4	17	18%	5	32	34
227	Supplemental Law Enforcement	166	159	206	47	129%	198	180	165	15	92%	84	207	185
231	Street Maintenance	1,988	2,422	1,063	(1,359)	44%	1,216	2,541	2,182	359	86%	1,961	868	620
232	RMRA Street Project	798	630	598	(32)	95%	590	1,266	703	563	56%	393	692	695
233	Measure W	2,618	427	335	(92)	78%	343	2,583	2,600	(17)	101%	118	354	2,519
234	Street Improvements	3,210	932	882	(51)	95%	866	2,843	161	2,682	6%	685	3,930	3,116
237	Traffic Impact	511	136	38	(99)	28%	396	0	0	0	N/A	0	549	496
239	Public Art	438	39	124	85	317%	13	217	0	217	0%	0	562	433
275	Affordable Housing Successor	4,034	553	112	(441)	20%	(843)	1,634	256	1,378	16%	1,302	3,889	3,910
277	Inclusionary Housing	3,541	35	31	(4)	88%	212	0	0	0	N/A	0	3,572	3,466
	Total Special Revenue	54,111	32,917	29,153	(3,764)	89%	29,105	36,331	30,648	5,684	84%	27,564	52,616	49,877
CAPITAL PROJECT FUNDS														
308	General Facilities	581	20	16	(4)	79%	19	504	61	443	12%	39	536	600
310	Infrastructure	2,383	220	235	15	107%	72	2,062	827	1,235	40%	(172)	1,791	2,534
312	Comcast PEG Program	364	53	56	3	106%	13	39	0	39	0%	45	421	389
341	Planned Park	482	356	11	(345)	3%	32	580	668	(88)	115%	672	(175)	444
342	Park Impact	1,083	49	72	23	147%	414	909	1	908	0%	20	1,154	1,074
343	Open Space	54	3	2	(2)	50%	3	92	0	92	0%	53	56	54
399	Capital Improvement Projects	2,705	47,044	10,774	(36,270)	23%	7,996	50,159	11,098	39,062	22%	8,389	2,382	2,899
704	Special Assessment Districts	341	11	10	(2)	86%	10	0	0	0	N/A	0	351	338
	Total Capital Projects	7,995	47,756	11,175	(36,581)	23%	8,558	54,345	12,655	41,690	23%	9,045	6,515	8,333
DEBT SERVICE & OTHER FUNDS														
406	Library Bond Debt Service	346	595	631	36	106%	634	815	676	140	83%	680	301	274
501-505	Sewer Collection System	48,625	19,358	20,154	796	104%	22,110	32,397	17,552	14,845	54%	17,001	51,228	45,416
507	Sewer Treatment	30,304	5,456	6,064	607	111%	3,241	6,212	7,143	(930)	115%	4,152	29,225	27,923
525	Storm Drainage Enterprise	879	2,585	983	(1,602)	38%	1,023	2,767	1,719	1,048	62%	1,479	143	950
530	Solid Waste Management	2,370	646	576	(70)	89%	566	542	430	111	79%	438	2,516	2,238
570	Worker's Compensation	1,940	957	887	(70)	93%	815	779	888	(109)	114%	763	1,939	1,889
571	Liability Insurance	3,233	1,534	1,639	104	107%	788	1,200	1,100	100	92%	928	3,772	3,183
573	Fleet & Equipment Management	9,239	4,847	4,842	(6)	100%	4,441	5,993	4,363	1,630	73%	3,612	9,718	9,070
574	Facilities Management	925	2,689	2,730	41	102%	2,579	3,323	2,251	1,072	68%	2,056	1,404	890
575	Benefit Prefunding	1,627	1,335	1,211	(124)	91%	1,716	1,504	1,569	(65)	104%	1,261	1,270	1,768
	Total Debt & Other	99,489	40,005	39,717	(288)	99%	37,914	55,532	37,690	15,343	68%	32,371	101,516	93,601
	Total All Funds	\$199,609	\$151,253	\$110,326	(\$40,926)	73%	\$103,876	\$181,331	\$103,915	\$74,917	57%	\$93,159	\$206,021	\$191,397

Fund Types:

General Fund - Used to account for and report all financial resources not accounted for and reported in another fund.

Special Revenue Funds - Used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specific purposes other than debt service or capital projects.

Capital Projects Funds - Used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays, including the acquisition or construction of capital facilities and other capital assets.

Debt Service & Other Funds - Includes funds used to account for and report financial resources that are restricted, committed, or assigned to expenditure for principal and interest; funds used to finance and account for special activities and services performed by a designated department for other departments in the City on a cost reimbursement basis; and funds to account for operations financed and operated in a manner similar to a private business enterprise with the intent that the cost of providing goods and services is primarily financed through user charges; and funds used to account for assets held by the City as an agent.

City of Belmont
Budget Variance Report
General Fund / All Other Funds
Results for the Period Ended April 30, 2026
(000's)



	General Fund				All Other Funds							
	Budget	Year to Date (YTD)		Annual	PY YTD	Budget	Year to Date (YTD)		Annual	PY YTD		
		Actual	Variance	%	Budget	Actual	Variance	%	Budget	Actual		
REVENUES												
Taxes	20,486	21,244	757	104%	24,584	19,847	19,785	20,395	610	103%	23,742	19,301
Licenses and permits	1,023	1,663	640	163%	1,227	1,065	2,366	2,508	142	106%	2,839	2,688
Intergovernmental	350	331	(20)	94%	420	306	10,764	2,290	(8,474)	21%	12,917	2,086
Charge for services	3,928	3,667	(261)	93% a	4,714	3,491	34,466	35,454	987	103%	41,360	35,131
Fines and forfeits	77	70	(7)	91%	93	80	-	-	-	N/A	-	-
Use of money and property	1,611	1,624	13	101%	1,934	1,810	5,373	4,042	(1,331)	75% e	6,447	4,783
Miscellaneous	267	51	(216)	19% b	321	141	1,521	1,460	(61)	96%	1,825	1,029
Transfers in	745	-	(745)	0% c	894	-	48,489	15,527	(32,962)	32% c	58,187	13,134
Total Revenues	28,488	28,650	161	101%	34,186	26,740	122,765	81,677	(41,088)	67%	147,317	77,136
EXPENDITURES												
General Government	6,965	6,107	(859)	88%	8,359	6,041	7,657	7,253	(404)	95%	9,188	6,376
Public Safety	14,521	13,470	(1,051)	93%	17,425	12,613	12,690	14,457	1,767	114% f	15,228	13,212
Streets and Utilities	-	-	-	N/A	0	0	63,751	27,156	(36,595)	43%	76,501	22,119
Culture and Recreation	2,587	2,282	(305)	88%	3,105	2,262	9,857	6,222	(3,635)	63%	11,828	5,944
Urban Redevelopment	-	-	-	N/A	0	0	7,200	4,765	(2,435)	66%	8,640	6,281
Non Departmental	-	-	-	N/A	0	0	1,898	712	(1,186)	38%	2,277	283
Debt Service	-	-	-	N/A	0	0	4,971	5,965	994	120% g	5,965	4,895
Transfers out	4,750	-	(4,750)	0%	5,700	0	44,484	15,527	(28,957)	35%	53,381	13,134
Total Expenditures	28,824	21,859	(6,965)	76%	34,589	20,916	152,507	82,056	(70,451)	54%	183,009	72,243
EXCESS OF REVENUES OVER/ (UNDER) EXPENDITURES	(\$335)	\$6,791			(\$403)	\$5,823	(\$29,743)	(\$379)			(\$35,691)	\$4,893

Management Discussion and Analysis

(Items with unfavorable budget variance more than \$0.1 million)

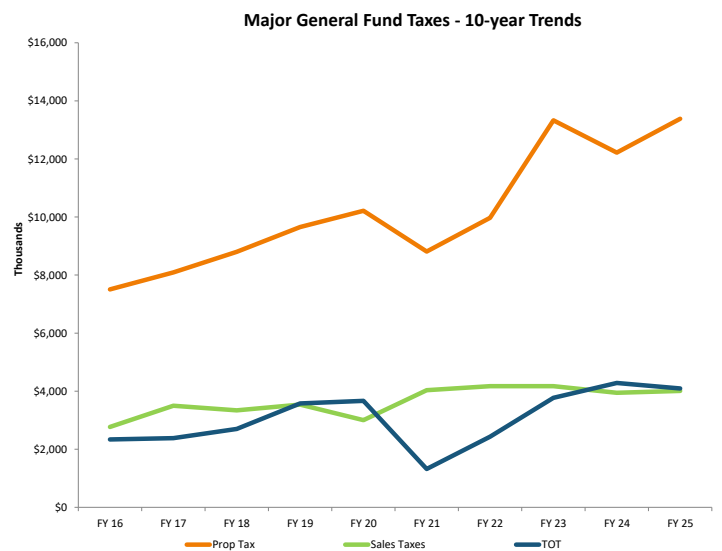
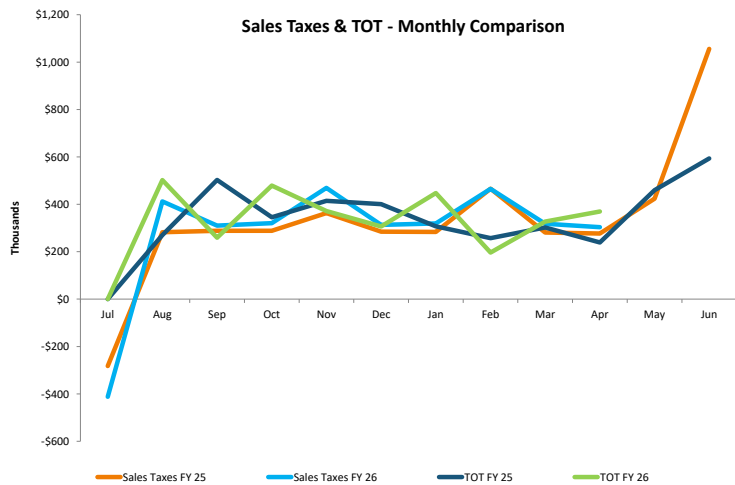
Revenues

- a) **Charges for Services** - The budget variance is primarily due to the quarterly fire prevention and protection fee, which will be received in a future reporting period.
- b) **Miscellaneous** - The budget variance is primarily due to the timing of the annual Crystal Springs Uplands School (CSUS) Public Service Fee, which will be received in a future reporting period.
- c) **Transfers In** - Transfer amount was budgeted based on full CIP commitments. Actual expenditures and CIP transfers are recorded as the project progresses, and any remaining budget will be carried forward to the next fiscal year or released back to the funding source upon project completion.
- d) **Intergovernmental** - Grant revenue will be received and reported in a future period.
- e) **Use of Money and Property** - The variance is primarily due to fair market value accounting adjustment made annually in July and declining yield in the City's investment

Expenditures

- f) **Public Safety** - Fourth quarter payment of \$2.6M was made to San Mateo Consolidated Fire Department in March.
- g) **Debt Service** - Annual debt service on library and sewer bonds were made in July and the semi-annual interest payments were made in January.

Trends



City of Belmont
Disbursements & Purchase Order Activity Report
Results for the Period Ended April 30, 2026



Disbursements Amounts Equal to \$50,000 and Above

Vendor	Description	Date	No.	Amount
CALPERS	HEALTH PREMIUM-APRIL	4/7/26	DAJ000010442	257,165.28
MISSION SQUARE	DEF COMP ACCT#302442	4/7/26	DAJ000010445	62,816.54
CALPERS	COB CONTRIBUTION PPE 04/03/26	4/15/26	DAJ000010450	150,963.63
MISSION SQUARE	DEF COMP ACCT#302442	4/20/26	DAJ000010457	60,415.24
CALPERS	COB CONTRIBUTION PPE 04/17/26	4/24/26	DAJ000010463	149,445.87
EDD	PAYROLL TAXES PPE 05/01/26	4/30/26	DAJ000010467	52,582.93
JAN - MAR 26 LAIF INTEREST	JAN - MAR 26 LAIF INTEREST	4/15/26	IAJ000010473	668,923.27
JAN - MAR 26 LAIF INTEREST	JAN - MAR 26 LAIF INTEREST	4/15/26	IAJ000010474	725,243.94
ADP WAGE PPE 03/28/26	ADP WAGE PPE 03/28/26	4/3/26	DAJ000010487	518,373.22
ADP TAX PPE 03/28/26	ADP TAX PPE 03/28/26	4/3/26	DAJ000010490	116,476.41
ADP WAGE PPE 04/11/26	ADP WAGE PPE 04/11/26	4/17/26	DAJ000010491	518,618.76
ADP TAX PPE 04/11/26	ADP TAX PPE 04/11/26	4/17/26	DAJ000010494	116,679.01
ADP WAGE PPE 04/25/26	ADP WAGE PPE 04/25/26	4/30/26	DAJ000010495	553,818.78
ADP TAX PPE 04/25/26	ADP TAX PPE 04/25/26	4/30/26	DAJ000010498	138,249.99
APR 26 LGIP INTEREST	APR 26 LGIP INTEREST	4/30/26	IAJ000010501	101,170.11
REVERSE MAR 26 VOID CK#1206350	REVERSE MAR 26 VOID CK#1206350	4/1/26	DAJ000010503	1,528,888.20
Total Disbursements in Excess of \$50,000				\$ 5,719,831.18
Total Count				16

Purchase Order Amounts Equal to \$50,000 and Above

Vendor	Description	Date	No.	Amount
STEPFORD	GETAC TABLETS & ANTENNAS	4/27/26	26 00111	53,228.75
COMFORT INTERNATIONAL INC	LIBRARY BOILER REPAIR	4/28/26	26 00112	70,785.00
TOWNE FORD SALES	1- '26 FORD POLICE INTERCE	4/30/26	26 00114	53,430.55
Total Purchase Orders Issued in Excess of \$50,000				\$ 177,444.30
Total Count				3

**CITY OF BELMONT
TREASURER'S REPORT
April 30, 2026**



Agency Receipts and Disbursements Summary

	Beginning Balance March 31, 2026		Receipts		Disbursements		Ending Balance April 30, 2026
City of Belmont	\$136,127,074.63	\$	14,484,621.68	\$	(4,820,847.66)	\$	145,790,848.65
Belmont Fire Protection District	29,691,883.93		4,875,538.65		(103,388.58)	\$	34,464,034.00
Total	\$ 165,818,958.56	\$	19,360,160.33	\$	(4,924,236.24)	\$	180,254,882.65

Balance Summary

	Deposit		Investments		Pool Total
City of Belmont & Belmont Fire Protection District	\$ 1,072,554.60	\$	179,182,328.05	\$	180,254,882.65

I certify that this report accurately reflects all investments of City of Belmont and Belmont Fire Protection District, and is in conformance with the adopted Investment Policy mandated by Government Code 53646. Furthermore, I certify to the best of my knowledge, sufficient investment liquidity and anticipated revenues are available to meet the Agency's budgeted expenditure requirement for the next six months.

Respectfully Submitted,

Grace Castaneda
 s/b Grace Castaneda
 Grace Castaneda
 City Treasurer

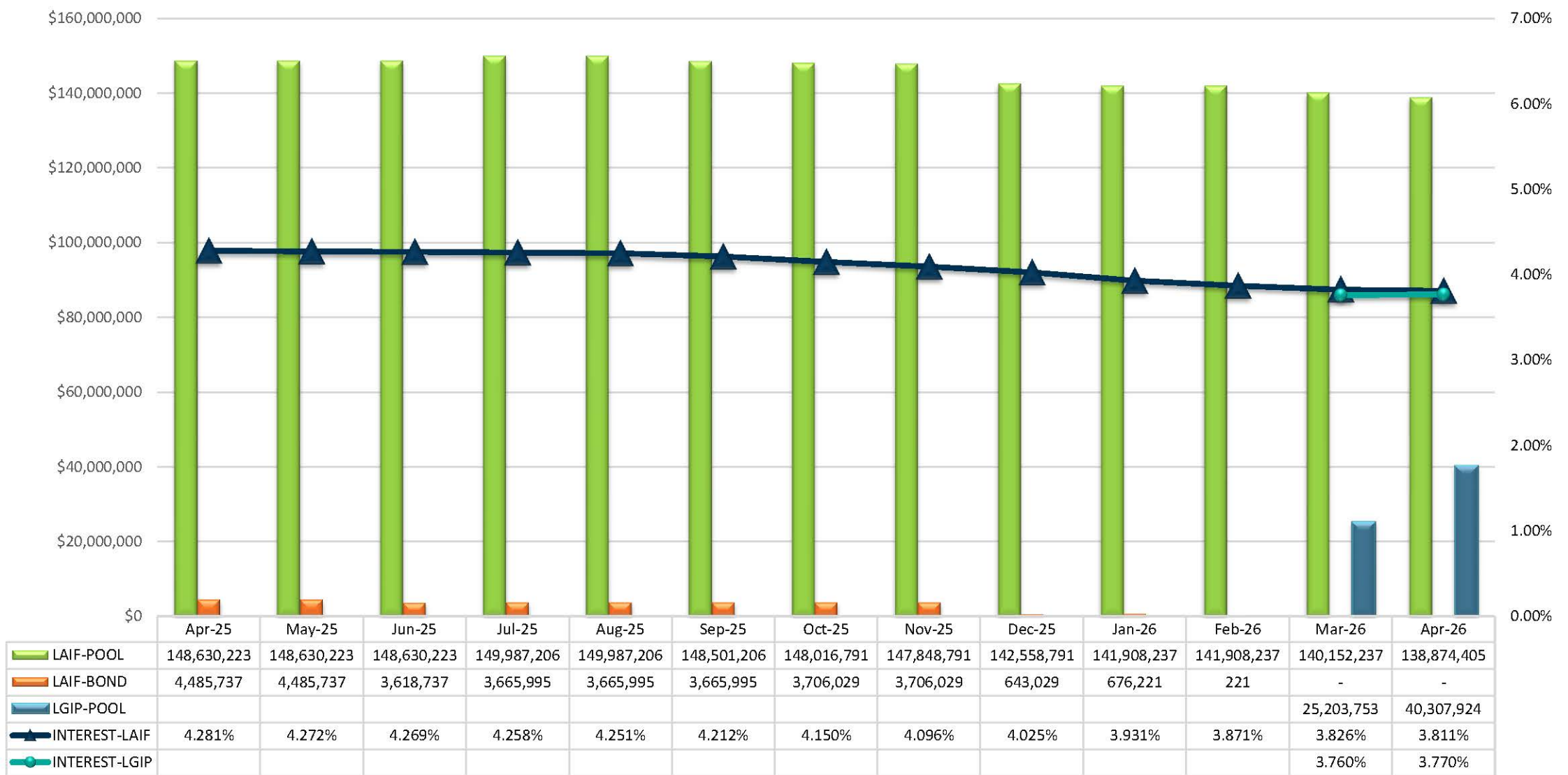
CITY OF BELMONT TREASURER'S REPORT April 30, 2026



Investment Detail

Investment Type	Issuer Fund Documents	Par Amount	Current Market Value*	Interest Total	Maximum Weighted Average Maturity/Life	Rate
Deposit						
General Account	Wells Fargo	\$ 1,072,554.60	\$ 1,072,554.60			
Investments:**						
L.A.I.F. -POOL	https://www.treasurer.ca.gov/pmia-laif/pmia/index.asp	138,874,404.52	138,871,742.44	441,041.96	18 months	3.811%
L.G.I.P. -POOL	https://www.calfitfund.com/document-center/	40,307,923.53	40,306,022.43	126,634.06	90 days	3.770%
Total		\$ 180,254,882.65	\$ 180,250,319.47	\$ 567,676.02		

City of Belmont Investment Portfolio Trends



*Fair Market Value ratios for LAIF are based on a quarterly basis, while LGIP is on a monthly basis.

**The LAIF-BOND account has withdrawn all of its funds as of the end of March 2026.



STAFF REPORT

Meeting Date: June 23, 2026
Agency: City of Belmont
Staff Contact: Jozi Plut, City Clerk, jplut@belmont.gov, 650-595-7414
Agenda Title: Calling and Giving Notice of Holding a General Municipal Election November 3, 2026
Agenda Action: Resolution

Recommendation

Adopt resolutions: (1) calling for the election for two Councilmembers, one each from Districts 1 and 3. (2) calling for the election of an at-large Mayor; (3) placement of any ballot measures approved by City Council; and (4) authorizing the City Manager to negotiate and execute a contract with the County of San Mateo to render services associated with the election.

Strategic Focus Area

Fiscal and Organizational Sustainability

Background

Belmont's General Municipal Election takes place every two years in November. This year, the seats held by Mayor Mates and Councilmembers Latimerlo and Pang-Maganaris are up for election.

District Election Background

In 2022, Belmont moved to a "by-district" election system. Under this system:

- Districts 1 & 3 voted in 2022.
- Districts 2 & 4 voted in 2024.
- The Mayor continues to be elected at-large, with the next election scheduled for November 2026 for a two-year term.

Ballot Measures

On June 3, 2026, an initiative petition was filed with the City Clerk, acting in her capacity as the City Elections Official for the City of Belmont. California Elections Code requires that the City Clerk conducted a prima facie review of the petition, consisting of a raw count of the signatures submitted, and determined that the petition appeared to contain a sufficient number of signatures.

On June 4, 2026, the petition was transmitted to the San Mateo County Elections Office for examination, including signature verification and certification of sufficiency or insufficiency. The County Elections Office has up to 30 working days, excluding weekends and holidays, to complete its review and provide certification to the City Clerk.

Upon receipt of the County's certification, the City Clerk will present the results to the City Council at an upcoming public meeting. If the petition is certified as sufficient, staff will recommend that the City



Council place the proposed initiative measure on the November 3, 2026 General Municipal Election ballot.

Analysis

The Elections Code requires the governing body to adopt a resolution calling for the November 2026 election. Belmont's General Municipal Election is consolidated with the San Mateo County elections. Because of the consolidation, a companion resolution approving the contract with the County of San Mateo to render services associated with the conduct of the election is included. It should be noted that in keeping with the provisions of SB 450, November's election will be an all-mail ballot election.

The following are important dates for the November 3, 2026, election:

June 29 – July 13 – Notice of Election Filed

Between these dates the City Clerk will publish a Notice of Election. The Notice will be translated from English to Spanish and Chinese, and the Notices published in an adjudicated newspaper for the appropriate language. The Notice will also be posted in three public places in the City: City Hall, the Belmont Library, and the Belmont-Redwood Shores School District Office.

July 13 – August 7 – Candidate Filing Period

Nomination papers may be obtained from the City Clerk. The signatures of not less than 20 voters in the City may be obtained beginning July 13, and the signed nomination papers may be filed with the City Clerk beginning on July 13 until August 7, 2026 by 5:00 P.M.

August 8 – August 12

If an incumbent has not filed nomination papers by 5:00 P.M. on August 7, further nomination of candidates, other than incumbents, for such elective office will be received until 5:00 P.M. on August 12, 2026.

August 8

Last day to call election for ballot measures, last day to withdraw initiative petition.

August 11

Primary Arguments in favor of and against local measures are due by 5 p.m. on this date. Such arguments, if already submitted, may be changed until and including this day.

August 12

Last day for an order of election calling for a ballot measure to be amended or withdrawn.

Ballot Arguments - the following represents the deadlines for ballot arguments and public review (for or against):

- Public Review of Primary Arguments: August 11 through August 21, 2026
- Impartial Analyses Due – August 18, 2026
- Public Review of Rebuttal Arguments: August 18 through August 28, 2026



Elections Code requires that the City Council take action to call for the election.

Alternatives

1. There are no alternates as these actions are required by the Elections Code and the County of San Mateo Registrar of Voters

Attachments

- A. Resolution of the City Council Calling and Giving Notice of the Regular Municipal Election on November 3, 2026
- B. Resolution Requesting the Board of Supervisors of the County of San Mateo to Render Specified Services to the City Relating to the Conduct of a Regular Municipal Election to Be Held on Tuesday, November 3, 2026

Fiscal Impact

No Fiscal Impact

Funding Source Confirmed: The fiscal year 2026-27 budget has allocated funds for election services under the Elections Division in the General Fund.

Source:

Staff

Purpose:

Statutory/Contractual Requirement

Public Outreach:

Posting of Agenda

RESOLUTION NO. 2026 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN MATEO TO RENDER SPECIFIED SERVICES TO THE CITY RELATING TO THE CONDUCT OF A REGULAR MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026

WHEREAS, a Regular Municipal Election is to be held in the City of Belmont, California in November; and,

WHEREAS, in the course of conduct of the election it is necessary for the City to request services of the County; and,

WHEREAS, all necessary expenses in performing these services shall be paid by the City of Belmont..

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

SECTION 1. In accordance with Elections Code Section 10002, the City Council requests the San Mateo County Board of Supervisors to permit the County Election Department to render the services according to State law relating to the conduct of the regular election called for November 3, 2026.

SECTION 2. The City of Belmont will reimburse the County Elections office for services performed when the work is completed and upon presentation to the City of a properly approved bill.

SECTION 3. The City Clerk is directed to forward without delay to the Board of Supervisors and to the County Election Department each a certified copy of this Resolution.

* * *

ADOPTED June 23, 2026 by the City of Belmont City Council by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney

RESOLUTION NO. 2026 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT CALLING AND GIVING NOTICE OF THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, TO ELECT TWO MEMBERS OF THE CITY COUNCIL, ONE FROM DISTRICT 1 AND ONE FROM DISTRICT 3, A MAYOR AT-LARGE AND ANY BALLOT MEASURES APPROVED FOR PLACEMENT

The City Council of the City of Belmont resolves as follows:

SECTION 1. Under the laws of the State of California relating to general law cities, there is called and ordered to be held in the City of Belmont, California, on Tuesday, November 3, 2026, a General Municipal Election for the purpose of electing two Members of the City Council, to elect two members of the City Council, one from District 1 and one from District 3, for the full term of four years, Mayor-at-large and any ballot measures approved for placement before the voters.

SECTION 2. The ballots to be used at the election shall be in form and content as required by law.

SECTION 3. The City Clerk is authorized, instructed and directed to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

SECTION 4. The City Manager is authorized to negotiate and execute a service agreement with the County of San Mateo to render specified services to the City of Belmont relating to the General Municipal Election.

SECTION 5. Vote centers shall be opened as prescribed in the Voters Choice Act (SB 450), except as provided in Elections Code Section 14401.

SECTION 6. In all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 7. Notice of the time and place of holding the election is to be given and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form and manner as required by law.

* * *

ADOPTED June 23, 2026 by the City of Belmont City Council by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney



STAFF REPORT

Meeting Date: June 23, 2026
Agency: City of Belmont
Staff Contact: Grace Castaneda, Finance Director, gcastaneda@belmont.gov; Karen Clark, Senior Management Analyst, kclark@belmont.gov
Agenda Title: Service Agreement with George Hills Company for Third-Party Claims Adjustment and Administration Services
Agenda Action: Motion

Recommendation

Authorize the City Manager to negotiate and execute a service agreement with George Hills Company for claims adjustment and administration services in an amount not-to-exceed \$60,000 through June 30, 2027, with a clause permitting renewal for up to two additional one-year terms with an annual fee escalator of 3-5% based on the most recent April-to-April Consumer Price Index for All Urban Consumers, Western Region (CPI-U), subject to annual budget appropriations.

Strategic Focus Area

Fiscal and Organizational Sustainability

Background

George Hills Company (George Hills) has served as the City's third-party claims administrator (TPA) since 2016. In this role, George Hills manages general liability claims filed against the City from initial submission through closure by conducting investigations, providing guidance on claims handling and decision-making, reporting applicable claims to the City's excess insurance carrier, and participating in quarterly claim reviews with City staff and the City's insurance broker.

Since the initial contract, three amendments have been executed to extend George Hills' services. In addition, in April 2025, staff issued a Request for Qualifications (RFQ) for TPA services. Four firms responded, including George Hills. After reviewing qualifications, capabilities, and references, and conducting background research on each firm, staff found the responses to be comparable in quality and did not identify a compelling reason for transitioning to a new provider. Amendment No. 4 was approved by the City Council shortly thereafter. Staff continue to evaluate George Hills' performance to ensure it is up to the City's satisfaction.

Analysis

With the current contract set to expire June 30, 2026, staff are requesting authorization to enter into a renewed service agreement with George Hills due to their familiarity with the City's needs and claims history, and to reduce the learning curve for recently transitioned City staff, allowing them to get up to speed more efficiently.



The proposed not-to-exceed amount of \$60,000 through June 30, 2027 is consistent with recent service costs, and the inclusion of up to two additional one-year terms reflects the City's intent to continue monitoring contractor performance and preserve flexibility going forward.

Alternatives

1. Reject the agreement and direct staff to re-issue the RFQ.
2. Approve the agreement with a modified not-to-exceed amount or term.

Attachments

- A. Proposed Fees
- B. Scope of Services

Fiscal Impact

No Fiscal Impact

Funding Source Confirmed:

There are sufficient funds in the Liability Insurance Fund (Account #571-1-503-8351) in the Fiscal Year 2026-27 budget to cover the cost of the agreement through June 30, 2027. If any of the two one-year optional terms is exercised, funding for those terms will be contingent on the annual City Council budget appropriation.

Source:

Staff

Purpose:

Discretionary Action

Public Outreach:

Posting of Agenda

ATTACHMENT A

SCOPE OF SERVICES AND CLIENT EXPRESSED AUTHORITY AND LIMITATIONS UNDER THE CONTRACT

This Attachment A is intended to provide the Scope of Services referenced in Section 2 of the Contract and also the specific service expectations in the Contract, that would not otherwise require revision during the Contract period, and which may differ from, or elaborate upon, our Client Service Profile. Services to be provided by GH on behalf of CLIENTS may include some or all of the following,

I. SERVICES INCLUDED IN THE CONTRACT

A. General Administrative Services

Throughout each year GH performs numerous functions which support claims administration on behalf of the Client, but do not include any claims handling, and are performed by non-claims personnel. Additionally, in the first year of a new client there are several “on-boarding” services that are general and administrative in nature. Below is a list of such services which are included within the terms of this Contract:

- 1) Claims Management Information System (“CMIS”) Services and Reports
 - a. Access to CMIS and training.
 - b. A monthly listing of open claims, showing expense categories, reserves, and total incurred.
 - c. Monthly claim summary reports.
 - d. Monthly hours and claims data detail for billing.
 - e. Providing loss run data and required reports.
 - f. Access to GH Client Portal.
- 2) Providing annual reports to outside agencies.
- 3) Filing of regulatory reports (such as 1099, W-9, etc.).
- 4) Trust Account
 - a. Establish and maintain a trust account to pay indemnity and expenses that may be due on claims. The amount to be maintained in the trust account shall be determined by CLIENT.
 - b. If the trust account is set-up with the GH choice of bank—, GH covers the cost of Positive Pay and Payee Match.
 - c. If the CLIENT prefers an alternate bank, there may be an additional set-up fee (other banks processes can be extraordinarily time consuming).
 - d. New bank account set up (signature cards, test checks, online access, set up bank in CXP).
 - e. Discussion and agreement on the approval process.
 - f. Preparation of W-9.
 - g. Process checks weekly.
 - h. Submit positive pay if applicable/monitor positive pay (review daily emails from bank for exceptions).

- i. Maintain a copy of all checks drawn by GH to pay claims and claims related expenses.
 - j. Submit monthly check registers of all transactions.
 - k. Monitor account balance and prepare replenishment requests monthly. Where replenishment of the account is required more than once per month, an additional administration fee may be required.
 - l. Monthly bank reconciliation (prepared and sent to CLIENT).
 - m. Payment of invoices that are pass-throughs (i.e., invoices for medical record copies, ExamWorks, etc.).
 - n. Respond to special funding requests arising out of the settlement of a claim or case and funding thresholds as defined in the Claim Handling Instructions. In the event that more than two special funding requests are required in a month, an additional fee will apply.
- 5) Certificates of insurance as required by the Contract.
- 6) Annual Service
- a. Respond to outside financial auditors.
 - b. Provide reports to CLIENT actuaries and claims auditors
 - c. Submit GH SSAE 16 reports, or the current equivalent.
 - d. Providing annual reports to outside agencies.
 - e. Filing of regulatory reports such as 1099, W-9, etc.
- 7) Account Management

B. Investigative Services

- 1) Receipt and examination of all reports of accidents or incidents that are or may be the subject of claims.
- 2) Investigate accidents or incidents as warranted, to include on-site investigation, photographs, witness interviews, determination of losses and other such investigative services necessary to determine all CLIENT losses but not to include extraordinary investigative services outside the expertise of GH.
- 3) In the event CLIENT or other agency conducts any investigation, and upon Client's request, GH shall review and analyze for liability and/or damage issues and for possible additional follow-up investigation.
- 4) Maintain service on a 24-hour, 7 days per week basis, to receive reports of any incident or accident which may be the subject of a liability claim and provide immediate investigative services to the extent necessary to provide a complete investigation.
- 5) Undertake items of investigation requiring special handling for CLIENT at the direction of the CLIENT's Attorney or authorized representative.

C. Liability and Claim Handling Services

- 1) Promptly set up a claim file upon receipt of the claim and maintain a claim file on each potential or actual claim reported.
- 2) Assess and evaluate the nature and extent of each claim and establish claims reserves for indemnity and legal expense.

- 3) GH will follow any CLIENT policy regarding tort claim rejection instructions, including rejection and return of an untimely or insufficient claim.
- 4) Ensure timely tort claim handling, including contact and follow-up with claimants regarding claim issues and processing.
- 5) Any bodily injury claim that is being pursued shall be indexed. Notice only matters or precautionary bodily injury claims that are not pursued do not need to be indexed.
- 6) Determine the need for defense representation, recommend legal counsel, and support litigation activity.
- 7) Report claims to the excess insurer in compliance with excess carrier's reporting requirements and coordinate with the excess insurer on a claim's progress in accordance with the excess insurer's reporting requirements.
- 8) Maintain records on any such claim and notify CLIENT when CLIENT is about to exhaust the Self-Insured Retention.
- 9) Obtain settlement contracts and releases upon settlement of claims or potential claims not in litigation.
- 10) Perform periodic reviews, as needed, of CLIENT files and claims as well as statutory requirements to ensure compliance including excess insurance related requirements.
- 11) Perform the necessary data gathering for the Medicare, Medicaid, and SCHIP Extension Act of 2007 (MMSEA) and the Set Aside Contracts in compliance with Section 111 of the MMSEA including the required reporting. (*See Attachment B*)
- 12) To the extent there is privileged information or PHI shared between agencies, which is subject to protection under HIPAA, GH shall implement all necessary measures in compliance with the Act and will execute a Business Associates Agreement (BAA).

D. Litigation Support Services

1. Upon notification by the CLIENT that litigation has been filed naming CLIENT or any of its members, GH shall follow the instructions outlined in the Client Expressed Scope of Work Instructions form. GH will work collaboratively with CLIENT to post all legal payments and expenses and to ensure that all financial activities related to the case are recorded in the system for inclusion on a formal loss run which will be provided to the CLIENT.
2. The CMIS operated by GH will serve as the repository for the CLIENTS's legal file pertaining to the litigation.,
3. GH will collaborate with the CLIENT to ensure that there is a process such that the file contents include the following documents and information:
 1. Operative Summons and Complaint
 2. Case evaluations from defense counsel
 3. A summary or copy of any discovery motions
 4. Summary of discovery efforts and evidence obtained
 5. Expert Witness Reports and summary of expected testimony
 6. A summary or copy of dispositive motions
 7. Mediation or settlement conference statements of all parties
 8. Settlement demands or offers from any party

9. A copy of any Judgment, arbitration award, or Jury verdict
10. Any Court order of significance to liability in the case
11. Appellate documents including open and responsive briefs and opinions or decisions issued by the Court.

E. Litigation Management and Support Services (optional)

- 1) Claims Processors, Adjusters and/or Supervisors will perform the following services in relation to litigated, or to-be-litigated, claims:
 - Upon notification by the CLIENT that litigation has been filed on an open claim, GH shall follow the litigation referral process as outlined in the Client Expressed Scope of Work Instructions form.
 - Work cooperatively with CLIENT in choosing outside counsel from approved panel and assist defense counsel in on-going litigation defense efforts.
 - Obtain and maintain a Litigation Plan and Budget.
 - Review legal bills in connection with Litigation Plan and Budget; Review, evaluate and adjust defense counsel invoices for legal services in cooperation with the CLIENT.
 - Cooperate with and assist defense counsel assigned to litigation of open claims and provide such investigative services as directed during pre-trial and trial stages.
 - Assist in responding to discovery or preparing discovery.
 - At the request of the CLIENT, attend mandatory settlement conferences on behalf of CLIENT.
 - Where permitted, appear on behalf of CLIENT in small claims actions filed against CLIENT on open claims handled by GH.
 - Review and evaluate case evaluations, correspondence and status reports forwarded to GH by counsel. Regularly discuss, review, and direct investigation, discovery, and case strategy with counsel.
 - Cooperate with counsel and litigation manager as a team with an open communication approach on each case to obtain the most economical and best result for the CLIENT.
- 2) Litigation Managers may perform the following services:
 - a. For designated claims identified as having a complex nature or potential high level of exposure, including coverage issues:
 - Review to determine proper handling throughout the life of the claim and/or litigation
 - Assess excess coverage reporting requirements and potential issues related to coverage and advise GH personnel of the need for reporting
 - Identify the need for evidence preservation including scope and duration

- Assess need for early intervention by and assignment to defense counsel where appropriate
 - Assess need for early retention and evaluation by expert witnesses
 - Review case evaluations, correspondence and status reports forwarded by defense counsel to advise CLIENT on proper handling including settlement, trial, and/or appellate work
 - Monitor the case and advise on updating reserves and financial information on the file to maintain current and accurate loss information
 - Provide advice on and/or assign defense counsel and ensure that a plan of action, budget, and evaluation of the case is prepared and maintained on designated cases
 - Obtain, review, and analyze status reports of defense counsel and participate in selection of strategy, need for motions, retention of experts, trial preparation and trial, and appellate work
 - Cooperate with counsel, claims supervisor and adjuster as a team with an open communication approach on each case to obtain the most economical and best result for the CLIENT
 - Appear at mediations and settlement conferences
- b. For non-claims related matters:
- Evaluate defense attorney case load and areas of practice to ensure consistent handling between cases with similar subject matter
 - Where appropriate, will analyze the work of defense counsel and participate in the selection of new counsel or correction of existing counsel where appropriate
 - Provide input on the selection and retention of new defense counsel whether to retain off-panel counsel for a specific claim or case, or through participation in the RFP process whereby new firms and/or attorneys are added to the County's defense attorney panel.
 - Provide independent analysis of risk exposure not only based on education, training, and experience the Litigation Managers, but also based on litigation trends across the state for similar cases, incidents, and legal issues.

F. Reports and Procedures

- 1) Within thirty (30) days of assignment, or sooner if practicable, required, or requested, GH will provide CLIENT with a report pursuant to specified claims handling instructions, showing name(s) of claimant(s), type of claim, date of loss, comments on liability, reserve recommendations, settlement recommendations, and other pertinent information. Subsequent to the initial thirty (30) day report, GH will report as often as warranted by any important change in status but no longer

than every ninety (90) days until the claim closes unless extended diary is appropriate.

- 2) All original reports, documents, and claim data of every kind or description, that are prepared in whole or in part by or for the GH in connection with this contract shall be CLIENT's property and constitute the GH's work product for which compensation is paid. A copy of all reports, documents, and claim data of every kind or description that is in whole or in part by or for the CLIENT is the property of GH. Additional copies of original reports, documents, and data requested by CLIENT will be at CLIENT's expense in accordance with this contract.
- 3) GH agrees that CLIENT have access and the right to audit and reproduce any of the GH's relevant records to ensure that the CLIENT is receiving all services to which the CLIENT is entitled under this Contract or for any purpose relating to the Contract.

G. Data

- 1) Utilize GH's claims management information system. CLIENT will be provided "read-only" access to the claims system. "Read-write" access may be obtained at the CLIENT's additional expense.
- 2) Record all claim information including all financial data.
- 3) Provide CLIENT and broker Read only on-line access to the claims data system (up to five users), if desired by CLIENT.
- 4) Provide monthly standard loss run and check register.
- 5) Provide annual claims data report upon request. Written authorization and/or a Business Associate Agreement may be required for confidential information protected by HIPAA.
- 6) Provide assistance to CLIENT in developing customized reports when requested (may require additional charge).
- 7) Arrange for electronic file conversion for any open and closed claims at the direction of CLIENT.

H. Claim Review Meetings

GH shall, on a mutually agreed periodic basis, meet with Client to review and discuss the CLIENTS claims inventory and claims results of specified periods and delivery of services by CLAIM ADMINISTRATOR. GH will attend four (4) claims review meetings annually with two (2) of the meetings tp be attended in-person and an agreed upon location and two (2) of the meeting to be held remotely by phone or video conference.

I. Financial Accounting

- 1) Establish and maintain a trust fund for the purpose of paying indemnity and expenses that may be due on the claims. The amount to be maintained in the trust fund shall be determined by the Client.
- 2) Maintain a copy of all checks drawn by the GH to pay claims and claims related expenses.
- 3) Submit monthly check registers of all transactions made for the period.
- 4) Complete or update Attachment B "Preferred Method of Check Processing" for check processing options.

- 5) Approval process shall be documented in GH Client Expressed Scope of Work Standards and Instruction Form.
- 6) GH will provide monthly bank reconciliation reports to CLIENT for audit purposes.

J. Third Party Subrogation Services

In any claim in which CLIENT is alleged to be liable or case in which CLIENT is a named defendant, GH will identify additional parties to that dispute which may also bear responsibility or liability for the damages claimed by the claimant(s) and/or plaintiff(s). Where additional individuals or entities are identified as having some responsibility, GH will perform the following services:

- 1) Identify to the CLIENT, the additional individuals or entities and the basis for potential liability.
- 2) Prepare and file a claim with each identified individual or entity.
- 3) As applicable, tender defense to or seek recovery from any identified individual or entity.
- 4) With client's prior approval and with the assistance of counsel, GH will prepare and file, or caused to be prepared and filed, any necessary litigation required to affect the claim of recovery on behalf of the CLIENT.
- 5) Manage litigation related to such claims or cases made to or filed against the other individual or entity.
- 6) All costs and expenses of litigation filed pursuant to this section, including attorney fees for outside counsel where necessary and approved, will be paid by the CLIENT.

K. First Party Subrogation Services

In the event that CLIENT assigns first party subrogation claims to GH, CLIENT shall identify damages it has sustained which have a value of \$1,000 or greater and for which any individual or entity is believed to be liable or responsible, the following may be performed:

- 1) CLIENT may authorize GH to act as a representative of CLIENT for the investigation, adjustment, processing, supervision, and evaluation of an ultimate recovery of potential money from the identified individuals or entities.
- 2) With prior approval of the CLIENT, GH may engage the services of one of the CLIENT's litigation attorneys to consult, review, and determine the best legal strategy available leading to recovery for the CLIENT. Upon determination by the attorney that a civil action is in the best interest of the CLIENT, GH will notify the CLIENT and obtain authorization to initiate litigation in accordance with the recommendations of the CLIENT and its attorney.
- 3) Where GH is able to recover money from an identified individual or entity, in addition to any other compensation identified in this contract, CLIENT will pay a Subrogation Fee in the amount of 30% of the gross amount recovered for each recovery obtained by GH. The minimum amount to be paid to GH will be \$250 per claim upon recovery. However, GH has the authority to reject any claim for any

reason, relieving the CLIENT of any fiscal responsibility for rejected claims only. The amounts due under this section shall be invoiced to the CLIENT on a monthly basis following receipt of the recovery payment from the at-fault party.

- 4) While GH is handling a subrogation claim for the CLIENT pursuant to the terms of this Contract, and the institution of a civil action is determined by the CLIENT to be the best course of action, CLIENT may elect to, at CLIENT's expense, recall the claim to the CLIENT's control so that CLIENT may pursue recovery in a manner in the best interest of the CLIENT. In the event the CLIENT recalls the claim as indicated above, or terminates the services of GH for any reason, CLIENT shall be responsible for payment to GH for any and all time and expense incurred by GH's subrogation claim adjuster, and/or subrogation division staff, up to the time wherein the claim has been recalled by the CLIENT.
- 5) Where requested, GH shall consult with CLIENT on claims and other related matters not specifically assigned to GH for handling under this Contract.
- 6) GH reserves the right to cease working on any claim where information has not been made available to GH within 120 days after GH has submitted the information and/or documentation to the CLIENT, at such time, the claim will be closed.
- 7) GH does not handle subrogation claims with a value less than \$1,000, unless a separate arrangement is established and agreed to.
- 8)
- 9) Due to the nature of these services, in that compensation is contingent upon recovery, if the contract is terminated prior to recovery or other closure of any claim, the CLIENT shall pay GH for all expenses and time spent, to date, on any claim(s) currently open and recovery in process. Payment shall be based on the current hourly rate of GH. GH will submit final invoice within five business days of termination.

10) Costs and Expenses: All costs and expenses arising out of or connected to any claim or lawsuit filed pursuant to this Agreement, including attorney fees for outside counsel where necessary and approved, will be paid by the CLIENT.

- a. Where GH is requested to appear in small claims court to pursue the recovery of funds, each appearance will incur an additional fee of \$250.
- b. Where GH personnel appear in the same court on the same day for more than one claim, GH will charge a flat fee of \$500 for half of a day or \$1,000 for a full day, regardless of the number of claims handled on that day.
- c. GH will be reimbursed for all miles traveled at the current IRS rate.
- d. All costs and expenses allocated to any claim will be billed to the member which assigned to claim for handling.

11) Billing for Services and Payment to GH: The process preferred by GH is stated as follows:

- a. Once recovery is agreed to between GH and the at-fault party and all documentation executed including a release, the at-fault party will issue a check to GH for the full agreed upon amount;
- b. GH shall deposit the gross recovered funds into the GH Client Trust Fund.
- c. Within ten (10) days after deposit, GH will issue the net payment to the CLIENT of the amount remaining after deduction of the fees to compensation GH based on this Contract.
- d. If CLIENT terminates the services of GH related to First Party Subrogation before the end of the Term, GH will invoice on a time and expense basis all work on claims for which collection has not been received by GH. The parties may discuss additional conditions under which payment may be made or work continued and may reach an additional agreement related thereto at the time of termination.

II. CLIENT EXPRESSED AUTHORITY AND LIMITATIONS

The list immediately below contains numerous services provided in this Contract for which GH requests the CLIENT expressly establish authority and/or limitations, on the ability of GH to act on behalf of the CLIENT. The CLIENT will check the appropriate box establishing the authority of GH to act or the limitation as to that authority.

GENERAL ADMINISTRATIVE SERVICES:

- George Hills will establish and maintain a trust account for claim-related payments
- CLIENT will make all claim-related payments

GH will send certificates of insurance to the following contact:

INVESTIGATIVE SERVICES:

- George Hills will conduct all investigations
- CLIENT will conduct all investigations
- CLIENT will direct GH on each claim as to who performs investigations

In the event the Client or other agency conducts any investigation, GH shall review for completeness.

Retention of Vendors (appraisers, translators, copy services, Independent Adjuster, IME's, Surveillance, etc.):

- Must be preauthorized by CLIENT
- Does not need preauthorization

LIABILITY AND CLAIM HANDLING SERVICES:

CLIENTS position regarding rejections (*e.g., if entity so dictates, a claim will be rejected for insufficiency*). Check all that apply.

Protocols for Rejections

- GH needs authorization
- GH does not need authorization
- GH sends the Rejection
- CLIENT sends the Rejection
- GH sends out Denial Letter simultaneously with Rejection outlining the reason

LITIGATION SUPPORT SERVICES:

Check all that apply.

- CLIENT will handle litigated claims inhouse, with GH to capture data into SIMS
 - CLIENT will send data to GH weekly
 - CLIENT will send data to GH monthly

Excess Reporting

- GH will report claims to the excess insurer in compliance with excess carrier's reporting requirements and coordinate with the excess insurer on a claim's progress in accordance with the excess insurer's reporting requirements.
- CLIENT will report claims to the excess insurer in compliance with excess carrier's reporting requirements and coordinate with the excess insurer on a claim's progress in accordance with the excess insurer's reporting requirements

Claims Exceeding SIR:

- GH stops tracking activity once the SIR has been reached.

- GH will continue to track all activity at and/or above the SIR. The Excess JPA/Carrier will provide GH with activity documentation above the SIR.
- GH will reserve to Full Value and track recoveries.

Litigation Management (Includes Support Services as Expressed above)

- Client does not elect to incorporate Litigation Management Services
- Client elects to incorporate Litigation Management Services
 - Senior Claims Adjuster or,
 - GH Attorney or,
 - Senior Claims Adjuster and GH Attorney as needed on a Time and Expense basis.

LITIGATION MANAGEMENT AND SUPPORT SERVICES:

Check all that apply.

- GH will handle litigated claims
 - All litigated cases
 - Case as assigned

Mandatory Settlement Conferences

- GH always attends
- CLIENT will attend with GH attending upon request only

Small Claims Actions filed against CLIENT

- GH always appears
- CLIENT will attend with GH attending upon request only

Legal Counsel

- GH must have CLIENT authorization to refer to outside Legal Counsel
- GH does not need CLIENT authorization to refer to outside Legal Counsel
- GH must use CLIENT approved Legal Panel for Attorney selection
- CLIENT does not have an approved Legal Panel for Attorney selection
- All Litigation to be handled by CLIENT inhouse Legal
- GH always sends Litigation Assignment packets to Legal Counsel

CLIENT specific Litigation Guidelines: Yes No

CLIENT specific Litigation Referral Form/Letter: Yes No

CLIENT specific Litigation Budget Form: Yes No

Pay fees for Experts, photocopies, medical records as: Expense Legal

REPORTS AND PROCEDURES:

- GH will provide client report of all claims _____(specify frequency).
- GH will arrange for the performance of an audit annually.
- CLIENT will arrange for the performance of an audit annually.

AUTHORITY LEVELS:

Reserve within SIR:

\$0.00 Other: _____

Adjuster must seek approval from (client contact) to post indemnity reserves above authority level.

Settlement Authority:

\$0.00 Other: _____

Adjuster must seek approval from (client contact) to consent to settlement of any claim at or above the amount indicated.

Medical Treatment:

Medical Authorizations should only be sent to the claimant once liability is determined to be adverse to the CLIENT.

Medical Authorizations should go out as soon as it is determined that a BI claim is being pursued.

FINANCIAL ACCOUNTING – CHECK PROCESSING:

CLIENT will make all claims-related payments and does not elect for George Hills to establish and maintain a trust account. George Hills will establish and maintain a trust account for claim-related payments

Selection of Bank

- GH Choice of Bank
- Client Choice of Bank

Bank Name:

Bank Address:

Client Contact:

- Initial Funding Amount: \$
- Trust Target Balance: \$
- Minimum Account Balance: \$

Statements

- Statement to be balanced by client, or
- Statement to be balanced by GH with copies to client
- George Hills will provide trust account reconciliation reports monthly
- George Hills will provide check registers reports monthly

THIRD PARTY SUBROGATION SERVICES:

- GH is authorized to initiate third party subrogation claims on behalf of CLIENT
- GH must obtain authorization to initiate third party subrogation claims on behalf of CLIENT.

FIRST PARTY SUBROGATION SERVICES:

CLIENT elects to incorporate the first party subrogation services of GH into the contract

CLIENT authorizes GH to initiate first party subrogation claims on behalf of CLIENT

CLIENT agrees to the additional compensation payable to GH for its first party subrogation services as follows:

GH shall be entitled to 30% of the gross recovery for each claim initiated by GH through its first party subrogation efforts.

CLIENT agrees to the terms and conditions stated in Attachment A, Scope of Services and Client Expressed Authority and Limitations, Section (l)(K).



April 9, 2026

Via email qcastaneda@belmont.gov

Grace Castaneda
City of Belmont
1 Twin Pines Lane
Belmont, CA 94002

RE: City of Belmont and George Hills Agreement for Third Party Administration Services

Dear Ms. Castaneda,

We would like to extend our sincere appreciation for another year of a successful professional relationship with the City.

My name is Agnes Hoerberling, and I am writing to formally introduce myself as your primary point of contact for contract-related matters. Kathleen Proctor will continue to serve as your main contact for all client service and operational needs. In addition, Chris Shaffer, EVP of Claims Operations, along with the claims team assigned to your program, will continue to provide ongoing support and oversight.

Please know that I am always available as an additional resource. If at any time you are unable to reach a member of our team, or if I can be of assistance in any way, do not hesitate to contact me directly.

To remain aligned with current economic conditions, our rates have been adjusted as follows:

1 year extension	Fees
Admin Fee	\$3,090 annual
MMSEA Fee	\$515 annual
Subrogation Fee	30%
Supervisor	\$139 per hour
Senior Adjuster	\$118 per hour
Adjuster	\$106 per hour
Clerical	\$92 per hour

Should you have any questions or concerns regarding these adjustments, please do not hesitate to contact me directly.

