

A P P E N D I X B

CITY OF BELMONT STANDARD
DEVELOPMENT REQUIREMENTS
AND CONDITIONS OF APPROVAL



APPENDIX B1:
STANDARD CONDITIONS OF
APPROVAL FOR LARGE
DEVELOPMENT PROJECTS

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STAFF REPORT

Meeting Date: March 28, 2023
Agency: City of Belmont
Staff Contact: Damon DiDonato, Community Development Department, (650) 637-2908;
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Agenda Title: Standard Conditions of Approval for Large Development Projects
Agenda Action: Resolution

Recommendation

Adopt a resolution adopting a list of standard conditions of approval for large development projects. Provide direction to staff regarding the update process for revisions to the adopted list.

Strategic Focus Area

Economic Development and Housing

Background

1926-2016 – Belmont City Staff developed, utilized, and modified standard development requirements (SDRs) and standard conditions of approval (COAs).

2017 - The City Council certified a Final Environmental Impact Report (FEIR) that evaluated the environmental impacts of the City's 2035 General Plan, Phase I Zoning, Belmont Village Specific Plan (BVSP) and Zoning, and Climate Action Plan (CAP). Subsequent to its adoption, Belmont City staff implemented various aspects of the General Plan by adopting implementation ordinances and plans, updating the Zoning code, and modifying the development review process. This is an on-going effort.

2018 – Planning Staff began to more regularly modify the City's development requirements for housing projects for consistency with state housing and environmental review laws, as modifications to these laws became more frequent. In general, modifications to state housing and environmental laws have reduced the City's discretion for review of certain types of housing projects, and have limited when the City may conduct environmental review. There has also been an increase in the types of housing projects that are required to be expedited, and are categorically exempt from environmental review.

2020-2022 - The City reestablished its Development Review Team (DRT), which includes members of City staff that are part of the development review process. One stated goal of the DRT is to increase efficiencies in the development review process. To that end, the DRT augmented internal processes, and developed new checklists, application forms and conditions of approval (i.e., SDRs and Standard COAs).

February 21, 2023 – The Planning Commission adopted a resolution recommending that the SDRs and standard COAs would substantially mitigate environmental effects, and that the City Council approve a Resolution adopting SDRs and standard COAs for large development projects (see Attachment D).



Analysis

Overview

As previously discussed, staff has identified standard development requirements (SDRs) and standard conditions of approval (COAs) for large and complex projects. This item would memorialize these SDRs and COAs, and require all applicants to agree to them (as applicable) as part of the application process. The applicant's agreement would be required for projects that include all levels of environmental clearance, including projects that are categorically exempt under the California Environmental Quality Act (CEQA). The goals of this item are: 1) to create a more consistent and streamlined entitlement/environmental review process for large and complex projects; and 2) to better ensure that the City has adequately addressed any potential environmental impacts from projects at all levels of environmental clearance.

Standard Development Requirements

SDRs identify submittal and process requirements for projects. For example, many of the SDRs from the General Plan EIR require technical studies to be prepared, as a way of evaluating and addressing the impacts of individual development projects. In these cases, the technical study is conducted prior to project approval and includes project-specific recommendations for mitigating an environmental effect; these recommendations are considered implementation measures for the SDR rather than separate mitigation measures typically used in a CEQA document.

Standard Conditions of Approval

Standard COAs are conditions that are applied to all projects of a certain type. There are generally three types of standard COAs, including: 1) Administrative COAs – that identify the general terms of the permit, such as expiration date, requirements for obtaining any subsequent permits, payment of fees, etc.; 2) Environmental COAs – that include measures that would avoid or reduce significant environmental impacts; and 3) Non-environmental COAs – that include standard submittal requirements for plans and other technical documentation.

The proposed SDRs and COAs discussed in this report and provided in Attachment C are predominantly environmental. These SDRs and COAs are considered environmental protection measures, because they implement the City's General Plan 2035 Environmental Impact Report (GP EIR). They also enforce City Code and Ordinances, and state and federal laws that are designed to avoid or substantially reduce (mitigate) environmental impacts for development projects (i.e., Zoning Ordinance, City Code, Stormwater Requirements, Tree Protection Ordinance, Noise Ordinance, Grading Regulations, National Pollutant Discharge Elimination System (NPDES) requirements, Housing Element and other General Plan Element-related mitigation measures, California Building Code, Reach Codes, Uniform Fire Code, Climate Action Plan, and Complete Streets Policy, etc.), which have been found to substantially mitigate environmental effects.

Applicability

As previously discussed, the City has undertaken program-level environmental review as part of the update of the City's General Plan, through adoption of the General Plan EIR. In order to rely on the environmental review conducted in the General Plan EIR, and to ensure that there will not be significant environmental impacts from individual development projects, all applicants for discretionary projects are



required to agree to the mitigation measures identified in the General Plan EIR. As the majority of these measures have been incorporated into the development review process and/or made into standard conditions of project approval, applicants also must agree to all applicable standard conditions of approval that were adopted to avoid or mitigate environmental impacts. This requirement includes projects that are categorically exempt from the California Environmental Quality Act (CEQA).

The conditions in Attachment C are listed under the applicable resource area identified in California Environmental Quality Act (CEQA) Guidelines, Appendix G (Environmental Checklist Form). The applicability of the standard conditions is indicated below each resource area identified in the list. Not all standard conditions are applicable to all projects and project sites. For example, tree protection measure COAs would not be applicable for a project that had no trees on or adjacent to a project site.

Implementation

As applicable, the Conditions are adopted as requirements of an individual project when the project is approved by the City and are designed to, and will, substantially mitigate environmental effects. In reviewing project applications, the City determines which of the Conditions are applied, based upon the project's characteristics and location, zoning district, applicable plans, and type(s) of permit(s)/approvals(s) required for the project.

Where there are peculiar circumstances associated with a project or project site that will result in significant environmental impacts despite implementation of the SDRs and standard COAs, the City will determine whether there are feasible mitigation measures to reduce the impact to less than significant levels in the course of appropriate CEQA review (mitigated negative declaration or EIR).

City staff have been utilizing a mitigation measure (MM) Agreement form for the last three years. Staff proposes to modify