As always, we sincerely appreciate your business and look forward to continuing to provide high-quality service to the City of Belmont in the years ahead.

Agnes Hoerberling CCO
GEORGE HILLS COMPANY an Avon Risk Company
Business: (818) 459-8212
mobile: (916) 960-6742 email: ahoeberling@avonrisk.com



STAFF REPORT

Meeting Date: June 23, 2026
Agency: City of Belmont
Staff Contact: Tobi Liebermann, Housing and Economic Development Manager,
tlibermann@belmont.gov
Agenda Title: Renewal and Amendment of CDBG Cooperation Agreement with San Mateo
County
Agenda Action: Resolution

Recommendation

Adopt a Resolution authorizing the renewal and amendment of the Urban County’s Community Development Block Grant (CDBG) Cooperation Agreement with San Mateo County (the Agreement) and authorizing the City Manager to negotiate and execute all documents necessary to effectuate the Agreement.

Strategic Focus Area

Economic Development and Housing

Background

In September 2017, San Mateo County and the City of Belmont established a Cooperative Agreement enabling the City to participate in the County’s Urban County Program. This partnership allows Belmont, which is otherwise ineligible on its own, to access federal Community Development Block Grant (CDBG) funds. While the agreement automatically renews every three years, formal amendments are required for the upcoming cycle. Consequently, the City and County must execute a renewal amendment for Federal Fiscal Years 2027, 2028, and 2029.

The County of San Mateo (County) receives funding allocations from the U.S. Department of Housing and Urban Development (HUD) under three programs: Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) Program. To maximize funding allocations in these programs, the County has been designated as an Urban County by HUD. To maintain Urban County status, the County must requalify with HUD every three-years and enter into a cooperation agreement with all non-entitlement cities within the County to solicit their cooperation and co-participation in the Urban County housing and community development programs. The City of Belmont has had an ongoing Cooperation Agreement with San Mateo County since 1996 and must renew that Agreement pursuant to HUD to comply with new regulations.

Analysis

The County of San Mateo (County) with participation of small, non-entitlement cities (such as Belmont), qualifies as an Urban County under the Community Development Block Grant (CDBG) Program guidelines and therefore is an “entitlement jurisdiction.” As such the County is entitled to receive annual



allocations of funding under the federal CDBG Program. The San Mateo Urban County also receives funding under the HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) Programs. The four largest cities in the County, including Daly City, South San Francisco, San Mateo and Redwood City, have populations of over 50,000 and receive a direct allocation of CDBG from the U.S. Department of Housing and Urban Development (HUD). The smaller cities in the County are considered “non-entitlement” jurisdictions and do not receive a direct allocation of funding from HUD. Through participation in the Urban County, non-entitlement jurisdictions like Belmont can access CDBG, HOME and ESG funds. Execution of the Cooperation Agreement would extend the arrangement that has been in place since 1996. It does not create any obligations for Belmont.

Alternatives

1. Take No Action, eliminate Belmont’s ability to apply for CDBG Funding for qualifying projects
2. Provide alternative direction to staff

Attachments

- A. Resolution
- B. CDBG Cooperation Agreement Amendment

Fiscal Impact

- No Fiscal Impact
- Funding Source Confirmed:

Source:

Staff

Purpose:

Discretionary Action

Public Outreach:

Posting of Agenda

RESOLUTION NO. 2026 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT AUTHORIZING EXECUTION OF COOPERATION AGREEMENTS WITH SAN MATEO COUNTY FOR PARTICIPATION IN THE COUNTY'S HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS

WHEREAS, In September 2017, San Mateo County and the City of Belmont entered into a Cooperative Agreement whereby the City of Belmont, a public entity which would not be eligible for Community Development Block Grant (CDBG) funds on its own, could cooperate and participate in the San Mateo County Urban County Program in order to access CDBG funding. The Cooperation Agreement provides for automatic renewals every three years unless an amendment to the Agreement is required, which is the case for this program cycle; and,

WHEREAS, the County of San Mateo has requested from Belmont an amendment and renewal of the Cooperative agreement that enables the County to secure and award federal funds through the process of Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) Program to eligible public entities; and,

WHEREAS, public entities that do not otherwise come within the definition of an eligible public agency may cooperate and participate with an eligible public entity such as an urban county to receive Housing and Urban Development program benefits; and,

WHEREAS, under the previous Cooperation Agreement the County of San Mateo has heretofore qualified as an urban county per Housing and Urban Development guidelines, and the County is soliciting the cooperation and co-participation of public entities such as Belmont in its application for federal assistance for the Federal Fiscal Years 2027, 2028 and 2029 and one subsequent three-year period thereafter; and

WHEREAS, a Cooperation Agreement by and between the City of Belmont and County establishes the formal relationship to cooperate and co-participate and is specifically authorized under the provisions of Government Code Section 6502 and 26227; and

WHEREAS, Belmont has previously, by an official act of pronouncement, expressed its intent and desire to cooperate and participate with County in its plan application and to engage in housing and community development activities within its incorporated limits thereunder; and

WHEREAS, Belmont understands that in becoming part of the Urban County, City automatically participates in the CDBG, HOME and ESG Programs, which provide eligible local jurisdictions with federal funds for affordable housing activities.

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

SECTION 1. The City Manager is authorized to negotiate and execute a renewal and

amendment to the Cooperation Agreement with San Mateo County to award Community Development Block Grants (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership programs (HOME) to eligible public entities, and to negotiate and execute all documents necessary to effectuate the renewal and amendment to the Cooperation Agreement with San Mateo County.

* * *

ADOPTED June 23, 2026 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

County of San Mateo Cooperative Agreement Amendment

Cooperation Agreement dated September 20, 2017
Cooperation Agreement Amendment #1 dated July 2023

Amendment Number: 2 (Second)

Agreement between the COUNTY OF SAN MATEO and the CITY OF BELMONT

THE AGREEMENT IS CHANGED AS FOLLOWS

- I. Witnesseth Section is hereby added amended as follows:

Adds the following emboldened, italicized phrase:

WHEREAS, the County of San Mateo has heretofore qualified as an urban county under the Act, the County again solicits the cooperation and co-participation of public entities such as the City in its application for federal assistance under the Act for ***Federal Fiscal Years 2027, 2028 and 2029 and one subsequent three-year period thereafter***; and

- II. Witnesseth Section is hereby added amended as follows:

Adds the following as a new Whereas provision:

WHEREAS, the City Executive of the City is authorized to execute this Amendment on the City's behalf, and the County Executive is authorized to execute this Amendment on the County's behalf.

- III. Section 1 (Purpose) is hereby added amended as follows:

Replaces the first sentence with the following emboldened, italicized phrase:

"The County and City agree to cooperate to undertake, or assist in undertaking, essential community development and housing assistance activities in and for the benefit of the City, as approved or authorized between the parties in the CDBG Agreements, including the Consolidated Plan. This Agreement includes..."

- IV. Section 2 (Term), 1 is hereby added amended as follows:

Amends and restates the first paragraph in its entirety as follows:

"This Agreement shall remain in effect for the three-year program period of Federal Fiscal Years 2027, 2028 and 2029, and until funds granted and program income received during the three-year program period are expended and the funded activities completed. Neither the County nor the Municipality may terminate, withdraw, or be removed from the program during the three-year program period. The Agreement will renew automatically for participation in one successive three-year Urban County qualification period (Federal Fiscal Years 2030, 2031, and 2032), unless the Municipality or the County provide written notice to the other party that it elects not to participate in a new qualification period. The terminating party shall send a copy of the notice of termination to the HUD field office by the date specified on the HUD Exchange Urban Counties website. The County will notify the Municipality in writing of the Municipality's right to make this election. A copy of the County's notification must be sent to the HUD field office by the date specified on the HUD Exchange Urban Counties website."

V. Section 3 (County’s Responsibilities as Applicant) is hereby added amended as follows:

Amends and restates Paragraphs 4 and 5 of Subsection a. in their entirety as follows:

“Therefore, the County and City agree to cooperate to undertake, or assist in undertaking, essential community development and housing assistance activities in and for the benefit of the City, as approved or authorized between the parties in the CDBG Agreements, including the Consolidated Plan. The County and City will also strictly adhere to the Consolidated Plan as approved and to all assurances and certifications provided to HUD, including taking all actions necessary to comply with the Urban County’s certifications under Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, that the grant will be conducted and administered in conformity with:

- Title VI of the Civil Rights Act of 1964, implementing regulations at 24 CFR Part 1; and
- the Fair Housing Act, and implementing regulations at 24 CFR Part 100 and will comply with the obligation to affirmatively further fair housing; and
- Section 109 of Title I of the Housing and Community Development Act of 1974, and the implementing regulations at 24 CFR Part 6, which incorporates: Section 504 of the Rehabilitation Act of 1973, and the implementing regulations at 24 CFR Part 8; and
- Title II of the Americans with Disabilities Act of 1974, and the implementing regulations at 28 CFR Part 35; and
- the Age Discrimination Act of 1975, and the implementing regulations at 24 CFR Part 146; and
- Section 3 of the Housing and Urban Development Act of 1968; and
- Uniform Relocation and Real Property Policies Act of 1970 and the implementing regulations at 49 CFR Part 24; and
- Section 104(d) of the Housing and Community Development Act of 1974 and the implementing regulations at 24 CFR Part 42; and
- all other applicable laws and regulations.

The Parties acknowledge that the Urban County is a plaintiff in King County et al. v. Turner et al., 2:25-cv-00814-BJR (W.D. Wash.) and through this litigation has obtained a Preliminary Injunction against HUD. To the extent that this Agreement purports to impose terms or conditions that are enjoined pursuant to that Preliminary Injunction, the Urban County is not bound to those enjoined terms or conditions.

The Parties agree that Urban County funding in no event will be used for activities in, or in support of, any cooperating unit of general local government that impedes the County’s actions to comply with the County’s fair housing certification and duty to affirmatively further fair housing. This provision is required because noncompliance by a unit of general local government included in an urban county may constitute noncompliance by the grantee (i.e. the Urban County) that can, in turn, provide cause for funding sanctions or other remedial actions by the Department.”

VI. Section 3 (County’s Responsibilities as Applicant), is hereby added amended as follows:

Amends and restates Subsection c. in its entirety as follows:

“Parties to this Agreement understand and agree that they may not sell, trade, or otherwise transfer all or any portion of CDBG funds to a Municipality, Urban County, unit of general local government, or insular area that directly or indirectly receives CDBG funds in exchange for any funds, credits, or non-Federal considerations, but must use such funds for activities eligible under Title I of the Housing and Community Development Act of 1974, as amended.”

VII. Section 5 is hereby added amended as follows:

Adds the following italicized and underlined language:

The City and County has each adopted and is enforcing:

- a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations;
- b. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within jurisdictions.

VIII. Section 8 (County’s Responsibility to City), is hereby added amended as follows:

Adds the following new Subsection d.:

“d. The Urban County agrees that the CDBG funds that the Municipality is entitled to will be utilized to benefit the Municipality.”

IX. Section 10 (Program Income) is hereby added amended as follows:

Amends and restates Subsection e. in its entirety as follows:

“e. The County and Municipality shall not terminate or withdraw from the Agreement while it remains in effect. The County may transfer the program income to the Municipality, upon its termination of Urban County participation, provided that the Municipality begins participating as an independent CDBG Entitlement grantee and agrees to use the program income in its own CDBG Entitlement program.”

X. Section 13 (Minor Amendments to the Agreement) is hereby added amended as follows

Amends and restates Section 13 in its entirety as follows:

13. Amendments to the Agreement.

“The Parties agree to adopt amendment(s) to this Agreement as may be required by HUD to meet any new Urban County Qualification requirement(s), when applicable. Failure by either Party to adopt any such amendment, and to submit such amendment to HUD, will void the Agreement for such qualification period.”

Other changes: None

I hereby certify that the requested changes are required per the United States Department of Housing and Urban Development.



Requestor Signature
 County of San Mateo

June 4, 2026

Date

Karen Coppock

Requestor Name (please print)
 County of San Mateo

HCD Supervisor

Requestor Title (please print)

This change is effective as of: July 1, 2027

ALL OTHER TERMS AND CONDITIONS OF THE AGREEMENT REMAIN UNCHANGED.

In witness of and in agreement with this Amendment's terms, the Parties, by their duly authorized representatives, affix their respective signatures:

For City:

**Signature
(City Manager)**

Date

Name (please print)

For County:

**Signature
(County Executive)**

Date

Name (please print)



STAFF REPORT

Meeting Date: June 23, 2026
Agency: City of Belmont
Staff Contact: Adrienne Smith, Principal Planner, (650) 637-4702, asmith@belmont.gov
Agenda Title: General Plan Safety Element Update
Agenda Action: Resolution

Recommendation

Adopt a resolution amending the Belmont General Plan by adopting the updated Safety Element and associated amendments to the Conservation Element.

Strategic Focus Area

Public Safety

Background

The Safety Element of Belmont's General Plan is a State-mandated component required under California Government Code Section 65302(g). It identifies potential natural and human-caused hazards that may affect residents, businesses, and public services in the community. The purpose of the Safety Element is to provide a framework for recognizing and anticipating these hazards and guiding policies and actions that reduce risks and protect the community.

Belmont's Safety Element was last comprehensively updated in 2017 along with the broader adoption of the City's 2035 General Plan. The update described in this staff report is undertaken to bring the Safety Element into full compliance with the State laws described above, to incorporate the results of a new Page 1 of 6 Draft Safety Element Study Session SR - Staff Report climate [Vulnerability Assessment Summary](#), and to reflect updated hazard information and community priorities. The update includes revised and new goals, policies, and implementation actions organized around the hazard topics addressed in the element.

The City Council reviewed the Draft Safety Element at its April 28, 2026, meeting. The meeting agenda and recording may be viewed [here](#). A summary of the Planning Commission's previous feedback from its [April 21, 2026, meeting](#), was provided to Council and they expressed appreciation for the Commission's thoughtful observations and questions to staff, and emphasized the importance of the topics that were addressed.

The Council posed additional questions regarding how the City would respond if multiple emergencies or disaster events were to occur simultaneously and the extent to which the City is evaluating and preparing for emerging or novel safety threats. Staff explained that the City's emergency management framework is based on continuity of operations planning and all-hazards preparedness principles, providing a flexible foundation for responding to a broad range of emergency situations, including unforeseen or evolving risks. Staff further noted that the City maintains both technological and non-technological backup systems,



including paper-based contingency procedures and other continuity measures designed to support essential operations during emergency events.

Councilmembers also requested additional information regarding how the Draft Safety Element promotes coordination with neighboring jurisdictions. The Council emphasized the importance of maintaining strong interjurisdictional partnerships and continuing to formalize regional coordination efforts to enhance emergency preparedness, response, and recovery capabilities.

The Council further inquired about the relationship between the Safety Element and the City’s budget and resource allocation priorities. Staff explained that the goals, policies, and implementation measures contained in the Safety Element will help inform future work planning, capital improvement planning, and budgetary decisions. Staff noted that the Safety Element is intended to serve as a guiding policy document that informs the City Council Strategic Plan and departmental work plans across multiple City departments. The update process involved extensive collaboration among City departments to identify existing vulnerabilities, infrastructure needs, and opportunities to strengthen community resilience and emergency preparedness. Overall, the Safety Element serves as a practical planning tool to guide future policy development, infrastructure investments, and resource allocation decisions that enhance the safety and resilience of the Belmont community.

Planning Commission Review

The Planning Commission considered the revised Draft Safety Element and Draft Conservation Element reflective of previous Commission and City Council feedback at its [June 2, 2026 meeting](#). Commissioners generally focused their discussion on opportunities to improve specificity, recency of data, and clarity regarding locally relevant hazards and infrastructure.

With respect to the Safety Element, Commissioners emphasized the need for a more explicit discussion of the relationship between seismic hazards and critical utility infrastructure. Specifically, Commissioners requested that the “Seismicity and Ground Shaking” section more clearly address the potential for gas pipeline ruptures and related public safety risks resulting from significant ground shaking events.

Commissioners also recommended strengthening the discussion of erosion hazards by providing greater geographic specificity regarding areas of Belmont where erosion risks are most pronounced. Commissioners noted that other hazard sections, such as flooding, identify vulnerable areas with greater detail and requested that staff evaluate opportunities to similarly identify locations with heightened susceptibility to erosion where feasible.

With respect to the Conservation Element, a Commissioner inquired whether the Twin Pines Detention Basin Project could be referenced in the Stormwater Management section as an example of the City’s ongoing efforts to improve flood protection, watershed management, and stormwater infrastructure. Commissioners also requested that staff review the document and incorporate more current air quality data, if available, to ensure the information presented reflects the latest regional conditions and trends.

Analysis

Cumulative Planning Commission and City Council comments, questions, and direction received during



the April 21, April 28, and June 2, 2026, meetings have been compiled into a comprehensive response matrix included as Attachment C. The matrix documents the feedback received and staff's corresponding responses. In some cases, staff determined that the issues raised were already addressed through existing narratives, goals, policies, or implementation measures contained within the Draft Safety Element. In other instances, staff identified opportunities to strengthen the document through revisions intended to improve clarity, refine policy language, expand narrative discussion, or provide additional detail responsive to the feedback received.

Attachment C also includes a separate matrix summarizing staff-initiated revisions. These revisions were developed based on feedback from the Planning Commission and City Council, as well as through continued staff review and refinement of the Draft Safety Element. This process provided an opportunity to further enhance the document, improve internal consistency, and align the Safety Element with current best practices. Proposed revisions include refinement of existing policies and the addition of a new policy subsection focused on sanitary sewer infrastructure maintenance, rehabilitation, and system resiliency, along with supporting policies and implementation actions.

All previously identified tracked changes in the Draft Safety Element and Draft Conservation Element have been accepted. In addition, all revisions identified in the response matrices have been incorporated into the updated draft documents. For ease of review, these new revisions are highlighted in yellow in the revised Draft Safety Element and Draft Conservation Element included as Attachments D and E, respectively.

Public Comment

A 30-day public review period for the Draft Safety Element and Draft Conservation Element concluded on May 14, 2026. Aside from comments provided by the Planning Commission and the City Council, no additional comments were received. An extensive community engagement process was conducted throughout the update process. A summary of engagement activities is provided in the April 28, 2026 City Council [staff report](#).

Environmental Review

An environmental review document has been prepared for the Safety Element update pursuant to the California Environmental Quality Act (CEQA). The Safety Element update qualifies for a CEQA exemption under the common-sense exemption set forth in CEQA Guidelines Section 15061(b)(3). This exemption applies where it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment. See Attachment E for the CEQA Exemption Memorandum and Notice of Exemption form.

Key findings include:

- The Safety Element update is a program-level policy document establishing a framework for addressing hazards and does not commit the jurisdiction to any specific development action.
- The update does not include land use or zoning changes, does not increase development potential, and does not grant entitlements for development projects.
- No provisions of the update would result in direct or indirect population growth or place additional demands on natural resources, public services, or infrastructure.



- Future implementation actions that could affect the environment, such as code amendments, capital projects, or other physical improvements, would be subject to separate CEQA review at the time they are prepared, as applicable.

Next Steps

Once the Safety Element and Conservation Element have been adopted, both will be formally integrated into the General Plan.

The Safety Element web page will continue to be updated throughout the review and adoption period: www.belmont.gov/safetelement

Alternatives

1. Adopt a Resolution with modifications.
2. Refer the item back to staff for further evaluation.

Attachments

- A. Resolution Adopting the Safety Element and Conservation Element Update
- B. Planning Commission Resolution Recommending City Council Adoption of the Draft Safety Element and Draft Conservation Element
- C. Matrix of Comments and Proposed Revisions to the Safety Element
- D. Draft Safety Element (New Changes Highlighted in Yellow)
- E. Draft Conservation Element (New Changes Highlighted in Yellow)
- F. CEQA Exemption Memorandum and Notice of Exemption

Fiscal Impact

No Fiscal Impact

Consideration of adoption of the Safety Element and Conservation Element Update does not create any direct fiscal impact. These documents include future actions that would be considered for implementation in future years, contingent upon City Council approval and appropriation.

Funding Source Confirmed:

Source:

Staff

Purpose:

Plan Implementation*

Public Outreach:

Posting of Agenda

RESOLUTION NO. 2026 – _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT AMENDING THE SAFETY ELEMENT AND CONSERVATION ELEMENT OF THE 2035 GENERAL PLAN

WHEREAS, pursuant to California Government Code Section 65300, each city and county in California must adopt a comprehensive, long-term general plan addressing the physical development of the county or city, and any land outside its boundaries which in the agency's judgment bears relation to its planning; and

WHEREAS, California Government Code Section 65302 identifies seven mandatory elements which all city and county general plans must include (land use, circulation, conservation, open space, noise, safety and housing); and

WHEREAS, The City of Belmont General Plan was adopted by the City Council in 2017 by Resolution number 2017-085 and has been amended as needed; and

WHEREAS, California Government Code Section 65302(g)(4) requires that local agencies update their general plan safety element to address climate adaptation and resiliency, and California Government Code Section 65302(g)(5) requires that local agencies update their general plan safety element to identify residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation routes; and

WHEREAS, recent legislation requires that the City of Belmont review the Safety Element and update it as needed upon updates to the Housing Element or Local Hazard Mitigation Plan, or at least once every eight years; and

WHEREAS, the Safety Element of the General Plan integrates and incorporates by reference the current San Mateo County Multijurisdictional Local Hazard Mitigation Plan, including the City of Belmont Annex, approved by the Federal Emergency Management Agency, in accordance with California Government Code Sections 8685.9, 65302, and 65302.6; and

WHEREAS, the Conservation Element contains information and policies relevant to natural hazards and topics pertinent to the Safety Element; and

WHEREAS, the City of Belmont determined the proposed amendments to the Safety Element are subject to the requirements of the California Environmental Quality Act ("CEQA") and its implementing regulations (CEQA Guidelines); and

WHEREAS, provided in Government Code Sections 65352 -- 65352.5 the City of Belmont mailed a public notice to all California Native American tribes provided by the Native American Heritage Commission and other entities; and

WHEREAS, the Safety Element was developed in consultation with emergency service providers and members of the public, was reviewed by the California Governor's Office of Emergency Services and California Geological Survey and incorporates recommendations from these agencies, and reflects best practices outlined in the State's General Plan Guidelines and Technical Advisories; and

WHEREAS, there have been numerous opportunities for members of the public to participate in the development of the Safety Element update, including in-person and virtual workshops, online surveys, focus group and service provider discussions; and

WHEREAS, on June 2, 2026, the City of Belmont Planning Commission conducted a duly noticed public hearing; and adopted Resolution No. 2026 – 07 Recommending that the City Council amend the Safety Element and Conservation Element of the 2035 General Plan as proposed in Attachments C and D of the June 2, 2026 Planning Commission staff report with the following changes:

- a. Acknowledge specific infrastructure hazard risk of ruptured gas lines in Seismicity and Ground Shaking section of Safety Element
- b. Add discussion of Twin Pines Detention Basin project to Conservation Element for continuity with Safety Element as feasible and appropriate
- c. To the extent possible and based on data availability, update the air quality data in the Conservation Element

WHEREAS, after reviewing all relevant evidence before the City Council, including the information provided in the staff report and enclosures, the public meeting, and public correspondence and testimony received, the City Council incorporates herein by reference and adopts the analysis and findings in the staff reports to the City Council dated April 28, 2026 and June 23, 2026 as its own findings of fact under Belmont Zoning Ordinance Section 16.1.2 related to General Plan Amendments.

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

SECTION 1. The updates to the Safety Element and Conservation Element of the General Plan are exempt from the provisions of the CEQA per Guidelines Section 15061(b)(3) (common sense exemption) which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

SECTION 2. The City Council finds that: the proposed amendments to the Safety Element and Conservation Element are consistent with the other elements of the 2035 General Plan; the proposed amendments are in the public interest; and that the amendments to the Safety Element and Conservation Element further the City of Belmont’s responsibility to protect public health, safety, and welfare.

SECTION 2. The City Council amends the Safety Element and the Conservation Element of the 2035 General Plan as shown in Attachments D and E of the June 23, 2026 staff report.

* * *

(Passage requires the affirmative vote of not less than a majority of the total membership of the Council)

ADOPTED June 23, 2026 by the City of Belmont City Council by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney

RESOLUTION NO. 2026 – 07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT RECOMMENDING THAT THE CITY COUNCIL AMEND THE SAFETY ELEMENT AND CONSERVATION ELEMENT OF THE GENERAL PLAN.

WHEREAS, pursuant to California Government Code Section 65300, each city and county in California must adopt a comprehensive, long-term general plan addressing the physical development of the county or city, and any land outside its boundaries which in the agency's judgment bears relation to its planning; and

WHEREAS, California Government Code Section 65302 identifies seven mandatory elements which all city and county general plans must include (land use, circulation, conservation, open space, noise, safety and housing); and

WHEREAS, The City of Belmont General Plan was adopted by the City Council in 2017 by Resolution number 2017-085 and has been amended as needed; and

WHEREAS, California Government Code Section 65302(g)(4) requires that local agencies update their general plan safety element to address climate adaptation and resiliency, and California Government Code Section 65302(g)(5) requires that local agencies update their general plan safety element to identify residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation routes; and

WHEREAS, recent legislation requires that the City of Belmont review the Safety Element and update it as needed upon updates to the Housing Element or Local Hazard Mitigation Plan, or at least once every eight years; and

WHEREAS, the Safety Element of the General Plan integrates and incorporates by reference the current San Mateo County Multijurisdictional Local Hazard Mitigation Plan, including the City of Belmont Annex, approved by the Federal Emergency Management Agency, in accordance with California Government Code Sections 8685.9, 65302, and 65302.6; and

WHEREAS, the Conservation Element contains information and policies relevant to natural hazards and topics pertinent to the Safety Element; and

WHEREAS, the City of Belmont determined the proposed amendments to the Safety Element are subject to the requirements of the California Environmental Quality Act ("CEQA") and its implementing regulations (CEQA Guidelines); and

WHEREAS, provided in Government Code Sections 65352 -- 65352.5 the City of Belmont mailed a public notice to all California Native American tribes provided by the Native American Heritage Commission and other entities; and

WHEREAS, the Safety Element was developed in consultation with emergency service providers and members of the public, was reviewed by the California Governor's Office of Emergency Services and California Geological Survey and incorporates recommendations from

these agencies, and reflects best practices outlined in the State’s General Plan Guidelines and Technical Advisories; and

WHEREAS, there have been numerous opportunities for members of the public to participate in the development of the Safety Element update, including in-person and virtual workshops, online surveys, focus group and service provider discussions; and

WHEREAS, on June 2, 2026, the City of Belmont Planning Commission conducted a duly noticed public hearing; and

WHEREAS, after reviewing all relevant evidence before the Planning Commission, including the information provided in the staff report and enclosures, the public meeting, and public correspondence and testimony received, the Planning Commission incorporates herein by reference and adopts the analysis in the staff report to the Planning Commission dated June 2, 2026 as its own findings of fact.

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

SECTION 1. The updates to the Safety Element and Conservation Element of the General Plan are exempt from the provisions of the CEQA per Guidelines Section 15061(b)(3) (common sense exemption) which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

SECTION 2. The Planning Commission finds that: the proposed amendments to the Safety Element and Conservation Element are consistent with the other elements of the 2035 General Plan; the proposed amendments are in the public interest; and that the amendments to the Safety Element and Conservation Element further the City of Belmont’s responsibility to protect public health, safety, and welfare.

SECTION 3. The Planning Commission recommends that the City Council amend the Safety Element and Conservation Element of the 2035 General Plan as proposed in Attachments C and D of the June 2, 2026 staff report with the following changes:

- a. Acknowledge specific infrastructure hazard risk of ruptured gas lines in Seismicity and Ground Shaking section of Safety Element
- b. Add discussion of Twin Pines Detention Basin project to Conservation Element for continuity with Safety Element as feasible and appropriate
- c. To the extent possible and based on data availability, update the air quality data in the Conservation Element

* * *

ADOPTED June 2, 2026 by the City of Belmont Planning Commission by the following
vote:

AYES,
COMMISSIONERS: Adamkewicz, Takahashi, Kramer, Kulich, Twigg, Jadallah

NOES,
COMMISSIONERS: None

ABSENT,
COMMISSIONERS: Majeski

ABSTAIN,
COMMISSIONERS: None

RECUSED,
COMMISSIONERS: None

ATTEST:

Carlos de Melo

Carlos de Melo
Community Development Director

Planning Commission and City Council Comments

No.	Source of Comment	Comment	Addressed in current Draft?	Response
1	Planning Commission Study Session (April 21, 2026)	Policy 6-6.10 should provide greater clarity about what existing development is required to do, and what constitutes “existing” development.	No. Edit policy for clarity.	“Require new planned development located within the fire hazard severity zones to follow the code requirements in the California Building Code, including applicable sections of the California Wildland-Urban Interface Code. Continue to require developments in these zones to comply with defensible space standards and other maintenance requirements.” (Pages 6-51 and 6-52)
2	Planning Commission Study Session (April 21, 2026)	Clarify the uses and other benefits of the Safety Element	No. Add new narrative to Introduction and Purpose.	“ <u>The Safety Element helps guide City policy decisions, such as reviewing development applications or evaluating municipal programs, allowing City staff and decision makers to determine if these efforts are compatible with Belmont’s approach to safety issues. It provides information to community members, offering greater transparency and clarity, and assisting with environmental reviews. The policies in the Safety Element also assist community members and key partners to ensure compliance and alignment with the City’s safety regulations, and supporting efforts to better prepare for future hazard conditions.</u> ” (Page 6-2)

No.	Source of Comment	Comment	Addressed in current Draft?	Response
3	Planning Commission Study Session (April 21, 2026)	Discuss how the Safety Element addresses concerns about providing backup power and undergrounding of utilities.	Yes. See response detail.	Several sections of the Safety Element note the risk of power outages in Belmont and the harm that unscheduled outages may cause, along with the potential to reduce this risk through utility undergrounding. Multiple policies and actions in the Utilities (Goal 6.5), Emergency Response (Goal 6.7), Public Education (Goal 6.9) and Extreme Heat (Goal 6.11) address this issue.
4	Planning Commission Study Session (April 21, 2026)	Highlight City's emergency alert system works and how non-English speakers are reached in an emergency	Partially. See detail in response.	Provided additional details in the "Emergency Alert Systems" section, as informed by San Mateo Consolidated Fire Department staff. This includes language about which alerts are available in other languages and who has authority to issue alerts. (Page 6-39)
5	Planning Commission Study Session (April 21, 2026)	What is the risk from 80 percent of the City's wastewater pipes being made of clay?	Yes. See detail in response.	This refer to text already in the City's Conservation Element and was not modified as part of this update. Clay pipes are vulnerable to seismic activity and other hazards that can cause the ground to shift.

No.	Source of Comment	Comment	Addressed in current Draft?	Response
6	Planning Commission Study Session (April 21, 2026)	Clarify how the hazards associated with smoke from wildfires is addressed.	No. Add new language to Wildfire section and policies.	<p>Added language to Wildfire section: <u>“Even wildfires that do not directly threaten Belmont can harm the community, as large wildfires can create dangerously high levels of air pollution far away from the burn area.”</u> (Page 6-35)</p> <p>Revised a sentence of the discussion of wildfire impacts to say “Older adults, people without access to reliable transportation or communication channels, people with disabilities, and those with chronic illnesses are especially vulnerable to the effects of wildfire as they may struggle to evacuate a hazard area <u>or be more susceptible to poor air quality from fires.</u>” (Page 6-35)</p> <p>Revised Policy 6.7-12: “Coordinate with surrounding jurisdictions, school districts, recreation and park districts, and community-based organizations to ensure adequate and equitably located emergency shelters, community resilience centers, <u>cooling and clean-air centers</u>, and alternate care sites are available when natural disasters and other highly hazardous conditions occur.” (Page 6-53)</p>

No.	Source of Comment	Comment	Addressed in current Draft?	Response
7	City Council Meeting (April 28, 2026)	Provide more information about how the Safety Element supports coordination with other jurisdictions and external agencies.	Yes. See detail in response.	<p>Numerous sections of the Safety Element discuss Belmont’s collaborative efforts. This information is part of the “Flooding Hazards”, “Sea Level Rise and Emergent Groundwater”, “Human Health Hazards”, “Hazardous Materials”, “Utilities”, and “Public Safety and Emergency Management sections”.</p> <p>A large number of policies and actions also address collaboration. This includes several policies about building resilience with utility companies, collaborating with the County and other regional agencies such as OneShoreline and Caltrain, working cooperatively with neighboring jurisdictions, and collaborating with private sector partners on key efforts.</p>

8	City Council Meeting (April 28, 2026)	How would the City act if more than one disaster were to occur at the same time?	Yes to narrative, No to policies. Revised relevant policies.	<p>The potential for multiple hazards to occur simultaneously or directly after each other, known as cascading or compounding hazards, is addressed in the “Climate Change in Belmont”. It is also discussed as part of the “Flooding”, “Sea Level Rise”, and “Landslides” sections. Revised Policy 6.8-3, “Periodically evaluate police and fire services to ensure that the City is providing adequate protection, <u>including from cascading and compounding hazards</u>, in an efficient, cost-effective manner.” (Page 6-54)</p> <p>Revised Policy 6.9-3, “Encourage school districts, agencies, and organizations that work with vulnerable populations, such as seniors, to develop and carry out education programs on disaster preparedness and response needs, <u>including preparation for multiple disasters to occur at the same time</u>”. (Page 6-54)</p> <p>Revised Policy 6.9-5, “Ensure emergency alert systems provide community members with alerts about upcoming or current emergency events, <u>including the potential for multiple hazards to occur simultaneously</u>, in languages and formats accessible to the entire community.” (Page 6-55)</p> <p>Revised Action 6.9-7a, “Conduct educational campaigns in multiple languages and offer residents information on ways to protect their property and preserve personal health and safety from various hazards, and on available incentives and other financial resources. <u>As part of these campaigns, consider how to prepare the community for cascading and compounding hazards</u>”. (Page 6-55)</p>
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No.	Source of Comment	Comment	Addressed in current Draft?	Response
9	City Council Meeting (April 28, 2026)	Is interjurisdictional cooperation during a disaster codified?	Partially. See detail in response.	<p>Provided additional details in the “Public Safety and Emergency Response” section, as follows:</p> <p>As requested by SMC Fire: <u>“All fire departments in San Mateo County, including SMC Fire, have an arrangement through a Joint Powers Agreement to provide emergency services to neighboring jurisdictions. Under this agreement, the closest appropriate fire response staff will respond to emergencies regardless of the jurisdiction.”</u> (Page 6-44)</p> <p>As noted by the Police Department: <u>“The police department has a set of informal agreements with neighboring jurisdictions for assistance as part of day-to-day operations and formal protocols for requesting assistance within San Mateo County for more unusual or larger-scale events. The police department also participates in a statewide Master Mutual Aid Agreement for major incidents. The police department communicates with other law enforcement agencies in San Mateo County through a common set of tools that allows for voice communication, messaging, and data sharing.”</u> (Page 6-40)</p>
10	City Council Meeting (April 28, 2026)	Does the City have a way of monitoring for novel safety threats?	Partially. See detail in response.	Revised Policy 6.7-4 as “Continue to upgrade preparedness strategies and techniques in all departments so as to be prepared when a disaster, either natural or human-made, occurs. <u>Include planning for novel and unforeseen hazardous conditions</u> ”. (Page 6-52)

No.	Source of Comment	Comment	Addressed in current Draft?	Response
11	Planning Commission Meeting (June 2, 2026)	Some of the data in the Conservation Element tables is outdated. Are more current figures available?	Yes. See detail in response.	Table 5-8: Measured Air Pollutant Concentrations At Redwood City has been updated to use the latest-available annual data. Tables 5-9, 5-10, and 5-11 and associated text related to the City's climate action planning efforts have been updated to present the updated GHG emissions inventories prepared as part of preparation of the 2026 Climate Action and Adaptation Plan.
12	Planning Commission Meeting (June 2, 2026)	The Conservation Element should include mention of the Twin Pines Detention Basin project if feasible and appropriate.	No. See detail in response.	There are remaining questions related to coordination across multiple jurisdictions and funding sources. The feasibility of the project is unknown at this time. Therefore, this Conservation Element amendment does not include additional discussion on this project that is not yet feasible.

No.	Source of Comment	Comment	Addressed in current Draft?	Response
13	Planning Commission Meeting (June 2, 2026)	The Safety Element should acknowledge the risk of earthquakes causing breaks in gas lines.	Yes. See detail in response.	<p>Revised the summary of ground shaking hazards in the “Seismicity and Ground Shaking” section of the Safety Element: The primary seismic hazard for Belmont is potential ground shaking from these three large faults, which can damage buildings and infrastructure, and harm people. <u>Damage to some infrastructure may result in additional hazards. For example, a ruptured underground gas line may result in an explosion and fire, while broken water pipelines or tanks can cause flooding.</u></p> <p>Added Action 6.1.2c: <u>Work with utilities to monitor and strengthen utility infrastructure that can be dangerous if damaged in an earthquake, including gas lines, water pipes, and electricity lines.</u></p> <p>Revised Action 6.9.1a: Publicize areas at risk of local hazards, emergency preparedness programs, evacuation planning resources, and other efforts to promote resident awareness and caution regarding hazards, including soil instability, earthquakes, flooding, and fire. <u>Include education and awareness about dangers from broken buildings and infrastructure, such as ruptured gas lines.</u></p>

No.	Source of Comment	Comment	Addressed in current Draft?	Response
14	Planning Commission Meeting (June 2, 2026)	The Safety Element should mention where erosion risks are highest in Belmont, similar to how flooding is discussed	Partially. See detail in response.	The City cannot identify specific locations where the erosion risk is highest, but can explain the general conditions where erosion risk is elevated. Added the following to the Erosion discussion: <u>While most of Belmont is at risk of at least some level of erosion, it is a hazard of greatest concern around creek banks, steep slopes, and areas of very loose soil.</u>

Staff-Proposed Revisions

No.	Source of Comment	Comment	Addressed in current Draft?	Response
1	Staff	Ensure that the policies are clear about how they apply to new and existing development.	Partially. See detail in response.	<p>Revised Policy 6.2-14: “<u>For new development located in 100-year and 500-year flood zones, or in areas subject to projected sea level rise,</u> require installation of protective structures <u>such as berms or floodwalls,</u> or other design measures, prioritizing nature-based or hybrid solutions combining grey and green infrastructure elements, to protect proposed and existing building and development sites from the effects of flooding in 100-year and 500-year flood zones and areas with projected sea level rise.” (Page 6-47)</p> <p>Revised Action 6.2-23b: Collaborate with OneShoreline to evaluate and amend, if necessary, the City’s building code, zoning ordinance, and other development standards to ensure that new and/or substantial construction adequately incorporate major storms, sea level rise, emergent groundwater, and other climate impacts into siting and design. Regularly review (at least every six years, consistent with every other building code cycle) and update the building code, zoning ordinance, and development standards to align with best practices. (Page 6-48)</p>

No.	Source of Comment	Comment	Addressed in current Draft?	Response
2	Staff	Clarifying sanitary sewer infrastructure upgrades/maintenance in own section, similar to storm (policies 6-2.9 and 6-2.10)	No. Added new policies and actions to the Hazardous Materials section	<p>New sub header in the Policy section: “Sanitary Sewer”. Added one new policy and two new actions under this sub header:</p> <p>Policy 6.3-3: <u>Ensure that sanitary sewer facilities are designed and properly sized to reduce damage from hazardous conditions and to decrease contamination risk, such as inflow and infiltration due to flooding, and overflows and backups due to under sizing.</u> (Page 6-50)</p> <p>Action 6.3-3a: <u>Prioritize maintenance (i.e. rehabilitation and/or replacement) of aging infrastructure.</u> (Page 6-50)</p> <p>Action 6.3-3b: <u>Maintain and regularly update the Sewer Master Plan to incorporate updated information and verify assumptions based on existing conditions.</u> (Page 6-50)</p>
3	Staff	Note the mention of the CAAP update in the Conservation Element	Yes. See detail in response.	<p>Added new text to the Belmont Climate Action Plan section: <u>Belmont prepared the CAP in 2017. Since then, the community’s GHG emissions and associated regulations have changed significantly. As of June 2026, Belmont is working on an updated version of the CAP, the Climate Action and Adaptation Plan (CAAP), which will address long-term GHG emission reductions as well as climate adaptation and resilience issues.</u></p>

No.	Source of Comment	Comment	Addressed in current Draft?	Response
4	Staff	Revise narrative addressing flood management initiatives in Safety Element	Yes.	Updated description of the City's flood management initiatives in the callout box to reflect status. (Page 6-13)
5	Staff	Administrative cleanup of maps in the Safety Element and Conservation Element	Yes.	Replaced old City logos and improved mapping legibility. Not highlighted in drafts.

6

Safety Element



6.1 INTRODUCTION AND PURPOSE

Ensuring the safety of community members, through protection from hazards, is an essential service of public agencies and a critical priority for maintaining community health and welfare. The purpose of the Safety Element is to identify the natural and human-caused public health and safety hazards that exist within the city, and to establish preventative and responsive policies and programs to mitigate their potential impacts. Specifically, this element addresses seismic and geologic hazards, flooding, fire, and other hazards, as well as related aspects of law enforcement, evacuation and emergency preparedness, and coordinated response measures. This element also addresses the threat from increasingly frequent and intense hazards resulting from climate change, as well as reduces vulnerability for disproportionately affected communities, physical assets, key services, and ecosystems.

The Safety Element helps guide City policy decisions, such as reviewing development applications or evaluating municipal programs, allowing City staff and decision makers to determine if these efforts are compatible with Belmont's approach to safety issues. It provides information to community members, offering greater transparency and clarity, and assisting with environmental reviews. The policies in the Safety Element also assist community members and key partners to ensure compliance and

alignment with the City's safety regulations, and supporting efforts to better prepare for future hazard conditions.

RELATIONSHIP TO STATE LAW

Government Code Section 65302(g) requires each California city to include within its General Plan a Public Safety Element that addresses the protection of the community from any unreasonable risks associated with the effects of seismic and other geologically-induced hazards, flooding, and fires. The Safety Element is required to include mapping that identifies known seismic and other geological hazards, flood hazards and urban and wildland fire hazards, as well as address climate change and extreme heat. Where applicable, it must also address evacuation routes, peak load water supply requirements, minimum road widths, and clearances around structures. The Safety Element also includes required information on fire protection, law enforcement, emergency preparedness, and the City's Local Hazard Mitigation Plan (LHMP). The LHMP, as certified by the Federal Emergency Management Agency (FEMA), is incorporated into this Safety Element by reference as permitted by California Government Code Section 65302.6. It is available online at <https://www.smcgov.org/dem/multijurisdictional-local-hazard-mitigation-plan>. Belmont has also prepared a background report that provides additional detail about the hazards

and other issues discussed in this Safety Element, as required by law. The background report is attached to this Safety Element as Appendix A.

State law also requires that, as part of the need to assess and protect against hazards, the Safety Element must analyze climate vulnerability, which is the degree to which Belmont is susceptible to harm from climate change and associated hazards. This includes physical and mental injuries, property damage or destruction, environmental harm, economic damage, and other factors. The results of this analysis are included in a Vulnerability Assessment, which identifies the populations, buildings and infrastructure, services, and natural ecosystems that are most vulnerable to the effects of hazards related to climate change in Belmont. The most vulnerable populations and community assets in Belmont are often those who are both severely impacted by climate change and have a limited ability to resist or recover from these impacts (known as adaptive capacity). The Vulnerability Assessment helps community members, City staff, and decision makers understand how climate change hazards may alter community conditions and what parts of the community (people and places) should be prioritized for adaptation and resilience. The findings of the Vulnerability Assessment are summarized in this document and the assessment is attached to this Safety Element as Appendix B.

RELATIONSHIP OTHER ELEMENTS

The Safety Element is strongly correlated to the Land Use, Conservation, and Parks, Recreation, and Open Space Elements. The Land Use Element includes consideration of fire, seismic, flooding and other hazards in land use designations and their density and intensity standards. Through restrictions on the development of hazardous areas, the Land Use Element supplements the policies of this Element.

Related to the Conservation and Parks, Recreation, and Open Space Elements, areas subject to severe hazards, especially those related to seismic or flood-prone conditions, are designated for a reduced level of development or open space, or development is required to be set back from areas impacted by these factors. Additionally, the Safety Element is related to the Circulation Element in that good street design and accessibility of the transportation system is vitally important in Providing Emergency Services.

RELATIONSHIP TO VISION AND GUIDING PRINCIPLES

While the Safety Element has connections to many of the values in the Belmont Community Vision, it most closely supports:

- Belmont’s small-town ambiance that sets itself apart as a tranquil, inclusive, safe and desirable place to live, work

and play.

- Belmont’s culturally diverse and supportive community that makes it a safe place to raise a family.

CLIMATE CHANGE IN BELMONT

Climate change is the long-term shift in average weather patterns, including significant alterations in temperature, precipitation, and wind patterns over an extended period—typically decades or longer. Rising levels of carbon dioxide and other greenhouse gases in the atmosphere are the primary drivers of climate change, trapping heat and disrupting global climate systems. Rising global temperatures are causing more frequent and intense heatwaves, storms, floods, droughts, wildfires, and other hazards. These events are frequently concurrent, resulting in cascading impacts that are progressively more difficult to manage, such as droughts amplifying wildfire risk or extreme heat exacerbating water scarcity.

Climate change is expected to affect everyone and all locations in Belmont to some degree, but some groups of people and community assets are particularly vulnerable to the impacts of hazards given their inability to prepare or their increased exposure to potential hazards. Through the Vulnerability Assessment, the City has identified the most vulnerable people, buildings, infrastructure, economic drivers, ecosystems and natural resources, and key services in Belmont that should be prioritized

in climate adaptation and resilience planning. Identifying a population or a community asset as a priority vulnerability reflects the severity of climate change impacts and level of harm. Other factors considered are the size of the population, the role that the asset plays in maintaining community-wide well-being, and the potential of the population or asset to be impacted by compounding or cascading effects of interacting hazards.

Based on the Vulnerability Assessment's scoring of impact and adaptive capacity, severe weather is the hazard responsible for the most priority vulnerabilities in Belmont, followed by sea level rise, wildfire, and extreme heat. In Belmont, the populations facing the greatest risk from climate change include older adults, low-resourced households, and people with chronic illnesses and/or disabilities. The community assets and services that are considered priority vulnerabilities are emergency services, water and wastewater infrastructure and services, energy and communications infrastructure and services, and aquatic ecosystems. Aquatic habitats in the community include riparian areas such as Belmont Creek, Waterdog Lake, and the salt marshes of O'Neill Slough. This Safety Element describes the hazards that will likely impact Belmont and provides goals, policies, and actions to mitigate the associated risks to community members and assets.

6.2 SEISMIC HAZARDS

SEISMICITY AND GROUND SHAKING

The San Francisco Bay Area is one of the most seismically active regions of the United States. There are approximately 30 known faults in the Bay Area that are considered capable of generating earthquakes. An earthquake is the vibration of the earth's surface following a release of energy in the earth's crust. A major earthquake can cause the most damage of any hazard to the city. While there are no active fault lines within the city boundary, the closest fault zone, the San Andreas Fault Zone, is approximately one mile to the west from the city boundary. The San Andreas Fault Zone is the predominant fault system in California and has generated some of the largest and most destructive earthquakes in California. Other faults in the area include the Hayward Fault across the bay to the east, and the San Gregorio Fault to the west (see Figure 6-1, *Regional Faults*). The primary seismic hazard for Belmont is potential ground shaking from these three large faults, which can damage buildings and infrastructure, and harm people. Damage to some infrastructure may result in additional hazards. For example, a ruptured underground gas line may result in an explosion and fire, while broken water pipelines or tanks can cause flooding.

The last significant (greater than magnitude 6.0) seismic event in the San Mateo County vicinity was the 7.1 magnitude San Andreas Loma

Prieta Earthquake in 1989, which originated 10 miles northeast of Santa Cruz. Other significant local earthquakes include the 1906 earthquake in San Francisco and the 2014 earthquake in Napa. Although the 1906 earthquake is primarily associated with the City of San Francisco, Belmont was also greatly affected.

Chapter 7, Article IV of the City's Municipal Code contains the City's Residential Code and Building Code, both of which establish standards for seismic safety in new construction and major renovations. Article XII also contains a seismic hazard identification program for unreinforced masonry buildings given the city's geographic area of high seismic risk.

LIQUEFACTION

Soil liquefaction occurs when water-saturated sands, silts, or gravelly soils are shaken so violently that the individual grains lose contact with one another and float freely in the water, turning the ground into a pudding-like liquid. Buildings and foundations lose load-bearing strength and may sink into what was previously solid ground. Unless properly secured, hazardous materials can be released, causing significant damage to the environment and people.

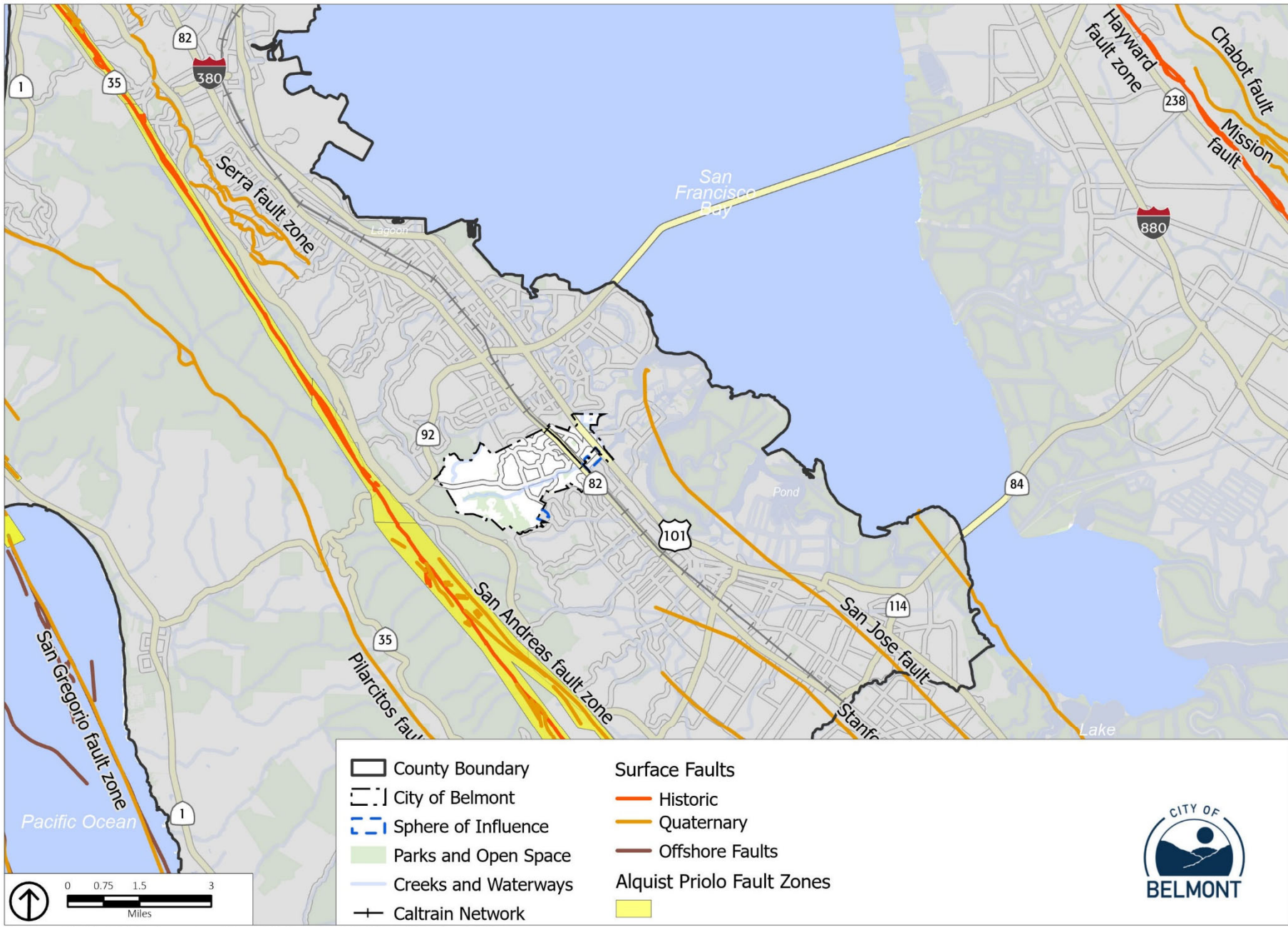
The soils underlying parts of Belmont are particularly susceptible to liquefaction, as shown in Figure 6-2, *Liquefaction Susceptibility*, which has serious implications

for older structures that were built before State and local building codes were updated (in the early 1970s) to be more resilient against seismic and soil-related hazards. Much of the areas east of El Camino Real, as well as the land near Belmont Creek, have potential liquefaction hazards.

TSUNAMI

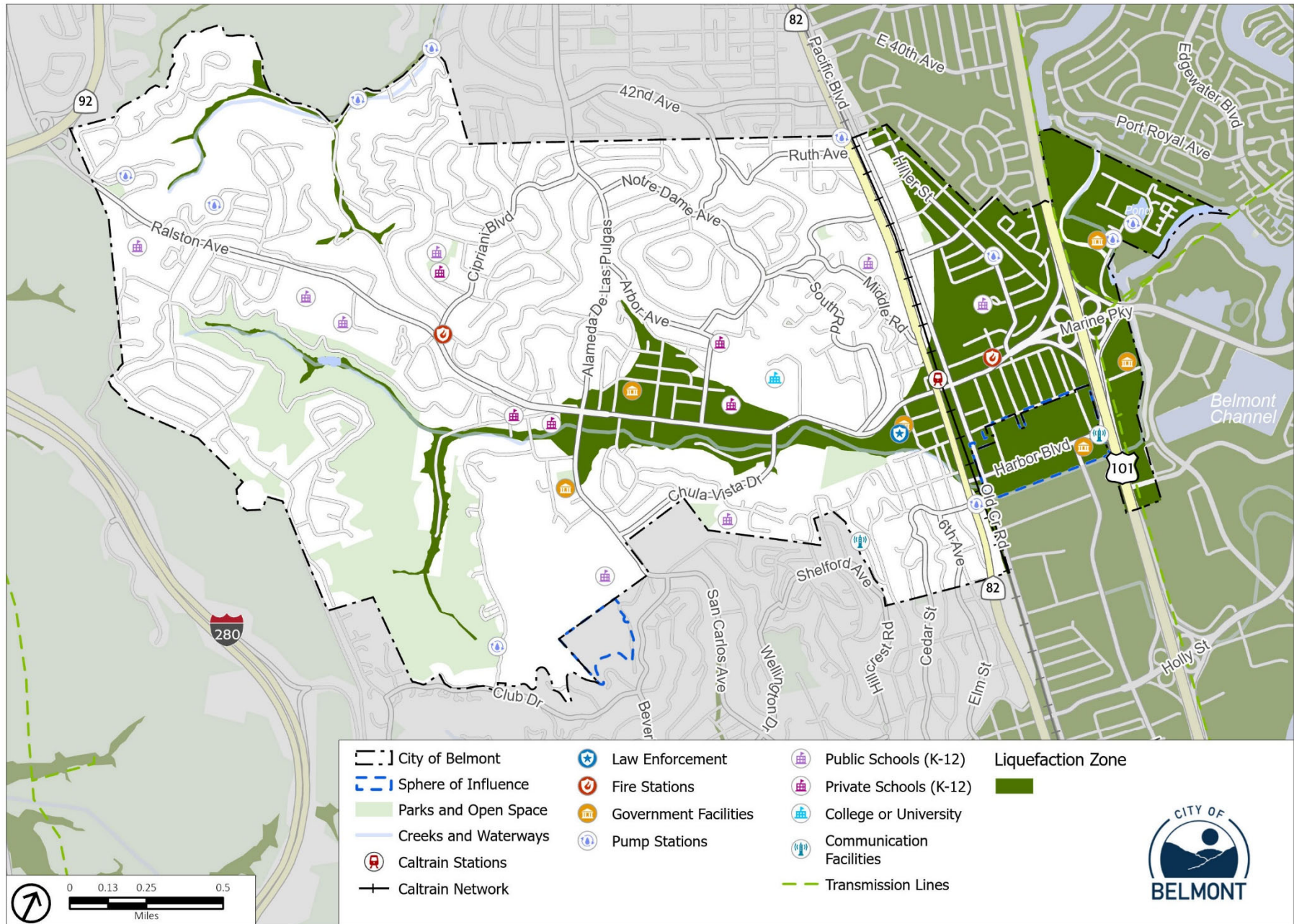
A tsunami is a series of high-energy waves that radiate outward like pond ripples from an area where a generating event occurs, arriving at shorelines over an extended period. Earthquakes, landslides, and submarine volcanic explosions are all capable of causing tsunamis. Belmont's position within the San Francisco Bay limits the potential for tsunami damage. However, tsunamis may impact areas of the city directly adjacent to the bay. As illustrated in Figure 6-3, *Tsunami Hazards Zone*, the northeastern area of the city near Belmont Slough and O'Neil Slough is in a tsunami hazard area and is therefore vulnerable to tsunami inundation. Tsunamis may also have larger regional impacts, such as inundating parts of Highway 101.

Figure 6-1 Regional Faults



Source: ESRI, 2023; County of San Mateo, 2025; PlaceWorks, 2025
 *Sphere of Influence is being considered for future annexation.

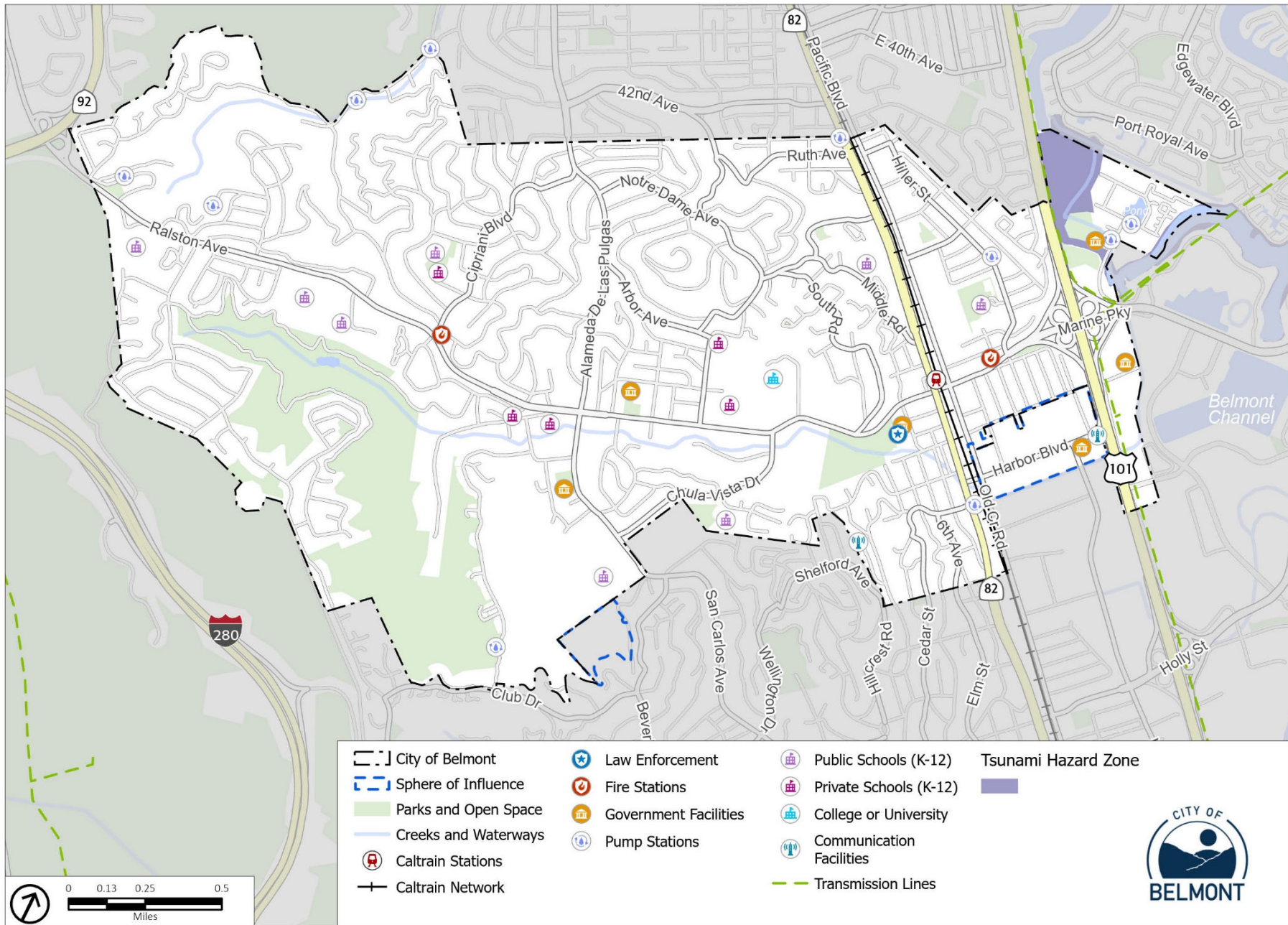
Figure 6-2 Liquefaction Susceptibility



Source: ESRI, 2023; County of San Mateo, 2025; PlaceWorks, 2025; CGS, 2021

*Sphere of Influence is being considered for future annexation.

Figure 6-3 Tsunami Hazard Zone



Source: ESRI, 2023; County of San Mateo, 2025; PlaceWorks, 2025; CGS, 2021

*Sphere of Influence is being considered for future annexation.

6.3 GEOLOGIC HAZARDS

LANDSLIDES

A landslide, defined as the movement of rock, soil, or debris down a slope, is often triggered by natural events such as heavy rainfall. Landslides commonly occur during or after intense rainfall, particularly in areas previously affected by wildfires where vegetation loss destabilizes slopes. Landslides can travel significant distances, accumulating debris and amplifying their destructive impact as they move downslope. These hazards can cascade, with post-wildfire debris flows blocking rivers or damaging infrastructure, which in turn can trigger flooding, isolate communities, and compound disaster recovery challenges.

As shown in Figure-6-4, *Landslide Susceptibility*, western Belmont, especially in the Western Hills neighborhood and specified locations identified in the San Juan Hills Area Plan, are in high landslide risk areas and most susceptible to landslide hazards. Additionally, there is a large landslide-prone area in the Sunnyslope neighborhood. These high-risk areas have a history of landslide movements, making them susceptible to future events due to underlying geological conditions such as weak soil, fractured rock, or steep slopes. Areas without a history of sliding can also be at risk, even without the aforementioned triggers. Moderately susceptible landslide regions include areas adjacent to the Western Hills

neighborhood and Waterdog Lake. Low-risk areas are generally east of El Camino Real.

Although infrequent, localized or minor landslides in Belmont generally occur in the residential hills. Landslides pose the greatest geologic hazards to these hillsides. Despite varying levels of risk, the overall annual probability of landslides in the city remains high due to recurring conditions that contribute to slope instability.

Chapter 9 of the City's Municipal Code contains requirements pertaining to excavation, grading, filling, and clearing. It establishes requirements for grading permits, procedures for issuing grading permits, specifies minimum standards for grading and removal of vegetation, including protected trees, and provides for the enforcement of grading requirements.

EROSION

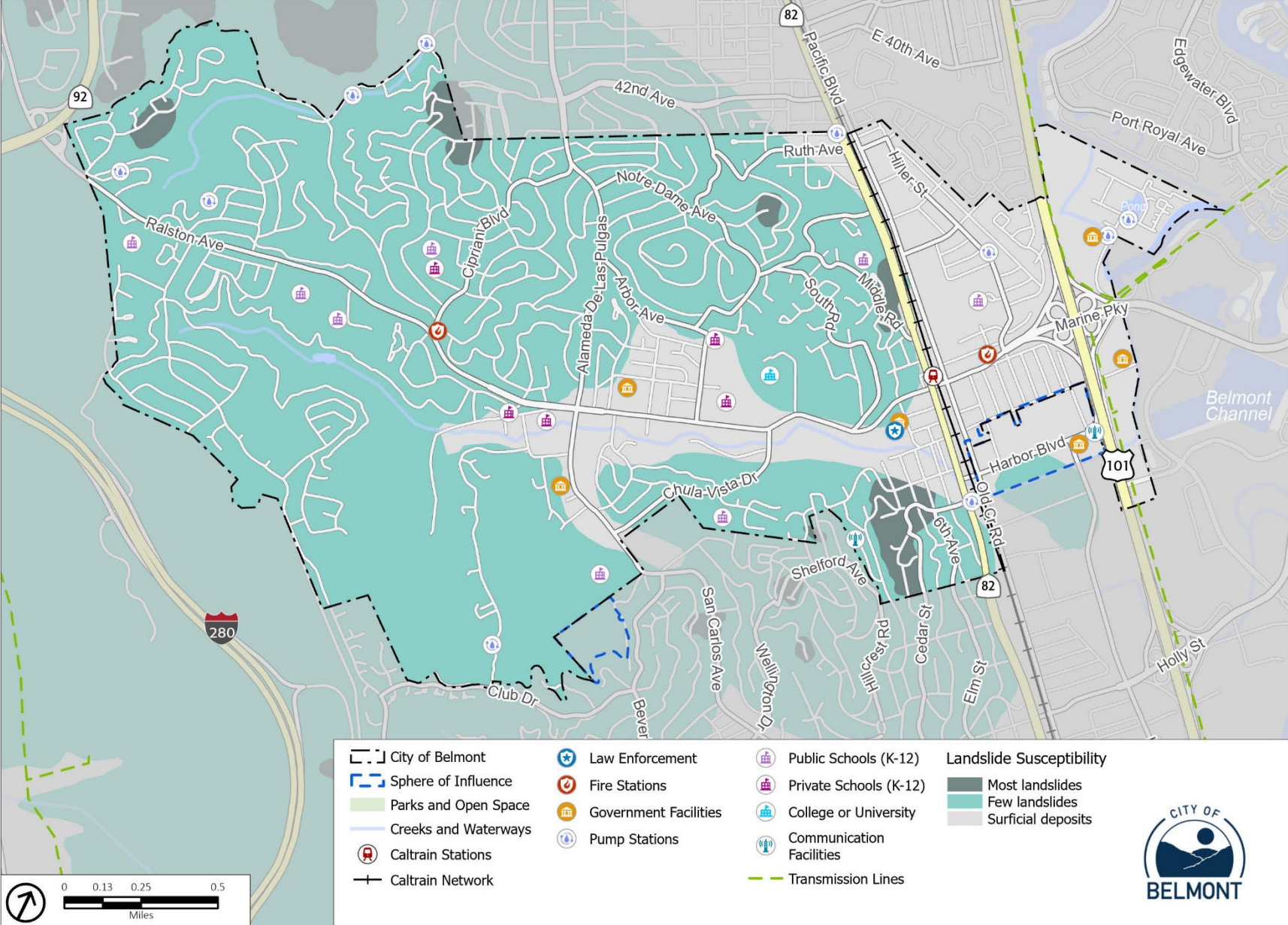
Belmont is susceptible to hazards related to erosion, or the geological process in which earthen materials are worn away and transported by natural forces, such as water or wind, causing the soil to deteriorate. Eroded topsoil can be transported into streams and other waterways. Water erosion is the removal of soil by water and transportation of the eroded materials away from the point of removal. The severity of water erosion is influenced by slope, soil type, the soil's water storage capacity, nature of the underlying rock,

vegetation cover, and rainfall intensity and period. The impact of soil erosion on water quality becomes significant, particularly as soil surface runoff. Highly erosive soil can damage roads, bridges, buildings, and other structures. Erosion changes the geologic integrity of soil, and may also contribute to increased landslides and higher risk of post-earthquake damage and liquefaction. While most of Belmont is at risk of at least some level of erosion, it is a hazard of greatest concern around creek banks, steep slopes, and areas of very loose soil.



Belmont Creek and other lowland areas of East Belmont have potential liquefaction hazards.

Figure-6-4 Landslide Susceptibility



Source: ESRI, 2023; County of San Mateo, 2025; PlaceWorks, 2025; USGS
 *Sphere of Influence is being considered for future annexation.

6.4 FLOODING HAZARDS

INLAND FLOODING

Flooding occurs when water surpasses the capacity of local water bodies to contain it, creeks and rivers to carry it, or soil to absorb it. This is a significant concern for Belmont, as floods are among the costliest natural disasters in terms of human hardship and economic loss nationwide, significantly threatening the health and life of community members and causing substantial damage to structures, landscapes, and utilities serving the city. Standing water can weaken structural foundations, damage electrical and communication systems, and create breeding grounds for vector-borne illnesses. Flooding also accelerates soil erosion, reduces water quality, and leads to the loss of important environmental resources, making ecosystems more vulnerable. It can also lead to long-term public health problems if mold and mildew grow in buildings, displace communities if homes are destroyed or become uninhabitable, and increase economic burdens, such as increased home insurance costs.

Flood hazard areas, also called floodplains, are the areas that become inundated by a flood. These areas are usually adjacent to rivers, creeks, or lakes, or along the Bay. Floodplains are officially mapped by FEMA, using maps called Digital Flood Insurance Rate Maps. The two main floodplains of concern are the 100- and 500-year floodplain. The 100-year

floodplain is the area that has a 1 percent (1 in 100) chance of being flooded in any given year, based on historic data, and is also known as a base flood. The 500-year floodplain is the area that has a 0.2 percent (1 in 500) chance of being flooded in any given year.

As sea levels rise, groundwater tables rise, and extreme storms become more frequent and intense, it will become more important to consider combined flood impacts of coastal flooding, stormwater flooding, and riverine flooding. Compound flooding occurs when two or more extreme hazards occur simultaneously or successively, amplifying the flooding and increasing the geographic area and depth of flooding (Grade et al., 2023). Compound flooding can also occur when two or more hazards co-occur that are not themselves extreme, but they result in extreme flooding when combined.

In low-lying coastal areas, compound flood events are commonly due to the joint occurrence of heavy precipitation, high river flows, elevated groundwater levels, soil saturation, and elevated coastal water levels (Feng et al., 2022; Magnan et al., 2022; May et al., 2023; Xu et al., 2023). San Mateo County includes low-lying coastal areas on both coasts. The low-lying areas along the Bay shoreline are highly urbanized, and adaptation planning should consider both existing and future compound flooding to avoid inadvertently making one flood hazard worse while

addressing other flood hazards. Currently, planning and design practices tend to look at the vulnerability and risks of one hazard at a time, failing to account for concurrent or successive events.

Figure 18 illustrates the conceptual area at greatest risk of compound flooding comprised of both coastal and precipitation-based flood hazards. The flood risks in the “coastal transition zone” will be underestimated in the absence of a combined flood analysis. Although the County has a reasonable approximation of current and future coastal flood hazards through the recent Federal Emergency Management Agency (FEMA) FIRM updates (FEMA 2019), the USGS CoSMoS modeling and mapping (Barnard et al., 2021), the Adapting to Rising Tides modeling and mapping (Vandever et al., 2017), and two future condition shallow groundwater analysis and mapping efforts (Befus et al., 2020; May et al., 2022), there is limited modeling and mapping of riverine and stormwater flood hazards available.

Several areas in Belmont fall within the current 100-year FEMA floodplain, as shown in Figure 6-5, *Flood Hazard Zones*. In southwestern Belmont, a 100-year flood zone is near Waterdog Lake and generally runs the length of Belmont Creek down to El Camino Real. East of US Highway 101, 100-year flood zone areas include the O’Neill Slough and marshland and parcels with offices and

residential development. The lower sections of Belmont Creek have experienced multiple flooding events during extreme winter storms and high tides. As a result, the City has partnered with stakeholders and agencies in the region to develop and implement a long-term approach to address creek maintenance and improvements.

On occasion, Belmont has experienced significant flooding. On December 31, 2021, an atmospheric river impacted the San Francisco Bay Area, resulting in significant rainfall across many Bay Area communities, including Belmont. Although not technically part of Belmont but within Belmont's sphere of influence, mobile homes in the Harbor Industrial Area, have experienced extensive flooding in recent years.

Floods are also among the most damaging natural hazards in Belmont, and climate change is expected to worsen flood events due to fewer yet more intense precipitation events in the form of atmospheric rivers¹, as well as increase the frequency and severity of droughts that cause soil to dry out and harden. For example, what is currently a 200-year storm, or one that has a 1 in 200 chance of occurring each year, could by 2100 increase in frequency by 40 to 50 years (to a 1 in 150/160 chance each year).² This means that the 100-year and 500-year floodplains may expand, and the floodplains mapped under current (existing conditions) hydrology may function more like 40- to 50-

year floodplains in the near future. After drought conditions, when rainfall does return, more water will run off the surface of the hardened soil than is absorbed into the ground, which can increase flooding downstream.

DAM FAILURE

A dam failure is an uncontrolled release of reservoir water caused by damage or destruction to the dam or associated infrastructure. Water pipeline or aqueduct failures can create a similar sudden flood. These events can be the result of heavy rains that overwhelm the infrastructure, erosion or landslides, or other structural deficiencies, usually associated with intense rainfall or prolonged flooding. Dam and pipeline failures can range from minor to catastrophic and can potentially harm human life and property downstream from the failure. In addition, ecosystems and habitats can be destroyed by fast-moving floodwaters, debris, and sedimentation from inundation. Although dam and pipeline failures are very rare, these events are not unprecedented.

The County has identified the Upper Crystal Springs Reservoir and Notre Dame Dam as posing a potential dam failure hazard to the City of Belmont. Figure 6-6, *Dam Inundation*, illustrates areas in the city that would be affected by inundation if these dams failed.

Notre Dame Dam, built on Belmont Creek in the western hills of Belmont, creates the

reservoir known as Waterdog Lake. While the land is not owned by the City, the entire property, including the earthen dam, is leased and maintained by the City of Belmont under a 99-year lease. The City has been working with the Division of Safety of Dams to adopt the Notre Dame Dam Emergency Action Plan to reduce the risk of loss of human life or injury and to minimize property damage in the event of a dam safety emergency or flooding. While this project does not have a stated deadline for completion, the City continues to work with the State to reach an approval of the Plan.

Flooding and Stormwater Management

In Belmont, the first line of defense against flooding is the network of local and regional creeks and stormwater conveyance systems, shoreline protection, and roads. Storm drains, culverts, and roadside gutters collect and convey runoff to creeks, channels, and the San Francisco Bay, while streets themselves often serve as secondary flow paths during high-intensity storms. Along the bay and ocean coasts, levees, seawalls, revetments, and tide gates—together with nature-based features such as wetlands, beaches, and dunes—help buffer communities from coastal flooding and erosion. This interconnected infrastructure is critical for protecting communities but is increasingly stressed by climate-driven extremes, including severe storms and cascading hazards such as post-wildfire debris flows.

OneShoreline plays a crucial role in increasing the flood resilience of the county and its residents. OneShoreline works with local governments, community organizations, and stakeholders to plan and implement cross-jurisdictional flood resilience projects that protect communities from storms and sea level rise, restore ecosystems, enhance flood alerts, and improve public access and connectivity through expanded and accessible Bay Trail networks. OneShoreline is collaborating with multiple jurisdictions to advance the planning and design of resilience projects, acquire grant funding sources, and coordinate projects across jurisdictional boundaries.

The City of Belmont implements Municipal Regional Permit requirements set by the Regional Water Board and best-practice stormwater management measures. These efforts to reduce stormwater runoff and associated water pollution impacts also help to reduce the flooding risk in Belmont. Other agencies also play a role in lowering local flood risks, including the Federal Insurance Administration, and the California Department of Water Resources (DWR).

In partnership with local governments, and when federally authorized, the United States Army Corps of Engineers (USACE) identifies the need for and constructs major flood-control facilities. It also develops flood- and inundation maps and reports.

FEMA manages the National Flood Insurance Program, providing insurance to the public in communities that participate in the program. FEMA is the main federal government agency contact during natural disasters and publishes the Digital Flood Insurance Rate Maps, which identify the extent of flood potential in flood-prone communities based on a 100-year flood (or base flood) event.

Chapter 7, Article IX, Floodplain Management Regulations of the City's Municipal Code, establishes regulations applied uniformly throughout the community to all publicly and privately owned land within flood-prone, mudslide (i.e., mudflow), or flood-related erosion areas. For more information on the sewage and stormwater system see Chapter 5: *Conservation Element*.

Belmont Creek Flood Management and Restoration Initiatives

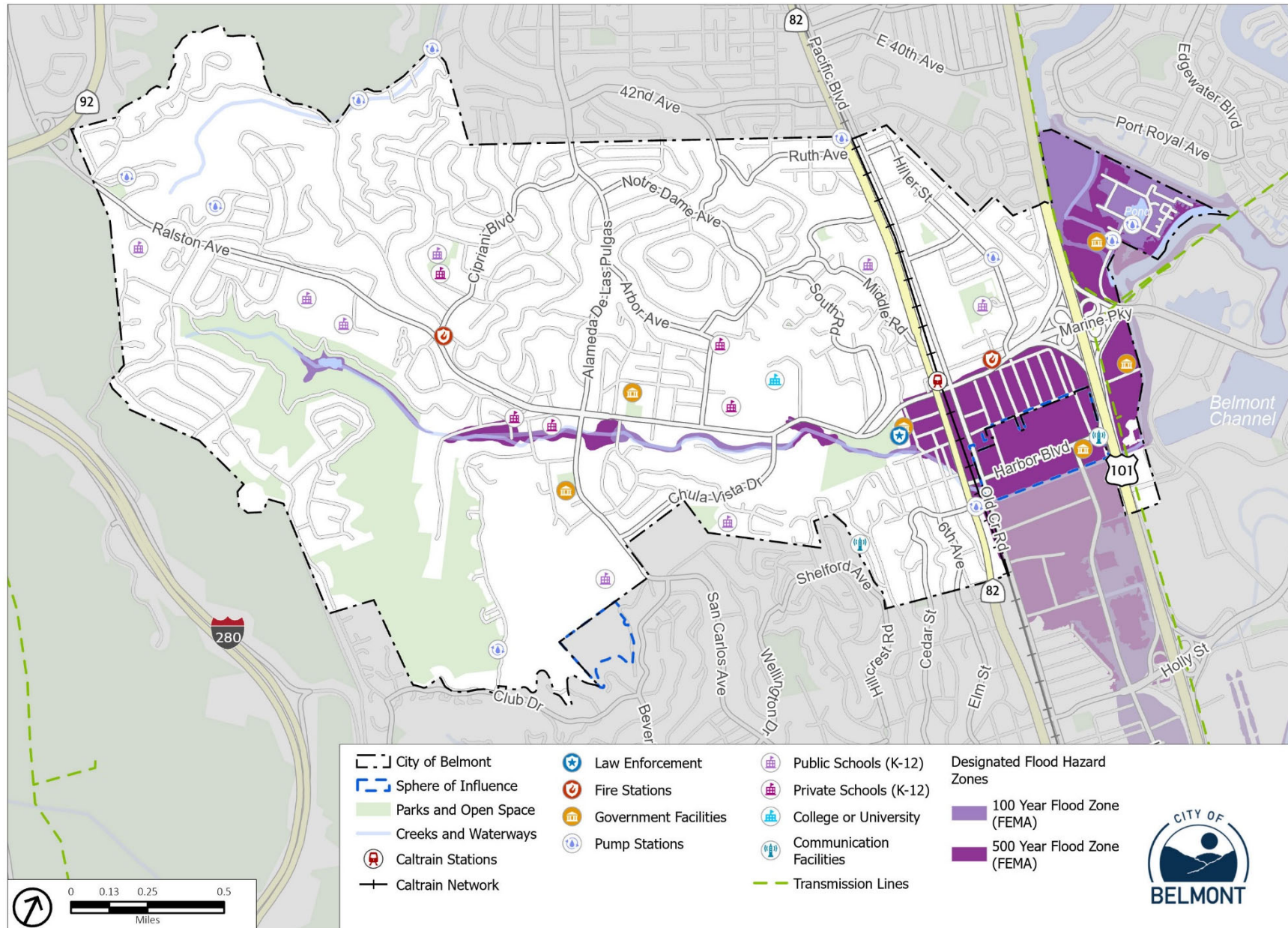
Belmont Creek originates in the City of Belmont and flows through the Harbor Industrial Area (HIA) in unincorporated San Mateo County and the City of San Carlos before discharging into San Francisco Bay via Belmont Slough. Portions of the lower creek corridor and surrounding floodplain have historically experienced flooding during significant storm events due to constrained channel capacity, sediment accumulation, vegetation management challenges, and increasingly intense and prolonged rainfall events associated with changing climate conditions.

To better understand and address these downstream flooding concerns, San Mateo County, the City of San Carlos, OneShoreline, and other regional partners have undertaken a series of studies and planning efforts focused on flood risk reduction, watershed management, and climate resilience within the HIA and adjacent flood-prone areas. These efforts have evaluated a range of potential strategies, including channel improvements, stormwater detention, floodplain management, and nature-based solutions intended to reduce peak stormwater flows and improve long-term watershed function.

As part of these broader watershed initiatives, the Belmont Creek Restoration Project was completed in 2025 within Twin Pines Park. The project restored more than 500 feet of creek channel using natural stabilization techniques that improved habitat conditions, enhanced creek function, increased public access and safety, and improved the overall environmental quality of the corridor.

Regional agencies continue to evaluate feasibility of long-term flood management strategies to address downstream flooding risks within the HIA and surrounding floodplain areas, while also advancing water quality, habitat enhancement, and climate adaptation objectives throughout the Belmont Creek watershed.

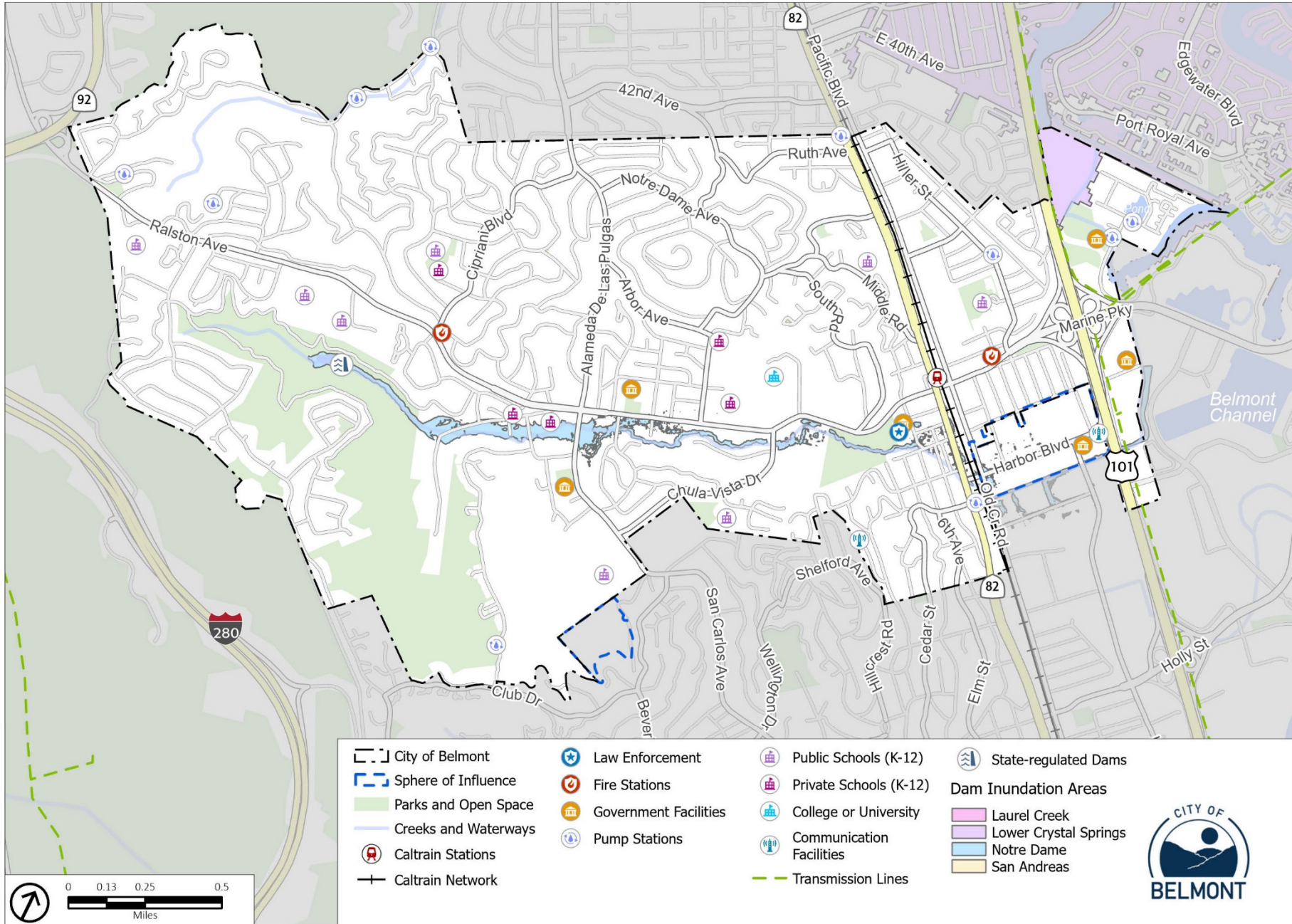
Figure 6-5 Flood Hazard Zones



Source: ESRI, 2023; County of San Mateo, 2025; PlaceWorks, 2025; FEMA; DWR, 2021

*Sphere of Influence is being considered for future annexation.

Figure 6-6 Dam Inundation



Source: ESRI, 2023; County of San Mateo, 2025; PlaceWorks, 2025; California Division of Safety of Dams, 2023
 *Sphere of Influence is being considered for future annexation.



Most of the hazardous materials sites in Belmont are Leaking Underground Storage Tanks (LUSTs).

King Tide

A king tide is an exceptionally high tide, which usually happens a few times a year. They occur when the gravity of the Sun and Moon are both aligned, and at times when the Sun and Moon are closest to Earth

6.5 SEA LEVEL RISE AND EMERGENT GROUNDWATER

SEA LEVEL RISE

Sea level rise is an increase in the ocean's surface height relative to the land. As global temperatures rise, glaciers and other polar ice melt, causing sea levels to rise. High average temperatures can also cause ocean water to expand, causing further rises in sea level. According to the 2024 California Ocean Protection Council's State of California Sea Level Rise Guidance, sea levels in Belmont are projected to increase by as much as 0.4 feet (5 inches) by 2030, 1.3 feet (16 inches) by 2050, and 6.5 feet (78 inches) by 2100. However, sea levels could also rise faster than these projections with storm surge and King Tide events adding an additional 24 to 36 inches of temporary flooding that would move farther inland.ⁱⁱⁱ Buildings and infrastructure in Belmont that are near the shoreline are already vulnerable to damage from coastal and compound flooding. As sea levels rise, these low-lying areas will face more frequent and prolonged inundation, with some eventually becoming permanently flooded.

Figure 6-7, *Sea Level Rise*, illustrates modeled inundation extents for Belmont under several sea level rise scenarios projected through 2100, each shown as a progressively darker shade of blue. The lightest shade represents current sea

levels with a 100-year storm surge (0 feet + 100-year storm), while the darkest shade represents the most severe scenario of 6.6 feet of sea level rise combined with a 100-year storm event. Under the intermediate scenarios (0.8 feet, 3.3 feet, and 3.3 feet + 100-year storm), inundation is largely limited to areas immediately adjacent to the Belmont Channel and the Bay shoreline east of US Highway 101. Under the highest scenario, by 2100, permanent sea levels are projected to rise to over six feet and will cause temporary or permanent inundation risks in all areas of the city east of Highway 101, as well as some residential areas west of Highway 101.

EMERGENT GROUNDWATER

Emergent groundwater is a consequence of sea level rise. It occurs when freshwater in the ground is pushed upward by denser salt water that travels farther inland, causing temporary or permanent inundation.^{iv} Higher groundwater levels, even if the water does not emerge to the surface, can infiltrate storm drains, destabilize pipes, spread soil or groundwater contamination, undermine building foundations, corrode infrastructure not designed for saline groundwater, and increase liquefaction hazards.^v Emergent groundwater is expected to rise at the same rate as sea levels.^{vi}

As shown in Figure 6-8, *Emergent Groundwater*, by 2100, emergent groundwater is expected to impact land east of Highway 101, including Belmont Sports Park, as well as some residential areas west of Highway 101. Two

potentially contaminated sites, a groundwater threat site and a solid waste site, within the existing city limits would be inundated in this scenario.

As sea levels rise and emergent groundwater increases, the number of individuals and properties at risk will increase, which will in turn lead to a higher likelihood of flood damage and other adverse consequences for both coastal and inland areas. Figure 6-8, *Emergent Groundwater - 6.6 feet of sea level rise*, maps the extent of groundwater surface flooding and groundwater depth below surface under a 6.6-foot sea level rise scenario. Areas shown with a blue chevron pattern indicate locations where groundwater is projected to reach the surface, which largely overlaps with the area that is expected to be permanently flooded as a result of sea level rise, as shown in Figure 6-7. The lighter blue shading in Figure 6-8 indicates areas where groundwater depths are expected to rise, bringing the water table to 3.3 to 6.6 feet below grade, and darker blue shading indicates where groundwater is projected to rise to very shallow depths of 0 to 3.3 feet below grade. Rising sea levels and emergent groundwater, in combination with stormwater from inland sources, may cause more severe flooding near creeks and at the outlets of drainage systems.

SEA LEVEL RISE MANAGEMENT AND RISK MITIGATION

A number of agencies in San Mateo County and within the greater Bay Area participate in

the process of planning for and managing sea level rise, including the Bay Conservation and Development Commission, the San Mateo County Sustainability Department, OneShoreline, and the San Mateo County Resource Conservation District.

OneShoreline provides expertise in the complex process of designing and building for sea level rise, working with cities in San Mateo County and developers to build resilience through planning and coordinating multi-jurisdictional flood mitigation projects. OneShoreline's County of San Mateo Sea Level Rise Vulnerability Assessment provides an overview of what is at risk from current and future flooding and erosion in the county.

REQUIREMENTS FOR SHORELINE RESILIENCE PLANS

In 2023, the California State Legislature passed Senate Bill 272 (Laird), *Sea Level Rise: Planning and Adaptation*, to promote coordinated, standardized planning for sea level rise across the state. The bill requires local governments along the Pacific Coast and San Francisco Bay shoreline to develop subregional shoreline resiliency plans by January 1, 2034. For Bay Area jurisdictions, these plans must be incorporated into a San Francisco Bay shoreline resiliency plan approved by the Bay Conservation and Development Commission. For Pacific Coast communities, the plans must be part of a Local Coastal Program approved by the California Coastal Commission (CCC).

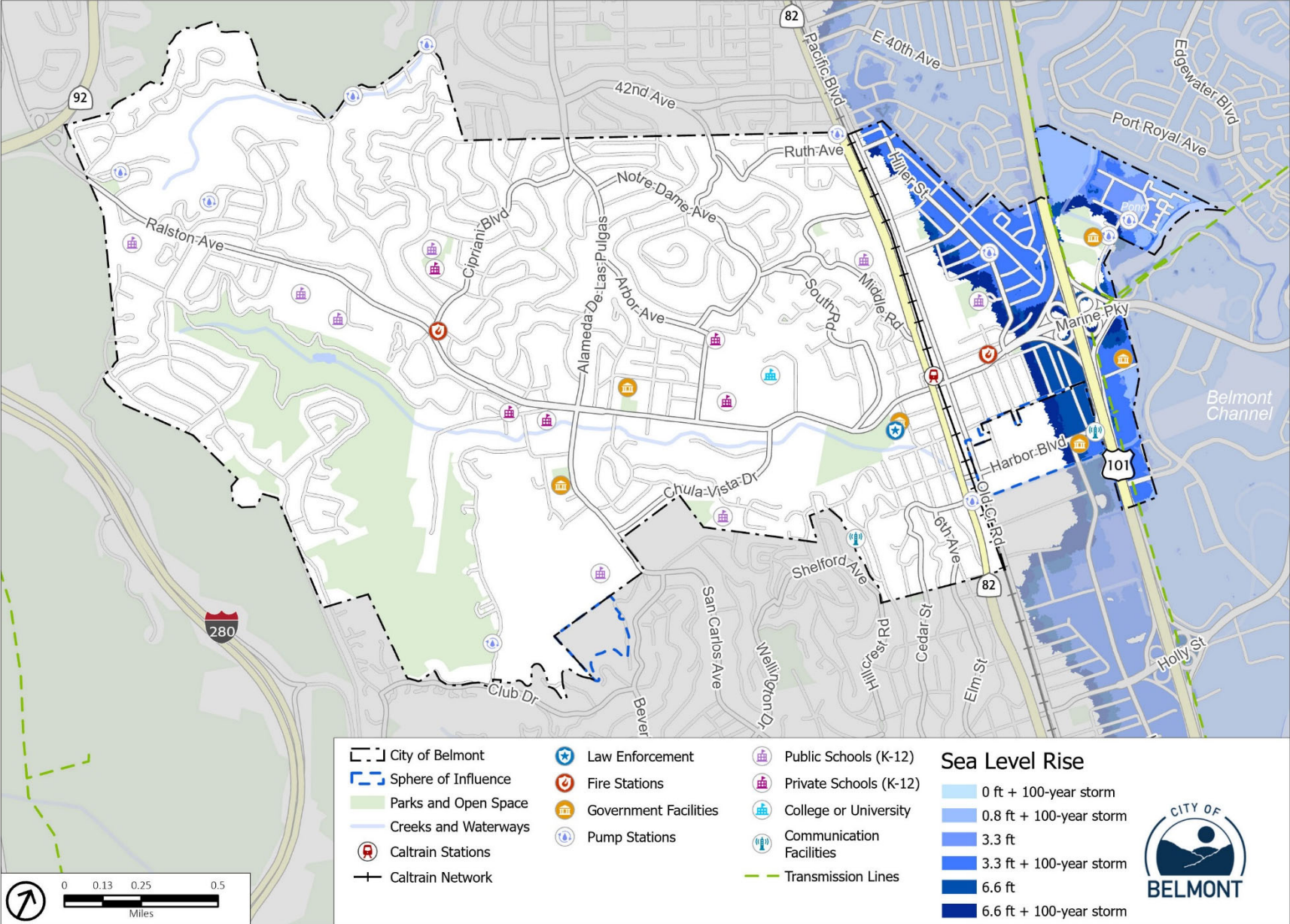
Jurisdictions with approved plans will be prioritized for state funding to implement adaptation strategies and projects. SB 272 also directs Bay Conservation and Development Commission and the CCC, in coordination with the Ocean Protection Council and others, to publish planning guidelines to support local governments. CCC adopted its guidelines in November 2024. The Bay Conservation and Development Commission adopted the Regional Shoreline Adaptation Plan in December 2024.

SEA LEVEL RISE PLANNING

To prepare for sea level rise, the City of Belmont has joined the San Mateo County Southern Bayside Cities Shoreline Resilience Plan. This multijurisdictional effort involves the Cities of Belmont, East Palo Alto, Menlo Park, Redwood City, and San Carlos, and will be led by OneShoreline. The plan will align with the guidelines required by the Bay Conservation and Development Commission's Regional Shoreline Adaptation Plan. The plan will update existing conditions and vulnerability analyses, identify priority action areas, and develop coordinated adaptation strategies. Core benefits will include regionally aligned flood risk reduction, funding readiness, equity-centered planning, and prioritization of nature-based solutions. The project is expected to begin in June 2026 and is expected to be completed in three years.

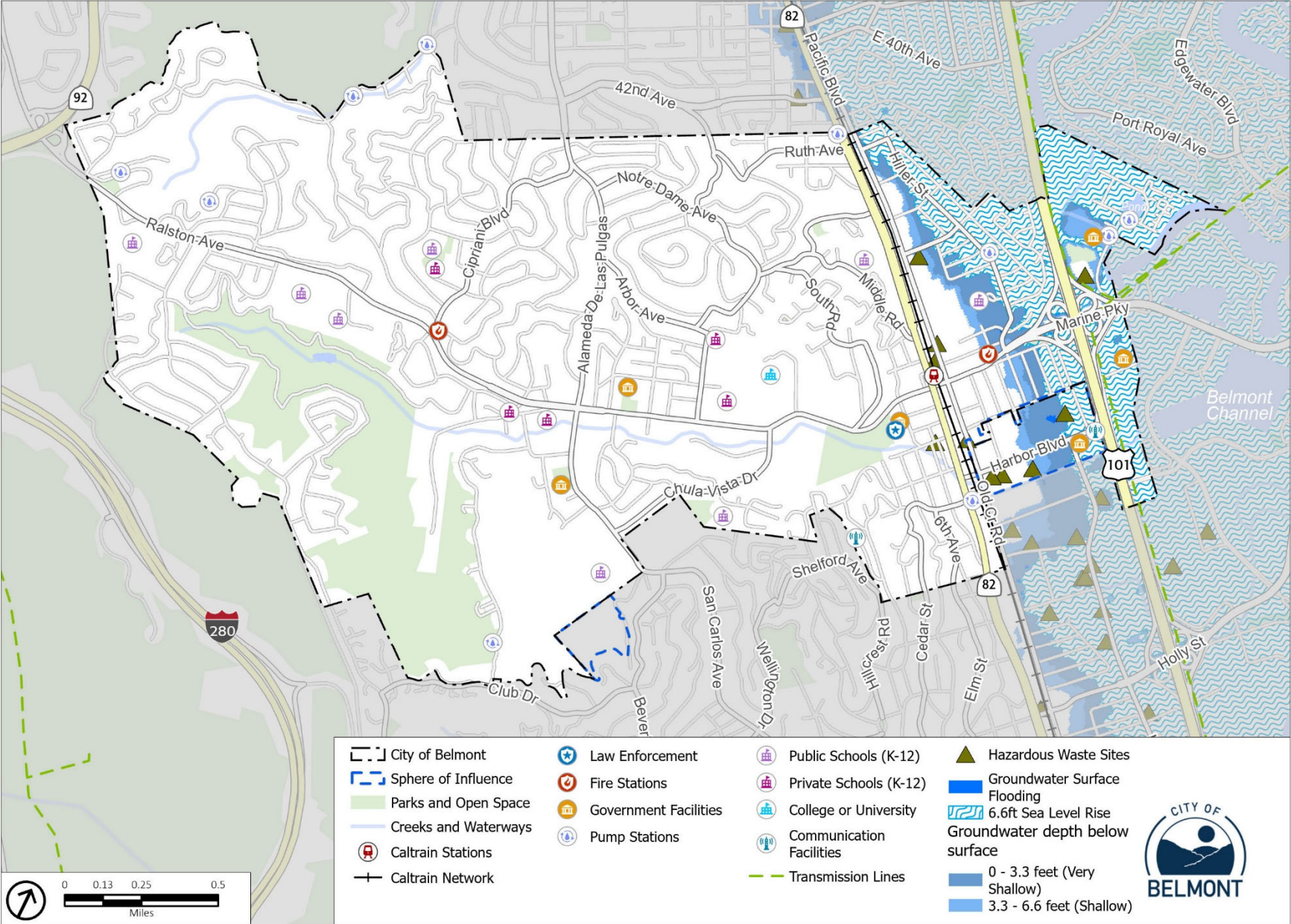
The City of Belmont has also joined the Redwood Shores Sea Level Rise Protection Project, a multi-jurisdictional shoreline resilience and flood protection effort led by the City of Redwood City. This is a joint effort between of the Cities of Belmont, Redwood City, and San Carlos, along with San Mateo County and SamTrans. OneShoreline will provide advisory support. The project is being developed to address existing and future tidal flooding risks within Redwood City identified by FEMA and regional sea level rise guidance by upgrading and adapting the Redwood Shores levee system between Belmont Creek and Pulgas Creek. Belmont's potential collaboration in the Redwood Shores Sea Level Rise Protection Project will be to evaluate the need and effectiveness of a potential Belmont Creek Levee, and to evaluate whether levee protection measures in the Island Park neighborhood located along the Belmont Slough and the San Francisco Bay, should be considered as a potential component of the broader regional project. As of March 2026, this project is currently in the preliminary planning, outreach and alternatives evaluation stage.

Figure 6-7 Sea Level Rise



Source: ESRI, 2023; County of San Mateo, 2025; PlaceWorks, 2025; USGS CoSMoS
 *Sphere of Influence is being considered for future annexation.

Figure 6-8 Emergent Groundwater (6.6 Feet of Sea Level Rise)



Source: ESRI, 2023; County of San Mateo, 2025; PlaceWorks, 2025; California Office of Environmental Health Hazard Assessment, 2021; USGS, 2020
 *Sphere of Influence is being considered for future annexation.

6.6 SEVERE WEATHER

Severe weather is generally any destructive weather event, but it usually occurs in San Mateo County as localized storms that bring heavy rain, hail, thunderstorms, and strong winds. Severe weather is typically caused by intense storm systems, though some types of severe weather, especially strong winds and thick fog, can occur without a storm. The most common severe weather events that have historically impacted San Mateo County are heavy rains (usually a result of atmospheric rivers), thunderstorms, and windstorms. Utilities may temporarily turn off power to specific areas when conditions such as high winds, dry material, and low humidity can significantly increase wildlife risk. Turning off power, known as a public safety power shutoff event, helps to reduce the risk of fires caused by electrical infrastructure.

ATMOSPHERIC RIVERS

Most of California, including San Mateo County, has a Mediterranean climate, with about 75 percent of its rainfall occurring between November and March, and virtually none in the summer. Much of the rain that does fall in the state is the result of atmospheric rivers, which are long, narrow regions in the atmosphere that transport water vapor from the tropics. When the atmospheric rivers make landfall, they release this water vapor in the form of precipitation, often causing heavy rain.

Atmospheric rivers can be particularly dangerous when they occur at the same time as other storms known as an extratropical cyclone. The heavy rainfall that affected Belmont and much of the rest of California in October 2021 was the result of both events occurring simultaneously.

Atmospheric rivers and similar heavy rainfall events can lead to flooding and mudslides. These in turn can cause significant injuries, disrupt travel, and damage property, although they also play a critical role in replenishing California's water supply. Most recently in the winters of 2021/2022 and 2022/2023, strong atmospheric rivers passed over the San Francisco Bay Area and caused significant flooding throughout San Mateo County.

FOG

Fog forms when air close to the ground can no longer hold all the moisture it contains, causing the excess moisture to condense as a low cloud. This occurs either when air is cooled to its dew point or the amount of moisture in the air increases. Heavy fog is particularly hazardous because it can restrict surface visibility. Severe fog incidents can close roads, cause vehicle accidents and airport delays, and impair the effectiveness of emergency response. Cool marine air and fog are common in the Bay Area in the summer.

THUNDERSTORMS

A thunderstorm is a rain event that includes thunder and lightning. According to the National Oceanic and Atmospheric Administration's (NOAA's) National Severe Storms Laboratory, a thunderstorm is classified as "severe" when it contains hail with a diameter of one inch or greater, wind gusts exceeding 57.5 miles per hour (mph), or tornado(s). Lightning can cause forest and brush fires and deaths and injuries to livestock and other animals. According to the National Lightning Safety Institute, lightning causes more than 26,000 fires in the United States each year. "Lightning sieges" are extreme lightning events in which lightning strikes multiple points at once. In August 2020, an estimated 12,000 lightning strikes caused a set of fires known as the CZU Lightning Complex in San Mateo and Santa Cruz Counties.

WINDSTORMS

Windstorms are generally short-term events involving winds or gusts of over 50 to 60 mph that are strong enough to cause property damage. Wind speeds can reach up to 100 mph and produce a damage path extending for hundreds of miles.

Windstorms can cause significant property damage, threaten public safety, and have adverse economic impacts from business closures and power loss. Falling trees and branches can damage buildings, power lines,

and other property and infrastructure. During wet winters, saturated soil causes trees to become less stable and more vulnerable to uprooting from high winds. Utility lines brought down by summer thunderstorms have also been known to cause fires, which start in dry roadside vegetation. Downed trees and power lines, and damaged property also can be major hindrances to emergency response and disaster recovery. Emergency response operations can be complicated when roads are blocked or when power supplies are interrupted. Industry and commerce can suffer losses from interruptions in electric service and from extended road closures.

PUBLIC SAFETY POWER SHUTOFFS

Electricity utilities throughout California, including the Pacific Gas and Electric Company (PG&E), have begun to occasionally “de-energize,” or turn off the electricity for power lines that run through areas where there is an elevated fire risk. This is intended to reduce the risk of power lines sparking or being damaged and starting a wildfire. These are known as PSPS events and they may occur at any time of the year, usually during high wind events and in dry conditions. PSPS events may be limited to specific communities, or they may affect broad swaths of the state. Given the long, connected nature of power supply systems, a shutoff event targeted at a small at-risk area can affect a larger area outside the risk zone. The duration of a shutoff is related to the severe

weather that triggers it. However, a shutoff typically ends within 24 hours after the severe weather has passed. PSPS events can impact emergency management activities. A loss of power can make it more difficult for homes or businesses to receive emergency notifications. Traffic lights and other traffic-control systems may not work, which can complicate any evacuation needs and may hinder emergency response. Although critical public health and safety facilities often have backup generators, the loss of power may also disable other key infrastructure systems. These outages are relatively rare in Belmont, happening an average of once every five years, and lasting an average of around 35 to 42 hours.^{ix}

6.7 EXTREME HEAT

Extreme heat days are defined as days where temperatures exceed 98 percent of historical highs, which in Belmont is a day with high temperatures above 91.6 degrees Fahrenheit. Extended periods of extreme heat, known as heat waves, threaten community safety, drive up energy costs, and exacerbate the risks of wildfire and water shortages. Climate change is expected to increase extreme heat days in the city from a historic annual average of 4 days per year to up to 11 days per year by midcentury (2035 to 2064) and 21 days per year by late century (2070 to 2099).^{xiii} When the daily minimum temperatures remain significantly above normal, warm nights can worsen an extreme heat day because overnight

temperatures don’t get low enough to provide the community with any relief from high temperatures. A warm night is when temperatures remain above 58.5 degrees in Belmont, and they are projected to increase from a historic 6 nights per year to as many as 43 nights per year by midcentury and 109 nights per year by late century.^{ix}

The rising frequency and intensity of extreme heat events pose significant public health concerns, especially in Belmont, which has historically experienced milder temperatures and is home to residents without access to climate-controlled environments. Older residents, children, pregnant people, people with chronic illnesses, outdoor workers, households without air conditioning, and people experiencing homelessness are most vulnerable to the impacts of extreme heat. Warmer temperatures and the urban heat island effect can exacerbate extreme heat impacts in densely populated areas, especially those that have limited tree canopy. Figure 6-9, *Heat Severity Index*, shows the areas of Belmont that may experience higher temperatures on extreme heat days due to limited shade cover and presence of heat-absorbing materials. Areas most at risk include Downtown Belmont and areas along El Camino Real, neighborhoods along Ralston Avenue, and Belmont Heights. These zones are based on relative temperatures in Belmont as measured by satellite. Areas in white have a temperature that is at or below the average

temperature in Belmont. Pink areas indicate areas above the average high temperature, which corresponds to areas of greater extreme heat risk. Light pink areas (labeled “mild” in the map legend) have a temperature slightly above Belmont’s average, while the dark pink areas (labeled “severe” in the map legend) have heat levels significantly above Belmont’s average.

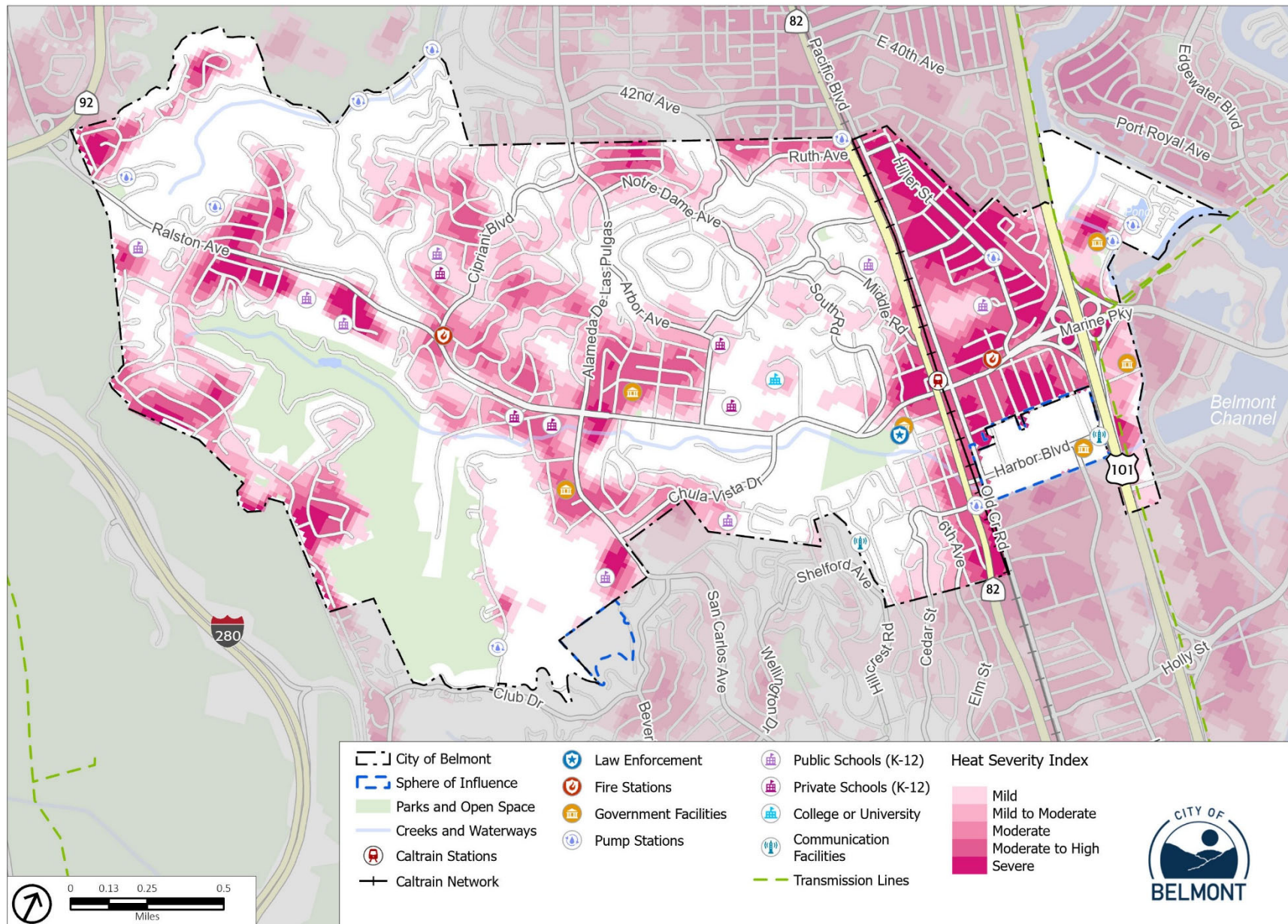
CalHeatScore

In 2024, the California Environmental Protection Agency released the California Communities Extreme Heat Scoring System (CalHeatScore), a public health tool to help Californians stay informed, prepared, and safe when temperatures increase. CalHeatScore is a web mapping tool that uses a heat-health ranking system to provide awareness to local and regional extreme heat events in California.

CalHeatScore translates weather information into easy-to-understand heat scores, ranging from 0 to 4 to indicate increasing levels of human health risk from extreme heat impacts. Because California has differing climates across the state and even within counties, risk from extreme heat is calculated at each zip code. The tool also maps cooling centers and provides demographic information for each zip code. The tool can be used by local governments, community groups, and individuals to know when extreme heat events are coming and how to prepare.

Even slight increases in temperature can overwhelm a community's adaptive capacity, straining public health systems and infrastructure. This leads to higher risks of dehydration, heat-related illnesses, and respiratory issues, disrupting daily life and economic activity.³ Extreme heat stresses infrastructure, as higher demand for air conditioning can overload the power grid and cause outages, and very high heat can degrade transportation systems, leading to delays and damage. Rising temperatures also harm local ecosystems by increasing water temperatures in local lakes and streams, harming fish and plant species.

Figure 6-9 Heat Severity Index



Source: ESRI, 2023; County of San Mateo, 2025; PlaceWorks, 2025; The Trust for Public Land, 2025

*Sphere of Influence is being considered for future annexation.

6.8 HUMAN HEALTH HAZARDS

Human health hazards are bacteria, viruses, parasites, and other organisms that can cause diseases and illness in people. These diseases can be and often are carried by animals such as mice and rats, ticks, and mosquitoes. Climate change impacts the habitat of disease-carrying animals. Warmer, wetter conditions allow for increased populations of mosquitoes and ticks, extending their geographic range and spreading diseases like West Nile virus, dengue fever, and Lyme disease. As temperatures rise and extreme weather events, such as heavy rainfall, become more frequent, these vectors can spread more broadly, transmitting diseases that threaten public health. Belmont, like the rest of the United States, was included in the March 2020 FEMA major disaster declaration for the COVID-19 coronavirus pandemic. San Mateo County also dealt with effects from the 1918 to 1920 flu pandemic and had active cases of the Zika virus between 2015 and 2016.

Heatwaves can also directly impact human health by causing heat-related illnesses and deaths, while worsening respiratory conditions due to increased air pollution. The combination of these factors suggests that human health hazards may become more pervasive and severe as climate change progresses, making proactive public health measures even more critical. The implications of these health hazards extend beyond

individual well-being, placing strain on healthcare systems, increasing economic burdens, and affecting mental health.

San Mateo County Health provides health services, including vaccination clinics, disease testing, and emergency response support, to residents of San Mateo County, including Belmont. The San Mateo County Mosquito and Vector Control District is San Mateo County's community-based mosquito-control program. This program uses several methods to help control the risk of disease in San Mateo County, including surveillance, prevention, and control of mosquito populations. The Health Alert Center for San Mateo County allows community members to view all alerts and emergencies put out by the County Health Department.

6.9 HAZARDOUS MATERIALS

Hazardous materials are those that can cause serious harm to human and environmental health. Hazardous materials include a wide variety of substances commonly used in households and businesses. Motor oil, paint, solvents, lawn care and gardening products, household cleaners, gasoline, and refrigerants are among the diverse range of substances classified as hazardous materials.

Hazardous waste refers to hazardous materials that no longer have practical use, such as substances that have been discarded,

The California Code of Regulations defines a hazardous material as a substance that, because of physical or chemical properties, quantity, concentration, or other characteristics, may either (1) cause an increase in mortality or an increase in serious, irreversible, or incapacitating, illness, or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed.

discharged, spilled, contaminated, or are being stored prior to proper disposal. Nearly all businesses and residences generate some amount of hazardous waste. Certain businesses and industries, including gas stations, automotive service and repair shops, printers, dry cleaners, biotechnology companies, and photo processors, generate larger amounts of such substances. Hospitals, clinics, and laboratories generate medical waste, much of which is also potentially hazardous.

HAZARDOUS MATERIALS SITES

A hazardous materials site is where hazardous materials or waste are actively used or stored or a site where hazardous materials were previously handled and the soil or groundwater is now contaminated. The former presents a risk if hazardous materials are mishandled. The latter presents a risk in the instance of flooding or emergent groundwater, which can release hazardous materials stored in the soil making

them airborne or waterborne. A release or spill of hazardous materials could result in fire, explosion, toxic clouds, or direct contamination of water, people, and property. The effects may involve a local site or many square miles. The large-scale release of hazardous materials, in combination with events such as flooding or severe weather, can spread contaminants across a wide area and amplify the potential long-term impacts on human and ecological health. Health problems may be immediate, such as corrosive effects on skin and lungs, or gradual, such as the development of cancer from a carcinogen. Damage to property could range from immediate destruction by explosion to permanent contamination by a persistent hazardous material.

Several State agencies monitor hazardous materials/waste facilities. Potential and known contamination sites are monitored and documented by the Regional Water Quality Control Board (RWQCB) and the California Department of Toxic Substances Control (DTSC). A review of the leaking underground storage tank (LUST) list produced by the RWQCB and the DTSC EnviroStor database indicates six toxic substance sites in Belmont, including one active site where cleanup or remediation of hazardous substances is currently underway or planned, but not yet completed (see Table 6-1, *Hazardous Materials Sites in the Planning Area*). Hazardous

materials sites are primarily located in eastern Belmont, concentrated in the Belmont Village priority development area and the harbor industrial area. Most of the sites in Belmont are LUST sites. Many of these sites are automobile-related, such as gas stations or auto repair shops. Belmont also currently has sites undergoing remediation for contamination with hazardous materials. Some contaminated sites are on vacant parcels or properties with the potential to redevelop. Contamination does not render these sites unusable, but may require time and funding for cleanup, and in some cases, may limit allowable land uses. The one active site in Belmont is a voluntary cleanup site at 815 Old County Road (see Figure 6-10, *Hazardous Materials Sites*). The project consists of vacant land formerly occupied by the Belmont Iceland ice rink, which operated from 1956 to 2016. The site has been redeveloped with a five-story multifamily residential development, including approximately 177 units. As of February 2026, cleanup activities have concluded and state regulators are expected to certify the cleanup as complete later in the year.

HAZARDOUS MATERIALS MANAGEMENT

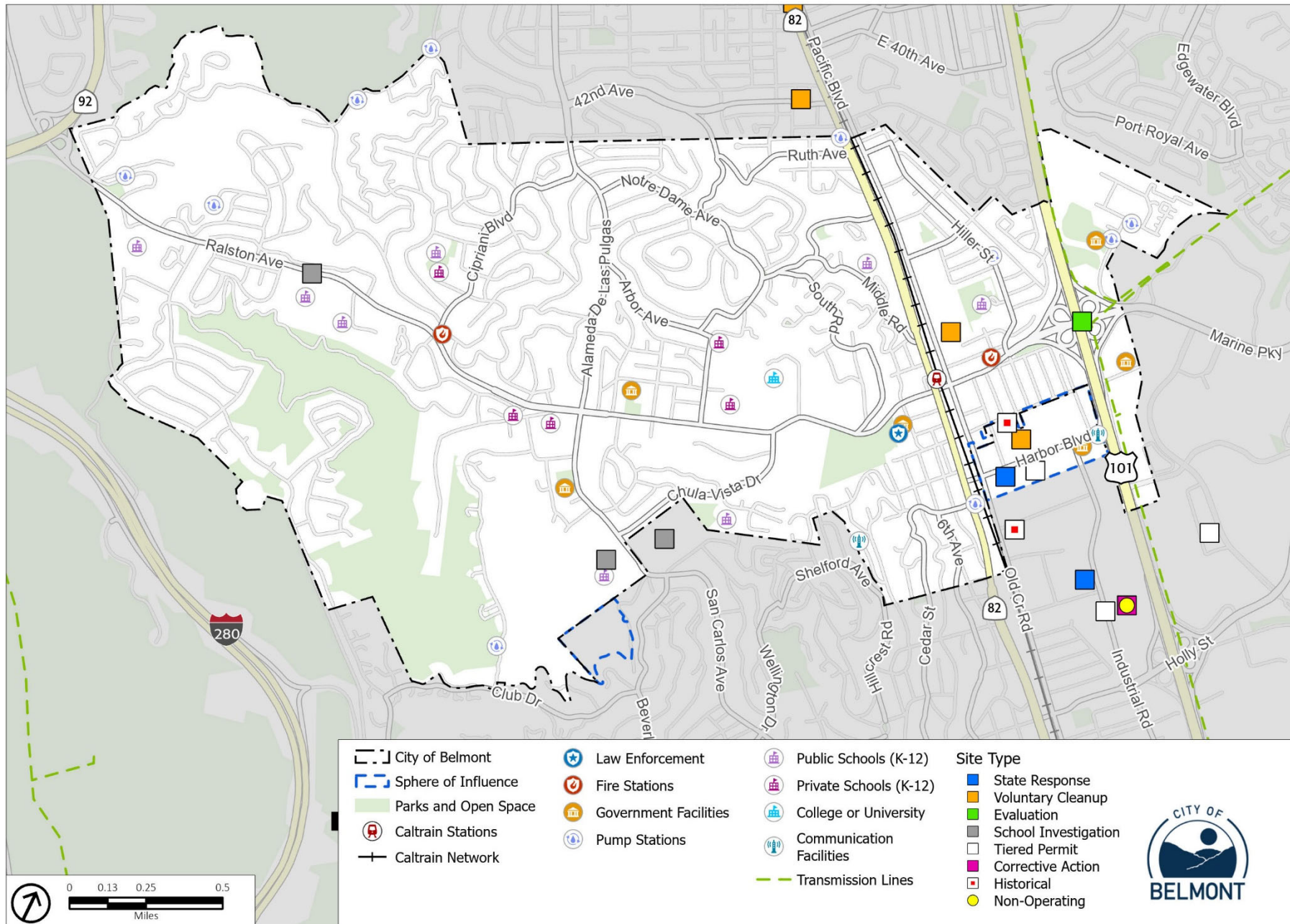
There are numerous local, State, and federal agencies that play a role in regulating hazardous materials. If a hazardous material spill poses an imminent public health threat, the San Mateo Consolidated Fire Department (SMC Fire), in

coordination with the Belmont Police Department, will activate a hazardous materials response team. Such teams will include emergency responders and representatives from a number of local and County agencies and may potentially involve State and federal agencies as well. The Belmont Public Works Department will also be involved in these cases. The transport of hazardous materials/wastes and explosives through the city is regulated by the California Department of Transportation (Caltrans). Highway 101 is open to vehicles carrying hazardous materials/wastes. SMC Fire, the San Mateo County Emergency Management, and the San Mateo County Environmental Health Services Division are responsible for hazardous materials accidents at all locations within the city.



Autobody shops and gas stations can be potential sources of toxic air contaminants (TACs).

Figure 6-10 Hazardous Materials Sites



Source: ESRI, 2023; County of San Mateo, 2025; PlaceWorks, 2025; Envirostor, Department of Toxic Substances Control (DTSC), 2023

*Sphere of Influence is being considered for future annexation.

TABLE 6-1: Hazardous Materials Sites in the Planning Area

Site Name ¹	Address	Status ²
Cleanup Program Site		
Immaculate Heart Of Mary	1040 Alameda de Las Pulgas	Completed - Case Closed
Brusco Property	248 Harbor Blvd	Open - Site Assessment
PKS Cleaners	390 El Camino Real	Completed - Case Closed
Former Baron-Blakeslee (Purex)	511 O'Neill Ave	Open - Remediation
Circraft Inc	519 C Marine View Ave	Open - Inactive
New Mode Cleaners	615 Harbor Blvd	Open - Inactive
Quan Property	847 Old County Rd	Open - Inactive
Land Disposal Site		
Belmont Island Landfill	700 Island Parkway	Closed - Inactive
Lust Cleanup Site		
Wong Family Trust	1000 El Camino Real	Completed - Case Closed
Southern Pacific	1001 El Camino Real	Completed - Case Closed
Chevron 9-3260	1001 Shoreway Rd	Completed - Case Closed
Belmont Car Wash	1051 El Camino Real	Completed - Case Closed
City Of Belmont-Corp Yard	110 Sem Ln	Completed - Case Closed
Howard Tire Company	120 El Camino Real	Completed - Case Closed
Texaco	1200 El Camino Real	Completed - Case Closed
Acme Movers	1309 Elmer St	Completed - Case Closed

TABLE 6-1: Hazardous Materials Sites in the Planning Area

Site Name ¹	Address	Status ²
Lo Coco Liquors	1340 El Camino Real	Completed - Case Closed
Carlmont High School	1400 Alameda De Las Pulgas	Completed - Case Closed
Bogenhuber Property	1510 Old County Rd	Completed - Case Closed
Story's Brake Services	1670 Old County Rd	Completed - Case Closed
Shell Oil	2000 Ralston Ave	Completed - Case Closed
Belmont Plaza	2040 Ralston Ave	Completed - Case Closed
Chevron 9-2712	2045 Ralston Ave	Completed - Case Closed
Brusco Property	248 Harbor Blvd	Completed - Case Closed
Raker Roofing	333 O'Neill Ave	Completed - Case Closed
Baymont Properties	425 Harbor Blvd	Completed - Case Closed
Arco #0613	470 Ralston Ave	Completed - Case Closed
Williams & Burrows Inc	500 Harbor Blvd	Completed - Case Closed
U-Haul #708-78	554 El Camino Real	Completed - Case Closed
Sam Trans	580 Quarry Rd	Completed - Case Closed
Peninsula Card Lock	610 Harbor Blvd	Completed - Case Closed
Unocal Station #4519	699 Ralston Ave	Completed - Case Closed
Apollo Oil	701 Harbor Blvd	Completed - Case Closed

TABLE 6-1: Hazardous Materials Sites in the Planning Area

Site Name ¹	Address	Status ²
City Of Belmont Fire Dept	875 O'Neill Ave	Completed - Case Closed
Vancea Auto Services	900 El Camino Real	Completed - Case Closed
Post Office Parlor	935 Old County	Completed - Case Closed
Chevron 9-0578, Former	990 El Camino Real	Completed - Case Closed
Belmont 76 Service Center	995 Ralston Ave	Completed - Case Closed
School Investigation		
Carlmont High School Music Building	1400 Alameda De Las Pulgas	Inactive - Withdrawn
Ralston Middle School	2675 Ralston Ave	Inactive - Withdrawn
State Response		
Western Grinding Services	601 Harbor Blvd	Certified
Tiered Permit		
Wesgo, Inc.	477 Harbor Blvd	Inactive - Needs Evaluation
Voluntary Cleanup		
PG&E San Mateo Pipeline	Canada Rd	Certified
Belmont Iceland	815 Old County Rd	Active

Notes:

Site Definitions:

Cleanup Program Site: regulates and oversees the investigation and cleanup of 'non-federally owned' sites where recent or historical unauthorized releases of pollutants to the environment, including soil, groundwater, surface water, and sediment, have occurred.

Land Disposal Site: Waste management units where waste is discharged on land for treatment, storage, and disposal. These sites include waste piles, surface impoundments, and landfills.

LUST Cleanup Site: The prevention, cleanup, and enforcement of water degradation or pollution associated with underground storage tanks. Underground storage tanks are defined as one or more tanks, including pipes connected thereto, that is used for the

TABLE 6-1: Hazardous Materials Sites in the Planning Area

Site Name ¹	Address	Status ²
<p>storage of hazardous substances and that is substantially or totally beneath the surface of the ground.</p> <p>School Investigation: Identifies proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. School sites are further defined as "Cleanup" (remedial actions occurred) or "Evaluation" (no remedial action occurred) based on completed activities. All proposed school sites that will receive State funding for acquisition or construction are required to go through a rigorous environmental review and cleanup process under DTSC's oversight.</p> <p>State Response: Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.</p> <p>Tiered Permit: Tiered permitting is a five-level hazardous waste treatment, storage and disposal (TSD) authorization program. The first three tiers are designed to regulate on-site treatment of hazardous waste. The fourth tier, or "Standardized Permit" is for off-site treatment or storage of wastes that would not require a federal permit, such as waste oil storage or precious metal recovery services. The final tier is that of a full treatment, storage or disposal (TSD).</p> <p>Voluntary Cleanup: A DTSC program that allows motivated parties who are able to fund the evaluation, investigation, cleanup, and DTSC's oversight to move ahead at their own pace to investigate and remediate their sites.</p> <p>Status Definitions:</p> <p>Certified: Identifies completed sites with previously confirmed release that are subsequently certified by DTSC as having been remediated satisfactorily under DTSC oversight.</p> <p>Completed – Case Closed: A closure letter or other formal closure decision document has been issued for the site.</p> <p>Inactive – Action Required: Identifies non-active sites where, through a Preliminary Endangerment Assessment (PEA) or other evaluation, DTSC has determined that a removal or remedial action or further extensive investigation is required.</p> <p>Inactive – Needs Evaluation: Identifies non-active sites where DTSC has determined a PEA or other evaluation is required.</p> <p>Open – Inactive: No regulatory oversight activities are being conducted by the Lead Agency.</p> <p>Open – Remediation: An approved remedy or remedies has/have been selected for the impacted media at the site and the responsible party (RP) is implementing one or more remedy under an approved cleanup plan for the site.</p> <p>Open – Site Assessment: Site characterization, investigation, risk evaluation, and/or site conceptual model development are occurring at the site.</p>		
<p><i>Source: GeoTracker, State Water Resources Control Board (SWRCB); Envirostor, Department of Toxic Substances Control (DTSC), 2016.</i></p>		

6.10 UTILITIES

Utilities such as electricity; natural gas; telecommunications, including wireless communications, telephone, and internet; and cable television are considered common elements of contemporary life. It is necessary to ensure these services are available and adequate to meet the demands of all Belmont's residents and businesses. Water, wastewater, and stormwater utilities are discussed in the Conservation Element.

ELECTRICITY AND GAS

Infrastructure

PG&E is the electric distribution utility for the Peninsula District, which covers all of San Mateo County and portions of Santa Clara County. PG&E owns and maintains the electric distribution infrastructure—including poles, wires, and substations—and delivers electricity to all customers in Belmont, regardless of their electricity generation provider. Within Belmont's city limits, PG&E's main electric transmission line runs under Old County Road. PG&E's main natural gas transmission pipelines run under Old County Road, Harbor Boulevard out to Redwood Shores on the eastern side of Highway 101, and under Ralston Avenue west of Alameda de las Pulgas out to Interstate 280, as shown in Figure 6-11, *Natural Gas Transmission Pipelines*.

Table 6-2 and Table 6-3 show the existing electric and gas infrastructure in the Peninsula District.

Demand

Tables 6-4 and 6-5 show the electricity and natural gas consumption in the City of Belmont for 2005, 2021, and 2023. Electricity supply in Belmont is provided by two utilities: PG&E, which distributes electricity to all customers and continues to serve a portion of customers through its standard tariff, and Peninsula Clean Energy (PCE), the community choice aggregation provider that has served the majority of Belmont customers since its launch in 2016. PCE is discussed in greater detail below.

As shown in Table 6-4, total electricity consumption in Belmont was approximately 103.8 million kilowatt-hours (kWh) in 2005. By 2023, total consumption across PG&E and PCE accounts was approximately 88.5 million kWh, a decline of approximately 15 percent. The composition of electricity supply also shifted over this period, as PG&E has decreased its reliance on electricity from fossil fuels and PCE has launched with most of their electricity coming from renewable and carbon-free sources.

As shown in Table 6-5, natural gas consumption has declined modestly, from approximately 6.75 million therms in 2005 to approximately 6.0 million therms in 2023, a

decrease of about 11 percent. This modest reduction reflects ongoing progress in electrification and energy efficiency.

Supply

PG&E's power sources include both utility-owned power plants and external energy-producing facilities. Currently, PG&E owns an extensive hydroelectric system and one operating nuclear power plant. PG&E also cooperates with individual renewable energy producers and promotes the use of clean energy. In 2023, PG&E delivered electricity to retail customers that was 100 percent greenhouse gas-free, with approximately 34 percent from RPS-eligible renewable resources (solar, wind, small hydroelectric, and biopower), 53 percent from nuclear power, and 13 percent from large hydroelectric sources.

In Belmont, PG&E's major gas transmission lines run under Old County Road, under Harbor Boulevard out to Redwood Shores on the eastern side of Highway 101, and under Ralston Avenue west of Alameda de las Pulgas out to Highway 92 and Interstate 280.

PCE offers its customers two options for energy use: ECOPlus and ECO100. PCE's default ECOplus product is 100 percent renewable or carbon-free, with approximately 50 percent from RPS-eligible renewable sources and 50 percent from large hydroelectric generation. Customers may also opt into PCE's ECO100 product, which is sourced from 100 percent

solar and wind, and costs slightly more per month than the ECOPlus option. PG&E continues to serve customers who have opted out of PCE, and remains responsible for electricity distribution for all customers.

Peninsula Clean Energy

In early 2016, the City of Belmont joined a Joint Powers Agreement to create a Community Choice Aggregation program in San Mateo County, known as Peninsula Clean Energy (PCE). This type of program allows local governments to procure and supply electricity to their community members, using electrical distribution infrastructure owned by other organizations (in PCE’s case, the infrastructure is owned by PG&E) to deliver the electricity to their customers. PCE is a nonprofit organization that is governed by a board of directors made up of city officials. All cities in San Mateo County have passed ordinances to join with the county to establish the program.

Beginning in October 2016, PCE buys or develops power on behalf of the residents, businesses, and government electricity users in San Mateo County. The electricity continues to be distributed and delivered over the existing electricity lines by PG&E. This program allows customers to choose between electricity providers and between multiple power options, with a different amount of renewable energy content in each.

All residential and commercial customers in Belmont are also now part of PCE’s service territory. According to State regulations, PCE is an “opt-out” program, meaning that all electricity customers within the service territory are automatically enrolled with the option to return to PG&E service at any time.

Maintenance and Improvement

PG&E continues to upgrade the electric and gas infrastructure in the Peninsula. Key initiatives for electric utilities include replacing and upgrading equipment, installing Smart Grid to increase system reliability and reduce power outages, and expanding the overall system capacity. In addition, in 2014, PG&E proposed a Pipeline Safety Enhancement Plan (PSEP) to improve the large pipelines that carry natural gas.

Table 6-2: Electricity Infrastructure in the Peninsula District

Infrastructure	Lines (Miles)
Overhead	1,500
Underground	800
Transmission	400
Total	2,700

Source: Peninsula Division Book, PG&E, 2014.

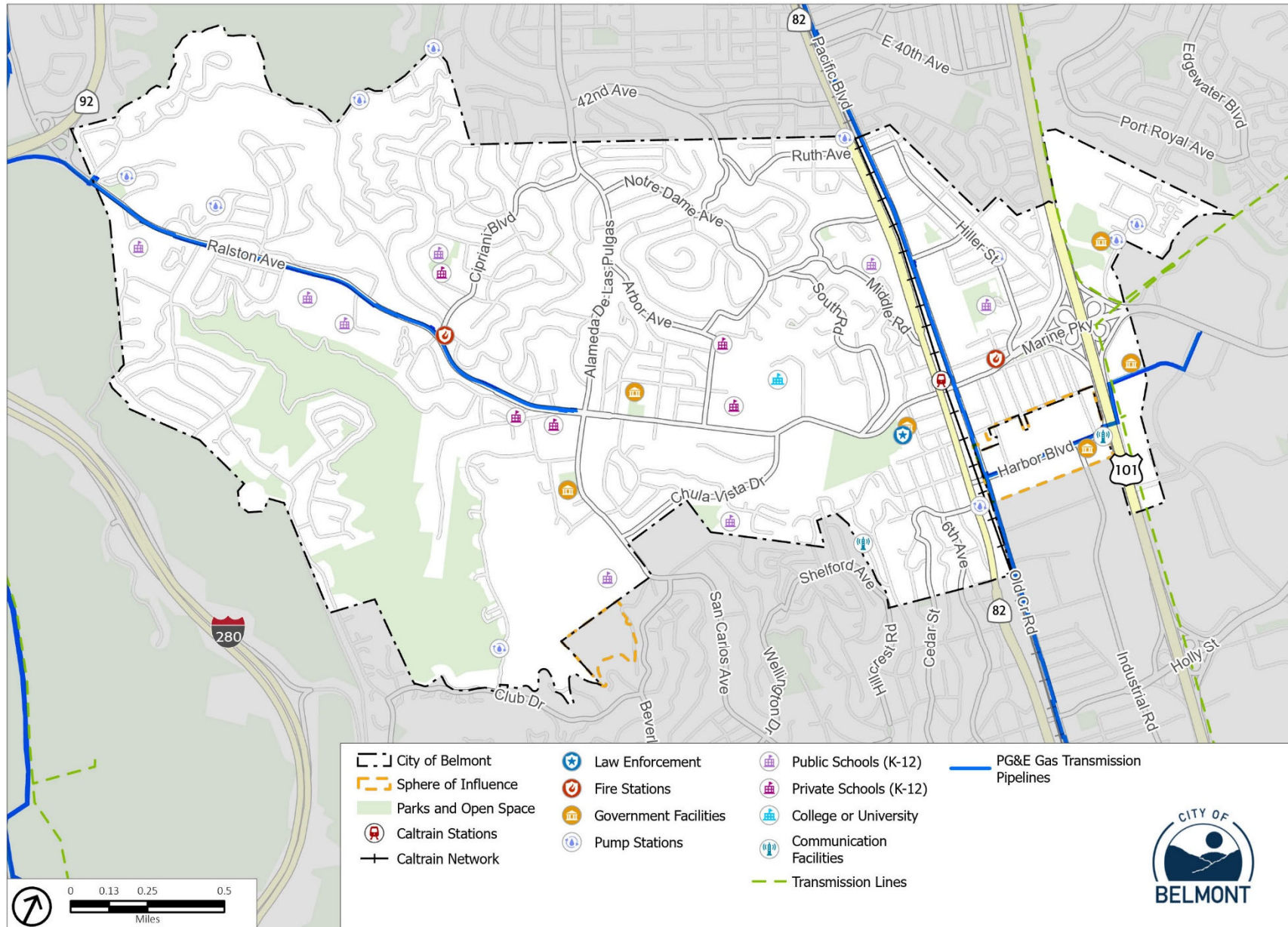
Table 6-3: Gas Infrastructure in the Peninsula District

Infrastructure	Lines (Miles)
Distribution	2,100
Transmission	100
Total	2,200

Source: Peninsula Division Book, PG&E, 2014.

The City of Belmont completed the Old County Road Utility Undergrounding District Project, which undergrounded existing overhead electric lines along Old County Road. Phase 1 of the project, which included undergrounding of all overhead utilities south of Masonic Way to the San Carlos city limits, was conducted between fall 2017 and summer 2018 and fully funded through PG&E’s Rule 20A Program. PG&E completed the transition from overhead to underground electrical service in June 2019. Communication utility providers subsequently undergrounded their own infrastructure, allowing for the removal of remaining wooden poles. Following the completion of this project, the City completed the Old County Road Streetlight Project, installing new streetlight poles along Old County Road and Masonic Way to maintain lighting in the corridor.

Figure 6-11 Natural Gas Transmission Pipelines



Source: ESRI, 2023; County of San Mateo, 2025; PlaceWorks, 2025; Pacific Gas and Electric, 2026

*Sphere of Influence is being considered for future annexation.



The General Plan aims to maintain and improve public utilities to meet the demand of all Belmont’s residents and businesses.

California’s Renewable Portfolio Standard

The California Renewable Portfolio Standard (RPS), first established in 2002 and modified most recently by Senate Bill 100 (2018), requires 60 percent of retail electricity sales to come from RPS-eligible renewable resources by 2030, with a further State policy goal that 100 percent of retail electricity sales be served by eligible renewable and zero-carbon resources by 2045. The RPS applies to all retail sellers of electricity, including investor-owned utilities such as PG&E and community choice aggregators such as PCE.

Both electricity providers serving Belmont are making substantial progress toward these goals. In 2023, PG&E delivered electricity to retail customers that was 100 percent renewable or carbon-free, with 34 percent from specified RPS-eligible renewable resources. PG&E has a voluntary target of 70 percent renewable energy by 2030. PCE’s

default ECOplus product is already 100 percent renewable or carbon free, and PCE has a goal of achieving 100 percent renewable supply by 2030. More information on energy production and greenhouse gas emissions can be found in the Conservation Element.

Table 6-4: Electricity Consumption in San Mateo County (millions of kWh)

Land Use / Provider	2005	2021	2023
PG&E (Residential)	61.0	1.2	1.2
PG&E (Non-Residential)	42.8	N/A	4.1
PCE (Residential & Nonresidential))	N/A	83.7	83.2
Total	103.8	89.8	88.5

Source: Energy Consumption Data Management System, State of California, 2014.

Table 6-5: Gas Consumption in San Mateo County (millions of Therms)

Land Use	2005	2021	2023
Residential	5.33	4.70	4.77
Non-Residential	1.42	1.20	1.22
Total	6.75	5.90	6.00

Source: Energy Consumption Data Management System, State of California, 2014.



The General Plan aims to maintain and improve advanced telecommunication infrastructure in Belmont.

TELECOMMUNICATION UTILITIES

Telecommunication utilities, including wireless facilities like cell towers and antennas, are becoming increasingly important in Belmont as demand grows in the region for new and emerging telecommunication services and facilities. The City maintains a section of the Zoning Ordinance that establishes procedures and regulations regarding telecommunication facilities, to ensure that adequate facilities are available for the Belmont community, while also ensuring that Belmont's visual qualities, physical diversity, and small-town characteristics are not compromised. Noise from telecommunication utilities is discussed in the Noise Element and, as an implementation action of the General Plan, will be addressed in the updated Noise Ordinance.

6.11 FIRE HAZARDS

Fire hazards in Belmont include both urban and wildland fires. Urban fires involve the uncontrolled burning of built structures due to human-made causes; wildland fires affect grassland, forest, and brush (and the structures on them), and can result from either human or natural causes. The City's main challenges regarding these hazards are:

- **Actively Managing the Wildland Urban Interface.** Belmont's residents enjoy close contact with hillsides and woodlands. This natural amenity facilitates the risk of proximity to wildland fires. Preparedness is essential, and the SMC Fire's fire prevention activities, especially its Vegetation Management Program, are important.
- **Maintaining and Enhancing Evacuation Routes.** It is critical that road capacity exists for local residents, workers, and visitors to evacuate in case of an environmental disaster, including fire.

URBAN FIRES

Urban fires, also known as structure fires, occur in built-up environments, destroying buildings and other human-made structures. These disasters are often due to cooking accidents, faulty wiring or mechanical equipment, or combustible construction materials. The risk of urban fires is highest where single-family homes, multifamily residences, and business facilities are clustered close together, increasing the possibility of rapid spread to an adjoining building. The absence of fire alarms and sprinkler systems can exacerbate the damage associated with a structural fire. Older buildings that lack modern fire safety features may face greater risk of damage from fires. To minimize fire damage and loss, the local Fire Code, based on the State Fire Code, sets standards for building and construction. It requires the provision of adequate water supply for firefighting, fire-retardant construction, and minimum street widths, among other things.

WILDLAND FIRES

A wildland fire is any uncontrolled fire on undeveloped land that requires fire suppression. Wildfires can occur naturally and are important to many ecosystem processes; however, most are started by people. Wildland fires occur on mountains, hillsides, and grasslands. Fuel, weather, and topography are primary factors that affect how wildland fires spread. The climate of San Mateo County and the surrounding area keeps the grass dry and

more readily combustible during fire season. Belmont has a risk of wildland fires, particularly in the western areas of the city. Even wildfires that do not directly threaten Belmont can harm the community, as large wildfires can create dangerously high levels of air pollution far away from the burn areas.

Figure 6-12, *Fire Hazard Zones*, illustrates the fire hazard severity zones in the city as designated by the CAL FIRE. There are 971 acres of Belmont designated as a moderate fire hazard severity zone, which is largely in the hillside areas west of Alameda de Las Pulgas. The fire hazard severity zones in the city include the canyons in the Western Hills neighborhoods and San Juan Canyon. These zones include San Juan Canyon Open Space, Waterdog Lake & Open Space (including Belmont Reservoir Park), Hallmark Drive Open Space (including Hallmark Park), and Belmont Canyon (including Hidden Canyon Park). Homes, schools, senior living facilities, and critical infrastructure around these areas and other wildfire-prone open space face a higher risk of wildfire.

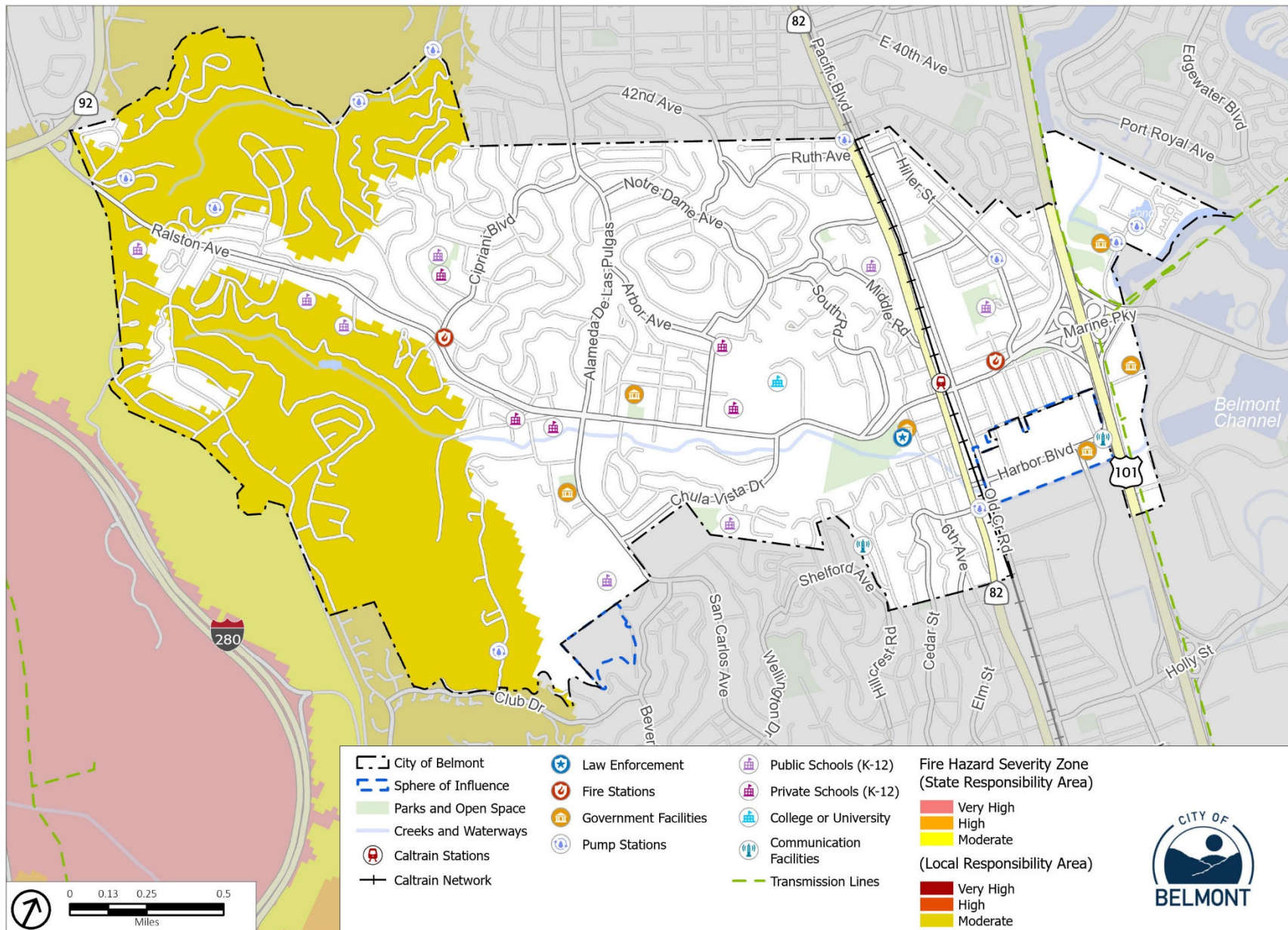
Historically, the fire season extended from early summer through late fall of each year during the hotter, drier months, although it is increasingly a hazard that can occur year-round due to higher temperatures, lower moisture content in the air and plant matter, accumulation of vegetation, and high winds. Rising temperatures and prolonged droughts

dry out vegetation, creating abundant fuel for fires. Wetter years, while seemingly beneficial, lead to increased vegetation growth, including pervasive invasive plant species, which subsequently dries out during drought periods, adding even more fuel to fire-prone landscapes. Ecosystem pest outbreaks leave behind weakened and dead trees that serve as additional fuel, while extreme heat and erratic wind conditions make wildfires more unpredictable and harder to control. Areas in San Mateo County burned annually by wildfires are expected to double from historic levels (averaging about 1,200 acres burned annually from 1961-1990) by the middle of the century and almost triple by the end of the century.³ As this is an annual average, some years are likely to see little or no wildfires in the county, while other years are likely to see much larger fires.

Human activities are the leading cause of wildfires, and increased development near these wildland areas has amplified the likelihood and risk of wildfire events. Wildfires not only destroy homes and infrastructure but can also displace entire communities and degrade critical wildlife habitat. Older adults, people without access to reliable transportation or communication channels, people with disabilities, and those with chronic illness, are especially vulnerable to the effects of wildfire as they may struggle to evacuate a hazard area or be more susceptible to poor air quality from fires. Low-resourced households are also vulnerable as they may not be able to harden

homes to potential fire. The economic consequences are significant, including property damage and fire-suppression costs. Moreover, the loss of natural spaces impacts recreation, tourism, and local biodiversity.

Figure 6-12 Fire Hazard Zones



Source: ESRI, 2023; County of San Mateo, 2025; PlaceWorks, 2025; CAL FIRE 2024 and 2025

*Sphere of Influence is being considered for future annexation.



The San Mateo Consolidated Fire Department operates two fire stations in Belmont; Station 14 (pictured here) and Station 15.

6.12 PUBLIC SAFETY AND EMERGENCY MANAGEMENT

The City's public safety and emergency management functions cover several roles that address the time before, during, and after a significant event, and are comprised of the four phases of emergency management: mitigation, preparedness, response, and recovery.

EMERGENCY PLANNING

The California Emergency Services Act requires cities to prepare and maintain an Emergency Plan for natural, manmade, or war-caused emergencies that result in conditions of disaster or extreme peril to life. San Mateo Consolidated Fire Department's Office of Emergency Services and the San Mateo County Emergency Management provide planning,

preparedness, public information, training, and federal/State intergovernmental emergency services coordination for the cities and unincorporated areas within the county. This includes coordinating mutual aid requests and other interjurisdictional needs between Belmont and other jurisdictions in the County. Belmont is a member of the San Mateo County Emergency Services Council whose goal is to provide coordinated emergency planning and management, support emergency alert systems, and support the regional hazardous materials emergency response program.

In a disaster, the City activates its Emergency Operations Center (EOC) on the second floor of City Hall and calls its emergency organization to the EOC. The City of Belmont has a written Emergency Operations Plan (EOP), which articulates policies and procedures during an emergency. The City also has an Emergency Preparedness Manual, which was prepared in close cooperation with other agencies and promotes best practices for emergency preparedness in Belmont. Trained citizen volunteers involved in the CERT (Community Emergency Response Teams) are also a part of the City's response system.

Local Hazard Mitigation Plan

A Local Hazard Mitigation Plan (LHMP) is a short-term plan to decrease risk to human life and property resulting from natural and human-caused hazards by helping to make communities more resilient to these hazardous

events before they occur. Communities must update these plans every five years to keep them current. The City first developed a multi-jurisdictional LHMP in partnership with the Association of Bay Area Governments (ABAG) in 2005 in the Multi-Jurisdictional Local Hazard Mitigation Plan for the San Francisco Bay Area. Since then, Belmont has participated in a multi-jurisdictional LHMP with other communities in San Mateo County. Belmont's LHMP, which is a community-specific annex to the county-wide LHMP, identifies specific actions the City is taking to mitigate impacts from flooding, earthquakes, wildfires, and other emergency events, as well as climate change adaptation and resiliency strategies. The current San Mateo County Multi-jurisdictional Hazard Mitigation Plan, as certified by FEMA, is incorporated into this Safety Element by reference, as permitted by California Government Code Section 65302.6. The LHMP is available for reference at <http://planning.smcgov.org/local-hazard-mitigation-plan>.

Emergency Alert System

San Mateo County Alert (SMC Alert) is the primary emergency alert system in Belmont. Messages sent vary from agency to agency. SMC Alert can be used to issue warnings for emergencies such as floods, fires, severe weather, and tsunami. This system can notify the community about the locations of emergency shelters, provide information about available evacuation routes, and activate special

teams within the community such as CERT volunteers. Communities may use SMC Alert for large, city-wide emergencies as well as smaller situations, such as traffic accidents, fires, street closures, flooding, and related incidents. Community members opt in to receive SMC Alert messages and can receive alerts via email, cell phones, and voice messages to landline phones. Alerts are available in a wide variety of languages, including English, Chinese, Spanish, and Tagalog, among many others. Spanish, Chinese, and Japanese are the primary languages in Belmont among households that are not fluent in English. Individuals can sign up for SMC Alert via the County's website: <https://www.smart911.com/smart911/ref/reg.action?pa=smcgov>.

Another alert system includes Wireless Emergency Alerts/Integrated Public Alert and Warning System (WEA/IPAWS), which are short emergency messages from authorized public alerting authorities that can be broadcast from cell towers to any WEA/IPAWS-enabled mobile device in a locally targeted area. Wireless providers primarily use cell broadcast technology for WEA/IPAWS message delivery. WEA/IPAWS is a partnership among FEMA, the Federal Communications Commission, and wireless providers to enhance public safety. Locally, messages are sent by San Mateo County Emergency Management.

Additionally, the Genasys EVAC platform is used to assist with evacuation management and notification during emergencies. Genasys alerts and other messages can be sent out in 15 different languages. The Police Department has also equipped all patrol vehicles with hi-lo warning tones to assist with evacuations in the event of an emergency.

Social media and other community platforms, including radio and television, are typically used for routine and non-emergency messaging. However, emergency information is also reposted on these platforms in order to maximize reach to the public.

Evacuations

In a major disaster, some parts of Belmont may have to evacuate. The exact routes and destinations will vary depending on the emergency, but recommended routes will likely include Highway 101, Harbor Boulevard, El Camino Real, Ralston Avenue, and Alameda de las Pulgas. Some evacuation routes may be damaged or blocked by emergency conditions, such as floodwaters or landslides that can block roads or earthquakes that may collapse bridges and overpasses. Emergency managers will direct community members to the safest routes given emergency conditions, roadway capacity, evacuation destinations, and other factors. If an evacuation is needed, the Belmont Police Department will lead evacuation efforts, in coordination with the San Mateo Consolidated Fire Department and neighboring emergency

response staff. Local staff will also coordinate with San Mateo County Emergency Management

Not all Belmont residents may be able to evacuate safely on their own. People who are unable to drive on their own will need assistance to evacuate. This includes some older adults and persons with disabilities. It also includes households without a functioning vehicle, or if there is not a vehicle available at the time an evacuation is called. Friends and neighbors can assist with evacuation in these cases, and emergency managers may attempt to locate additional transportation options which can support evacuation needs. Residents and community members are encouraged to plan ahead for evacuations, including communicating with family members, friends, neighbors, and organizations who may be able to provide timely support in the event of an emergency evacuation. However, additional evacuation assistance may be needed, especially in the case of a large evacuation.

Some locations in Belmont also face evacuation challenges because there is only a single road in and out of these areas. If these roads are blocked by a hazards, such as a fallen tree or debris from a landslide, the lack of a secondary evacuation route can delay or prevent safe evacuations or emergency responses. Section 65302(g)(5) of the California Government Code requires that the Safety Element identify the residential parcels in Belmont that lack at

least two points of access. Figure 6-13 shows these areas, which are located throughout Belmont.

Countywide Flood Early Warning System

OneShoreline is managing, upgrading, and expanding the San Mateo County flood early warning system to support emergency alerts and preparedness. The flood early warning system is an integrated network of stream, precipitation, and tide stations located to monitor real-time conditions. This system provides two major functions: an alert system, and data collection to proactively plan and implement stormwater management solutions.

If water levels reach established thresholds, alerts are released to San Mateo County Emergency Management and local jurisdiction staff to watch conditions more carefully and to provide warning for when flood impacts may be expected. If a flood notice is warranted, the circles on the map will become orange (watch) or red (warning). Alert thresholds have been established for creeks throughout the county, including lower Belmont Creek, based on historic information and modeling.

OneShoreline continues to explore methods for data collection, presentation, and decision-making. Data collected is made available through a public interface.

POLICE

Facilities and Staffing

Located in Belmont’s City Hall and shown on Figure 6-14, *Public Safety Facilities*, the Belmont Police Department is a full-service police agency. Table 6-6 shows the staffing of the Police Department by division. In addition to full-time staff shown, the Police Department also receives support from Reserve Police Officers, and Citizen Volunteers. The Belmont Police Department participates in the San Mateo County Sheriff’s Regional SWAT Team and Crisis Negotiation Unit, by providing both SWAT Operators and Crisis Negotiators.

The Department has specialized units of K9, Traffic Officer, Detective, Field Training Officer, SWAT Operator, Crisis Negotiation, Drone Pilot, and Crime Scene Investigation, which are made up of personnel from various parts of the department. Assignment to these units is considered a collateral duty.

The police department maintains strong relationships with surrounding agencies, including law enforcement, fire service and emergency management. The relationships enable effective and efficient use of mutual aid resources in the planning and response to emergencies. The police department has also had a large focus on emergency management and preparedness both at the local and regional level. The police department has a set of informal agreements with neighboring

jurisdictions for assistance as part of day-to-day operations and formal protocols for requesting assistance within San Mateo County for more unusual or larger-scale events. The police department also participates in a statewide Master Mutual Aid Agreement for major incidents. The police department communicates with other law enforcement agencies in San Mateo County through a common set of tools that allows for voice communication, messaging, and data sharing.

Response Time and Service Standards

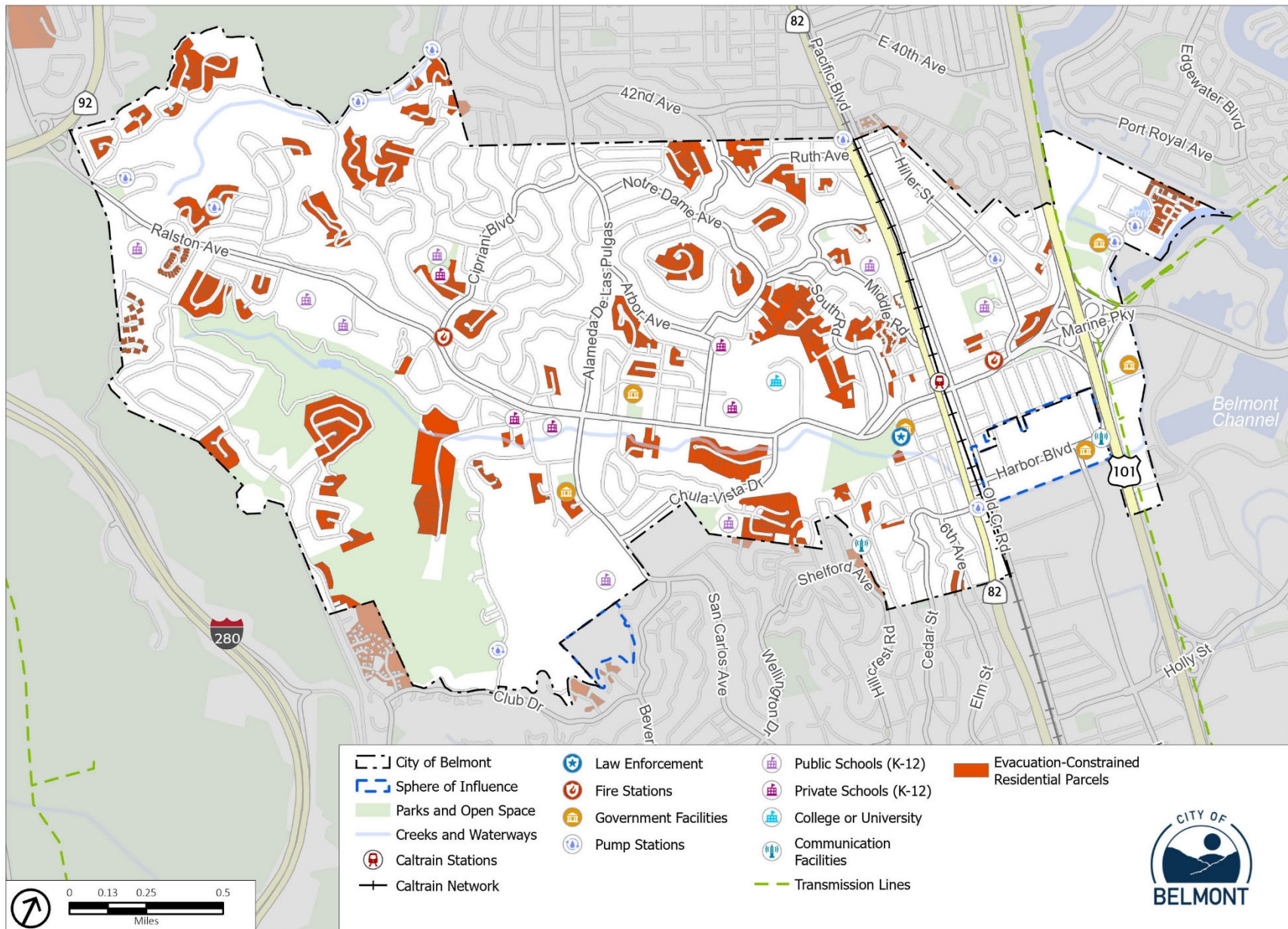
The Belmont Police Department has an average response time to Priority 1 calls of five minutes and two seconds (5:02) in 2024 and a service ratio of 1.0 sworn officers per 1,000 residents.

Table 6-6: Belmont Police Department Staffing by Divisions*

Divisions	Number of Employees
Administration	6
Operations Division	
Patrol	19
Traffic	2
Community Service	2
Code Enforcement	1
Professional Services Division	
Records	2
Communications	6
Investigations	4
Youth Services/ School Resources	1
Total	39

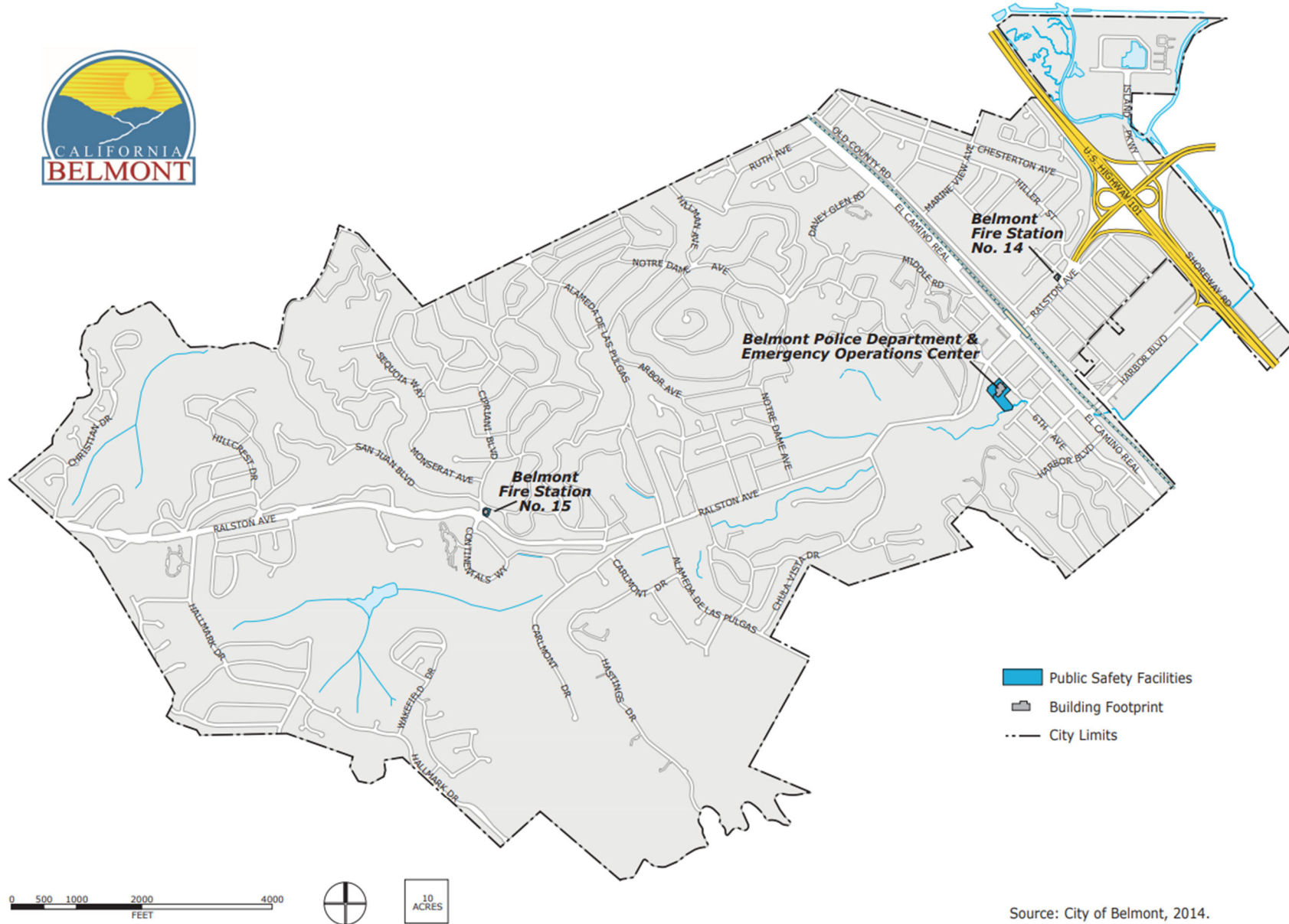
*Source: City of Belmont, 2026. *Authorized Positions*

Figure 6-13 Evacuation-Constrained Residential Parcels



Source: ESRI, 2023; County of San Mateo, 2025; PlaceWorks, 2025
 *Sphere of Influence is being considered for future annexation.

Figure 6-14 Public Safety Facilities



Source: City of Belmont, 2014.

FIRE

The San Mateo Consolidated Fire Department (SMC Fire) provides fire protection services to Belmont. SMC Fire was formed by the merger of the fire departments of San Mateo, Foster City, and Belmont. The department began operations in 2019 and operates two fire stations in Belmont: Fire Station 14 at 911 Granada Street and Fire Station 15 at 2701 Cipriani Boulevard. SMC Fire provides fire response services for Belmont and enforces local fire regulations, including the California Fire Code. Compliance with this and similar codes ensures new development meets the latest fire safety standards, including the use of fire-resistant materials, maintaining clearances around structures to prevent ignitions, and designing sites to facilitate firefighting equipment and personnel during responses.

SMC Fire conducts spot inspections and enforcement in the WUI areas and oversees vegetation management programs at the beginning of every fire season to reduce fuel for potential fires.

All fire departments in San Mateo County, including SMC Fire, have an arrangement through a Joint Powers Agreement to provide emergency services to neighboring jurisdictions. Under this agreement, the closest appropriate fire response staff will respond to emergencies regardless of the jurisdiction.

Facilities and Staffing

Table 6-7 provides a breakdown of the staffing and facilities of each Belmont station, and the two fire stations are shown on Figure 6-13. As part of a countywide fire service deployment plan, the City shares fire resources with other cities in San Mateo County. The jurisdictions

altogether utilize 58 engine companies and seven truck companies.

Response Time and Service Area

SMC Fire is one of the designated Paramedic First Response Service Providers of the San Mateo County Pre-Hospital Emergency Medical Services Group. As such, all Belmont engines of SMC Fire are required to maintain a 24/7 advanced life support (ALS) capability, and have a countywide response time standard of 6 minutes and 59 seconds for medical emergencies. In addition to the City of Belmont, SMC Fire is “first due” to the unincorporated Harbor Industrial Area (HIA) and other nearby unincorporated areas, and portions of the cities of San Mateo and San Carlos because of their proximity to the Belmont Fire Stations. The average response time for the Department was 5 minutes and 30 seconds in 2024.

Table 6-7: San Mateo Consolidated Fire Department Belmont Fire Station Staffing

Stations	Staffing	Fire Engines	Other Key Equipment
Station 14	3 firefighters ¹ per 24-hr shift	Engine 14 (Type 1 frontline)	Utility 14 (Utility Vehicle) HazMat 14 (frontline) HazMat 114 (reserve)
Station 15	3 firefighters ¹ per 24-hr shift	Engine 15 front line 1 Engine 115 (Type 1 reserve) Engine 2609 (Type 6)	

Notes:

1. Includes at least one firefighter/paramedic and one fire captain.
2. A shared Battalion Chief (Battalion 5) is located at Fire Station 23 in San Mateo and is staffed 24/7.
3. Two shared Fire Trucks (Truck 21 and Truck 23) are located at Fire Station 21 and Fire Station 23 and are staffed 24/7.

Source: City of Belmont, 2016.

GOALS, POLICIES, AND ACTIONS

This section lists the goals and policies of the Safety Element, as well as specific implementation actions to enact these policies. Not every policy requires a separate implementing action, as some policies reflect ongoing City responsibilities, standard requirements, or directions that are implemented through existing regulatory programs or day-to-day operations.

GOAL 6.1 Minimize risks of property damage and personal injury posed by geologic and seismic hazards.

Policy 6.1-1 Continue to maintain and enforce appropriate standards, including the California Building Code, to ensure new development is designed to meet current safety codes and requirements associated with seismic activity, including liquefaction.

Policy 6.1-2 Require public and private development and infrastructure to be located, designed, and constructed to minimize the risk of loss of life and injury in the event of a major earthquake, landslide, or other natural disaster.

Action 6.1-2a: Design and construct new public facilities and utility infrastructure (either public or private) that cross active fault traces to accommodate horizontal and/or vertical displacement.

Action 6.1.2b: Review the structural integrity of all essential service buildings and strengthen, remove, or replace those that are found unable to meet current safety standards.

Action 6.1.2c: Work with utilities to monitor and strengthen utility infrastructure that can be dangerous if damaged in an earthquake, including gas lines, water pipes, and electricity lines.

Policy 6.1-3 Continue to regulate development, including remodeling or structural rehabilitation, to ensure adequate mitigation of safety hazards on sites having a history or threat of seismic dangers, erosion, landslides, or shrink swell.

Policy 6.1-4 Prohibit development in areas at risk of landslides or high or very high liquefaction as shown on Figure 6-2, *Liquefaction Susceptibility*, or on slopes steeper than 30 percent, unless detailed site investigations by licensed engineers ensure that risks do not exist or can be reduced to acceptable levels and the structure will be protected for its expected life.

Policy 6.1-5 Continue to require geotechnical investigation for proposed development on sites as specified in the Municipal Code, prior to allowing site development. Geotechnical studies shall identify any geologic hazards affecting the proposed project site, any necessary mitigation measures, and a statement of the site's suitability for the proposed development and whether or not it will be safe from geologic hazard for its expected life. The study shall identify net developable areas, if any, based on

landslide or ground shaking potential or erosion risk. Impacts from the development, such as those resulting from increased water runoff, shall also be determined. Such studies must be signed by a licensed Certified Engineering Geologist or Geotechnical Engineer and are subject to review and approval by City staff and/or contracted employees.

Policy 6.1-6 Ensure consideration of seismic and geologic hazards at the earliest possible point in the development process, preferably before comprehensive engineering work has commenced.

Policy 6.1-7 Require real estate transactions, development approval processes, and property titles to declare known or suspected seismic or geologic hazards on a property, including areas suspected of high or very high risk of liquefaction, shrink swell, or landslide.

Policy 6.1-8 Support efforts to identify structures that may be subject to serious structural damage in the event of a major earthquake, such as unreinforced masonry and soft story buildings, and connect property owners with available information and resources on seismic rehabilitation financing options.

Action 6.1-8a: Identify funding opportunities to assist property owners with seismic retrofit improvements, prioritizing greater access for vulnerable populations.

Policy 6.1-9 Evaluate all faults shown on California Geological Survey Maps and City

Geologic Maps during the development review process and require adequate setbacks of 50 feet or more for buildings for human occupancy, where necessary. Review these maps regularly and update them as needed.

Policy 6.1-10 Encourage the location of residential structures and public utilities outside of landslide prone areas.

Policy 6.1-11 Roads and utility lines crossing fault lines and landslide-prone areas shall include design and construction techniques to minimize the risk of failure.

Action 6.1-11a: Develop a Utilities Resilience Program that examines all existing utility lines that cross active fault traces to determine their ability to survive fault movement and the necessary modifications to withstand anticipated movement.

Action 6.1-11b: Equip utility lines that cross active fault traces with shut-off devices and flexible materials, using the best-available technology.

Action 6.1-11c: Coordinate with water providers to ensure adequate emergency water supplies are available on both sides of active fault traces in the event of water line failure due to earthquake or landslide.

Policy 6.1-12 Support erosion prevention of hillside areas at risk of landslide, as identified in Figure 6-4, *Landslide Susceptibility*, through slope stabilization methods.

Policy 6.1-13 In areas of high potential for landslides, avoid alteration of the land or hydrology that is likely to increase the hazard potential, including:

- Saturation due to drainage or septic systems;
- Removal of vegetative cover; or
- Steepening of slopes or undercutting the base of a slope.

GOAL 6.2 Protect the community from risks to life and property posed by flooding.

Flood Hazards and Watershed Management

Policy 6.2-1 Continue to pursue and implement flood control programs that reduce flood vulnerabilities, such as the City's Grading Ordinance, Flood Plain Management Ordinance, and guidance from OneShoreline.

Policy 6.2-2 Collaborate and coordinate with federal, State, regional, and local jurisdictions and agencies involved in the mitigation of flood hazards from dam inundation, onshore precipitation, and coastal flooding and inundation, including consideration of projected sea level rise.

Policy 6.2-3 Comply with FEMA requirements to regularly update and maintain the Floodplain Management Regulations outlined in the municipal code, which identify flood hazard areas and control development within these areas in order for residents to qualify for federal flood insurance.

Action 6.2-3a: Review flood hazard policies and maps in this General Plan and Municipal Code when updating the Safety Element or as needed, and incorporate best-available information regarding 100-, 200-, and 500-year floodplains and projected sea level rise due to climate change. Include information from FEMA, BCDC, OneShoreline, the State Department of Water Resources, and other sources as appropriate.

Policy 6.2-4 Increase rating in FEMA's National Flood Insurance Program (NFIP) Community Rating System (CRS) by expanding and revising comprehensive floodplain management practices.

Policy 6.2-5 Continue to collaborate with regional stakeholders and agencies to develop and implement long-term strategies that reduce ongoing flooding risks, improve creek function, and ensure sustainable maintenance, of Belmont Creek, particularly in the vulnerable lower portions of the creek. *See also Policy 5.4-1 in the Conservation Element.*

Action 6.2-5a: Partner with OneShoreline, San Mateo County, the City of San Carlos, Caltrans, and Caltrain to implement the Belmont Creek Watershed Management Plan, including prioritization of multi-benefit flood management projects, habitat restoration opportunities, and long-term maintenance responsibilities.

Community Preparedness and Equity

Policy 6.2-6 Partner with Community-Based Organizations and OneShoreline to identify financial assistance options for low-resourced households to harden homes against flooding.

Policy 6.2-7 Co-create flooding preparation and response action plans with community members to complement technical expertise with local knowledge.

Action 6.2-7a: Partner with Community-Based Organizations such as Climate Resilient Communities to establish a working group and process to create flooding preparation and response plans with community members.

Policy 6.2-8 Educate residents and property owners on how to reduce risk from flooding and the benefits of flood insurance for households in areas with increasing flood risk.

Development, Critical Facilities and Infrastructure, and Dam Safety

Policy 6.2-9 Ensure that drainage facilities are designed and properly sized to accommodate current and future 100-year flood conditions as climate conditions change over time.

Action 6.2-9a: Maintain and regularly update the Storm Drain Master Plan to incorporate updated information and verify assumptions based on changing climatic conditions.

Policy 6.2-10 Support ongoing maintenance and improvement of the City's storm drainage system to

reduce flood vulnerabilities over time. *See also Goal 5.9 and Policy 5.9-1 in the Conservation Element.*

Policy 6.2-11 Encourage the incorporation of landscaped area and permeable surfaces in the design of public projects to improve stormwater infiltration and reduce runoff.

Policy 6.2-12 Explore opportunities to amend the zoning code to incorporate green infrastructure into private development standards to promote on-site stormwater management and reduce impervious surface coverage.

Policy 6.2-13 Require new buildings in flood hazard areas to incorporate flood resilient design.

Policy 6.2-14 For new development located in 100-year and 500-year flood zones, or in areas subject to projected sea level rise, require installation of protective structures such as berms or floodwalls, or other design measures, prioritizing nature-based or hybrid solutions combining grey and green infrastructure elements, to protect proposed and existing building and development sites from the effects of flooding. ~~in 100-year and 500-year Flood Zones and areas with projected sea level rise.~~

Green Infrastructure: Green infrastructure is infrastructure that uses plant or soil systems, permeable surfaces, landscaping, and similar systems to store stormwater, allow it to infiltrate into the ground, and reduce runoff and flows into storm sewers.

Policy 6.2-15 Protect or relocate underground utility infrastructure that is located in areas prone to flooding.

Action 6.2-15a: Conduct a study of existing utility infrastructure that is in existing and projected flood-prone areas to determine and prioritize which need hardening and which would benefit from relocation.

Policy 6.2-16 Coordinate with Caltrain to improve drainage adjacent to and beneath rail tracks.

Policy 6.2-17 Comply with all requirements of the California Department of Water Resources' Division of Safety of Dams to ensure adequate flood control for Notre Dame Dam.

Action 6.2-17a: Update Notre Dame Dam's emergency action plan and adopt an evacuation plan for the area below the dam that could be subject to flooding in the event of dam failure.

Action 6.2-17b: Study and implement, as necessary, improvements that are needed for Notre Dame Dam that could prevent dam failure.

Policy 6.2-18 Continue to comply with the Municipal Regional Stormwater Permit requirements for municipal authorities to address water quality and flow-related impacts of stormwater runoff; and continue to participate in the San Mateo Countywide Water Pollution Prevention Program.

Policy 6.2-19 Site critical public facilities, including hospital and healthcare facilities; emergency shelters; police and fire stations; and emergency communications facilities outside of the 100-year Flood Zones and areas prone to sea level rise and emergent groundwater to the extent feasible. In circumstances where this is infeasible, require site design and mitigation measures that address flood risk.

Policy 6.2-20 Support and implement the City's Local Hazard Mitigation Plan and Climate Action Plan's adaptation strategies and measures that promote resiliency to sea level rise and increased flooding as a result of climate change. *See also Policy 5.11.-3 in the Conservation Element.*

Sea Level Rise

Policy 6.2-21 Working with the Office of Emergency Services and in partnership with San Mateo County, the Bay Conservation and Development Commission (BCDC), OneShoreline, and neighboring jurisdictions, develop a strategy for addressing sea level rise and its impacts on affected land within Belmont.

Action 6.2-21a: In coordination with OneShoreline, develop a Belmont Sea Level

Rise Adaptation Plan consistent with Senate Bill 272 requirements to develop a clearly defined and locally supported suite of adaptation strategies for projected sea level rise, compound flooding, emergent groundwater, and coastal erosion. This plan should expand the understanding of sea level rise risks to Belmont, communicate these risks to the public, prioritize vulnerabilities, and develop implementable adaptation strategies and pathways that pair updated land use policies, zoning and building code revisions, improved data collection/monitoring, and built and natural infrastructure project planning. For any infrastructure project measures, the plan should include specific recommendations to plan, fund, design, and construct such measures and discuss opportunities for regional collaboration and coordination with OneShoreline and other jurisdictions within the same Operational Landscape Unit as set forth by the San Francisco Bay Shoreline Adaptation Atlas.

Policy 6.2-22 Working with the Office of Emergency Services and in partnership with OneShoreline, regularly review and update the City's sea level rise mitigation approach to incorporate revised predictions and best practices.

Policy 6.2-23 Integrate planning for sea level rise and resulting emergent groundwater into all relevant City processes related to development, including specific plans, zoning ordinance updates,

and City entitlement of new development, and Capital Improvement Projects.

Action 6.2-23a: Establish an interdepartmental sea level rise working group to review and revise as necessary City planning processes and development standards to incorporate the latest sea level rise projections.

Action 6.2-23b: Collaborate with OneShoreline to evaluate and amend, if necessary, the City's building code, zoning ordinance, and other development standards to ensure that new ~~and/or substantial~~ construction adequately incorporate major storms, sea level rise, emergent groundwater, and other climate impacts into siting and design. Regularly review (at least every six years, consistent with every other building code cycle) and update the building code, zoning ordinance, and development standards to align with best practices.

Policy 6.2-24 Require planning and design of new buildings in sea level rise hazard areas to address projected sea levels for the life of the project.

Action 6.2-24a: Develop a policy and process to analyze and plan public capital projects vulnerable to sea level rise, and emergent groundwater as shown in Figures 6-7 and 6-8, over the life of the project. For projects proposed in these areas, prepare and incorporate an Adaptation Pathway based on project lifespan, vulnerability to damage and

closure during a storm event, and risk of costly repairs and disruption of public services.

Action 6.2-24b: Develop standards or guidelines for private development projects proposed within sea level rise and emergent groundwater hazard areas, as shown in Figures 6-7 and 6-8. These may include potential amendments to the zoning code or development standards to evaluate flood vulnerability over the anticipated life of the project, such as requirements or incentives for adaptive design measures.

Adaptation Pathway: A planning approach that defines a sequence of adaptation actions that are triggered by observable events and impacts over time to achieve defined objectives under changing conditions, rather than committing to a single fixed solution upfront .

Policy 6.2-25 Prioritize the use of natural infrastructure to reduce the risks of coastal hazards, including the protection, restoration, and expansion of existing coastal habitats, consistent with the Conservation Element habitat conservation policies. Evaluate the use or restoration of natural features and ecosystem processes in shoreline infrastructure projects, such as salt marshes, and incorporate these features to the greatest extent feasible to conserve ecosystem values and functions, which benefit people and wildlife.

Policy 6.2-26 Prepare stormwater systems for projected sea level rise to ensure safe conveyance, treatment, and management of stormwater as sea level and groundwaters rise, flooding increases, and rainfall change over time.

Action 6.2-26a: Amend the Floodplain Management Regulations of the municipal code to apply to areas subject to sea level rise and emergent groundwater under at least a medium-high risk aversion scenario by 2100.

Policy 6.2-27 Explore requiring new public and private development in areas prone to sea level rise or emergent groundwater areas, as shown in Figure 6-7 and Figure 6-8 to:

- Have a minimum lowest floor elevation of 4 feet above the current base flood elevation and elevate critical equipment.
- Maximize the use of natural infrastructure for flood resilience (i.e., wetland restoration, green stormwater infrastructure, floodplain restoration, and open space protection) before considering hardened structures.
- Assess and plan for future flood and erosion conditions for the life of the project.
- Contribute to regional shoreline infrastructure funds.
- Assess how risks of liquefaction, slope instability, erosion, sea level rise, and groundwater rise may compound each other and design accordingly or avoid development in areas where risk is too

great.

- If located on a contaminated site, account for impacts of rising shallow groundwater on contaminant mobilization in project design and all steps of the site remediation process, in coordination with the relevant agencies responsible for the remediation plan for the site.

Action 6.2-27a: Develop and periodically adjust development and infrastructure design standards to address asset-specific vulnerabilities associated with future flooding, sea level rise, and shallow groundwater rise.

Policy 6.2-28 Develop a Buffer Zone of at least 100 feet from the San Francisco Bay shoreline to provide space to accommodate and maintain built and natural infrastructure for flood protection, habitat restoration, and public access.

Policy 6.2-29 When planning for sea level rise, coordinate efforts across the various sectors of local government, community-based organizations, and private businesses located in areas subject to sea level rise.

Policy 6.2-30 Consider managed retreat as a tool to protect communities and infrastructure from harm due to sea level rise and emergent groundwater.

Action 6.2-30a: Explore ways to educate community members about managed retreat in response to sea level rise and associated emergent groundwater.

Emergent Groundwater

Policy 6.2-31 Require new buildings in emergent groundwater areas, as identified on Figure 6-8, to assess the vulnerability to shallow groundwater rise through a geotechnical investigation and incorporate project measures to monitor and reduce seasonal and permanent impacts, including buoyancy, seepage, infiltration, liquefaction, corrosion, and contaminant mobilization hazards.

Action 6.2-31a: Work with OneShoreline and adjacent jurisdictions as appropriate to incorporate regionally coordinated adaptation strategies for shallow groundwater rise into the City's Sea Level Rise Adaptation Plan, General Plan, Capital Improvement Plan, and Municipal Code. Adaptation strategies can include updated land use policies, building code revisions, infrastructure investments, better monitoring systems, and nature-based solutions.

Action 6.2-31b: Establish a list of facilities that use, manufacture, store, or transport hazardous materials that are impacted by projected emergent groundwater and regularly update that list to incorporate the latest emergent groundwater level projections.

Policy 6.2-32 Promote the remediation of hazardous materials sites in areas identified in Figures 6-7 and 6-8 as vulnerable to sea level rise and emergent groundwater. Monitor any environmental justice issues associated with remediation.

GOAL 6.3 Protect soils, surface water, and groundwater from contamination from hazardous materials.

Policy 6.3-1 Facilitate clean-up programs at contaminated sites, particularly on properties with the potential to develop or be reused for public purposes.

Policy 6.3-2 Require applicants for development projects in a potentially contaminated location to perform inspection and cleanup if the site is found to be contaminated with hazardous substances. The site must be inspected by a registered Environmental Assessor. Reports detailing the results must be submitted for City review, and the level of remediation and cleanup must comply with federal and State standards.

Sanitary Sewer

Policy 6.3-3 Ensure that sanitary sewer facilities are designed and properly sized to reduce damage from hazardous conditions and to decrease contamination risk, such as inflow and infiltration due to flooding, and overflows and backups due to under sizing.

Action 6.3-3a: Prioritize maintenance (i.e. rehabilitation and/or replacement) of aging infrastructure.

Action 6.3-3b: Maintain and regularly update the Sewer Master Plan to incorporate updated information and verify assumptions based on existing conditions.

GOAL 6.4 Continue to promote the reduction, recycling, and safe disposal of household and business hazardous wastes through public education and awareness.

Policy 6.4-1 Continue to support the hazardous waste collection, management, and inspection efforts of San Mateo County, the State, and the Water Resources Control Board.

Policy 6.4-2 Educate residents and businesses about household hazardous wastes, less toxic materials that can be used in place of toxic materials, and proper household and business hazardous waste disposal methods.

GOAL 6.5 Ensure that utilities essential to contemporary life are available and adequate to meet the demands of the Belmont community while also ensuring the utilities maintain and enhance Belmont's physical diversity, visual qualities, and small-town characteristics.

Policy 6.5-1 Work with external utility agencies and companies to upgrade infrastructure and services, including projects to improve utility safety.

Policy 6.5-2 Support the development of infrastructure necessary for improved and emerging technologies that all residents may use and benefit from in Belmont, including communication technologies such as fiber optics.

Policy 6.5-3 Require new development to underground service lines and utilities.

Policy 6.5-4 Continue to pursue and implement projects to underground existing overhead utility lines.

Action 6.5-4a: Develop a list of projects to pursue that could qualify for PG&E’s Electric Undergrounding Program under the provisions of the company’s Rule 20A.

Action 6.5-4b: Support PG&E in identifying areas for undergrounding utilities to improve energy resilience and reduce the risk of wildfire per Senate Bill 884.

Policy 6.5-5 Facilitate approval of telecommunication utility projects consistent with State and federal law, while ensuring that these projects have minimal negative impacts on the Belmont community.

Action 6.5-5a: Continue to determine and specify which locations in Belmont are preferred locations for telecommunications utilities projections, such as parks or land already used for public utilities.

Policy 6.5-6 Approve new freestanding telecommunication towers only when no feasible alternatives exist.

Policy 6.5-7 Require all new development to be connected to the City’s sewer system.

Policy 6.5-8 Continue participation in Peninsula Clean Energy.

GOAL 6.6 Protect Belmont residents and businesses from potential fire hazards.

Policy 6.6-1 Support efforts by the San Mateo Consolidated Fire Department to meet its response time standards throughout Belmont, especially in areas in the fire hazard severity zones.

Policy 6.6-2 Work with the Mid-Peninsula Water District to maintain adequate water supply for firefighting, including capacity for peak load under a reasonable worst case wildland fire scenario, to be determined by the San Mateo Consolidated Fire Department. In evaluating sites for new water storage facilities, place a priority on locations least subject to impacts from seismic activity and landsliding.

Policy 6.6-3 Continue to review development proposals to ensure that they incorporate appropriate fire-mitigation measures, including adequate provisions for evacuation and access by emergency responders.

Action 6.6-3a: Create a development review checklist consisting of all fire-mitigation and evacuation measures applicable to Belmont properties both in and outside of the fire hazard severity zones.

Policy 6.6-4 Continue the San Mateo Consolidated Fire Department’s participation in

plan review of new buildings in fire hazard severity zones.

Policy 6.6-5 Continue to require a fire prevention inspection of all buildings used as commercial businesses, places of assembly, multifamily residences, and hotels within the San Mateo Consolidated Fire Department’s boundaries.

Policy 6.6-6 Promote and support the San Mateo Consolidated Fire Department’s Vegetation Management Program to reduce fire hazards, particularly in areas in the fire hazard severity zones.

Policy 6.6-7 Continue to participate in State and regional efforts to develop a clear legislative and regulatory framework to manage the fire hazard severity zones.

Action 6.6-7a: Maintain consistency with the San Mateo and Santa Clara Unit’s Fire Management Plan to reduce wildland fires in both counties.

Policy 6.6-8 Continue to fund public education efforts, especially those in fire hazard areas, about local fire hazard prevention programs, including defensible space, home hardening, landscaping with fire-resistant plants between residential and open space areas, weed control, brush control, controlled burns, and placement of trails and roads to serve as firebreaks.

Policy 6.6-9 Work cooperatively with the San Mateo Consolidated Fire Department to promote public awareness of fire safety and emergency life support.

Policy 6.6-10 Require ~~new existing and~~ planned development located within the fire hazard severity zones to follow the code requirements in ~~Chapter 7A of the California Building Code and require buildings to be constructed of ignition resistant materials and methods~~ the California Building Code, including applicable sections of the California Wildland-Urban Interface Code. Continue to require developments in these zones to comply with defensible space standards and other maintenance requirements.

Action 6.6-10a: Develop retrofit guidelines for existing properties to understand what improvements may be necessary to comply with the California Fire Code, local ordinances, and best management practices.

Policy 6.6-11 Lessen the risk of wildfire and maintain clear and safe access and evacuation routes in areas of moderate fire hazard severity by continuing to enforce Belmont Municipal Code Article XI: Property Maintenance and Abatement of Property Nuisances to abate a declared nuisance that may be a fire hazard.

Action 6.6-11a: Design and ensure all private roads are maintained to permit unrestricted emergency equipment and personnel access in compliance with the California Fire Code, and local ordinances.

Policy 6.6-12 Continue to offer community programs that bolster home hardening against fire risk, including the annual chipping program to establish and maintain defensible space.

Policy 6.6-13 Coordinate with the San Mateo Consolidated Fire Department on the need for additional fire safe design regulations for the developed, populated areas of the city.

Policy 6.6-14 Collaborate with the San Mateo Consolidated Fire Department to ensure fire service capabilities are maintained and enhanced through proactive maintenance of fire equipment and training of fire personnel.

Policy 6.6-15 Ensure adequate public resources are available to respond to health, fire, and police emergencies in all areas of the city.

GOAL 6.7 Foster an efficient and coordinated response to emergencies and natural disasters.

Policy 6.7-1 Incorporate the San Mateo Multi-jurisdictional Local Hazard Mitigation Plan, as approved by the Federal Emergency Management Agency, into this Safety Element by reference, as permitted by California Government Code Section 65302.6.

Policy 6.7-2 Continue to monitor changes in the Federal Disaster Act and applicable State laws, keep City officials and residents aware of the impacts of these changes, and update as necessary the City's Emergency Response Plan, which

provides adequate response to disasters, including emergency ingress and egress, and defines the expected roles of City, County, and regional agencies.

Action 6.7-2a: Maintain and regularly update the City's Emergency Response Plan.

Policy 6.7-3 Update City codes and ordinances dealing with public safety and emergency preparedness and relief to comply with State law and reflect the latest information on hazards and mitigation strategies.

Action 6.7-3a: Update the City's Municipal Code - Chapter 8, Civil Defense and Disaster Relief as needed.

Action 6.7-3b: Update the City's Fire Ordinance to comply with State law as needed.

Policy 6.7-4 Continue to upgrade preparedness strategies and techniques in all departments so as to be prepared when a disaster, either natural or human-made, occurs. Include planning for novel and unforeseen hazardous conditions.

Policy 6.7-5 Conduct regular emergency planning meetings and disaster preparedness exercises with City departments, the Fire Department, the County, medical centers, and other emergency service providers and relevant public agencies.

Policy 6.7-6 Hold emergency drills that require all City staff to be adequately trained to handle different kinds of emergency scenarios.

Policy 6.7-7 Coordinate with the County on regional emergency communications.

Policy 6.7-8 Work with the Mid-Peninsula Water District to ensure that it has a plan and infrastructure for providing adequate water service and storage, including peak load water supply requirements, during and immediately after an emergency, including a major seismic event.

Policy 6.7-9 Require companies providing public utilities in Belmont to have plans for reestablishing service in the event of a major seismic event or other natural disaster.

Action 6.7-9a: Work with the San Mateo Consolidated Fire Department to establish a plan for addressing redevelopment after a large fire.

Policy 6.7-10 Locate structures necessary for the protection of the public's health and safety, public assembly, or emergency services outside of identified hazard areas (see Figures 6-1 through 6-8 and Figure 6-12), as feasible.

Policy 6.7-11 Ensure critical use facilities that are important to protect health and safety in the community remain operational during an emergency.

Action 6.7-11a: Install emergency power supplies at City-owned and operated critical facilities.

Policy 6.7-12 Coordinate with surrounding jurisdictions, school districts, recreation and park districts, and community-based organizations to ensure adequate and equitably located emergency shelters, community resilience centers, **cooling and clean-air centers**, and alternate care sites are available when natural disasters and other highly hazardous conditions occur.

Policy 6.7-13 Ensure the designs for new and significantly renovated community-oriented City facilities allow for flexible uses and support multiple community purposes, including being used as community resilience centers.

Policy 6.7-14 Increase resilience of City-owned facilities by designing and renovating City facilities to incorporate renewable energy generation systems, battery energy storage systems, energy-efficient design and features, and other sustainability features as feasible.

Policy 6.7-15 Explore secondary means of ingress and egress for existing development via fire roads, trails, easement, or other infrastructure in areas with evacuation constraints in hazard-prone areas, as shown in Figure 6-12.

Action 6.7-15a: Evaluate and catalogue all secondary means of ingress and egress for existing development.

Policy 6.7-16 Coordinate with transit agencies and other transit fleet providers, school districts, community service organizations, and faith-based organizations to assist with evacuation efforts, ensuring evacuation services are available to vulnerable populations, including those with limited English proficiency, limited mobility, or limited access to transportation, communication, and other lifeline resources and services.

Action 6.7-16a: Work with transit, dial-a-ride, and paratransit services to provide transit services to and from resilience centers for older adults and people with disabilities in the community.

Policy 6.7-17 Collaborate with surrounding jurisdictions and Caltrans to ensure the adequacy and readiness of potential evacuation routes serving the city, including identifying and conducting ongoing maintenance and improvements to existing roads to support safe evacuations, as needed.

Action 6.7-17a: Identify opportunities to preserve and enhance evacuation route infrastructure preparedness as part of regular maintenance activities.

Policy 6.7-18 Maintain potential evacuation routes to ensure adequate capacity, safety, and viability of those routes in the event of an emergency.

Action 6.7-18a: Develop or update emergency evacuation traffic signal timing plans for all

signals on potential evacuation routes, prioritizing outbound traffic flow while maintaining access for emergency vehicles through traffic signal pre-emption.

Action 6.7-18b: Provide back-up power systems for all City-owned traffic signals on potential evacuation routes.

Action 6.7-18c: Designate corridors where temporary evacuation capacity can be created through manual traffic direction to optimize traffic flow, including use of available parking lanes, shoulders, and bikeways for traffic while ensuring emergency responder access is maintained.

Policy 6.7-19 Retrofit and maintain City-owned roadways as needed to meet the current California Fire Code and encourage private property owners to do the same, to the extent feasible and given the absence of other site constraints.

Policy 6.7-20 In coordination with the San Mateo Consolidated Fire Department, support and encourage participation in Community Emergency Response Team (CERT) training available to residents and members of the business community to increase disaster awareness and emergency response capability.

Policy 6.7-21 Establish a post-disaster recovery strategy that focuses on community resilience, environmental sustainability, and an evaluation for redevelopment potential following a major disaster.

GOAL 6.8 Provide a comprehensive program of safety services including police, fire, and medical response in Belmont.

Policy 6.8-1 Continue to respond without delay to all calls for police assistance as soon as possible consistent with normal safety precautions and vehicle laws.

Action 6.8-1a: Establish and periodically review procedures and response times to ensure equitable service across the community.

Action 6.8-1b: Establish and strive to achieve response time and service ratio standards for the Police Department.

Policy 6.8-2 Continue to respond without delay to all calls for fire and emergency medical assistance as soon as possible consistent with normal safety precautions and vehicle laws.

Action 6.8-2a: Periodically review procedures and response times to ensure equitable service across the district.

Policy 6.8-3 Periodically evaluate police and fire services to ensure that the City is providing adequate protection, including from cascading and compounding hazards, in an efficient, cost-effective manner.

Action 6.8-3a: Maintain inter-jurisdictional cooperation and coordination, including mutual-aid agreements with fire protection and suppression agencies in San Mateo County.

Policy 6.8-4 Continue to partner with schools and youth organizations to conduct outreach and develop conflict resolution and form proactive and creative community partnerships to enhance public safety.

Policy 6.8-5 Continue to coordinate with the emergency service and medical service providers to ensure preparedness and provide emergency response.

Action 6.8-5a: Ensure annual budgeting cycles account for current and future emergency service needs.

GOAL 6.9 Support continuing public awareness of hazards, including avoidance, disaster preparedness, and emergency response procedures.

Policy 6.9-1 Initiate periodic public information programs that explain the City's emergency preparedness programs, including the emergency communications system, evacuation routes, the importance of defensible space, the Community Emergency Response Teams, and shelter locations.

Action 6.9-1a: Publicize areas at risk of local hazards, emergency preparedness programs, evacuation planning resources, and other efforts to promote resident awareness and caution regarding hazards, including soil instability, earthquakes, flooding, and fire. Include education and awareness about

dangers from broken buildings and infrastructure, such as ruptured gas lines.

Policy 6.9-2 Promote programs to educate the public concerning the nature of earthquake, fire, and flood hazards in Belmont and measures that individuals can take to reduce risk.

Policy 6.9-3 Encourage school districts, agencies, and organizations that work with vulnerable populations, such as seniors, to develop and carry out education programs on disaster preparedness and response needs, including preparation for multiple disasters occurring at the same time.

Policy 6.9-4 Encourage the installation of emergency power supplies, including solar panels and battery energy storage systems, for residential and nonresidential properties.

Action 6.9-4a: Identify residents whose health and safety may be most severely impacted by power outages and provide support and assistance in obtaining backup power supplies and other safety resources.

Policy 6.9-5 Ensure emergency alert systems provide community members with alerts about upcoming or current emergency events, including the potential for multiple hazards to occur simultaneously, in languages and formats accessible to the entire community.

Policy 6.9-6 Establish early warning and evacuation systems for hillside residents to evacuate

prior to heavy rain that may lead to landslides and debris flows.

Policy 6.9-7 Ensure that communication, education, and information materials on short-term recovery activities are available to all residents with a focus on accessibility for vulnerable populations.

Action 6.9-7a: Conduct educational campaigns in multiple languages and offer residents information on ways to protect their property and preserve personal health and safety from various hazards, and on available incentives and other financial resources. As part of these campaigns, consider how to prepare the community for cascading and compounding hazards.

Policy 6.9-8 Explore joining regional efforts with other jurisdictions and local community-based organizations to preserve and improve the cost and quality of property insurance for property owners and encourage participation in rental insurance for renters.

GOAL 6.10 Make infrastructure investments, enforce regulations, and disseminate information that will improve disaster response and recovery, with the goal of minimizing damage to people and property.

Policy 6.10-1 Ensure that new roadways are developed in accordance with standards in the Municipal Code (Sec. 7-11) requiring all-weather access prior to the issuance of building permits. In

all new development, require adequate access to be provided for emergency vehicles, including adequate widths, turning radii, hard standing areas, and vertical clearance; also require home addresses and street signage to be visible.

GOAL 6.11 Enhance community resilience to extreme heat through environmentally sustainable practices and equitable cooling strategies.

Policy 6.11-1 Promote the use of drought-tolerant green infrastructure, including permeable surfaces, bioswales, and an increase in trees and vegetation, as part of cooling strategies in public and private spaces. Prioritize installation of green infrastructure and planting trees in areas most vulnerable to heat.

Policy 6.11-2 Preserve the health of the existing urban tree canopy to reduce the risk of downed trees during severe weather and to lessen the impacts of extreme heat.

Policy 6.11-3 Expand the urban tree canopy to reduce the impacts of extreme heat.

Action 6.11-3a: Develop an urban greening plan to enhance public places and open spaces throughout the community.

Policy 6.11-4 Expand tree-planting programs, prioritizing areas with limited shade coverage, to increase shade coverage and reduce the urban heat island effect. Ensure community participation in

the selection of tree species and planting locations to address local needs.

Policy 6.11-5 Install shade structures, both green and built infrastructure, at public facilities, including parks and along public streets and trails, to reduce ground surface temperatures. Encourage the installation of shade structures at facilities managed by other agencies, including schools and bus stops.

Action 6.11-5a: Develop and implement an extreme heat response plan for the city in collaboration with community partners, residents, and neighboring jurisdictions. The plan will include the establishment of community cooling centers, weatherization of public buildings to enhance heat resilience, temperature thresholds for activating cooling centers, and targeted cooling strategies to protect outdoor workers and individuals experiencing homelessness.

Policy 6.11-6 Encourage developers of new properties and existing property owners to incorporate energy-efficient and environmentally regenerative features into their facilities to reduce energy demands and improve on-site resilience to extreme heat and severe weather. Support financing efforts to increase community access to these features.

Policy 6.11-7 Develop and implement public outreach campaigns to educate residents about the risks of extreme heat, effective heat-mitigation

strategies, and available resources during heat events.

Action 6.11-7a: Perform targeted multi-lingual outreach regarding heat advisories, techniques for staying cool on high heat days, and local programs providing heat assistance.

Action 6.11-7b: Establish a temperature threshold that triggers citywide notification and coordination for opening designated cooling centers, and ensure timely public communication to inform residents of activation, locations, and available services.

Policy 6.11-8 Explore opportunities to develop mobile providers of water, backup power, and medical supplies that can be deployed to vulnerable communities during high heat events, power outages, and other emergencies.

Policy 6.11-9 Pursue partnerships and funding opportunities with regional, State, and federal agencies, as well as private and nonprofit sectors, to implement heat mitigation and resilience strategies effectively.

Action 6.11-9a: Use heat vulnerability mapping to identify and prioritize areas and populations most at risk. Collaborate with public health agencies, local governments, and community organizations to update these assessments periodically.

ENDNOTES

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- ⁱⁱⁱ San Francisco Bay Conservation and Development Commission. 2024. Regional Shoreline Adaptation Plan. https://www.bayadapt.org/wp-content/uploads/2024/09/BCDC_Draft_Regional_Shoreline_Adaptation_Plan_Appendix-A_Spreads.pdf.
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- ^{viii} Cal-Adapt. 2024, October 15 (accessed). Extreme Heat Days and Warm Nights. <https://cal-adapt.org/tools/extreme-heat>.
- ^{ix} Cal-Adapt. 2024, October 15 (accessed). Extreme Heat Days and Warm Nights. <https://cal-adapt.org/tools/extreme-heat>.
- ^x U.S. Environmental Protection Agency. N.d. Climate Impacts on Human Health. <https://climatechange.chicago.gov/climate-impacts/climate-impacts-human-health#ref1>.
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5 Conservation Element





Photo Credit: Flicker: Marc Smith

Belmont's open spaces are part of the larger regional network of open space on the San Francisco Peninsula. Open space in Belmont is protected for the preservation of natural resources and for public health and safety, among other purposes.

5.1 INTRODUCTION

The Conservation Element establishes goals, policies, and actions for the conservation of natural resources in Belmont. This element addresses open space resources, including hillsides; biological resources; hydrology, water quality, and water supply and demand; wastewater, solid waste, and stormwater management; air quality and climate change; and cultural and archaeological resources.

RELATIONSHIP TO STATE LAW

A Conservation Element for the conservation, development, and utilization of natural resources, including water, forests, soils, rivers, wildlife, minerals, and other natural resources is required to be included in a General Plan by State law (California Government Code Section 65302(d)). The Conservation Element must consider the effect of development within the jurisdiction, as described in the Land Use Element, on natural resources on public lands.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Conservation Element includes open space for preservation of natural resources and open space for public health and safety, and it bears a strong relationship to the Parks, Recreation, and Open Space Element, which addresses open space for outdoor recreation. The Conservation Element also relates to the Safety Element, as many of the open spaces for public health and ecological benefits incorporate areas

of increased risk from geological, seismic, and hydrological hazards. Additionally, the discussion of water, wastewater, and solid waste facilities is closely related to the buildout projected through the General Plan planning horizon in the Land Use Element.

RELATIONSHIP TO COMMUNITY VISION

This Element provides goals and policies that support the “natural beauty” values in the Belmont Community Vision:

Natural Beauty

- We choose to make our home among these beautiful hills, trees, parks, views, and open spaces.
- Our natural surroundings inspire us to play, create, and contemplate.
- Our actions today preserve and enhance Belmont’s beauty to make it even lovelier for future generations.
- Our wooded residential areas are diverse, peaceful, and well maintained.

5.2 OPEN SPACE RESOURCES

NATURAL RESOURCES OPEN SPACE

Belmont's extensive open spaces are part of the regional open space network on the San Francisco Peninsula. Notable landmarks in the city include San Juan Hills, Western Hills, Water Dog Lake, and Belmont Creek. The watershed for the San Francisco Public Utility District is located to the west of Belmont, and Sugarloaf Mountain is located to the north. These connected open spaces are valuable because they provide travel corridors for wildlife and increase wildlife population diversity. They also play important roles in stormwater management, ecological functions, and other environmental conservation efforts.

While the extensive natural open space system provides numerous benefits for the Belmont community, it also brings challenges. Human safety and recreation opportunities must be balanced with maintaining the proper functioning of natural systems. For instance, the City has to manage invasive species, reduce fire hazards, and maintain trails as part of the effort to preserve and maintain the open spaces. The habitats of the natural resources open spaces found in Belmont are briefly described below and discussed in more detail in the General Plan Environmental Impact Report (EIR).

Natural Open Space Habitats in Belmont

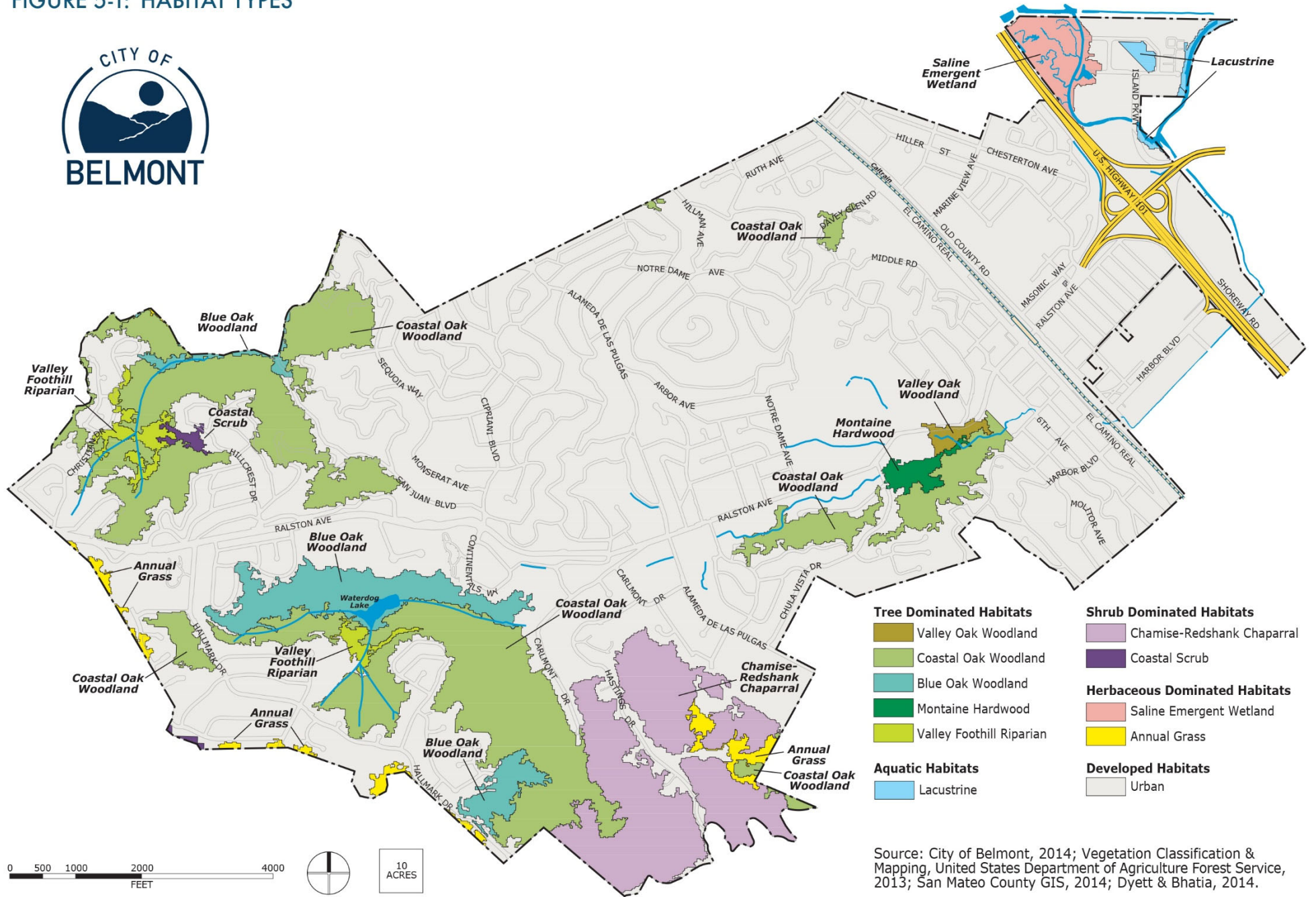
Shown in Figure 5-1, the natural open space habitats in Belmont vary widely, from tree- and shrub-dominated habitats in the western hills to herbaceous-dominated habitats and aquatic habitats in eastern Belmont. The tree-dominated habitats include Valley Oak Woodland, Valley Foothill Riparian, Coastal Oak Woodland, Montaine Hardwood, and Blue Oak Woodland. Shrub-dominated habitats are found mostly in the southwestern area of Belmont and include Chamise- Redshank Chaparral and Coastal Scrub. Herbaceous-dominated habitats include Saline Emergent Wetland near the O'Neill Slough and Annual Grass in the far western hills. The vegetation classifications for these areas are shown on Figure 5-2.

Wetland habitats are found in a few areas in eastern Belmont, as shown in Figure 5-3. The O'Neill Slough is an estuarine and marine wetland, and there are also estuarine and marine deepwater wetlands in various places in eastern Belmont, including near the Highway 101 ramps. Hillside drainages also create seasonal creeks. Wetlands are considered sensitive natural communities by several resource agencies and are given special consideration.



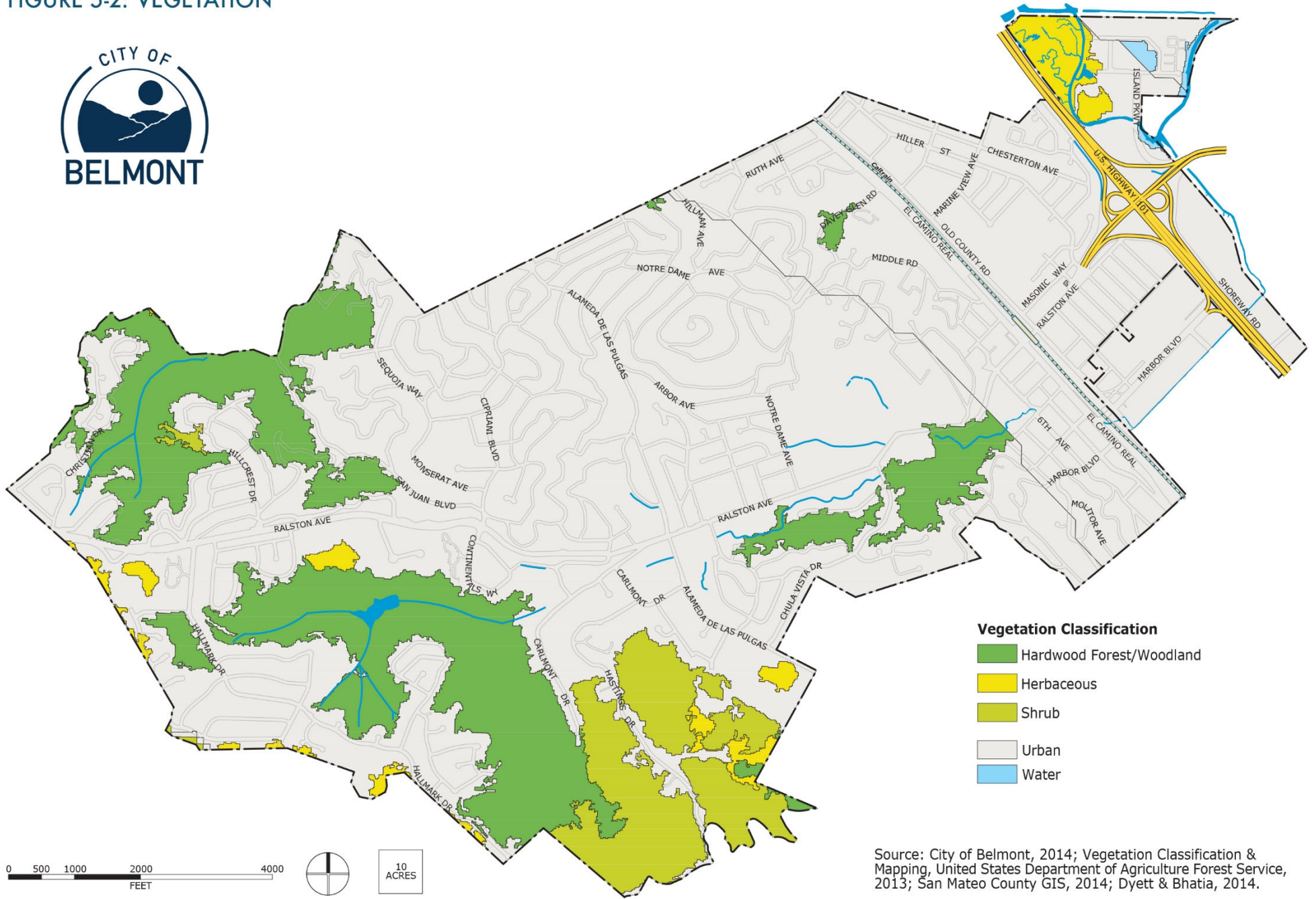
The Conservation Element prioritizes preservation of natural beauty and wildlife habitats.

FIGURE 5-1: HABITAT TYPES



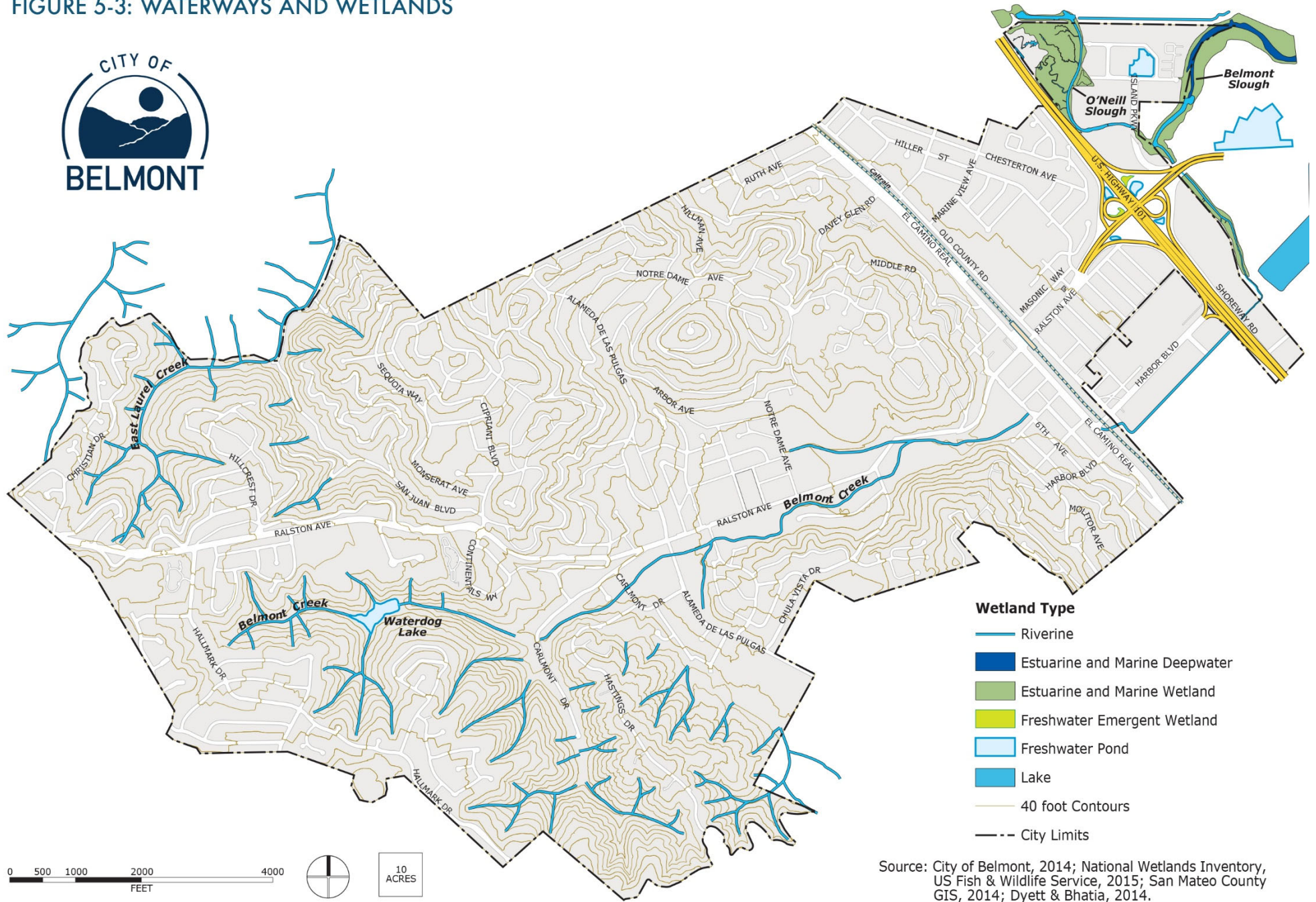
Source: City of Belmont, 2014; Vegetation Classification & Mapping, United States Department of Agriculture Forest Service, 2013; San Mateo County GIS, 2014; Dyett & Bhatia, 2014.

FIGURE 5-2: VEGETATION



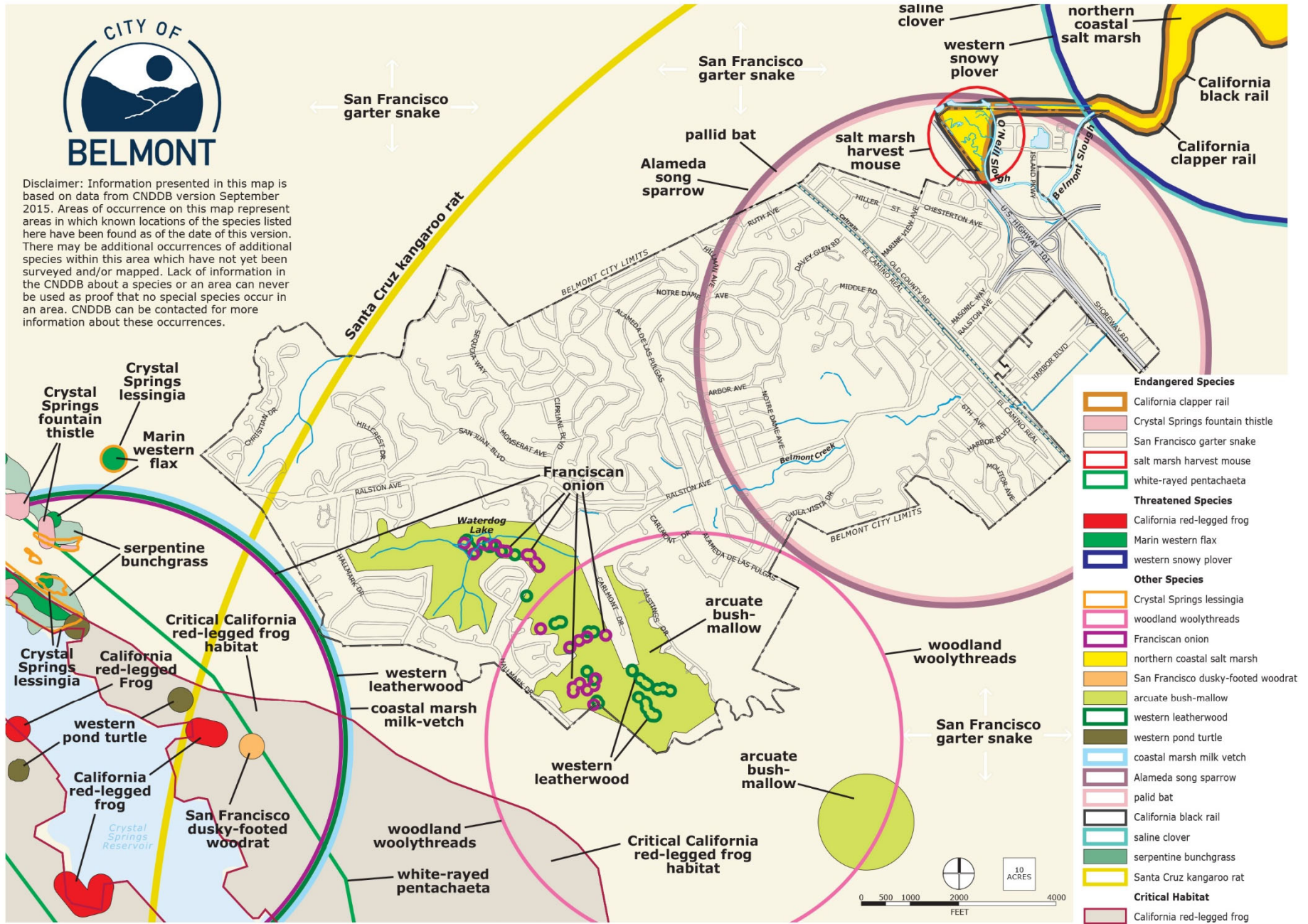
Source: City of Belmont, 2014; Vegetation Classification & Mapping, United States Department of Agriculture Forest Service, 2013; San Mateo County GIS, 2014; Dyett & Bhatia, 2014.

FIGURE 5-3: WATERWAYS AND WETLANDS



Source: City of Belmont, 2014; National Wetlands Inventory, US Fish & Wildlife Service, 2015; San Mateo County GIS, 2014; Dyett & Bhatia, 2014.

FIGURE 5-4: BIOLOGICAL RESOURCES–SPECIAL STATUS SPECIES





Some of Belmont's steepest hillsides are preserved as open space.

Critical Habitat Area Near Belmont

Critical habitat areas are for species listed under the Federal Endangered Species Act. These areas contain features that are essential for the conservation of the species and may require special management and protection. While Belmont does not have any critical habitat areas identified at this time, critical habitat for the California red-legged frog has been designated to the west of the Planning Area and is noted here for its proximity to Belmont's western border, as shown on Figure 5-4.

PUBLIC HEALTH AND SAFETY OPEN SPACE

The natural open spaces in Belmont experience a number of geological, seismic, and hydrological impacts, which contribute to their designation as open spaces rather than areas for development. Due to the numerous environmental constraints, most of the natural

open spaces are either entirely undeveloped/unimproved (even as parkland) or protected with minimal necessary maintenance.

Two Area Plans – the San Juan Hills Area Plan (1988) and the Western Hills Area Plan (1990) – were developed to address the unique problems and protect the assets of the individual hillside areas. Both the San Juan Hills and the Western Hills are beset by a combination of significant geologic hazards, hydrological concerns, steep slopes, and potential wildland fire hazards, which are discussed in more detail in the Safety Element. The San Juan Hills Area Plan objectives include proposed improvements to the wastewater system, drainage system, and restriction on roadway expansions. The Western Hills Area Plan reduces development potential in the area, increases the provision of open space, addresses the provision and financing of infrastructure, mitigates geologic and hydrologic issues, limits density and intensity of development, and provides community design standards.

Some of the natural open spaces that are located within the San Juan Hills and Western Hills Area Plans have designated “paper” streets and lots that have not been developed. Theoretically, some of these streets and lots could be developed, consistent with the Area Plans, with residential or other limited uses; however, the constraints associated with such development—not least of which is the difficulty of extending infrastructure, even if environmental constraints

could be overcome—have left these areas undeveloped but with an uncertain future. Updating the Area Plans to maintain consistency with this General Plan is an important implementation priority.

Hillside Conservation Zoning

The City addresses hillside conservation through its Zoning Ordinance. As shown on Figure 5-5, the Hillside Residential and Open Space (HRO) zoning districts are in both the northwest and southwest portions of Belmont and are subject to environmental constraints such as geologic hazards, soil hazards, and inadequate roadways. The HRO zone regulations restrict residential developments by FAR, height limitation, and density reduction on steep slopes. The Transfer of Development Rights program applies to subdivided parcels, and incentives to cluster homes apply to unsubdivided parcels; these serve to limit development on problematic sites and minimize new roadway expansion.

Approved by Belmont voters in 2005, Measure F requires that changes to the existing Hillside Residential and Open Space Zoning Districts (HRO-1, HRO-2, and HRO-3) that would increase the maximum allowed density must be approved by Belmont voters. Measure F also requires Belmont voters to approve rezoning land from a HRO District to another district that allows increased development density. This is discussed in more detail in the Land Use Element.

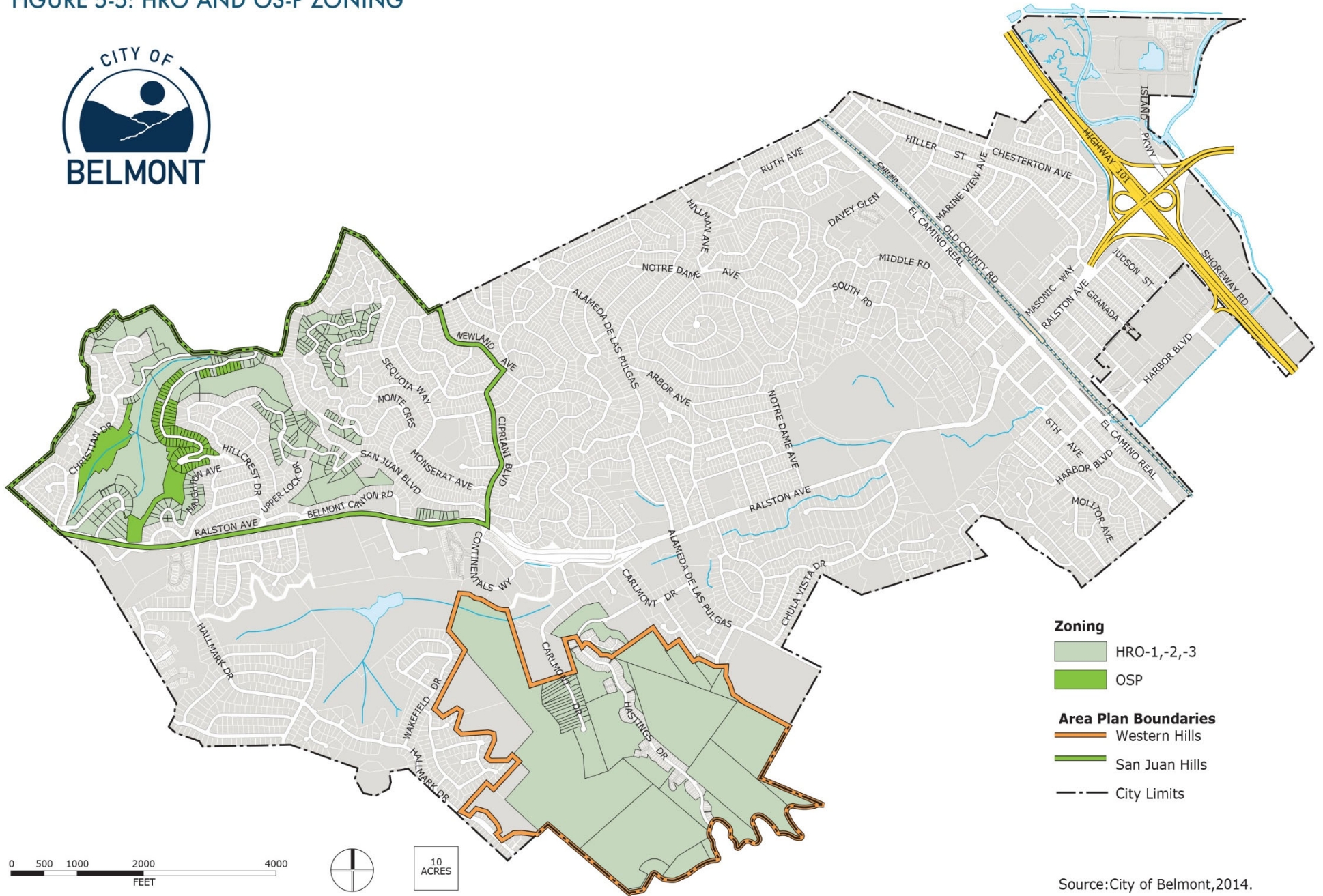
In 2013, a new zoning district “Open Space-Public (OS-P)” was approved by the Belmont City Council to preserve significant open space portion of San Juan Hills, which was previously zoned under the HRO district. Also shown on Figure 5-5, the OS-P district currently contains 87 former HRO parcels, including 84 subdivided parcels along Bartlett

Way and three unsubdivided parcels. Under the OS-P zone regulation, only limited public facilities are permitted. Expansion of the OS-P to cover additional areas that are currently zoned HRO, Agricultural, and other designations as appropriate should be considered during implementation of the General Plan. This action would allow consistent zoning and subsequent management of the public open space in Belmont.



The HRO zoning districts restrict residential development on steep

FIGURE 5-5: HRO AND OS-P ZONING



Source: City of Belmont, 2014.

5.3 BIOLOGICAL RESOURCES

Belmont is generally a developed area with some large areas of natural open space, and it is neighbored by other cities to the north, south, and east, and the Crystal Springs watershed lands for the San Francisco Public Utilities District to the west. Certain special- status species have been known to occur in the Planning Area. Special-status species are those plants and animals that, because of their acknowledged rarity or vulnerability to various causes of habitat loss or population decline, are recognized in some fashion by federal, State, or other agencies as deserving special consideration. The California Natural Diversity Database (CNDDDB) lists a number of such species that have been known to occur within and around the Planning Area, and areas where known occurrences of these species have been found are shown in Figure 5-4. The General Plan EIR includes a more detailed description of each of these communities and habitats.

FLORA

The white-rayed pentachaeta (*Pentachaeta bellidiflora*) and Crystal Springs Fountain Thistle (*Cirsium fontinale*) are listed by the State of California and by the federal government as Endangered Species and have been recorded to the west of the Planning Area. The Marin western flax (*Hesperolinon congestum*) is a Threatened Species that has been located west of Belmont.

Recorded in the western hills of Belmont, the Franciscan onion (*Allium peninsulare* var. *franciscanum*), arcuate bush-mallow (*Malacothamnus arcuatus*), western leatherwood (*Dirca occidentalis*), and woodland woollythreads (*Monolopia gracilens*) are all species that are not federally- or State-listed, but have a California Native Plant Society (CNPS) ranking of 1B.2, meaning that they are rare, threatened, or endangered in California and elsewhere. The coastal marsh milk-vetch (*Astragalus pycnostachyus* var. *lanosissimus*) and saline clover (*Trifolium hydrophilum*) are also ranked 1B.2 by CNPS and have been recorded near eastern Belmont.

FAUNA

The California clapper rail (*Rallus longirostris obsoletus*) and salt-marsh harvest mouse (*Reithrodontomys raviventris*) are two federally- listed Endangered Species that have been recorded in the eastern area of Belmont, near the O’Neill



Photo Credit: Flicker, Miguel Varan

Listed by the California Native Plant Society as rare, threatened, or endangered, the Western Leatherwood is found in the western hills of Belmont.



Photo Credit: Flicker, Jerry Kirshorn

Other special-status species in Belmont include the Western Pond Turtle.



Photo Credit: Flicker, California Department of Fish and Wildlife Service

The Pallid Bat is a special status species that has been recorded in Belmont.



Photo Credit: Flicker, Byron Erickson/ US Fish and Wildlife Service

The Salt Marsh Harvest Mouse is an Endangered Species that has been found in the eastern area of Belmont.

Slough and beyond. The San Francisco garter snake (*Thamnophis sirtalis tetrataenia*) is another federally-listed Endangered Species that may exist in the Planning Area and in surrounding communities. Listed as a Threatened Species by the US Fish and Wildlife Service, the western snowy plover (*Charadrius nivosus nivosus*) has been recorded in the very eastern portion of the Planning Area and beyond. The California red-legged frog (*Rana draytonii*) is another Threatened Species with a critical habitat area located to the west of the Planning Area, as discussed in Section 5.1.

Other special status species in or near the Planning Area include the San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), western pond turtle (*actinemys marmorata*), Santa Cruz kangaroo rat (*Dipodomys venustus venustus*), Alameda song sparrow (*Melospiza melodia pusillula*), pallid bat (*Antrozous pallidus*), and California black rail (*Laterallus jamaicensis coturniculus*).



Recorded in the very eastern portion of Belmont, the Western Snowy Plover is a Threatened Species.

Photo Credit: Flicker, US Fish and Wildlife Service, Pacific Southwest Region

5.4 HYDROLOGY, WATER QUALITY, AND WATER SUPPLY AND DEMAND

Water resources are important not only for residents and businesses but also for sustainability of the natural environment. Belmont's natural waterways also contribute to the character of the community. Careful stewardship is critical to conserve and protect water resources, ensure water quality, manage stormwater, and create a more livable city. Water quality standards are established and enforced by the State and the San Francisco Bay Regional Water Quality Control Board (RWQCB). The RWQCB also issues general and individual National Pollutant Discharge Elimination System permits for certain activities, per the federal Water Pollution Control Act.



California Clapper Rail is an Endangered Species that has been recorded in the eastern area of Belmont near the O'Neill Slough and beyond.

Photo Credit: Flicker, U.S. Department of Agriculture - Animal Plant Health Inspection Service, Wildlife Service

This section discusses water resources and policies that seek to ensure that future development does not negatively impact water quality. Water supply, use, and conservation measures are also addressed. Flooding and drainage is discussed in the Safety Element.

SURFACE WATER

Surface Water Resources

Shown in Figure 5-3, there are a number of surface water resources in the city. North of Ralston Avenue, the eastern branch of Laurel Creek flows through the San Juan Hills area down into the City of San Mateo. There are a number of smaller tributaries in Belmont's northwest neighborhoods that contribute to the creek.

South of Ralston Avenue, Belmont Creek originates in the hills above Hallmark Drive and flows from the western hills towards the San Francisco Bay. It flows through Water Dog Lake, a man-made reservoir located in the Western Hills, in the upper portion of the Belmont Creek drainage area. Below Water Dog Lake, Belmont Creek runs from west to east, roughly parallel to Ralston Avenue. The creek exits the City of Belmont upstream of Old County Road at Harbor Boulevard, and then forms the boundary between the Harbor Industrial Area and the City of San Carlos. It reenters the City of Belmont east of Highway 101, and then flows through O'Neill and Belmont sloughs before discharging to San Francisco Bay. Additionally, there are several

tributaries to Belmont Creek along Carlmont Drive, Alameda de las Pulgas, and Notre Dame de Namur University.

East of Highway 101, O'Neill Slough is connected to the San Francisco Bay via Belmont Slough to the east. O'Neill Slough is a brackish mix of freshwater from the creeks and salt water from the Bay.

Surface Water Quality

Impacts to water quality result from runoff during dry and wet weather events, direct discharge associated with industrial/commercial activities, automobiles, and herbicides. Pollutant sources may be generated from past waste disposal practices and chemicals and fertilizers applied to landscaping. Contaminants may include sediment, PCBs/mercury, hydrocarbons and metals, pesticides, nutrients, bacteria, and trash.

Treated sewage generated in the Planning Area is eventually discharged to the San Francisco Bay via the Silicon Valley Clean Water wastewater treatment facility, which is in Redwood Shores. A small amount of wastewater from Belmont flows to the San Mateo Wastewater Treatment Plant.

GROUNDWATER

The Planning Area's water is supplied by the Mid-Peninsula Water District, as discussed below, which relies on surface water sources rather than groundwater from wells to provide water services. However, some private residences in Belmont may have private wells, which are addressed in Section 26 of the Belmont Municipal Code.



Photo Credit: Ticker, Christopher Corp

A valued resource by the Belmont community, Water Dog Lake is a man-made reservoir in the Western Hills area.



Belmont Creek runs from west to east through much of the city, roughly parallel to Ralston Avenue, and serves as a wildlife corridor.

WATER SUPPLY AND DEMAND

State law requires that the Conservation Element of General Plans be developed in coordination

with water, flood management, water conservation, and groundwater agencies (Section 65302.2) and include a discussion and evaluation of water supply and demand (Section 65352.5). The Mid-Peninsula Water District (MPWD) provides water for the City of Belmont, and it prepared an Urban Water Management Plan (UWMP) in 2021, which is the source for the information presented in this section. MPWD is a member of the Bay Area Water Supply and Conservation Agency (BAWSCA), which represents cities, water districts, and a water company across San Mateo, Santa Clara, and Alameda counties that purchase water from the San Francisco Public Utilities Commission (SFPUC). MPWD participates in a number of the regional water conservation initiatives coordinated by BAWSCA. In addition, MPWD also coordinates with the City of Belmont, City of San Carlos, San Mateo County, Silicon Valley Clean Water, and the San Mateo Consolidated Fire Department in the preparation of the Urban Water Management Plan.

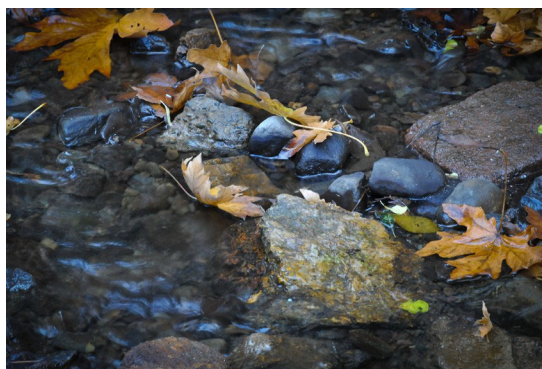
Potable Water Supply and Demand

MPWD provides potable water to the Planning Area, and potable water facilities are shown on Figure 5-6. The District's service area covers the City of Belmont, small portions of the City of San Carlos, Redwood City, and parts of unincorporated San Mateo County. Currently, the District purchases all of its water from the SFPUC. Most of the water supply is drawn from the Sierra Nevada Mountains through the Hetch Hetchy Regional System, and the rest is produced by the SFPUC from its local watersheds and facilities in Alameda and San Mateo counties. None of the alternative water sources within Belmont, including surface water, groundwater, and recycled water, are currently viable or financially feasible to be developed.

Water demand fluctuates in relation to the local development. Due to trends in development and the changing economy, demand from commercial and industrial sectors is expected to rise over the planning horizon of the General Plan, as discussed in the Land Use Element. In addition, proposed new housing and employment growth indicate more water use in the future. However, water use is gradually expected to trend downward because of conservation efforts. Water use for single-family homes is projected to decrease while use for multifamily housing is projected to increase between 2025 and 2045. Table 5-1 shows the projected water demand in the MPWD service area, as presented in the 2020 Urban Water

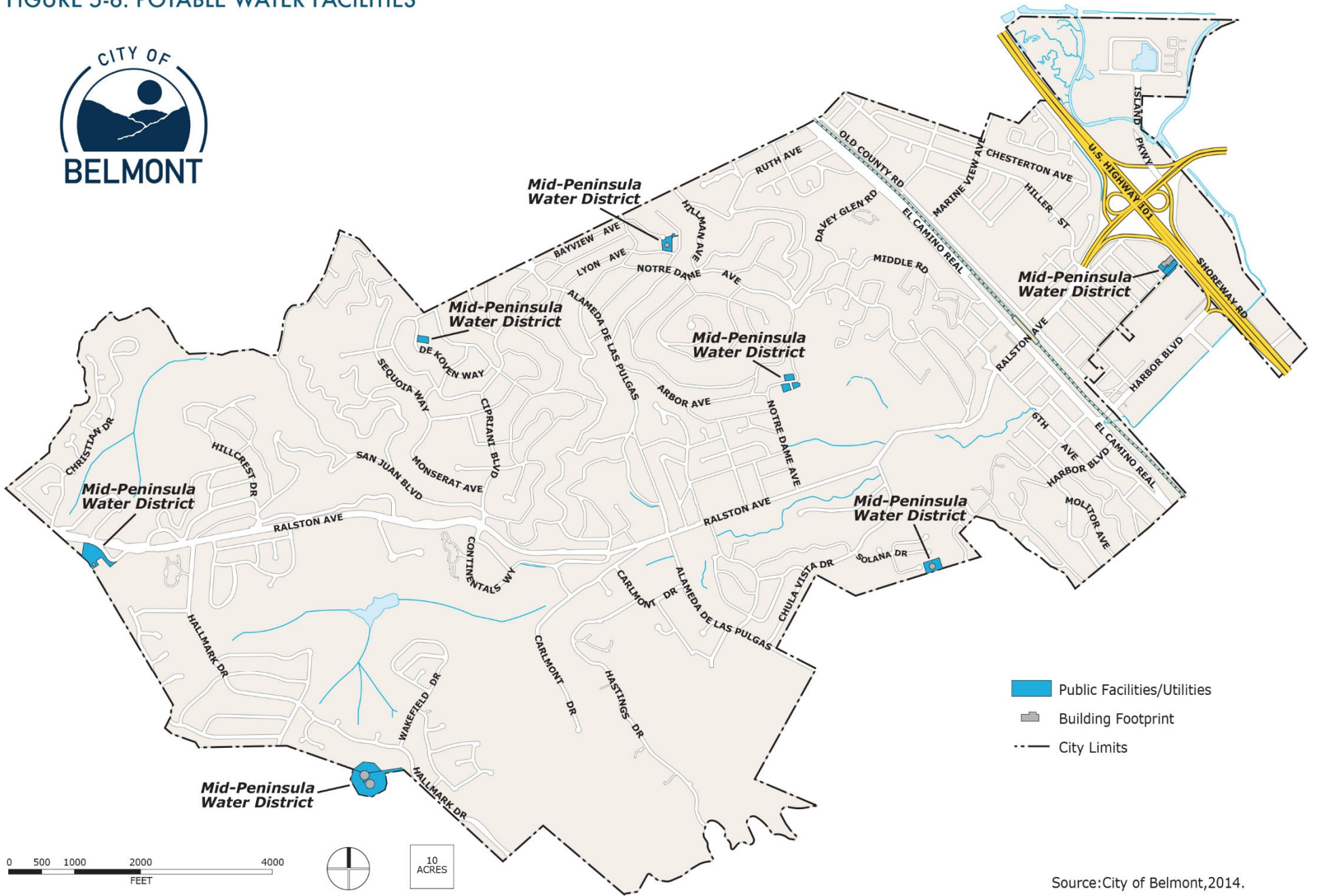
Management Plan, between 2025 and 2045. Water supplies for 2025-2045 are provided in Table 5-2.

A comparison of water supply and demand is provided in Tables 5-3 and 5-4. According to the 2020 UWMP, MPWD's water supply is sufficient to meet current and projected demands in normal year conditions through 2045.



Belmont's natural waterways and creeks contribute to the character of the community while performing ecological functions.

FIGURE 5-6: POTABLE WATER FACILITIES



Source: City of Belmont, 2014.

Drought

Drought conditions can affect the reliability of Belmont’s water supply. A drought is where conditions are drier than normal for an extended period, making less water available for people and ecosystems. Drought is part of a normal climate cycle in California, but prolonged drought conditions can harm ecosystems and the regional economy. Though droughts do not typically cause direct loss of life or structural damage, they can lead to critical environmental and economic harm, including higher water costs, habitat degradation, and heightened wildfire risks. Increases in water demand exacerbate these impacts, complicating water allocation and potentially leading to restrictions and water quality issues. Decreased groundwater negatively impacts stream flows, particularly in summer. Prolonged drought conditions also increase wildfire susceptibility due to drier vegetation, particularly in the western portion of the city.

Climate change is likely to result in more frequent and severe droughts across the state. Overall, precipitation levels are expected to increase slightly in Belmont, from a historical annual average (as measured between 1961 and 1990) of 22.5 to 25.1 inches by midcentury (2035 to 2064) and 27.6 inches by late century (2070 to 2099). However, more years with extreme levels of precipitation, both high and low, are likely due to climate change. Reduced winter precipitation levels and warmer temperatures have already decreased the size of

the Sierra Nevada snowpack (the volume of accumulated snow), which in turn makes less fresh water available for communities throughout California.¹ More intense droughts are expected to harden soil and cause aquifer levels to drop due to reduced groundwater recharge. When rain returns, more water may run off rather than infiltrate into soils, potentially causing downstream flooding. Higher temperatures are expected to further increase evaporation, worsening drought conditions. **Table 5-4** shows the supply and demand totals for a single-dry year as provided by MPWD. In drought conditions, MPWD is unable to meet demand if demand is not reduced in drought years.

TABLE 5-1: Potable and Raw Water Demand 2025-2045 (in AF¹)

Sector	2025	2030	2035	2040	2045
Single-Family Residential	8,146	8,094	8,108	7,997	7,948
Multifamily Residential	2,204	2,370	2,499	2,2720	2,464
Commercial	2,345	2,301	2,368	2,409	2,464
Industrial	31	31	31	31	31
Public Authority	718	722	755	787	924
Losses	853	891	904	912	920
Total	14,418	14,530	14,786	14,977	15,279

Notes:

1. AF=Acre Feet

2. Future projections source: 2020 Urban Water Management Plan Mid-Peninsula Water District.

Source: MPWD Urban Water Management Plan 2020.

Baseline Water Conservation

In 2009, the California Water Code incorporated the Water Conservation Act (SBx7-7), which proposed a 20 percent reduction in statewide urban water use by 2020. Table 5-5 shows a summary of water use targets and current use, as presented in the 2020 Urban Water Management Plan. MPWD achieved the 2020 target of 124 gallons per capita per day (GPCD) with an actual GPCD of 95 in 2020.

Existing Conservation Programs

In compliance with the California Water Code, MPWD prepares an Urban Water Management Plan (UWMP) that includes the Water Conservation Programs. The UWMP is updated every five years and includes implementation goals for a number of programs, which encompass system maintenance, public outreach, and water conservation for all sectors. The UWMP also includes an analysis of short and long-term water shortage contingencies in MPWD.

Notes:
1. AF=Acre-Feet

Source: MPWD Urban Water Management Plan 2020.

TABLE 5-4: Water Supply vs Demand 2025-2045 (in AF ¹) Dry Year					
Sector	2025	2030	2035	2040	2045
Supply	9,470	9,541	9,708	9,676	8,458
Demand	14,797	14,908	15,168	15,359	15,662
Difference	(5,327)	(5,357)	(5,460)	(5,683)	(7,204)

Notes:
1. AF=Acre-Feet
Source: MPWD Urban Water Management Plan 2020.

TABLE 5-2: Water Supply 2025-2045 (in AF¹) Normal Year

Sector	2025	230	2305	2040	2045
Supply	14,418	14,530	14,786	14,977	15,279

Notes:
1. AF=Acre-Feet

TABLE 5-3: Water Supply vs Demand 2025-2045 (in AF¹) Normal Year

Sector	2025	2030	2035	2040	2045
Supply	14,418	14,530	14,786	14,977	15,279
Demand	14,418	14,530	14,786	14,977	15,279
Difference	0	0	0	0	0

TABLE 5-5: Summary of Water Use Targets and Current Use SBx7-7 Targets

2020 SBx7-7 Target	124 GPCD
Current Water Use	
a) Average 5 Year Baseline GPCD	132 GPCD
b) 2020 actual (1 year)	95 GPCD

Notes:
 GPCD = Gallons per Capita Daily
 Source: MPWD Mid-Peninsula Water District Urban Water Management Plan 2020.

TABLE 5-6: Wastewater Flows in the City of Belmont

Time	Average Dry Weather Flow	Peak Dry Weather Flow	Peak Wet Weather Flow
Existing	1.8 MGD ¹	2.26 MGD	11.8 MGD
Future (2040)	2.6 MGD	3.6 MGD	16.3 MGD ²

Notes:
 1. Millions of Gallons per Day.
 2. Will be revised in the near future and is projected to be significantly reduced based on the City's capital improvement and I/I reduction initiatives.
 Source: City of Belmont, 2025; Sanitary Sewer Master Plan Update, 2024

5.5 WASTEWATER, SOLID WASTE, AND STORMWATER FACILITIES

WASTEWATER

Infrastructure

The existing wastewater system in the City of Belmont consists of approximately 85 miles of gravity sewer pipelines ranging in size from six to 27 inches in diameter, and five miles of force mains. Over 80 percent of the City's wastewater system is composed of 6-inch diameter vitrified clay pipe. In addition, the sewer collection system consists of 11 wastewater pump stations. Figure 5-7 shows the City's existing wastewater system. New development in Belmont must be connected to the City's wastewater system per State law.

Most of the wastewater generated in the City is conveyed to the Silicon Valley Clean Water (SVCW) treatment plant, which discharges the effluent to the San Francisco Bay. The SVCW treatment plant is located at Redwood Shores, and serves all its member agencies, including the West Bay Sanitary District (WBSD), City of Redwood City, City of San Carlos, and City of Belmont.

Belmont's sewer system is vulnerable to flooding, sea level rise, and emergent groundwater in areas east of Highway 101 and some residential areas to the west. The SVCW treatment plant is vulnerable to inundation with as little as 1.6 feet

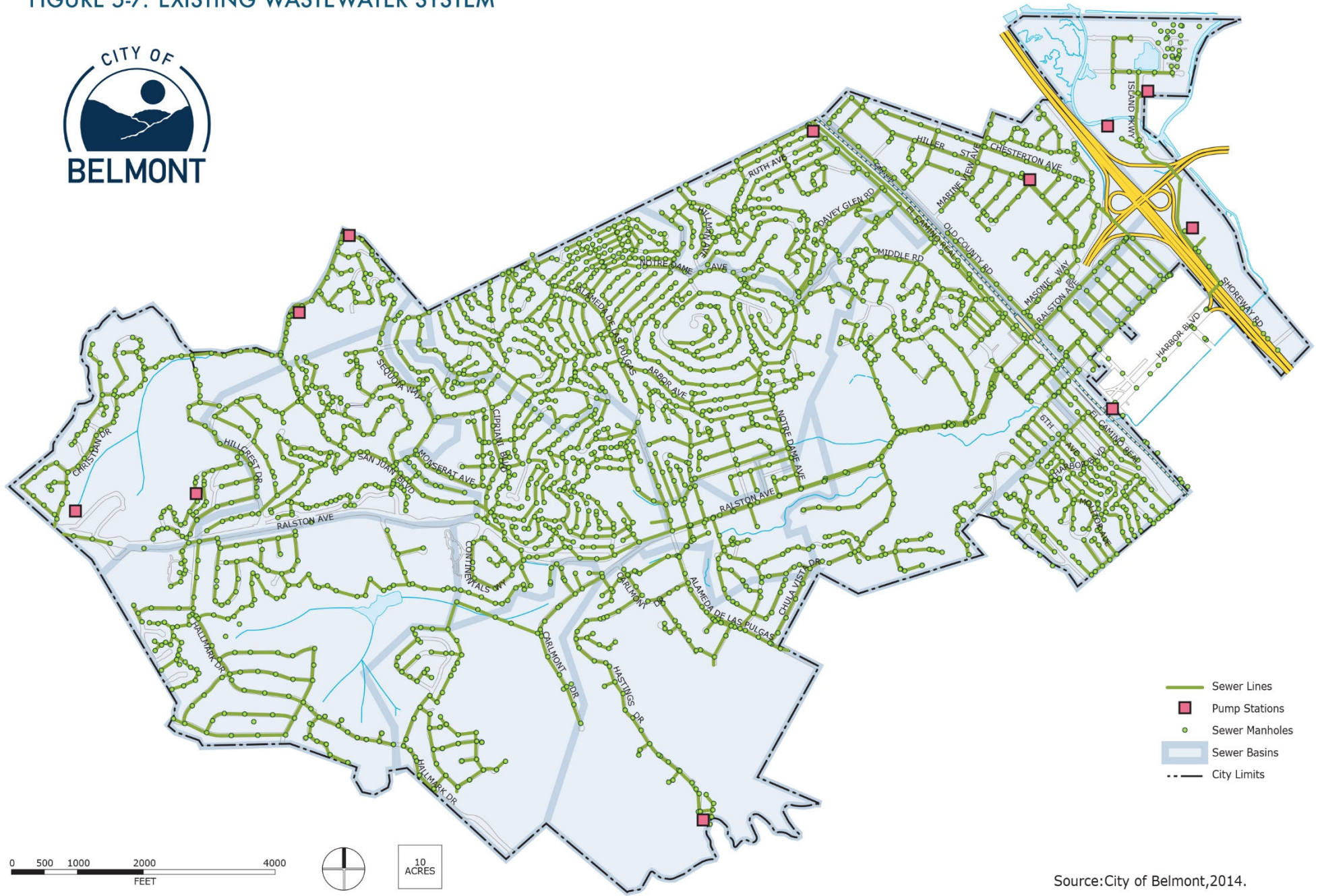
of sea level rise (which may occur by 2050) and is also in an existing 100-year floodplain. Additionally, three pump stations are at risk from 3.3 feet of sea level rise combined with a 100-year storm event (which may occur by 2100). Damage to wastewater systems could have widespread public health impacts if untreated wastewater contaminates the water and soil. In the event of a malfunction or disruption at the treatment plant, sewage backups could occur, potentially contaminating streams and water systems. Pump stations, which collect sewage, are vulnerable to saltwater intrusion during storm events and sea level rise, potentially causing wastewater to overflow into the environment. Buried water pipelines could be exposed to saltwater, which can damage the pipes, often with damage going unnoticed until major failures occur.

System Capacity

According to the City's 2025 Sanitary Sewer System Capacity Analysis, the wastewater system has constraints in meeting wet water hydraulic capacity design criteria for both existing and future flow conditions in certain pipeline segments. Though they are constrained in meeting current design standards, these segments can still convey wastewater without causing a sewage spill. The Analysis concluded that, considering all ongoing and planned improvements, the existing wastewater system is adequate in accommodating the anticipated flow in average and peak dry weather flow conditions by 2040, which are detailed in Table 5-6. The City continues to improve its sanitary sewer

system through proactive operations and maintenance efforts and implementation of short and long-term Capital Improvement Program.

FIGURE 5-7: EXISTING WASTEWATER SYSTEM



- Sewer Lines
- Pump Stations
- Sewer Manholes
- Sewer Basins
- City Limits

Source: City of Belmont, 2014.



Recology of San Mateo County provides waste collection, waste reduction, recycling, and composting services in Belmont.

SOLID WASTE

The City of Belmont is a member of the South Bay Waste Management Authority (SBWMA), also known as Rethink Waste. In 2010, the City signed a franchise agreement with Recology of San Mateo County (Recology), which provides exclusive waste collection, waste reduction, recycling, and composting services. Residential and commercial solid waste collected by Recology, including recyclable and organic materials, is sent to Shoreway Environmental Center for processing and shipment. Shoreway Environmental Center is a regional recycling and transfer station owned by Rethink Waste and accepts waste from its member agencies. Table 5-7 shows a breakdown of the amount and type of solid waste by land use in the City of Belmont.

RethinkWaste provides door-to-door household hazardous waste pickup service for the Belmont residents. San Mateo County also provides a Very Small Quantity Generator Program (VSQG) to dispose of a small amount of

hazardous waste from businesses (maximum 100 kilograms per month). The City currently does not set specific goals for hazardous waste reduction or diversion. Hazardous materials and waste are also discussed in the Safety Element.

STORMWATER MANAGEMENT

Stormwater Infrastructure

The City’s storm drainage infrastructure consists of 28 miles of storm drainpipes and two storm pump stations. Four main drainage areas – Belmont Creek, Laurel Creek, O’Neill Slough, and Island Park Belmont Creek – together collect about 80 percent of the storm runoff in the city, while the rest flows to the City of San Mateo and the City of San Carlos. Belmont Creek is the primary storm drainage conveyance of the city, conveying approximately 60 percent of the city’s storm runoff. In addition, Belmont’s significant amount of open space, particularly near Water Dog Lake, assists in absorption of rainwater that would otherwise drain through Belmont Creek.

Figure 5-8 shows the existing storm drain system in the city.

Stormwater Management

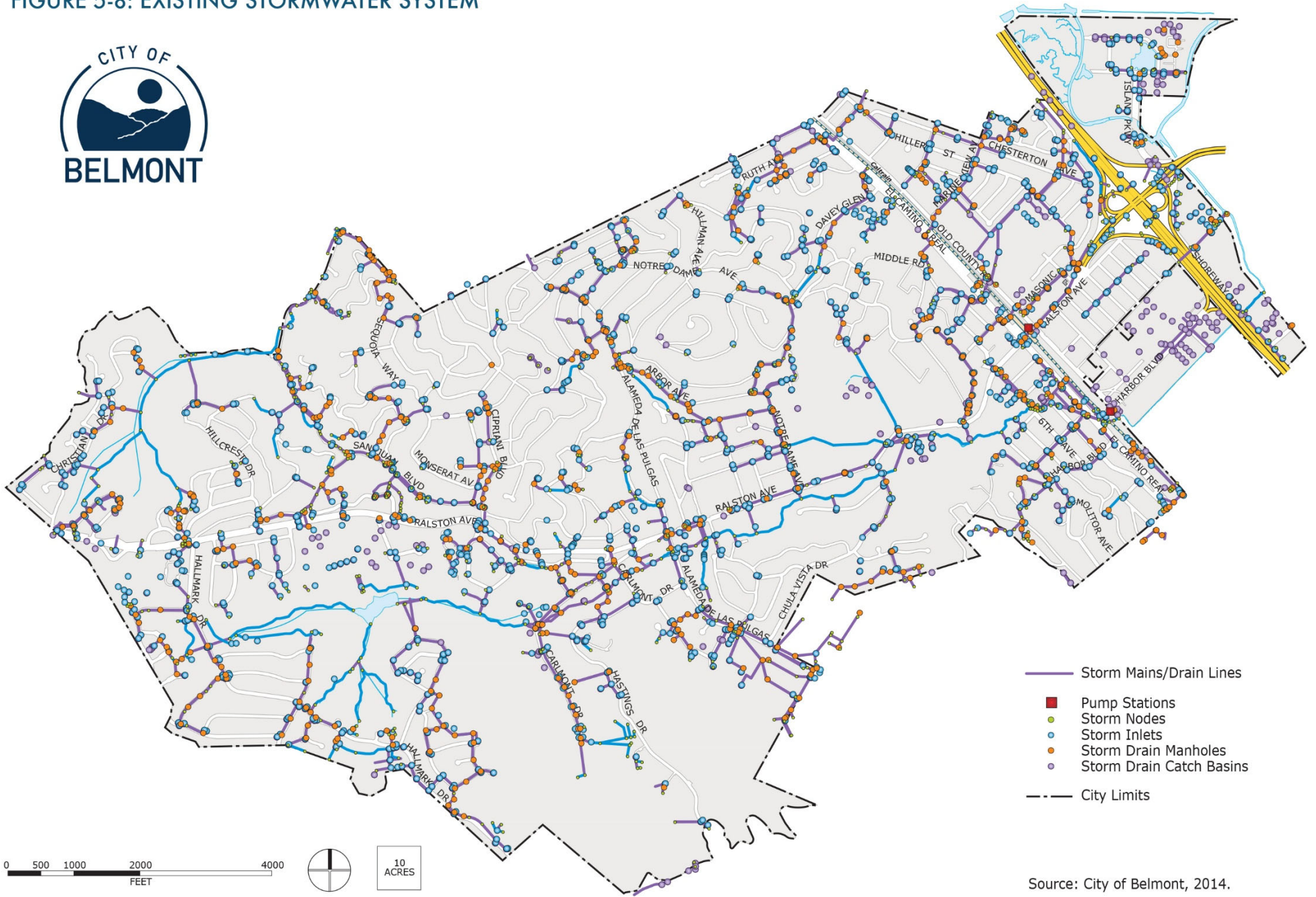
The City complies with the Municipal Regional Stormwater Permit (MRP), issued by the San Francisco Regional Water Quality Control Board, for its stormwater pollution control measures. The MRP was initially adopted in 2009, reissued as MRP 2.0 in November 2015 as MRP 2.0 and again reissued as MRP 3.0 in July 2022. Revisions to MRP 3.0 were adopted in October 2023. The MRP requires local agencies in San Mateo County to incorporate reduction in surface water drainage pollution runoff and establish control measures in development projects, which provide specific guidelines on design measures for runoff of pollutants of concern, source controls, stormwater treatment measures, hydromodification management, and construction site controls. To address water quality and flow-related impacts of stormwater runoff, the City also enforces NPDES permits that are issued to entities in Belmont that have stormwater discharges, such as industrial activities and construction activities.

TABLE 5-7: Solid Waste by Land Use in 2014

Land Use	Solid Waste (tons per year)	Recycling (tons per year)	Compost (tons per year)
Residential	3,253	2,836	3,878
Commercial	5,036	1,264	672
Total	8,288	4,100	4,550

Source: City of Belmont, 2014; SVCW Conveyance System Master Plan, 2011.

FIGURE 5-8: EXISTING STORMWATER SYSTEM



- Storm Mains/Drain Lines
- Pump Stations
- Storm Nodes
- Storm Inlets
- Storm Drain Manholes
- Storm Drain Catch Basins
- - - City Limits



Source: City of Belmont, 2014.

Proposed Improvements

The 2025 Storm Drain Master Plan identified a number of needed improvements within the City’s storm drain system, including undersized and failing drainage lines, absence of drainage systems in certain areas, and flood control measures for higher rain intensity design standards. Implementation of these improvements will better serve the City’s drainage system in reducing possible flooding, roadway deterioration, and infiltration to the wastewater system. The Master Plan prioritizes deficient drainage replacement and system improvement of frequently flooded areas. Rehabilitation and improvement projects, based on the Master Plan priorities, are gradually being implemented as funding is identified to provide sufficient storm drain facilities and provide streetscape improvements for flood protection and water pollution prevention to improve water quality.

Funding for Stormwater Infrastructure

Historically, the City has not had a dedicated funding source for its drainage Capital Improvement Projects. Past and ongoing projects have been funded by the NPDES storm drainage fees and Measure I funding. A stormwater fee is needed to bring funding for stormwater related Capital Improvement Projects, operations, and maintenance.

5.6 AIR QUALITY AND GREENHOUSE GASES

LOCAL AIR QUALITY

Protecting and improving air quality is important to Belmont and communities across California, as certain kinds of air pollutants are directly harmful to human health and the health of the natural environment, including water quality and plant and animal life.

Climatic Conditions

Climate and local meteorology, especially wind speed and direction and temperature, along with topography, can affect air quality by limiting or facilitating the dispersal of air pollutants. In summer, the northwest winds over the Pacific are drawn into the interior of the Bay Area through the Golden Gate and over the lower portions of the San Francisco Peninsula. In winter, the Bay Area experiences periods of storminess and moderate-to-strong winds and periods of stagnation with very



Rainwater drains to Water Dog Lake in the Western Hills.

light winds. The terrain of the San Francisco Bay Area is complex, consisting of coastal mountain ranges, inland valleys, and bays. Because of the blocking and channeling effects of mountains, winds in valleys can be quite different from the regional wind flow over the area.

The peninsula region of the Bay Area extends from the area northwest of San Jose to the Golden Gate. The Santa Cruz Mountains extend up the center of the peninsula. Areas on the west side of the mountains, due to ocean temperatures and northwest winds, experience frequent cool, foggy weather in the summer. On the east side of the mountain range, cities in the southeastern peninsula, such as Belmont, experience warmer temperatures and few foggy days because the coastal air flow is blocked by the ridge to the west. In the Belmont area (as measured in Redwood City), the summer maximum temperatures are typically in the low 80s. Daily maximum temperatures during the winter months are in the high 50s. Average



Photo Credits: Flickr, Marc Smith

Belmont’s extensive open spaces and wooded hills assist in the absorption of rainwater.

winter minimum temperatures at Redwood City are about 40 degrees, and summer minimum temperatures are 52-54 degrees. Annual average wind speeds range from 5 to 10 miles per hour throughout the peninsula.

The San Francisco Bay Area climate is characterized by moderately wet winters and dry summers. About 90 percent of the annual total rainfall occurs in the November to April period; between mid-June and mid-September, normal rainfall is typically less than 1/10 inch. Rainfall amounts on the east side of the peninsula are somewhat lower than on the west side with Redwood City reporting an average of 19.5 inches per year.

Bay Area Air Quality Management District

The California Legislature created the Bay Area Air Quality Management District (Air District, formerly known as BAAQMD) in 1955 as the first regional air pollution control agency in the country. The Air District regulates stationary sources of air pollution in the nine counties that surround San Francisco Bay: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, southwestern Solano, and southern Sonoma counties. The Air District is responsible for assuring that air quality in the district meets national and California ambient air quality standards (AAQS).

TABLE 5-87: Measured Air Pollutant Concentrations At Redwood City

Pollutant ¹	California Standard	Federal Standard	Measured Concentrations by Year		
			2023 ¹²	2024 ¹³	2025 ¹⁴
Carbon Monoxide (ppm²)					
Maximum 1-hour average	200	350	184.0	143.6	32.16
Maximum 8-hour average	9.0	9.0	10.8	81.6	81.6
Nitrogen Dioxide (ppb)					
Maximum 1-hour average	180	100	55.2	53.428	60.439
Annual average	30	53	811.4	12.67	10.8
Ozone (ppb³)					
Maximum 1-hour average	0.090	—	890.063	0.08397	0.08649
4th maximum 8-hour average	0.070	700.0753	610.050	0.05670	0.06446
Particulate Matter (PM2.5) (µg/m³)					
98th percentile Maximum 24-hour average	—	35	252.4	5228.5	22.449
Annual average	12	129	48.5	5.310.7	5.37.1

Notes:

1. Lead, coarse particulate matter (PM10) and sulfur dioxide are not measured at the Redwood City monitor.
2. Pp(t)m = parts per (ten) million, ppb = parts per billion, µg/m³ = micrograms per cubic meter
3. On October 1, 2015, USEPA issued a proposed rule to reduce the federal 8-hour ozone standard to 0.070 ppm. Until this rule is finalized, the current standard of 0.075 ppm remains in effect.

Source: Bay Area Air District/BAAQMD, Annual Bay Area Air Quality Summaries, 2026¹⁵; US Environmental Protection Agency, AirData, 2026¹⁵

Air Quality Measurements

The Bay Area meets the national and California AAQS for carbon monoxide, lead, nitrogen dioxide, and sulfur dioxide, but has not met the national and California AAQS for ozone, the national AAQS for fine (PM_{2.5}) particulate matter, and the California AAQS for coarse (PM₁₀) and fine (PM_{2.5}) particulate matter. The Air District operates a regional network of air quality monitoring stations that measure ambient air pollutant concentrations.

The nearest monitoring station to Belmont is in Redwood City. Table 5-8 presents measurement data from the Redwood City monitor for carbon monoxide, nitrogen dioxide, ozone, and PM_{2.5}, for the most recent three full years of data available (2012-2014). Table 5-8 shows that ambient concentrations of these pollutants did not exceed the AAQS at the Redwood City monitoring station in 2012-2014.



Located on the eastern side of the San Francisco Peninsula, Belmont has a mild climate, with maximum summer temperatures typically in the low 80s and maximum winter temperatures in the high 50s.



Motor vehicles are primary contributors to ozone and carbon monoxide in the atmosphere.

SENSITIVE RECEPTORS

Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. People most likely to be affected by air pollution, as identified by the California Air Resources Board, include children, the elderly, athletes, and people with cardiovascular and chronic respiratory diseases. Sensitive receptors include residences, schools, daycare centers, playgrounds, parks and other recreational facilities, athletic facilities, hospitals and other medical care facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes.

CLIMATE CHANGE AND GREENHOUSE GASES

Global Climate Change

Earth absorbs heat energy from the sun and returns most of this heat to space as terrestrial infrared radiation. Greenhouse gases (GHGs) trap heat in the lower atmosphere (the atmosphere extending from Earth’s surface to approximately 4 to 12 miles above the surface) by absorbing heat energy emitted by Earth’s surface and lower atmosphere, and reradiating much of it back to Earth’s surface, thereby causing warming. This process, known as the greenhouse effect, is responsible for maintaining surface temperatures that are warm enough to sustain life. Most GHGs occur naturally. Human activities, particularly fossil-fuel combustion, as well as the use of several industrial gases that are GHGs, lead to increased concentrations of GHGs in the atmosphere, thereby intensifying the warming associated with the Earth’s greenhouse effect.

Since the industrial revolution, when fossil fuels began to be burned in increasing quantities, concentrations of GHGs in the atmosphere have increased. Although GHG levels have varied for millennia (along with corresponding variations in climatic conditions), industrialization and the burning of fossil carbon fuel sources have caused carbon dioxide (CO₂) concentrations to increase. This buildup of GHGs in the atmosphere is changing the Earth’s energy balance and causing the planet to warm, which in turn affects sea levels, precipitation patterns, cloud cover, ocean temperatures and currents, ocean acidification, polar snow and ice accumulation, and other

climatic conditions. Scientists refer to this phenomenon as “global climate change.”

Potential Effects of Climate Change in the Belmont Area

Even with the efforts of the municipalities throughout the greater San Francisco Bay Area and California, a certain amount of climate change is unavoidable due to existing and future predicted GHG emissions. The San Francisco Bay Area, including San Mateo County and the Belmont area, may be subject to the following climatic changes: hotter and drier climate; decreases in chaparral/coast scrub and blue oak woodland/foothill pine; increases in grassland; increased salinity in the San Francisco Bay; increased estuarine flows into the San Francisco Bay estuary; increased potential for extreme heat events and decreased air quality, changes in annual precipitation; increased public and private water demand; and rising sea level of up to 24 inches by 2050 and 66 inches by 2100 (compared to 2000 conditions).

Greenhouse Gases

Greenhouse gases play a critical role in determining the Earth’s surface temperature. Some GHGs, including carbon dioxide, methane, nitrous oxide, water vapor, and ozone, occur naturally and are emitted to the atmosphere through natural processes and human activities, while others are created and emitted solely through human activities. The six primary GHGs associated with human activities are:

- Carbon dioxide (CO₂), emitted as a result of fossil fuel combustion, with contributions from cement manufacture;

- Methane (CH₄), produced through the anaerobic decomposition of waste in landfills, animal digestion, decomposition of animal wastes, production and distribution of natural gas and petroleum, coal production, and incomplete fossil fuel combustion;
- Nitrous oxide (N₂O), typically generated as a result of soil cultivation practices, particularly the use of commercial and organic fertilizers, fossil fuel combustion, nitric acid production, and biomass burning;
- Hydrofluorocarbons (HFCs), primarily used as refrigerants;
- Perfluorocarbons (PFCs), originally introduced as alternatives to ozone-depleting substances and typically emitted as by-products of industrial and manufacturing processes; and,
- Sulfur hexafluoride (SF₆), primarily used in electrical transmission and distribution systems.

Greenhouse gas emissions contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, transportation, utilities, residential, and agricultural sectors. According to the California Air Quality Board, the sectors with the greatest contributions in California include fossil fuel consumption from transportation (38 percent), industry (23 percent), and electricity production (20 percent), followed by agriculture and forestry (8 percent), residential (7 percent), and commercial (less than 5 percent).

Energy Resources

Our modern economy depends on access to energy resources. Because a large proportion of our energy use is based on fossil fuels that contribute to GHG emissions, it is important to reduce fossil fuel usage where possible.

Energy Efficiency and Sustainability

Improving energy efficiency – reducing the amount of energy consumed for a given amount of work or economic output – is key to managing GHG emissions. Replacing fossil fuels with renewable sources of energy also reduces GHG emissions. Communities can encourage energy efficiency and use of renewable energy in a number of ways. Building design standards that specify improved materials and insulation, plus solar-oriented site design, reduce demand for natural gas and electricity for heating and air conditioning. Transportation and land use measures that support transit and facilitate walking and bicycling reduce dependence on fossil fuels. Developed areas often have warmer temperatures than undeveloped areas, a phenomenon known as the urban heat island effect, which contributes to increased energy consumption in urban areas; however, low impact development and landscaping can reduce the urban heat island effect.

Counteracting Climate Change: The City's Role

The greatest ability to reduce GHG emissions from energy use lies with the federal government and the states. Nevertheless, the City of Belmont can contribute by improving energy efficiency in municipal operations and by shifting to renewable energy use where possible. The City can also promote energy choices that increase efficiency and use of renewables for residents and businesses, and encourage land use planning that allows for residents to meet more of their daily needs (commute trips, shopping, etc.) without requiring long automobile trips. The City can also educate residents and businesses about the economic benefits, as well as the environmental benefits, of making these changes.

Belmont's Climate Action Plan

Concurrent with this General Plan, the City has prepared its first Climate Action Plan (CAP) in 2017 to achieve compliance with State mandates and focus on feasible actions the City could take to minimize the adverse impacts of growth and development on global climate change. While the General Plan sets the GHG emissions reduction targets and provides general policy support for efforts to reduce emissions, the Climate Action Plan serves as a blueprint for the City's climate change strategy; it contains the detailed strategies and measures that will be implemented in Belmont to reduce GHG emissions. As of June 2026, Belmont is working on an updated version of the CAP, the Climate Action and Adaptation Plan (CAAP), which will address long-term GHG emission reductions as well as climate adaptation and resilience issues.

Planning for Management of Greenhouse Gases

GHG Emissions Inventories

The first step in managing GHG emissions is to understand the sources and amounts of those emissions. This is achieved by establishing an inventory of GHG emissions in Belmont. Table 5-98 shows global GHG emissions in metric tons of carbon dioxide equivalent (MTCO₂e) generated worldwide, within the United States, within California, and within Belmont, with Belmont data coming from the City's CAP 2026 Draft CAAP.

The CAP includes Table 5-10 presents the results of the an inventory of community (i.e., citywide, from all uses and sectors; versus municipal, which is attributable only to municipal operations) GHG emissions in 2023. The GHG inventory reports that emissions are distributed by sector as shown in Table 5-109 with the majority of the community's GHG emissions resulting from the energy and transportation sectors, with the transportation sector accounting for 55 percent of total GHG emissions in 2023.

In 2005, of the 38 percent of Belmont's GHGs generated by buildings in the commercial, industrial, and residential sectors combined, 40 percent (27,102 MTCO₂e) was the result of electricity consumption, and 60 percent (40,236 MTCO₂e) was the result of natural gas consumption.

The City's CAAP Table 5-10 also shows the results of a "business-as-usual" (BAU) forecast of community GHG emissions based on the

projected annual average population growth rate trends from 2023 to 2035. The BAU forecast shows 196,422-121,572 MTCO₂e in 2035, a 23.5 percent increase from 2013 levels. The BAU forecast represents a continuation of current trends absent additional local action but inclusive of the local benefit of GHG reductions from the State's Renewable Portfolio Standard, the State Building Code, and State transportation and clean fuel programs. The City's CAP sets a 2035 emissions reduction target equivalent to 50 percent below 2005 levels (or a reduction of 112,598 MTCO₂e from the 2035 BAU forecast).

The California AB 32 Scoping Plan seeks to bring California to a low carbon future, reaching 1990 emissions levels by 2020. As part of that reduction, the plan asks municipal governments to reduce their emissions by at least 15 percent by 2020 compared with current levels (current levels are defined as 2008 levels or earlier). The AB 32 Scoping Plan also directs local governments to assist the State in meeting California's GHG emissions goals. Many cities consequently have adopted community-wide emissions reduction targets at least 15 percent below 2005 levels by 2020. The City's 2017 CAP currently proposed a 2020 emissions reduction target equivalent to 15 percent below 2005 levels (or a reduction of 22,512 MTCO₂e from the 2020 BAU forecast, and ultimately achieved a 28 percent reduction).

Regulations aimed at reducing GHG emissions at the State and regional levels will also contribute to GHG emissions reductions in Belmont. For example, State legislation - including the California

Renewable Portfolio Standard (RPS) —, transportation electrification mandates, and building energy codes (Title 24) - is expected to drive a portion of Belmont's GHG emission reductions independent of local climate action measures. ~~mandates that 33 percent of electricity sold by the State's investor-owned utilities must be generated from renewable resources by 2020. The Draft CAAP accounts for GHG emissions~~ reductions that can be expected from existing statewide initiatives, such as the RPS, vehicle fuel efficiency requirements, low carbon fuel standard, and other new legislation. As shown in Table 5-10 and 5-11~~10~~, State and regional measures alone are projected to reduce emissions by approximately 16,506 MTCO₂e by 2045 compared to BAU without these measures. The City aims to meet the State's SB 32 target of 40 percent below 1990 levels by 2030 and achieve carbon neutrality by 2045 per AB 1279~~after accounting for these initiatives, no additional emission reductions would be required to meet the City's reduction target.~~

TABLE 5-98: Comparison of GHG Emissions Inventories

Location	Emissions (MTCO ₂ e/year) ¹	Population (millions)	Average per capita Emissions (MTCO ₂ e/year)
World (2023) ¹²	50,800,000,000 46,049,400,000	87,05098	6.35
United States (2022) ¹³	6,343,673,200 6,000,000	33309	1924.16
California (2024) ³	360,459,402 370,000	397.23	9.242.3
Belmont ² (2024) ³	102,59,656 105,100	0.02664	3.96.0

Notes:

1. MTCO₂e = Metric tons of carbon dioxide equivalent.

2. Entire community; includes municipal (City government) emissions.

Source: World Resources Institute, Climate Analysis Indicators Tool, 2025¹⁵; US Environmental Protection Agency, Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2022¹³, 2024¹⁵; California Air Resources Board, 200-2023 California Greenhouse Gas Emission Inventory, 2025¹⁵; City of Belmont Draft Climate Action and Adaptation Plan (CAAP), 2026; City of Belmont Draft Climate Action Plan, 2017; United Nations, Department of Economic and Social Affairs, Population Division, 2024¹⁵; and US Census, 2023¹⁰.

Notes:

1. Entire community; includes municipal (City government) emissions.

2. MTCO₂e = Metric tons of carbon dioxide equivalent

Source: City of Belmont Draft Climate Action and Adaptation Plan, 2026¹⁷

TABLE 5-109: City of Belmont GHG Business-As-Usual (BAU) Forecast Emissions Inventory

Sector ¹	2023 ⁰⁵ GHG Emissions (MTCO ₂ e/year) ²	2030 ¹³ GHG Emissions (MTCO ₂ e/year) ²	2035 ¹³ Percentage of GHG Emissions (MTCO ₂ e)	2045 GHG Emissions (MTCO ₂ e)
Transportation Energy	41,817,100,554	43,228,97,490	44,20460%	47,538
Commercial and industrial uses Transportation	56,044,21,052	51,590,19,730	49,91243%	51,238
Residential uses Solid Waste	4,075,42,134	4,874,38,778	5,13325%	5,352
Generated waste and wastewater Water	73,908	52,742	12%	0
Water Wastewater	7140	854311	8990.2%	938
Total (BAU)	102,656,167,648	100,550,159,051	100,150100%	105,066

TABLE 5-11: Projected Reductions from State/Regional Legislation

Legislation	2023	2030	2035	2045
California RPS	0	967	2,053	2,770
Title 24	0	123	211	469
Transportation Legislation	0	6,752	9,792	13,267
Total	0	7,843	12,057	16,506

Belmont’s Climate Change Initiatives

To date, the City of Belmont has undertaken a range of sustainability efforts to reduce community and municipal GHG emissions. Key initiatives include with the Association of Bay Area the following sustainability efforts (as reported in the CAP):

- The City adopted the 2013 CALGreen Building Code with no local amendments. This code is more restrictive than the Green Building Ordinance the City had in place. This ordinance expired on January 1, 2014, when the new codes went into place.
- Implemented a program to reduce solar project permit fees if the contractor follows a set application checklist.
- Adopted procedures in accordance with Assembly Bill AB 2188, which streamlines permits for solar residential projects.
- Adopted a Housing Element consistent Governments’ Regional Housing Need Allocation for the 2015-2023 and the 2023-2031 planning timeframes.
- Implemented a City shuttle program, which includes a senior shuttle service. The Twin Pines Senior and Community Center offers a van shuttle service for seniors wishing to visit the Center.
- Implemented and continues to install and support bike lanes and bicycling infrastructure.
- Acquired significant open space areas through a policy initiative aimed at reducing development. (One-third of the City is currently open space.)
- Passed Measure F to reduce density and increase minimum lot size in the hillside areas of Belmont. (Measure F requires voter approval of any future amendments to the zoning ordinances governing the Hillside Residential districts.)
- Contracted with Recology of San Mateo County to provide composting services for organics along with solid waste services.

- Completed three rounds of audits and upgrades to City facilities through the San Mateo Energy Watch Program. In 2009, City Hall, Barrett Community Center, Corporation Yard and Conference Center received lighting retrofits.
- Completed a municipal facilities lighting and energy efficiency retrofit. The Library was completed in June 2015 with the LED lighting and a recommissioned heating and cooling system. City Hall work was completed in 2016 and also includes new controllers for the heating and cooling system and LED lighting. Both of these projects are part of the Pacific Gas and Electric Company rebate program and are resulting in significant energy savings.
- Adopted a single-use bag ordinance.
- Currently including LED street-lights in City Complete Streets implementation.
- Completed 2013 and 2023 Municipal and Communitywide GHG Emissions Inventories.
- Achieved its 2020 GHG emissions reduction target of 15 percent below 2005 levels, with actual reductions reaching approximately 28 percent below 2005 levels as of 2021.
- Joined PCE at its inception in 2016 and has upgraded to the ECO100 plan, ensuring all municipal facilities are powered by 100 percent renewable electricity.
- Implemented LED streetlight retrofits and municipal building energy efficiency

upgrades (lighting, HVAC controls).

- Implemented bike lane improvements and active transportation infrastructure.
- Adopted reach codes requiring building electrification and EV charging infrastructure in new development.
- Caltrain electrification and rising EV ownership in the community have contributed to transportation emission reductions.

•

The Draft 2026 CAAP identifies key GHG reduction measures with quantified 2030 impacts, organized across the same sectors as the emissions inventory. Key measures and their projected 2030 reductions include: sets the three goals below that seek to reduce GHG emissions from Belmont. Each goal includes a number of specific measures that are described in the CAP. Some measures aim to reduce emissions from the community at large, while other measures may specifically focus on the operations of the City of Belmont.

- Reduce natural gas consumption in existing buildings by 18% by 2030.
- Leverage PCE’s carbon-free electricity mix to reduce building-sector emissions.
- Promote all-electric construction to achieve 90% all-electric new buildings by 2030).
- Increase public transit mode share from 4.4% to 7% by 2030.
- Increase active transportation mode share from 0.5% to 1.5% by 2030.
- Achieve 32% passenger ZEV and 25% commercial ZEV penetration by 2030.
- Install 200 new publicly accessible EV chargers.
- Electrify or otherwise decarbonize 30% of off-road equipment by 2030.
- Reduce organic waste sent to landfills by 75% below 2014 levels by 2030 and achieve SB 1383 procurement requirements.
- ~~Expand Belmont’s urban tree canopy by planting 125 trees per year.~~ ~~Energy: Increase municipal, residential, and commercial energy efficiency; renewable energy; efficient water use; and green building practices (CAP contains 14 specific measures to address this goal).~~
- ~~Transportation and Land Use: Reduce emissions from transportation through efficient land use, alternate modes of transportation, and operational innovations (CAP contains 6 specific measures to address this goal).~~
- ~~Waste Generation: Reduce solid waste generated and sent to landfills (CAP contains 3 specific~~

measures to address this goal)

TABLE 5-110: Belmont GHG Emissions – 2020 and 2035 Forecasts and Reduction Targets

Description
2005 Baseline Inventory
2020 Target Emissions at 15% below 2005 ²
2020 Year Emissions under Business As Usual
2020 Emissions Reduction Requirement ^{2,3}
2035 Target Emissions at 50% below 2005 ²
2035 Year Emissions under Business As Usual
2035 Emissions Reduction Requirement ^{2,3}
Reduction Attributable to State and San Mateo County Measures
Reduction Attributable to Draft CAP Measures
Total Reduction Attributable to State, County, and Draft CAP Measures
Remaining Reduction Needed

Notes:

1. MTCO_{2e} = Metric tons of carbon dioxide equivalent.
2. This suggested reduction target has not yet been approved or adopted by the City.
3. Business As Usual minus recommended target.

Source: City of Belmont Draft Climate Action Plan, 2017.

Adaptation and Resiliency to Climate Change

Although reducing GHGs to mitigate the effects of climate change is necessary to avoid the most catastrophic consequences of climate change, a certain amount of climate change is unavoidable. Therefore, effort must be made to adapt to the effects of climate change and build resiliency to its effects. Public health and safety, as well as infrastructure and property, are at risk, and well-informed planning can help reduce the threat. As explained above, some of the impacts on Belmont include sea level rise, increased wildfire risk, and increased potential for extreme heat events. A detailed explanation of the hazards that pose a risk to Belmont is included in the Safety Element.

As part of the 2025 update to the Safety Element, the City of Belmont completed a Climate Change Vulnerability Assessment to analyze the degree to which people, nature, the built environment, and other systems are susceptible to harm from climate change and associated hazards. This includes physical and mental injuries, property damage or destruction, environmental harm, economic damage, and other factors. The Vulnerability Assessment identifies priority vulnerabilities, which are the people, buildings, infrastructure, economic drivers, ecosystems and natural resources, and key services that should be considered the City's priorities in adaptation and resilience planning. In Belmont, the populations facing the greatest risk from climate change include older adults, low-resourced households, and persons with chronic illnesses and/or

disabilities. The community assets and services that are considered priority vulnerabilities are emergency services, water and wastewater infrastructure and services, energy and communications infrastructure and services, and aquatic ecosystems. Aquatic habitats in the community include riparian areas such as Belmont Creek, Waterdog Lake, and the salt marshes of O'Neill Slough. Severe weather is responsible for the most priority vulnerabilities in Belmont, followed by sea level rise, wildfire, and extreme heat.

San Mateo County's Local Hazard Mitigation Plan (LHMP) also evaluates the impacts of climate change on the natural hazards facing San Mateo County. For example, flooding will be impacted by climate change due to sea level rise and increased intensity of storms. In terms of sea level rise, there is evidence that the global sea level is rising at an increased rate and will continue to over the next century. According to a joint effort of the San Francisco Bay Conservation and Development Commission (BCDC) and National Oceanic and Atmospheric Administration (NOAA) Office of Coastal Management, sea level rise in the Bay Area is expected to increase by approximately 16 inches by 2050 and 78 inches by 2100 over 2000 baseline levels. The LHMP includes an analysis of a similar high-end scenario of 72-inch increase in sea level, in which both important public infrastructure such as Highway 101 and a significant amount of private property, including the homes of approximately 1,900 residents of Belmont, would be inundated.



Increasing use of alternative modes of transportation, such as public transit and bicycling, is an important component to reducing greenhouse gas emissions in Belmont.

The Safety Element and the City of Belmont's Annex to the County's LHMP include actions to reduce the risks of natural hazards that are exacerbated by climate change. These include providing incentives for eligible entities, including homeowners, to adapt to risks through structural and nonstructural retrofitting. The City is committed to continuing to adapt to and build resiliency to the effects of climate change.

5.7 ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

In addition to a desire by the local community to protect historic and prehistoric resources, State laws, most notably CEQA, protect archaeological and other cultural resources. Cultural resources are defined as buildings, sites, structures, or objects that may have historical, architectural, archaeological, paleontological, cultural, or scientific importance. Information on Belmont's cultural resources was obtained through a comprehensive record search by the Northwest Information Center of the California Historic Resources Information System, which is one of ten information centers affiliated with the California State Office of Historic Preservation.

At this time, many of Belmont's resources that were revealed in the records search are historic resources, which are discussed in detail in the Historic Preservation section of the Land Use Element. Two additional resources were identified as prehistoric archaeological sites, but the Information Center does not provide their specific locations in order to protect sites from looting. One multicomponent resource was identified that contains a prehistoric habitation site and the historic Ross House, at the Davey Glen Site. Potential unrecorded archaeological sites may exist in Belmont, particularly along Belmont and Laurel creeks, near wetlands areas, and in the foothill to valley ecotones (ecological transition areas). Any resources discovered must be evaluated, following CEQA requirements.

There are no archaeological sites currently listed on the National Register of Historic Places in Belmont.

By adopting the CAP, the City committed to take action to reduce GHG emissions. The CAP provides a prioritized list of actions, each of which would be further developed, studied, and vetted independently before being implemented. The CAP states that its programs and policies would give Belmont a viable path towards reducing emissions that, combined with emissions reductions resulting from State and regional policies, would meet the emissions reduction goals established in AB 32.

GOALS, POLICIES, AND ACTIONS

GOAL 5.1 Protect and maintain open space for the preservation of natural resources.

Policy 5.1-1 Ensure that any improvements recommended for open space areas are appropriate for the type of open space and the use proposed.

Policy 5.1-2 In portions of Belmont that include significant open space resources, use area plans to address the balance and interface between natural and developed areas.

Action 5.1-2a: Update the San Juan Hills and Western Hills area plans to accurately represent current conditions and protect open spaces for natural resource conservation, recreation, and for public health and safety. Remove references to action items that are complete; update vacant parcel surveys; update policies to reflect areas in permanent open space, areas designated for development, and land use policies; update geotechnical issues, topographic constraints, and safety issues; update habitat preservation; and reflect current law.

Action 5.1-2b: Promote site design techniques such as cluster-type housing to preserve sensitive environmental resources.

Policy 5.1-3 Reduce risk of wildland fire, ecological succession, and pathogen threats (such as Sudden Oak Death) through active maintenance of public spaces and education and enforcement of development standards on private property.

Action 5.1-3a: Develop consistent design standards for the interface between open space and the adjoining neighborhoods, and neighborhoods and the Urban/Wildland Interface Zone. Identify standards for the margin of space needed to allow wildlife, recreation, and aesthetic values to flourish while also reducing the threats of fire and invasive plants.

Action 5.1-3b: Establish standards for development projects, where appropriate and warranted, to incorporate natural features (such as hedgerows and wooded strips) to serve as buffers for adjacent natural areas with high ecological value. Include standards for fencing, brush clearing for fire prevention, and trails.

Action 5.1-3c: Establish clear boundaries between public open space and private property through the use of boundary markers, buffer zones, or other appropriate methods.

Policy 5.1-4: Implement land use planning and resource management practices that anticipate and accommodate ecosystem changes caused by climate change, ensuring long-term ecological health, community safety, and climate

resilience. *See also discussion and policies in the Safety Element.*

Policy 5.1-5 Ensure that future acquisitions of open space land are compatible with the City's open space strategy and long-term interests. *See also Policy 4.5-1.*

Action 5.1-5a: Develop and adopt criteria and standards for the acquisition of open space by the City of Belmont. Criteria to determine the value of future open space acquisitions for the City could include connections to existing open space, natural resource values, or recreational opportunities. Various acquisition methods should also be considered, including donation and conservation easements. Care should be taken to weigh the positive effects of acquisition with the potential cost and liability of land management.

GOAL 5.2 Protect and preserve open space for public health, safety and recreation in areas that require special management for regulation.

Policy 5.2-1 Encourage the retention of areas that are hazardous to public safety and welfare as undeveloped open space, including steep hillsides unsuitable for development as identified in area plans and other detailed geotechnical studies; hydrological areas of concern; areas of geological instability; and appropriate setback areas on either side of known active fault traces. *See also discussion and policies in the Safety Element.*

Policy 5.2-2 Involve the public in stewardship of Belmont’s open space resources.

Action 5.2-2a: Develop an active public engagement program for education and involvement in Belmont’s open space. Encourage volunteers to maintain the trails, replant damaged areas, and remove invasive species.

Action 5.2-2b: Develop interpretive programs to enhance the community’s understanding and engagement in the open space areas.

GOAL 5.3 Protect and restore biological and ecological resources in Belmont, including sensitive wildlife species and their habitats.

Policy 5.3-1 Support the protection, preservation, restoration, and enhancement of habitats of State or federally listed rare, threatened, endangered and/or other sensitive and special status species, and favor enhancement of contiguous areas over small, segmented remainder parcels.

Policy 5.3-2 Continue to maintain, protect, restore, and enhance Belmont’s ecologically important areas and seek to reduce impacts on them, including the creek corridors, the open space, and the wetlands around O’Neill Slough.

Policy 5.3-3 To the greatest extent feasible, ensure that development does not disturb sensitive habitat and special status species by requiring appropriate and feasible mitigation measures.

Action 5.3-3a: Establish guidelines for habitat conservation and mitigation programs when sensitive habitat or special status species would be disturbed by development. These could include, but are not limited to:

- Protocols for the evaluation of a site’s environmental setting and proposed design and operating parameters of proposed mitigation measures.
- Methodology for the analysis of land to be acquired or set aside for mitigation activities.
- Parameters for specification of the types and sources of plant material used for any revegetation, irrigation requirements, and post-planting maintenance and other operational measures to ensure successful mitigation by the project proponent.
- Monitoring at an appropriate frequency by qualified personnel and reporting of data collected to permitting agencies, if necessary.

Action 5.3-3b: If Endangered or Threatened Species are discovered prior to or during construction of a development project, require project proponents to consult a qualified biologist for recommended proper action, and incorporate appropriate mitigation measures.

Policy 5.3-4 Maintain functional wildlife corridors and habitat linkage in order to contribute to regional biodiversity and the viability

of rare, unique, or sensitive biological resources throughout the city and region.

Policy 5.3-5 In design and construction, require use of best practices that preserve natural resources, such as soil, trees, native plants, and permeable surfaces.

Policy 5.3-6 Avoid light pollution and unnecessary glare by requiring development projects to use design features and shielding methods that cast outdoor light downward and minimize glare and to install the minimum amount of outdoor lighting necessary for safety and security.

Action 5.3-6a: Update the *Zoning Ordinance* to include outdoor lighting standards consistent with best practices for safety and lighting to reduce high intensity outdoor lighting and glare.

Policy 5.3-7 Encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native vegetation, and ensure the maximum number and variety of well-adapted plants are maintained.

Policy 5.3-8 Use native or drought-resistant vegetation in landscaping on City-owned property, and encourage private property owners to use native or drought-resistant vegetation in landscaping on private property.

Policy 5.3-9 Engage and collaborate with local tribes to incorporate traditional ecological knowledge and cultural heritage into the selection of native plant species for public and private

landscaping, habitat restoration, and infrastructure projects.

Policy 5.3-10 Engage and collaborate with local tribes to incorporate traditional ecological knowledge and cultural heritage into the selection of native plant species for public and private landscaping, habitat restoration, and infrastructure projects.

Policy 5.3-11 Promote the healthy growth of trees and control the removal of trees within the city.

Action 5.3-11a: Maintain and enforce the City's Tree Ordinance to provide adequate and reasonable tree protection and removal standards and best management practices.

Policy 5.3-12 Allow neighborhood community gardens as a permitted use in all residential zoning districts.

Action 5.3-12a: Update the Zoning Ordinance to include neighborhood community gardens as a permitted use in all residential zoning districts.

Policy 5.3-13 Collaborate with State agencies, regional land managers like Midpeninsula Regional Open Space District, Golden Gate National Recreation Area, and neighboring local agencies to align invasive species monitoring and management efforts across jurisdictions.

Policy 5.3-14 Prioritize the use of California native and noninvasive plant species that are adapted to future climate conditions in public habitat restoration projects.

Policy 5.3-15 Implement and support programs for the strategic removal of invasive plant species and restoration of native habitats.

GOAL 5.4 Preserve and restore Belmont's waterways and adjacent corridors as valuable community resources that serve as plant and wildlife habitats, groundwater recharge facilities, flood control and irrigation components, and connections between open space areas.

Policy 5.4-1 Restore Belmont Creek to enhance ecological functions, biological resources, hydrology function, and flood control.

Action 5.4-1a: Continue to work in collaboration with the Department of Fish and Wildlife, US Army Corp of Engineers, the San Francisco Bay Regional Water Quality Control Board, the cities of San Carlos and Redwood City, San Mateo County, Caltrans, and other entities as needed, to identify and implement a long-term approach to address ongoing maintenance and creek improvements.

Action 5.4-1b: Consider implementing potential improvements to Belmont Creek as is feasible and appropriate, including but not limited to projects such as enlarging the bypass culvert on Harbor Boulevard; restoring the floodplain at Twin Pines Park without reducing existing park uses; constructing an off-line basin; building flood walls through

lower Belmont Creek; daylighting sections of the eastern portion of the creek; improving the operations and design of Water Dog Lake; or installing tide gates at Marine Parkway.

Policy 5.4-2 Preserve, where possible, natural watercourses or provide naturalized drainage channels within the city. Where necessary and feasible, implement restoration and rehabilitation measures.

Policy 5.4-3 Protect, restore, and enhance a continuous corridor of native riparian vegetation and wildlife habitat along Belmont's waterways, water bodies, and wetlands.

Policy 5.4-4 Preserve and enhance the natural riparian environment along waterway corridors, including Belmont Creek, by minimizing environmental and visual impacts. *See also Policy 4.5-2 in the Parks, Recreation, and Open Space Element.*

Action 5.4-4a: Establish design and development standards for new development near waterway corridors to preserve and enhance the natural riparian environment along these corridors and ensure that building and vehicle service areas, loading docks, trash enclosures, and storage areas are set back from waterways and/or screened from view from the Belmont Creek corridor to minimize environmental and visual impacts.

GOAL 5.5 Preserve water quality by promoting the protection of Belmont's creeks and other natural water bodies from pollution.

Policy 5.5-1 Continue to participate in the San Mateo Countywide Water Pollution Prevention Program.

Policy 5.5-2 Encourage residents and businesses to use best management practices (BMPs) to reduce water pollutant loads that result from daily activities, such as using landscaping chemicals and fertilizers and repairing and washing cars outdoors.

Policy 5.5-3 Require development projects to incorporate structural and non-structural best management practices (BMPs) to mitigate or reduce the projected increases in pollutant loads, in accordance with the NPDES permit guidelines.

Policy 5.5-4 Ensure that the design and construction of new infrastructure elements does not contribute to stream bank or hillside erosion or creek or wetland siltation, and incorporates site design and source control BMPs, construction phase BMPs, and treatment control BMPs to minimize impacts to water quality.

Policy 5.5-5 Implement water pollution prevention methods to the maximum extent practicable, supplemented by pollutant source controls and treatment.

GOAL 5.6 Preserve water resources and provide for long-range community water needs by adopting best management practices for water use and conservation.

Policy 5.6-1 Work with the Mid-Peninsula Water District to meet State targets for reducing per capita urban water use.

Policy 5.6-2 Support the Mid-Peninsula Water District in advocating for reliable and fairly priced water from the San Francisco regional water system.

Policy 5.6-3 Encourage the Mid-Peninsula Water District to continue and expand its water conservation programs.

Policy 5.6-4 Set appropriate conditions of approval for each new development proposal to ensure that the necessary water supply facilities and water resources are in place prior to occupancy.

Policy 5.6-5 Continue the City's Water Conservation Strategy to reduce water use, control water cost, and promote environmental sustainability in municipal buildings, parks, landscaped areas, and athletic fields, as feasible and appropriate.

Policy 5.6-6 Work with Mid-Peninsula Water District to prepare for a reduced long-term water supply resulting from more frequent and severe drought events to implement extensive water

conservation measures and ensure sustainable water supplies, including fire suppression needs.

Policy 5.6-7 Work with Mid-Peninsula Water District, and Bay Area Water Supply & Conservation Agency to promote rebate offerings for high-efficiency toilets, washing machines, rain barrels, and other water-conserving appliances for private property owners.

Policy 5.6-8 Continue to invest in programs that help residential and nonresidential customers conserve water and save money by using the most efficient appliances and fixtures, fixing leaks, and practicing water-wise landscaping and indoor water consumption.

Action 5.6-8a: Provide information about native and drought-resistant species to community members and applicants who seek to install new or replacement landscaping.

Action 5.6-8b: Develop educational programs to encourage indoor water conservation and inform residents about the benefits of green infrastructure and nature-based solutions for drought resilience.

Policy 5.6-9 Require drought-tolerant landscaping in new private and municipal development, in accordance with applicable State and local legislation. Ensure that new landscaping does not exacerbate wildfire or flood risks and aligns with vegetation and stormwater management standards.

GOAL 5.7 Provide adequate wastewater collection, treatment, recycling, and disposal facilities in a timely fashion to serve existing and future needs.

Policy 5.7-1 Continue to make improvements and upgrades to the wastewater system, consistent with the City’s Sanitary Sewer System Capacity Analysis and the Silicon Valley Clean Water Conveyance System Master Plan.

Action 5.7-1a: Identify the improvements and upgrades that are necessary to improve and maintain the sewer infrastructure to serve the City’s long-term needs and prioritize funding to complete the improvement projects.

Policy 5.7-2 Periodically review and update development impact fees, wastewater connection charges, and monthly service charges to ensure that adequate funds are collected to operate and maintain existing facilities and to construct new facilities.

Policy 5.7-3 Partner with Silicon Valley Clean Water to develop and implement a local purified/recycled water (treated wastewater) program for Belmont, as technology and infrastructure allow.

Action 5.7-3a: Establish a program to reduce water use in municipal buildings and allow use of recycled water in buildings and irrigation, as feasible and appropriate.

Action 5.7-3b: As it becomes available and cost-effective, encourage and consider providing incentives for, as appropriate, potential future customers to retrofit their water systems to utilize recycled water as part of Belmont’s treated wastewater program.

GOAL 5.8 Provide adequate solid waste facilities and services for the collection, transfer, recycling, and disposal of refuse.

Policy 5.8-1 Promote solid waste reduction, recycling, and composting to Belmont residents and businesses as an important way to conserve limited natural resources and reduce greenhouse gas emissions.

Policy 5.8-2 Solicit the use of recycled products in City procurement documents.

GOAL 5.9 Maintain and improve the reliability of the City’s storm drainage system, and promote best management practices to protect this system from flooding, enhance water quality, and prevent infrastructure deterioration.

Policy 5.9-1 Continue to make improvements and upgrades to the drainage system. Priorities should be to provide curbs and gutters to underserved areas (as feasible), improve facilities in areas that are subject to seasonal flooding, increase capacity of the system, and replace damaged lines in the storm drain system.

Action 5.9-1a: Identify the improvements and upgrades that are necessary to improve and maintain the storm drainage system to serve the City’s long-term needs and prioritize funding to complete the improvement projects.

Action 5.9-1b: Pursue additional funding sources, including a potential impact fee, to complete projects to maintain and improve the reliability of the City’s storm drainage system.

Action 5.9-1c: Study and consider adopting a program to mandate that the City annually complete maintenance and improvements on a portion of the storm drainage system, to ensure that the City prioritizes and completes maintenance projects.

Policy 5.9-2: Encourage development projects of all sizes to incorporate site design measures that facilitate groundwater recharge and natural hydrological processes, allowing stormwater to infiltrate the ground on-site and/or be collected for reuse in landscaping and designated to on-site stormwater detention facilities. Such measures may include:

- Canopy trees or shrubs to absorb rainwater;
- Grading that lengthens flow paths over permeable surfaces and increases runoff travel time to reduce the peak hour flow rate;
- Partially removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas;

- Installation of green roofs on buildings;
- Use of permeable paving in parking lots and other areas characterized by significant impervious surfaces;
- On-site stormwater detention, use of bioswales and bioretention basins to facilitate infiltration; and
- Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses.

GOAL 5.10 Reduce emissions of ozone-producing pollutants and particulate matter to improve regional air quality and protect the health of Belmont and Bay Area residents.

Policy 5.10-1 Coordinate air quality planning efforts with other local, regional, and State agencies.

Action 5.10-1a: Support the Bay Area Air Quality Management District’s efforts to reduce pollution and improve air quality through the Spare the Air program, which includes restrictions on wood smoke pollution and transportation-related air pollution emissions.

Action 5.10-1b: Expand participation in the Air District’s Clean Air Filtration Program by supporting residential filter installation and maintenance. Partner with community-based

organizations for program implementation, prioritizing vulnerable populations.

Policy 5.10-2 Require that new developments with sensitive uses that are located adjacent to sources of toxic air contaminants (TAC) be designed to minimize any potential health risks.

Policy 5.10-3 Ensure that construction and grading activities minimize short-term impacts to air quality by employing appropriate mitigation measures and best practices.

Action 5.10-3a: Require applicants proposing new development projects within the Planning Area to require their contractors, as a condition of contract, to reduce construction-related GHG emissions by implementing the Air District’s recommended best management practices, including (but not limited to) the following measures (based on the Air District’s 2011 CEQA Guidelines):

- Use local building materials of at least 10 percent (sourced from within 100 miles of the planning area).
- Recycle and reuse at least 50 percent of construction waste or demolition materials.

Policy 5.10-4 Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality.

Action 5.10-4a: Implement the recommendations in the City’s transportation studies, such as those in the Ralston Avenue

Corridor Study, to ease congestion, improve multimodal mobility, and reduce traffic-generated exhaust. *See Policy 3.1-3 in the Circulation Element.*

Action 5.10-4b: Consistent with the goals and policies in the Land Use Element and development patterns shown on the Land Use Diagram, promote mixed use development in Belmont Village and along the El Camino Real Corridor that is supportive of alternative modes of transportation (public transit, walking, bicycling, etc.) and lessens the need for and length of vehicle trips.

Policy 5.10-5 Provide information about non-toxic alternatives to construction, interior and exterior finishes and furnishings, and planting and landscaping maintenance to contractors, business owners, and homeowners to enhance indoor and outdoor air quality and reduce exposure to toxins.

Policy 5.10-6 Ensure compliance with the most current Bay Area Clean Air Plan by implementing the Plan’s recommended Transportation Control Measures (TCMs). *See policies under Goal 3.2.*

Note: The 2017 Clean Air Plan identifies numerous TCMs aimed at reducing vehicle trips and vehicle miles traveled; increasing access to and support of alternative modes of transportation; promoting compact, walkable land use patterns; and increasing public education and awareness.

Policy 5.10-7 Integrate air quality considerations into the planning of Capital Improvement Projects, with emphasis on reducing exposure for environmental justice communities and other vulnerable populations.



Action 5.10-7a: Establish a program to retrofit existing public buildings with high-efficiency air filtration systems, prioritizing facilities serving vulnerable populations.

Policy 5.10-8: Prioritize the protection of vulnerable populations from adverse air quality impacts through appropriate land use decisions and development standards.

Action 5.10-8a: Develop an Air Quality Communication Program that provides real-time air quality information and health guidance to residents during poor air quality events, with targeted outreach in multiple languages to vulnerable populations.

Policy 5.10-9 Support and secure funding for clean air facilities that provide refuge during poor air quality events. This includes maintaining the existing permanent clean air facility, incorporating air filtration systems in new and renovated resilience centers, supporting comparable private facilities, and prioritizing locations accessible to transit-dependent and vulnerable populations.

Policy 5.10-10 Encourage and coordinate with regional transit agencies to provide free or reduced-cost public transportation during Spare the Air days to reduce vehicle emissions.

GOAL 5.11 Reduce emissions of greenhouse gas to 15 percent below the 2005 baseline levels by 2020 and to 50 percent below the 2005 baseline levels by 2035.

Policy 5.11-1 Adopt a Climate Action Plan that incorporates a Greenhouse Gas Emissions Reduction Plan, which quantifies current and anticipated future emissions and focuses on feasible actions the City can take to minimize the adverse impacts of General Plan implementation on climate change and air quality.

Action 5.11-1a: Maintain an inventory of greenhouse gas emissions from City operations and track related solid waste, energy, economic, and environmental data. Update the inventory periodically as additional data and methodologies become available.

Policy 5.11-2 Support the Climate Action Plan's goals and implement the CAP's reduction measures and strategies to reduce greenhouse gas emissions.

Action 5.11-2a: Support local actions that will reduce motor vehicle use, support alternative forms of transportation, improve energy efficiency, require energy conservation in new construction, and manage energy in public buildings, in accordance with State law.

Action 5.11-2b: Periodically monitor and report the City's progress in reducing greenhouse gas emissions and meeting State targets.

Policy 5.11-3 Support and implement the Climate Action Plan's adaptation strategies and measures that promote resiliency to climate change impacts, such as sea level rise, extreme

heat events, regional drought, and increased flooding.

Policy 5.11-4 Support and participate in regional efforts to reduce greenhouse gas emissions and implement adaptation strategies.

GOAL 5.12 Preserve and protect areas and sites of prehistoric, cultural, and archaeological significance.

Policy 5.12-1 Ensure that development avoids potential impacts to sites suspected of being archeologically, paleontologically, or culturally significant, tribal, or otherwise, or of concern by requiring appropriate and feasible mitigation.

Action 5.12-1a: Establish guidelines and mitigation programs when sites of archaeological, paleontological, and/or cultural concern, *tribal or otherwise*, would be disturbed by development, including:

- Requiring a records review for development proposed in areas that are considered archaeologically or paleontologically sensitive;
- Determining the potential effects of development and construction on archaeological or paleontological resources (as required by CEQA);
- Requiring pre-construction surveys and monitoring during any ground disturbance for all development in areas of historical and archaeological sensitivity; and,
- Implementing appropriate measures

to avoid the identified impacts, as conditions of project approval.

Policy 5.12-2 If cultural, archaeological, paleontological, or cultural resources, tribal or otherwise, are discovered during construction, grading activity in the immediate area shall cease and materials and their surroundings shall not be altered or collected until evaluation by a qualified professional is completed.

- A qualified archaeologist or paleontologist must make an immediate evaluation and avoidance measures or appropriate mitigation should be completed, according to CEQA Guidelines.
- Use the State Office of Historic Preservation’s recommendations for the preparation of Archaeological Resource Management Reports as guidelines.

Note: See the Historic Preservation section of Land Use Element for goals, policies, and actions focused specifically on historic districts and landmarks and their preservation.

ENDNOTES

¹ Halofsky, J.E., Peterson, D.L., Buluç, L.Y., & Ko, J.M. 2021. *Climate change vulnerability and adaptation for infrastructure and recreation in the Sierra Nevada*. Gen. Tech. Rep. PSW-GTR-272. Albany, CA: U.S. Department of Agriculture, Forest Service, Pacific Southwest Research Station.

MEMORANDUM

DATE March 30, 2026

TO Adrienne Smith, Principal Planner
City of Belmont

ADDRESS One Twin Pines Lane
Belmont, California 94002

FROM Liza Debies, Associate Principal
PlaceWorks

SUBJECT **Safety Element and Conservation Element Update
California Environmental Quality Act Exemption Memorandum**

Introduction

PURPOSE

This Exemption Memorandum shall serve as an evaluation of California Environmental Quality Act (CEQA) compliance for the City of Belmont (Belmont) General Plan Safety Element and Conservation Element Update (referred to as the proposed project). This Exemption Memorandum was prepared to present the findings resulting from the CEQA compliance review.

STATUTORY AUTHORITY AND REQUIREMENTS

Once a lead agency determines that an activity is a project subject to CEQA, the lead agency must determine whether the project is exempt from CEQA. State CEQA Guidelines, California Code of Regulations, Title 14, Section 15061(b)¹ outlines the ways in which a project may be exempt. A project is exempt from CEQA if at least one of five criteria is met:

- 1) The project is exempt by statute (see, e.g., Article 18 of the State CEQA Guidelines, commencing with Section 15260).
- 2) The project is exempt pursuant to a categorical exemption (see Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in Section 15300.2.
- 3) The activity is covered by the common-sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
- 4) The project will be rejected or disapproved by a public agency (see Section 15270(b)).

¹ California Association of Environmental Professionals. 2025. 2025 California Environmental Quality Act (CEQA) Statute and Guidelines. https://www.califaep.org/docs/CEQA_Handbook_2025combined.pdf.

**SAFETY ELEMENT AND CONSERVATION ELEMENT UPDATE
CALIFORNIA ENVIRONMENTAL QUALITY ACT EXEMPTION MEMORANDUM**

5) The project is exempt pursuant to the provisions of Article 12.5 of Chapter 3.

The proposed project would be exempt as a common-sense exemption under CEQA Guidelines Section 15061(b)(3) because implementation of the proposed project would not have the potential to cause a significant effect on the environment (criteria 3), as further discussed in *Findings Concerning CEQA Exemption*.

Project Description

REGIONAL LOCATION

The city of Belmont and its sphere of influence (referred to as the Planning Area) is approximately 4.7 square miles; the Planning Area is bounded by the cities of San Mateo and Foster City to the north, the city of Redwood City to the east, city of San Carlos to the south, and an unincorporated area of San Mateo County to the west. State Route 82 (SR-82)/El Camino Real, Alameda de las Pulgas, and Caltrain tracks, the peninsula commuter rail line and transportation corridor running in a north-south direction, transect the Planning Area. Ralston Avenue runs in an east-west direction through Belmont from SR-92/Interstate 280 to US 101, connecting Belmont to other communities in San Mateo County and the wider San Francisco Bay Area.

PROPOSED PROJECT

Project Background

The Safety Element is a State-mandated policy document that is a component of the General Plan. The purpose of the Safety Element is to identify the natural and human-caused public health and safety hazards that exist in the city and to establish preventative and responsive policies and programs to mitigate their potential impacts. The City's existing General Plan, Chapter 5, Conservation Element, and Chapter 6, Safety Element, were adopted on November 14, 2017. These two chapters cover the safety-related issues as required by State law. The Conservation Element provides a policy framework to address biological, open space, water and utility, and cultural resources protection as well as hazards related to air quality and greenhouse gas emissions. The Safety Element addresses seismic and geologic hazards, flooding hazards, hazardous materials, utility safety, and fire hazards.

Safety Element and Conservation Element Update

The proposed project provides a policy framework for addressing the provision of public safety and emergency management, seismic and geologic-related hazards, hazardous materials, flooding, dam failure, sea level rise, emergent groundwater, fire hazards, severe weather, extreme heat, drought, utilities and energy use, and human health hazards to improve resiliency with respect to climate change. In addition, the updates to the Conservation Element address water supply, flooding and sea level rise impacts to wastewater infrastructure, and ecosystem management. An Existing Conditions Background Report, which discusses the natural and human-caused hazards that can affect the Planning Area, and a Climate Change Vulnerability Assessment, which includes an analysis of how climate-related hazards may harm the community, have been prepared, and will be included as appendices to the General Plan. The

proposed project complies with the requirements of California Government Code Section 65302(g) and 65302.15.²

Findings Concerning CEQA Exemption

SECTION 15061(B)(3): COMMON-SENSE EXEMPTION

The proposed project is exempt as a common-sense exemption under State CEQA Guidelines Section 15061(b)(3). This exemption applies because the proposed project does not have the potential to cause a significant effect on the environment.

ANALYSIS IN SUPPORT OF FINDINGS

The proposed project is a program-level policy document that includes goals, policies, and programs intended to guide decisions regarding land use, emergency operations and evacuation planning, and climate change adaptation, to ensure that communities are prepared for potential threats and can respond effectively when hazardous events occur. The proposed project establishes a framework for how to achieve its goals through policies and actions to improve public health and safety by complying with new State laws, incorporating policies from other local and regional plans, and responding to community goals and priorities. The proposed project does not include land use or zoning changes that would result in direct or indirect growth or changes in building density and intensity. The proposed project would not implement provisions that would result in direct or indirect population growth and thus would not place additional demands on natural resources, public services, or infrastructure. In addition, the proposed project does not include any site-specific designs or proposals to develop specific projects, nor does it grant any entitlements for development projects.

Future implementation actions could include amendments to the Belmont City Code and other City regulations and plans to improve preparation, response, and recovery from disasters. Although the proposed project contains policies that direct the City to explore amending land use or zoning regulations that would improve public safety and community resilience, the proposed project itself does not include these amendments. Until the details and scope of any such amendments are known, it is speculative and premature to evaluate environmental impacts. Subsequent amendments to the City's land use or zoning regulations would be subject to separate CEQA review at the time the amendments are prepared, if required. Therefore, the proposed project would not have a significant effect on the environment and is exempt from CEQA review.

² California Government Code Sections 65302(g) and 65302.15 mandate that a Safety Element contain background information and policies to address multiple natural hazards, a climate change vulnerability assessment, policies and implementation actions to address climate change adaptation and resilience, and an assessment of residential areas with evacuation constraints. California Government Code Sections 8685.9, 65302.6 requires the incorporation of the local hazard mitigation plan.



STAFF REPORT

Meeting Date: June 23, 2026
Agency: City of Belmont
Staff Contact: Rob Gill, Senior Planner rgill@belmont.gov
Agenda Title: Consideration of Zoning Text Amendments to the Belmont Zoning Ordinance Pertaining to Residential Additions, Planned Development Review Process, and Sections Related to San Carlos Airport Safety Zones
Agenda Action: Discussion & Direction

Recommendation

Provide staff direction on proposed amendments for future Planning Commission and City Council review.

Strategic Focus Area

Economic Development and Housing

Background

In early 2026, the City Council created the Housing and Long-Range Planning Subcommittee, comprised of Vice Mayor Jordan and Councilmember Latimerlo, to focus on recent State housing laws, zoning code modernization, and opportunities to improve the efficiency of the City's development review processes.

In addition, during the City Council's 2025 Strategic Planning meeting, the Council received feedback from a Planning Commissioner encouraging the City to further streamline review of single-family residential additions and design review applications to align with recent State law changes and advance the City's ongoing efforts to improve permit processing and reduce regulatory barriers.

The continued processing of development applications has provided staff with the opportunity to evaluate existing land use policies and identify areas where zoning regulations can be modernized and streamlined. Based on staff's assessment, input from the Housing and Long-Range Planning Subcommittee, and feedback received during the Strategic Planning process, amendments to the Single-Family Design Review and Planned Unit Development ordinances have been identified to improve operational efficiency, provide greater clarity and predictability for applicants, and better align the City's development review processes with current State law and best practices.

Analysis

Amendments are proposed to three areas of the Belmont Zoning Ordinance (BZO) to: 1) simplify review procedures for certain single-family additions; 2) align the review process for additions in Planned Developments with the process for additions in residential zones; and 3) comply with State law related to San Carlos Airport safety zones. These amendments are part of the Planning Division's ongoing effort to improve operational efficiency, align with best practices, and ensure compliance with State law.



1. *BZO Section 13A - Single Family and Duplex Residential Design Review (SFDR)*

In 2016, the City of Belmont updated Zoning Ordinance Section 13A (*Single Family and Duplex Residential Design Review*) to streamline and reduce barriers to residential development. The 2016 ordinance updates established a tiered residential design review system. This system categorizes residential projects into three levels (i.e. tiers) by size, complexity, and impact, ensuring faster processing for routine projects while maintaining neighborhood notification and a more thorough review for larger ones. As a result, the code update has significantly reduced project processing times for certain project types without an increase in appeals or complaints. To continue improving Single Family Design Review operational efficiencies and processing times, staff proposes to expand the review authority of the Community Development Director and Zoning Administrator to review and approve a greater number of single-family residential addition types instead of those projects going to Planning Commission for review.

The specifics of the current Tier system and proposed amendments are described below:

- **Tier 1: Community Development Director Review (Building Permit Review)**
 - **Current:** Ground floor additions up to 399 sf, carport enclosures, and interior additions of any size that do not increase the footprint of the home.
 - **Proposed:** Allow ground floor additions up to 500 sf. (No other changes.)
- **Tier 2: Zoning Administrator Review**
 - **Current:** Ground floor additions 400 to 899 sf, upper-floor additions up to 399 sf, and combined upper and lower floor additions up to 899 sf.
 - **Proposed:** Any size addition to the dwelling, provided the addition meets all other development standards (i.e. setbacks or height) and the total development does not exceed the Floor Area Ratio (FAR) for the subject lot.
- **Tier 3: Planning Commission Review**
 - **Current:** New home construction, combination of upper and lower floor additions of 900 sf. or more, grading more than 500 cubic yards and disturbance of 6,000 sf. or more of site area.
 - **Proposed:** All new single-family homes. Eliminate duplicative grading and ground disturbance provisions currently addressed in the City Code.

Except for the aforementioned amendments, the balance of the SFDR zoning standards/requirements remain unchanged. All existing neighborhood outreach, project noticing, and approval standards for Tier 2 and Tier 3 projects would stay in effect. The proposed amendments would streamline the planning process, reduce review times, and lower application costs, while allowing the Commission to focus more



on complex projects. In conjunction with the above-described changes, the City’s Residential Design Guidelines (RDG) will be updated to align with the amendments to the tier system.

2. BZO Section 12 - Planned Unit Development District

A Planned Development (PD) Zone provides flexible land use and site planning for certain areas within the City. As per BZO Section 12, a PD Zone has no pre-determined use restrictions or site development standards. Instead, this zoning designation is applied to a site only with a specific development proposal.

Under BZO Section 12.12, the Community Development Director can administratively approve minor changes to single-family homes in PD districts. For single-family PD’s, this administrative approval process is limited to ground floor additions of 200 square feet or less, provided the total floor area does not exceed 3,500 square feet. Thus, additions exceeding 200 square feet, any upper-story expansion, or projects exceeding the total floor area limit require design review and conditional use permit approval by the Planning Commission. This requirement leads to extended approval timelines and higher application costs for relatively simple additions. These restrictions are only unique to PD single-family residential zoning districts.

Staff recommends amending the PD Ordinance to allow single-family additions and new construction in residential PD districts to use the same design review process that applies to other single-family homes in residential districts. Under this amendment, all single-family projects would use the same tier system; PDs would not be subject to a longer process. Single-family home additions would still have to comply with all PD-specific regulations for height, setbacks, FAR, and parking.

Under BZO Section 12, a Detailed Development Plan (DDP) is adopted in the same manner as a Conditional Use Permit (CUP). This is a common feature in older zoning ordinances, where CUPs were used as the mechanism to approve other entitlements. However, CUP findings for approval are often mismatched for DDPs because they focus on land use rather than the appropriateness of physical improvements. Since design review is a mandatory component of DDP submittals and provides a comprehensive analysis of physical site improvements (scale, materials, compatibility, etc.), utilizing the design review standards to address DDP’s is more appropriate. Staff recommends eliminating the CUP requirement and establishing Design Review as the standard for DDP adoption. Staff also recommends updating BZO Section 12 to remove outdated and ambiguous language.

3. BZO Sections Related to San Carlos Airport Safety Zones

In 1967, California adopted legislation requiring the establishment of airport land use commissions in counties with one or more airports serving the general public. Subsequent amendments to the legislation required each commission to develop airport land use compatibility plans for the environs of the airports. The City/County Association of Governments of San Mateo County (C/CAG), in its designated role as the Airport Land Use Commission for San Mateo County, is the lead agency responsible for preparing the Comprehensive Airport Land Use Compatibility Plan (ALUCP) for the Environs of San Carlos Airport.



State law requires cities to have their general plans, specific plans, and land use regulations be consistent with the ALUCPs. The ALUCP, that covers the San Carlos airport was updated in 2022 and 2025. These ALUCP revisions were not adequately addressed under the City's existing Zoning Ordinance so many development projects have been subject to a longer approval process including approval by the Airport Land Use Commission.

In response, staff drafted a series of proposed, minor zoning text amendments to the existing Zoning Code in order for the City to demonstrate compliance with the adopted ALUCP. Staff also created a new implementation checklist to further enhance its review procedures and ensure compliance with the ALUCP policies and regulations. This checklist is referenced within the proposed new Zoning Code text amendments and will guide future development applications in demonstrating compliance with all applicable Noise, Safety, and Airspace Protection policies and requirements of the ALUCP. City staff will implement and confirm this checklist as part of the formal development review process before any project approval. The implementation checklist is not proposed to be codified within the Zoning Ordinance itself, instead, it should be a standalone implementation document. This approach would allow for efficient and streamlined modifications should future updates to the Plan occur, while still enabling the City to demonstrate compliance with State law.

As required by law, staff submitted an application to C/CAG for consideration of the proposed zoning text amendments, including a draft of the implementation checklist. On [March 26, 2026 Airport Land Use Committee](#) considered the City's application for the proposed series of zoning code text amendments and implementation procedures for consistency with the San Carlos Airport Land Use Compatibility Plan. The ALUC voted unanimously to recommend that the C/CAG Board, acting as the San Mateo County Airport Land Use Commission, determine that such proposed amendments are consistent with the applicable airport/land use policies. C/CAG subsequently considered the City's application and ALUC's recommendation on [April 9, 2026](#) and approved Resolution 26-13 determining that the proposed amendments to Belmont's Zoning Ordinance and associated implementation procedures related to Airport Land Use Plan Consistency are consistent with the applicable airport/land use policies and criteria contained in the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Carlos Airport. The proposed Zoning Ordinance amendments would codify the approach already approved by C/CAG so the City would be in full compliance with State law. This approach will also simplify the process for development applicants and staff.

Next Steps

Staff requests feedback on the items discussed to allow staff to prepare draft ordinance amendments for future Planning Commission and Council consideration.

Alternatives

1. None

Attachments



1. None

Fiscal Impact

There is no direct fiscal impact relating to this informational report. Any resulting recommendations with operational or fiscal impacts will be identified with future requests for City Council approval, as necessary.

No Fiscal Impact

Funding Source Confirmed:

Source:

Staff

Purpose:

Council Vision/Priority

Public Outreach:

Other*



STAFF REPORT

Meeting Date: June 23, 2026
Agency: City of Belmont
Staff Contact: Jozi Plut, City Clerk, jplut@belmont.gov
Agenda Title: Updates to Brown Act and Local Agency Official Training Requirements
Agenda Action: Resolution

Recommendation

Receive an informational report on changes to Brown Act teleconferencing, remote public participation, accessibility, and agenda material requirements, as well as new ethics and fiscal training requirements for local officials and adopt a resolution amending the Council's Protocols.

Strategic Focus Area

Fiscal and Organizational Sustainability

Background

Following the expiration of pandemic-era remote meeting provisions, the Legislature adopted several updates to the Ralph M. Brown Act intended to modernize public access and meeting transparency requirements.

Senate Bill (SB) 707 amended the Brown Act in several ways including by expanding teleconferencing options for members of legislative bodies and revising the rules for remote participation and accessibility. Assembly Bill (AB) 2647, which took effect January 1, 2023, clarified Brown Act requirements for public access to agenda-related writings distributed shortly before meetings by authorizing agencies to post such materials online while maintaining physical inspection requirements.

Senate Bill (SB) 827 expands ethics and fiscal oversight training requirements for local government officials.

The new requirements take effect in two phases:

- January 1, 2026: Optional teleconferencing provisions for Brown Act legislative bodies become available.
- July 1, 2026: Expanded public access requirements take effect, including two-way remote participation and language accessibility provisions for certain "eligible legislative bodies."

Analysis

Teleconferencing by Legislative Body Members

The principal changes to teleconferencing in SB 707 are to the alternative rules for teleconferencing. These amendments revised and recast the alternative rules into several new sections (Government Code¹

¹ All references by section are to the California Government Code.



Sections 54953.8 through 54953.8.7). Under certain circumstances, the new provisions allow members of legislative bodies to teleconference without posting the agenda at the teleconference location and allowing members of the public access to the teleconference location. The two circumstances relevant to Belmont are: (1) during a proclaimed state of emergency, or (2) when a member has “just cause” as defined to participate remotely. However, in order to take advantage of the alternative rules, the legislative body must comply with lengthy and complex new meeting requirements which limit the practical usefulness of the alternatives.

Fortunately, the basic teleconferencing rule in Section 54953(b) remains intact under SB 707. The basic rule allows a legislative body to use teleconferencing to conduct a meeting if: (1) all votes are by roll call, (2) statutory and constitutional rights of the parties or the public appearing before the legislative body are protected, (3) notice of the meeting and agendas are posted as otherwise required by the Brown Act, (4) members of the public are able to access the meeting and address comments to the legislative body directly, (5) the agenda is posted at teleconference locations and each location is identified on the agenda, (6) at least a quorum of the members participate from locations within the boundaries of the local agency’s territorial jurisdiction.

SB 707 also provides a streamlined teleconferencing rule for those legislative body members with a disability needing reasonable accommodation under applicable law. (Sections 54953(b)(4) and (c).)

New Requirements for Council Meetings

SB 707 amended the Brown Act by adding Section 54953.4 which includes new requirements applicable to the meetings of an “eligible legislative body” as defined in Section 54953.4(e)(2)(C). Because only the City Council qualifies as an “eligible legislative body”, these new requirements (summarized below) do not apply to Belmont’s city advisory bodies.

Two-Way Telephonic or Audiovisual Platform for Council Meetings

Section 54953.4(b)(1)(A)(i)(I)(ia) requires an “eligible legislative body” (i.e. the Council) to allow members of the public the opportunity to attend meetings and provide public comment through a two-way telephonic or audiovisual platform if these services are available at the meeting location. If an audiovisual platform is used, automatic captioning must be enabled when available. The Council’s current practice of conducting and broadcasting hybrid meetings through Zoom largely aligns with the new requirements, though some procedural updates may be necessary to ensure continued compliance.

Council Meeting Disruption Policy

Section 54953.4(b)(1)(A)(i)(I)(ib) requires an “eligible legislative body” (i.e. the Council) to adopt a formal policy addressing disruptions to telephonic or internet access during Council meetings. The policy must establish procedures for recessing meetings, attempting to restore service if remote participation is interrupted, and findings for reconvening a meeting if service cannot be restored. Staff will incorporate these procedures into existing Council Protocols in *Section II Council Meetings* rather than adopting a stand-alone policy.

Agenda Translation



Section 54953.4(c)(1)(A) requires an “eligible legislative body” (i.e., the Council) to translate and post its agendas into the language spoken by 20 percent or more of the applicable population. Section 54953.4(c)(3) requires the eligible legislative body also allow members of the public to post additional translations of the agenda at the same location. Staff has reviewed the City’s language demographics using the U.S. Census Bureau American Community Survey (ACS) 5-Year Estimates, Table B16001, “Language Spoken at Home by Ability to Speak English for the Population 5 Years and Over.” Based on current U.S. Census Bureau language demographic data, Belmont does not currently meet the statutory thresholds requiring the City provide full translation of agendas and meeting materials into any single non-English language. Staff will reasonably accommodate requests to post an agenda translated by a member of the public when provided at least 72 hours before the meeting.

Meeting Translation and Interpretation

Government Code Section 54953.4(b)(2) requires an “eligible legislative body” (i.e., the Council) to reasonably assist members of the public who wish to translate or receive interpretation of a Council meeting and to post instructions on how to request assistance. Assistance may include arranging space for interpreters, allowing extra time for interpretation to occur, and ensuring participants may utilize their personal equipment or reasonably access facilities for participants to access commercially available interpretation services.

Encouraging Public Participation

Government Code Section 54953.4(b)(3) requires an “eligible legislative body” (i.e., the Council) to take certain steps to encourage residents, including those in underrepresented communities and non-English-speaking communities, to participate in public meetings. These steps include:

- a system for electronically accepting and fulfilling requests for meeting agendas and documents,
- an accessible internet webpage dedicated to public meetings containing certain specified information, and
- making reasonable efforts to invite groups that do not traditionally participate in public meetings to attend those meetings such as media and community organizations.

The City current meeting and communication practices under the agenda management system and Strategic Communications Plan generally align with these new requirements.

Agenda Material Distribution (AB 2647)

AB 2647 amended the Brown Act requirements in Section 54957.5(b) regarding writings and supplemental materials distributed to a majority of a legislative body less than 72 hours before a meeting. The City currently complies with these requirements through its agenda management system and Council meeting webpage.

Overall, the City’s current hybrid meeting practices and agenda distribution procedures already align with many of the new statutory requirements, with staff anticipating procedural refinements rather than significant operational changes.



Expanded Fiscal and Financial Training Requirements (SB 827)

SB 827 expands California’s local government training requirements beginning January 1, 2026. Department heads and similar administrative officers are now required to complete ethics training within six months of assuming office and every two years thereafter.

The legislation also establishes a new requirement for fiscal and financial training for legislative body members and certain appointed officials involved in budgeting or public resource decisions. Local agencies must maintain training records for five years and provide public access to those records upon request.

Staff will return with recommended procedures for tracking and ensuring compliance with these training requirements. Overall, the City’s current hybrid meeting practices and agenda distribution procedures already align with many of the new statutory requirements, with staff anticipating procedural refinements rather than significant operational changes.

Alternatives

- 1. None

Attachments

- A. Resolution
- B. Council Protocols - Redlined
- C. [Ralph M. Brown Act Updates](#)

Fiscal Impact

- No Fiscal Impact
 - Funding Source Confirmed:
- At this time, there is no immediate fiscal impact associated with implementation. Any fiscal impact identified moving forward will be subject to City Council approval and appropriation. Staff is currently researching training opportunities related to SB 827, including programs offered through professional organizations and partner agencies that may provide the required training at little or no cost.

Source:

Staff

Purpose:

Statutory/Contractual Requirement

Public Outreach:

Posting of Agenda

RESOLUTION NO. 2026 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT AMENDING THE CITY COUNCIL PROTOCOLS TO IMPLEMENT CHANGES TO THE RALPH M. BROWN ACT AND ACKNOWLEDGING NEW ETHICS AND FISCAL TRAINING REQUIREMENTS FOR LOCAL OFFICIALS

WHEREAS, the Ralph M. Brown Act (Government Code Section 54950 et seq.) establishes requirements for open and public meetings of local legislative bodies; and;

WHEREAS, the California Legislature adopted Senate Bill 707, Assembly Bill 2647, and Senate Bill 827, which modify requirements relating to teleconferencing, public access, agenda materials, language accessibility, public participation, and training requirements for local government officials; and,

WHEREAS, Senate Bill 707 establishes new requirements for eligible legislative bodies, including provisions related to remote public participation, meeting accessibility, and procedures for addressing disruptions to telephonic or internet access during public meetings; and,

WHEREAS, Assembly Bill 2647 clarifies procedures for the public availability of agenda-related writings and supplemental materials distributed prior to meetings; and,

WHEREAS, the City Council desires to ensure that its policies and procedures remain consistent with applicable law and continue to promote transparency, accessibility, and public participation in local government; and,

WHEREAS, staff has reviewed the City's existing Council Protocols and recommended amendments to incorporate procedures addressing meeting disruptions, remote public participation, language accessibility, and related Brown Act requirements; and,

WHEREAS, the City Council has reviewed the proposed amendments and finds that they are consistent with State law and in the best interests of the City of Belmont.

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

SECTION 1. The City Council hereby approves and adopts the amendments to the City Council Protocols, attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2. The amended Council Protocols become effective immediately upon adoption of this Resolution.

SECTION 3. The City Clerk is authorized to make non-substantive administrative, formatting, numbering, and reference updates to the Council Protocols as necessary to maintain consistency with applicable law and City practices.

* * *

ADOPTED June 23, 2026 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 Council Protocols

~~Adopted As Amended through June 2024~~2026

I. PURPOSE

These protocols are designed to assist the City Council and staff by memorializing existing policies, procedures and the general ways of conducting business. Their purpose is also to improve the efficiency and effectiveness of Council and staff. Administration of city business is greatly enhanced by the agreement of the City Council and staff to follow these practices. The protocols are not intended to be overly restrictive and should be considered as guidelines. They should be viewed as an instructive source of guidance so that accepted practices are documented, and expectations are clarified. Practices and policies will change as circumstances arise. With that in mind, the City Council will review and revise these protocols from time to time.

II. COUNCIL MEETINGS

- A. Regular Meetings – The City Council’s regular meeting schedule is set forth in Belmont City Code (BCC) Section 2-1. Regular meetings are currently held on the second and fourth Tuesday of each month. Regular meetings commence at 6 p.m., however if there are no study sessions, special presentations, closed sessions, or other need to begin before 7 p.m., the agenda will reflect that there are no business items scheduled between 6 p.m. and 7 p.m. and that the meeting will be recessed until 7 p.m.

Meetings are held in the City Council Chambers at Belmont City Hall, One Twin Pines Lane, Belmont, California. The time and location of the Council’s regular meetings may be changed by council resolution.

1. Other Locations - The Council may, from time to time, elect to meet at other locations within the city. Notice of a change of location or time will be posted at the front entrance of city hall and entrance to the council chambers and will be shown on the council agenda if known when initially posted.
2. Location During Local Emergency - If, by reason of fire, flood or other emergency, it is unsafe to meet in the council chambers, the meetings may be held for the duration of the emergency at such other place as may be designated by the mayor or, if the mayor does not so designate, by the vice mayor or the city manager.
3. Canceled Meetings – When the date for any regular meeting falls on a legal holiday, the regular meeting for that day shall be deemed canceled unless it is rescheduled to an alternate date.

Amended by Council Resolution 2020-033, adopted April 28, 2020

- B. Special Meeting & Emergency Meetings - Special meetings and emergency meetings of the Council may be called from time to time in accordance with the procedures set forth in the Ralph M. Brown Act. (Government Code Section 54950, et. seq.)
- C. Adjourned Meetings – The Council may adjourn any regular, adjourned regular, special or adjourned special meeting to a time and place specified in the order of adjournment in accordance with the procedures set forth in the Ralph M. Brown Act. ~~(Government Code Section 54950, et. seq.)~~
- D. Closed Sessions – The Council may hold closed sessions during any regular or special meeting, or any time otherwise authorized by law, to consider or hear any matter that is authorized by state law to be heard or considered in closed session.
 - 1. Attendance at a closed session is limited to those persons actually necessary to advise or take direction from the Council or otherwise have an essential role to play given the specifically permitted purpose of the session.
 - 2. The matter under consideration will be shown on the Council’s agenda in accordance with the Ralph M. Brown Act.
 - 3. Councilmembers may not reveal the nature of discussion or the decision from a closed session unless required by law or unless a majority of the Council agrees in closed session to disclose confidential closed session information, except that the Council must unanimously agree to divulge any confidential closed session information that is attorney/client privileged communications.
- E. Cancellation of Regular Meetings – Any meeting of the Council may be canceled in advance by a majority vote of the Councilmembers.
- F. Quorum - A majority of the councilmembers is sufficient to do business, and motions may be passed 2–1 if only three attend. There are some actions such as ordinances, resolutions, granting franchises and payment of money that may require at least three affirmative votes. When there is no quorum, the mayor, vice mayor or any councilmember will adjourn the meeting, or if no councilmember is present, the city clerk will adjourn the meeting.
- G. Teleconferencing by Council Members – Teleconferencing by councilmembers is permitted, subject to the applicable requirements of the Brown Act. When posting of the agenda is required at the teleconference location, the agenda and information describing the particular location where the teleconference will take place should be posted at or near the main entrance of the facility containing the teleconferenced location as soon as feasible but not less than six hours before commencement of the meeting.
- H. Chairperson - The mayor presides at meetings and has authority to enforce the Council’s protocols as provided herein and to determine the order of business under the Council’s rules.

1. Absence of Mayor - The ice mayor shall act as mayor in the absence or disability of the Mayor.
 2. Mayor and Vice Mayor Absence – When the mayor and the vice mayor are absent from any meeting of the Council, the members present may choose another member to act as mayor pro tem, and that person shall, for the time being, have the powers of the mayor.
- I. Attendance by the Public - Except as specifically provided by law for closed sessions, all meetings of the Council are open to the public in accordance with the Ralph M. Brown Act. (~~Government Code Section 54950, et. seq.~~)
- J. Two-way Telephonic or Audiovisual Participation by the Public. As the Council is an “eligible legislative body” subject to Section 54953.4(b)(1)(A)(i)(I)(ia), members of the public may attend Council meetings and provide public comment through a two-way telephonic or audiovisual platform except if adequate telephonic or internet service is not operational at the meeting location.
1. Disruption of Service. If a disruption of telephonic or audiovisual service occurs during a Council meeting such that neither service is available for members of the public to attend or observe the meeting via one of those services, the Council will:
 - a. Recess the open session of the meeting for at least one hour and staff and available technical consultants will make a good faith attempt to restore the service.
 - b. Not reconvene the open session of the meeting until at least one hour following the disruption, or until telephonic or audiovisual service is restored, whichever is earlier.
 - c. Upon reconvening the open session if neither service can be restored, the Council will either (1) recess the meeting until a service can be restored, (2) adjourn the meeting or continue the meeting to another date, or (3) proceed with the meeting only after making a finding by rollcall vote that good faith efforts to restore service have been made in accordance with this policy and that the public interest in continuing the meeting outweighs the public interest in remote public access.
 2. City advisory bodies may but are not required to hold meetings in compliance with this section II.J
- ~~J.K.~~ Minutes - Minutes of Council meetings will be brief summary minutes. Summary minutes will include final motions with votes. The minutes will also reflect the names of public speakers (if provided) and a brief summary of comment from the public, staff and Council. The city clerk has exclusive responsibility for preparation of the minutes and directions for corrections to the minutes and adoption of minutes will be made only by majority action of the Council.

1. Timing of Council Approval of Minutes – Minutes of meetings are generally submitted to the Council within two meetings for approval. Any councilmember who was absent from the prior meeting may participate and vote on the approval of the minutes and need not abstain on the approval of the minutes for that meeting.
2. Recordings of Meetings – Meetings held in the council chambers should be digitally recorded and the recordings maintained by the city clerk for the period set forth on the city’s retention schedule.

K.L. Council Agenda - The following rules for the preparation of the meeting agenda are based on the premise that it is in the interest of good government that the Council be fully informed on all matters upon which it is called upon to act. The Council relies upon city staff to perform research, conduct investigations, furnish technical information and recommend solutions to various problems of city government, and recognizes that proper and thorough research and investigation requires time.

The following persons may place matters on the agenda:

1. The city manager, and in the city manager’s absence the person designated as acting city manager,
2. The city attorney and in the city attorney’s absence, the deputy city attorney.
3. Agenda requests by Councilmembers (Including Mayor) - Any councilmember may place on the agenda under “Matters of Council Interest” a request to have any city policy or program reviewed or a new issue examined. The agenda item should state the topic to be reviewed or analyzed and the name of the councilmember(s) submitting the request. The councilmember submitting the request should submit a memo or report summarizing his/her position on the matter (included as Appendix A to this document) at least one week prior to the meeting. No staff work is to be done for these items before discussion by the entire Council except that Council may briefly discuss the matter with staff prior to placing the item on the agenda. Councilmembers may vote on the item at the meeting if there is no need for additional staff analysis required on the item for the Council to make an informed decision or the Council may direct staff to bring back a report addressing the request at a future meeting.

L.M. Secretary – The city clerk serves as the secretary the Council. As secretary, the clerk posts agendas, and notices for meetings, attends meetings and assists the chair with the operation of the meeting, and maintains and secures the records of Council meetings.

III. ORDER OF BUSINESS

- A. General Order - Business at regular meetings will generally be conducted in accordance with the order of business as outlined on the current agenda template as amended by the city manager from time to time.

- B. Action Agenda Items - In accordance with the Ralph M. Brown Act, the body may not take action on any item that did not appear on the posted regular meeting agenda 72 hours before the meeting unless an exception is permitted under Government Code §54950 et. seq.
- C. Special Presentations/Proclamations –
1. All special presentations will be calendared and coordinated through the city manager.
 2. Honorary Proclamations and Resolutions - All requests should be given to the mayor, through the City Clerk’s Office, for consideration. The subject should be Belmont-related, and it is up to the mayor's discretion whether to prepare such a document or place it on the agenda. Proclamations may also be issued by the mayor “off-line” (i.e., without being placed on the agenda), when deemed by the mayor to be appropriate.
- D. Member Announcements – Member announcements will be brief and limited to notification of community events, functions or comments on city operations or projects. Concerns or matters of current, pending or future deliberation by the body are not considered announcements. Individual member announcements should be limited to 3 minutes.
- E. Consent Calendar - Agenda items considered routine and non-controversial in nature are calendared on the agenda as “Consent Business.”
1. These items are considered as one item and approved, adopted, accepted, etc. by one motion.
 2. Members may comment on consent business items or ask for minor clarifications without removing the item for separate consideration.
 3. A member may vote “no” or “abstain” on any consent item without removing it from the consent business.
 4. Items requiring deliberation may be removed by a member for separate consideration after consideration of the remaining consent business.
 5. The public may comment on the remaining consent business and on removed items before consideration by the body.
- F. General Public Comments – A portion of each regular meeting agenda will set aside a period for the public to address the body on items within the body’s subject matter jurisdiction that are not listed on the agenda. This public comment period is limited to 15 minutes. Speakers who requested but did not receive an opportunity to speak during this initial comment period will be given an opportunity to address the body later on the agenda.

- G. Standard Adjournment - The general hour of adjournment is 10:30 p.m. If items remain on the agenda after the 10:30 p.m. adjournment time, a majority vote of the body can extend the meeting, or a special meeting may be scheduled, or the items deferred to the next meeting. Meeting extension shall be in increments of 30 minutes.

IV. RULES OF DISCUSSION

- A. General Procedure - The Council follows Rosenberg's Rules of Order. Consistent with any applicable city ordinance, statute or other legal requirement, any issue of procedure relating to conduct of a meeting or hearing not otherwise provided for herein may be determined by the chair. A ruling of the chair may be appealed by a member upon a seconded motion and is reversed if the motion passes by a majority vote.
- B. Role of the Chair – The role of the chair is to preside at the meeting, facilitate discussion, maintain order, and ensure the body's business is conducted efficiently and effectively.. In the role as facilitator, the chair will assist the members to focus on their agenda, discussion and deliberations. The chair has authority to prevent the misuse of motions, or the abuse of any privilege, or obstruction of the business of the body by ruling any such matter out of order. In so ruling, the chair should be courteous and fair and should presume that the moving party is acting in good faith.
- C. Member Deliberation & Order of Speakers - The chair is responsible to control the debate and the order of speakers. Speakers will generally be called in the order the requests to speak were received by the Secretary.
- D. Questions Addressed to Another Member - With the concurrence of the chair, a member holding the floor may address a question to another member; that member may respond while the floor is still held by the member asking the question. A member may opt not to answer a question while another member has the floor.
- E. Limit Deliberations to Item at Hand - Members will limit their comments to the subject matter, item or motion currently being considered by the body.
- F. Length of Members Comments - Members will govern themselves as to the length of their comments or presentation. The chair will assist members by signaling when the member has been speaking for over five minutes.
- G. Obtaining the Floor - Any member wishing to speak must first obtain the floor by being recognized by the chair. The chair must recognize any member who seeks the floor when appropriately entitled to do so.
- H. Motions - Motions may be made by any member, including the chair, providing that before a motion is offered by the chair, the opportunity for making a motion should be offered to other members. Any member, other than the person offering the motion, may second a motion.

- I. Ordinances - Motions introducing ordinances are deemed to include waiver of full reading of the ordinance after reading of the title in accordance with Government Code Section 36934 unless otherwise specifically stated.
- J. Voting - Any member present at a meeting when a question comes up for a vote should vote for or against the measure unless he/she is disqualified (recused) from voting and abstains because of such disqualification. If a member is recused, he or she should state the reason for the recusal for the record, and should leave the room. A vote, including a roll call vote, may be registered by the members by answering “yes” or “aye” for an affirmative vote or “no” or “nay” for a negative vote. Regardless of the manner of voting, the results reflecting all "ayes" and "noes" must be clearly set forth for the record by the secretary.
- K. Abstention - An abstention does not count as a vote for or against a matter. If a member abstains, he/she is counted as present for quorum purposes but is not deemed to be “voting” for purposes of determining whether there has been a “majority vote of those members present and voting.”
- L. Tie Votes - A tie vote results in a lost motion. In such an instance, any member may offer a motion for further action. If there is no action by an affirmative vote, the result is no action. If the matter involves an appeal, and an affirmative vote does not occur, the result is that the decision appealed stands as decided by the decision-making person or body from which the appeal was taken.
- M. Non-Observance of Rule - Rules adopted to expedite and facilitate the transaction of the business of the body in an orderly fashion shall be deemed to be procedural only, and the failure to strictly observe any such rules shall not affect the jurisdiction of, or invalidate any action taken by the body.
- N. Code of Ethics and Conduct – The Council has adopted the Code of Ethics and Conduct for Elected Appointed Officials which expresses standards of ethical conduct expected for members of the Council, boards and commissions and requires acknowledgment by the members that they have read and understand the Code of Ethics and Conduct.

V. ADDRESSING THE BODY

A. Public Comments.

- 1. Opportunity to Comment - Any person wishing to address the body on an item that is scheduled on the agenda will be given the opportunity to make those comments when that item is being considered.
- 2. Time Limits – Public comments are limited to three minutes each. The chair may adjust the time limit per speaker as he or she determines is reasonably necessary for the orderly and efficient conduct of the body’s business. Time limits are for each individual speaker submitting a card, and time cannot be “donated” to other speakers.

3. Group Comments – In order to expedite matters and to avoid repetitious presentations, the designation of a spokesperson is encouraged. Whenever any group of persons wishes to address the body on the same subject matter, those persons are encouraged to designate a spokesperson to address the body. The chair may extend the time allocation for a designated spokesperson.
4. Use of AV Technology by the Public – Members of the public may not use any technology to play amplify sound or project or display still or moving images during public comment or other portions of the meeting. These restrictions do not apply to presentations by project applicants and appellants relevant to an application or appeal.
5. Repetitious or Dilatory Comments – Speakers may not present the same or substantially same items or arguments to the body repeatedly or be repetitious or dilatory in presenting their oral comments. If a matter has been presented orally before the body, whether the body has taken action, or determined to take no action, the same or substantially same matter may not be presented orally by the same person any further. Nothing in the foregoing precludes submission of comments to the body in writing for such action or non-action as the body, in its discretion, may deem appropriate.
6. Comments in Writing Encouraged - Members of the public may submit, and are encouraged to submit, comments in writing to the body relating to any items of the bodies business, whether on the agenda or otherwise. Such written comments will be distributed to the members and considered and acted upon, or not acted upon, as the body in its judgment may deem appropriate.
7. Rules for Public Comment
 - a. Speakers are requested to be succinct and not repeat themselves. When recognized to speak on an agenda item, focus your remarks to that item.
 - Speakers who have become repetitious may be interrupted by the chair and asked to offer any additional points on the matter not previously made and if none to conclude their remarks.
 - If a speaker continues to repeat themselves, the chair may rule the speaker out of order and not allow the speaker to offer further comment on that agenda item.
 - b. A speaker’s comments must be relevant to the agenda item on which they have requested to speak.
 - Speakers whose comments are not relevant to the agenda item may be interrupted by the chair and asked to limit their comments to that agenda item.

- If a speaker continues to address topics not relevant to the agenda item, the chair rule may rule the speaker out of order and not allow the speaker to offer further comment on that agenda item.

c. Speakers who are interrupted by the chair must cease speaking.

- Speakers who continue speaking or speak over the chair may be ruled out of order and not allowed to speaker further at the meeting.

B. Audience Decorum

1. Rules for Participation

a. Audience members may attend, observe and record meetings in a matter that respects the rights of others and the orderly conduct of the body's business.

b. Audience members may not engage in behavior that disrupts a meeting. "Disrupting a meeting" means behavior that substantially impairs the ability of the body to orderly and efficiently conduct the meeting, or substantially interferes with the rights of other audience members. Disruptive behavior includes the following. This list is not all inclusive:

- Shouting from the audience.
- Interrupting or speaking over a person at the podium who has been recognized to speak by the chair.
- Clapping, booing, or other expressions of support or opposition to a speaker or to the body's discussion or decision.
- Verbally harassing or physically confronting audience members.
- Interrupting staff while engaged with the body.
- Interrupting the body while it is considering a matter.
- Continuing to speak at the podium once the chair has announced the person's time is up.

C. Enforcement Protocol. The goal of enforcement is restoring order, not punishment for failure to follow the rules and should be guided as follows.

1. The chair is bound to enforce the rules of audience decorum and public comment fairly and without regard to viewpoint of the speaker; that is, without regard to whether the person is for or against a particular matter coming before the body, and without regard to whether the chair agrees or disagrees with the speaker or likes or dislikes the speaker's message.

2. When enforcing the rules, the chair should provide education before warnings, and warnings before curtailing a person's participation rights, unless the circumstances clearly justify otherwise. The chair should consider calling a recess whenever doing so may help de-escalate a situation.
3. Removal from the meeting.
 - a. The chair may eject a person from a meeting only if the person willfully disrupts the meeting and only as necessary to restore order.
 - b. A warning must be given before ejecting a person unless the person is engaging in behavior that constitutes use of force or a true threat of force.
 - c. The warning must inform the person that their behavior is disrupting the meeting and that the failure of the person to cease their behavior may result in their removal. A person who does not promptly cease their disruptive behavior may then be removed.
 - d. "Willfully disrupting a meeting" means conduct that actually disrupts a meeting when: (1) the person has knowledge of these rules or (2) engages in conduct with the purpose of disrupting the meeting or (3) has been warned by the chair not to engage in disruptive behavior.
 - e. "True threat of force" means a threat that has sufficient indicia of intent and seriousness that a reasonable observer would perceive it to be an actual threat to use force by the person making the threat.
 - f. An ejection may be for part or all of the meeting and should be for only as long as necessary to restore order.
 - g. If order cannot be stored by ejecting disruptive individuals, the Chair may order the room cleared with the exception of news media who have not participated in the disturbance. Other persons who did not participate in the disturbance may be allowed to re-enter the room.
- D. Criticism not Prohibited. These rules do not prohibit public criticism of policies programs or services, or of the body, city employees, or the city.
- E. Presentation of Agenda Items. The procedure for considering agenda items other than quasi-adjudicative items is as follows:
 1. Staff – The staff presents its report. Members may ask questions of staff if they so desire but should refrain from discussing the substance of the matter at this point.
 2. Public Comments – Before acting on the merits of the issue being heard, the chair will inquire if any persons are present who desire to provide public comment regarding the matter.

3. Consideration – The opportunity for public comment is closed and member discussion and consideration occurs. In this connection, there may be further questions of or comments by staff or consultants, or questions by the members of others as deemed necessary or appropriate without reopening the public input portion.
 4. Decision occurs via motion.
- F. Presentation of Quasi-Adjudicative Agenda Items. The procedure for considering agenda items for discretionary permits, entitlements, and other decisions requiring quasi-judicial decision making is as follows:
1. Staff – The staff presents its report. Members may ask questions of staff if they so desire but should refrain from discussing the substance of the matter at this point.
 2. Project Applicants and Appellants (if applicable) – A project applicant, followed by a project appellant if any and different from the applicant, or other person or entity with a substantial, direct property interest in an agenda item, or any duly designated representative of such a person or entity, will have the opportunity to present their comments, testimony, or argument. Applicants and appellants are encouraged to be succinct in their presentations.
 3. Public Comments – Before acting on the merits of the issue being heard, the chair will inquire if any persons are present who desire to speak or to present evidence regarding the matter.
 4. Rebuttal – Following public comment, project applicant and project appellant (if any, and if different from the project applicant) will each be given an opportunity to provide rebuttal or clarification of any issues raised. The chair may determine the appropriate time limit for rebuttal. Applicants and appellants are encouraged to be succinct in their presentations.
 5. Consideration – Member discussion and consideration occurs after public comment and any rebuttal. In this connection, there may be further questions of or comments by staff, or questions by the members of others (including Applicant or Appellant) as deemed necessary or appropriate without reopening the public comment portion.
 6. Decision occurs via motion.
 7. The chair or secretary announces the final decision.
- G. Presentations Submitted in Writing – All persons interested in an agenda item may submit written evidence or remarks, as well as other graphic evidence (including paper copies of electronic presentations). Persons (including project applicants or appellants) who anticipate lengthy presentations are encouraged to submit comments in writing, in advance, to the secretary, for prior distribution to the members and other interested parties, whenever possible, by the Thursday morning preceding the Tuesday meeting at which the item will be considered, and if that is not possible, at the earliest feasible time

before the meeting. In addition, submission of comments in writing is encouraged in lieu of possible lengthy oral presentations that may not be permitted. All such written material is a public record.

- H. Due Process – The chair will conduct the meeting in such a manner as to afford due process.
- I. Germane Comments – No person will be permitted during the hearing to speak about matters or present evidence that is not germane to the matter being considered. The chair determines whether a comment is relevant unless a member requests that the Council determine relevance.
- J. Continuance of Hearings – Any hearing may be continued or re-continued to any subsequent meeting by order or a notice of continuance.
- K. Communications and Petitions – Written communications and petitions concerning the subject matter of the hearing will be noted, read aloud, or summarized by the chair. Written communications will be read in full if requested by a member.
- L. Admissible Evidence – Hearings need not be conducted according to technical rules relating to evidence and witnesses. Any relevant evidence may be considered if it is the sort of evidence upon which responsible persons are accustomed to rely in the conduct of serious affairs.
- M. Waiver of Rules – Any of the foregoing rules may be waived by majority vote of the members present when it is deemed that there is good cause to do so based upon the particular facts and circumstances involved.
- N. Non Exclusive Rules – These rules are not exclusive and do not limit the inherent power and general legal authority of the body, or the chair, to govern the conduct of its meetings as it considers appropriate from for the orderly and effective conduct of business.

VI. VICE MAYOR

- A. Selection –
 - 1. The member holding the office of vice mayor rotates annually.
 - 2. The Council will choose a vice mayor by a majority vote at the first regular meeting in December in non-election years, and at the meeting certifying the election of new councilmembers in election years.
 - 3. In order to provide the maximum opportunity for each member to serve as vice mayor the Council should nominate the member with the longest contiguous tenure of more than one year on the Council without serving as vice mayor. If a tie, the tie-breaker is as follows:
 - a. Nominate the member who has served fewest times as vice mayor.

- b. If there is a tie, nominate the member based on the alphabetical order of their last name; if there is still a tie, the tie-breaker should be based on the alphabetical order of their first name.

B. Mayoral Duties –

In addition to facilitating Council meetings, the mayor determines the seating order on the City Council dais, and is the primary spokesperson for community events, meetings, and ceremonial events (such as ground-breakings or ribbon cuttings). The mayor may delegate this authority to the vice mayor, other member, or a staff member.

VII. COUNCIL MEMBER ADMINISTRATIVE SUPPORT

A. Incoming Correspondence.

1. Correspondence addressed to the Council, and correspondence addressed to the Mayor requiring a response from staff, are copied to all councilmembers.
2. Correspondence addressed to an individual councilmember will not be copied to the other councilmembers.
3. The group Council email address shall also include the city clerk to ensure that the communication is retained for the record and so the city clerk may coordinate a response if one is deemed necessary.
4. All correspondence, including email, addressed to the City Council will be retained by the City in accordance with its retention schedule.

B. Outgoing Correspondence.

1. All Councilmember correspondence using city resources (letterhead, typing, staff support, postage, etc.) will reflect the position of the full Council not an individual councilmember position.
2. Staff responses to correspondence addressed to Council will be copied to the full Council and city clerk along with the original community correspondence.

C. Personal Correspondence - Councilmembers should use only personal stationery for communications reflecting their personal positions. These communications will be prepared and sent at the expense of individual Councilmembers.

D. Master Calendar - A master calendar of City Council events, functions or meetings will be provided to the full City Council. Functions, events or meetings to be attended by individual councilmembers will not be included on the master calendar.

E. Requests for Research or Information - Councilmembers may request information or research from the city manager or department heads on a given topic directly when it is anticipated that the request can be completed by staff in less than an hour.

Councilmember requests for research or information that is anticipated to take staff more than one hour to complete should be directed to the city manager. Requests for new information or policy direction can be brought to the full Council at a regular meeting for consideration under “Matters of Council Interest”. All written products will be copied to the full City Council.

- F. Council Notification of Significant Incidents - In conjunction with the City Manager's Office, the Police Department and the Fire Department will coordinate the notification to City Council of major crime, fire or other incidents.
- G. Reimbursements - Consistent with AB 1234, reimbursement of councilmember expenses shall conform to City Council Resolution No. 9749 and any authorized amendments thereto.
- H. Compensation - The City Council will be compensated in accordance with Ordinance 896 or any future updates.

VIII. INTERGOVERNMENTAL ASSIGNMENTS

- A. The Council will review intergovernmental assignments at least annually.
- B. The mayor may make temporary intergovernmental assignments with the consent of the person assigned whenever there is a vacancy in both the primary and any alternate seat.

IX. CITY ADVISORY BODY APPOINTMENTS

Appointment and re-appointment to a city advisory body should be based on such criteria as expertise, ability to work well with staff and the public, commitment to fulfilling official duties, effectiveness as a representative of the City Council and city government, and commitment, fidelity and adherence to city values, policies, priorities and expectations as expressed by the City Council, including the Code of Ethics and Conduct for Elected and Appointed Officials. To facilitate the appointment and approval process for city advisory bodies, the following procedures will be used:

- A. Whenever a membership vacancy occurs or will soon occur, the city clerk will post a notice of the vacancy notifying the public of the vacancy.
- B. All persons interested in being considered for service on the body must file with the city clerk an application indicating an interest in serving.
- C. In order to expedite the process should a vacancy occur within one year of interviews, staff is authorized to contact applicants who were not selected to see if she/he is still interested in serving.
- D. The names of those applicants interested in being appointed will be brought directly to Council at a meeting for consideration to be interviewed or for alternative direction.
- E. The whole Council will interview the selected applicants..

- F. The Council will consider whether or not to appoint one or more or none of the applicants to an available seat. The Council will discuss the candidates and deliberate on potential appointments as the body determines.
 - 1. Discussion and deliberation may be predicated on a nomination process in which the mayor calls for nominations for a seat or seats and each member may offer nominations for each seat. A nomination requires a second. Discussion and deliberation regarding the nominees then follows.
 - 2. Discussion and deliberation may include members informally ranking their preference for some, all, or none of the applicants (or nominees if a nomination process is used) for a particular seat with appointment predicated on collective consensus. A consensus to appoint is memorialized by motion approving the appointment(s).
 - 3. Appointments will be presumed made to align to the appointment periods in BCC Section 2-166 for the particular city advisory body and appointment cycle in BCC Section 2-162(d), unless the Council determines otherwise.
- G. After the Council concludes consideration of the applicants, if fewer than the minimum number of seats for a body as expressed in BCC Section 2-166 are filled, the city clerk will repost a notice of vacancy or take such other action as the Council directs. The Council may also direct the clerk to repost if fewer than the maximum number of seats are filled.
- H. City advisory body appointees are at will and serve at the pleasure of the City Council. The Council may remove an appointee from office by declaring the appointed office vacant at any time without cause during an open session of a meeting held in accordance with the requirements of the Brown Act.
- I. Any councilmember including the mayor may place on an agenda the question whether to declare vacant an appointed city advisory body seat, and thereby remove the current holder of the seat, by following the protocol for “Matters of Council Interest”. A copy of the published agenda and any report should be provided to the holder of the seat at the earliest opportunity in a reasonable manner intended to provide notice of the agenda item and meeting information.

X. COUNCIL VACANCY

Whenever a vacancy occurs in the office of a councilmember or the mayor, the Council will fill the vacancy by appointment or special election in accordance with the procedures set forth in Government Code section 36512 and 34902.

XI. FAILURE TO OBSERVE PROTOCOLS

These protocols are adopted to expedite the transaction of the business of city legislative bodies in an orderly fashion and are procedural only and the failure to strictly observe such

rules does not affect the jurisdiction of the City Council or a city advisory body or invalidate action taken at a meeting that is otherwise held in conformity with law.



Appendix A

Council Agenda Item 11
Matter of Council
Interest/Clarification

Meeting Date:

Councilmember(s):

Item Title:

Description of Issue/Request:

(Briefly describe what the issue is about and what you are asking from the City Council, providing as much background information as possible so that the rest of Council has a general idea what the request is about. This will assist staff in ascertaining its future involvement as well.)

Ex: I am requesting the Council consider a resolution supporting legislation regarding (fill in the blank), or, I would like the Council to consider an ordinance (fill in the blank).

Approximately how much staff involvement will this item take?

(Describe types of tasks you think staff will need to undertake to report back to Council with more information, or to implement whatever process/procedure you are proposing. Be realistic!)

Financial Implications?

(You may need to take a guess at this, or it may be “not applicable” or “negligible”.)

How time sensitive is this issue?

(How does this idea match the goals of the General Plan or Vision Statement?)

General Plan/Vision Statement.

Attachments

A.



STAFF REPORT

Meeting Date: June 23, 2026
Agency: City of Belmont
Staff Contact: Elizabeth Tsachres, Communications & Community Affairs Officer,
etsachres@belmont.gov, (650) 435-2297
Agenda Title: 2026 Strategic Communications Update
Agenda Action: Discussion & Direction

Recommendation

This presentation will provide a brief update on Belmont communications efforts over the past year.

Strategic Focus Area

Quality of Life

Background

In January 2021, the Belmont City Council approved the 2020–2025 Strategic Communications Plan to guide the City’s communication and engagement efforts across its five strategic focus areas: Economic Development & Housing, Fiscal & Organizational Stability, Infrastructure & Mobility, Public Safety, and Quality of Life.

The plan was designed to enhance coordination, strengthen public engagement, and ensure that communications—spanning media relations, community outreach, and internal messaging—were aligned with City priorities. It emphasized the importance of clearly conveying the City’s policies, programs, and services to residents through effective and inclusive communication strategies.

In May 2025, the City initiated the process of updating the original plan. In partnership with communications consultant JPW, exploratory meetings were held with City Councilmembers, senior leadership, and staff to assess progress and identify growth opportunities. JPW collaborated closely with the City’s Communications and Community Affairs Officer to integrate feedback and draft a revised plan that reflects current community needs and organizational priorities. The updated plan serves as a practical roadmap for the next five years, building on past successes and laying the groundwork for continued improvement. The 2025–2030 Strategic Communications Plan was presented to council on June 24, 2025. After receiving feedback from council, staff implemented the suggested changes, and the new communications plan was approved on July 8, 2025.

Analysis

The need for robust and inclusive communication has steadily increased. The updated plan recognizes the community's desire for a hybrid approach that includes digital, print, and in-person outreach. It also supports internal capacity-building by offering practical tools to empower staff while maintaining a consistent, high-quality communication standard that reflects the City's values and meets the needs of our



community.

Since adopting the new communications plan in 2025, the City has made significant strides in implementing key recommendations. Over the past year, our main areas of growth have been the creation of video content and the ongoing development of our interdepartmental communications team.

The following accomplishments reflect the City’s commitment to continuous communications improvement:

- Made improvements to the communications intranet by adding our language translation services, maintaining a robust photo library, and creating a social media and weekly news policy.
- Launched social media video series campaigns to strengthen transparency, community trust, and participation.
- The use of video content has significantly increased engagement across our digital platforms, and we have made an effort to create our own videos using “trending” content to help enhance engagement.
- Initiated a website redesign project aimed at creating a service-oriented site, expected to launch by the end of 2026.
- Developed a chatbot for the website to help residents navigate it more easily (launching summer 2026).
- Continued training staff on digital content creation and ADA compliance to enhance accessibility and ensure consistent branding across all departments.
- Increased communications storytelling to enhance transparency through the latest budget campaign, staff video series (The Staff Side), and the creation of new sections in our weekly newsletter for more consistent departmental updates.
- Continue to market local businesses through our monthly business spotlights, which have become increasingly popular, with businesses reaching out to us for promotion.
- Over the past year, we have strategically collaborated with other departments, such as fire, police, and parks, to further boost our social media engagement.
- Presented communications Know & Grow to staff to explain communications functions and options

Alternatives

1. Not applicable.

Attachments

- A. Communications Update Presentation

Fiscal Impact

No Fiscal Impact

Funding Source Confirmed: Initiatives from the Strategic Communications Plan are prioritized and incorporated into the annual budget development process as appropriate.

Source:

Purpose:

Public Outreach:



Staff

| Council Vision/Priority

| Posting of Agenda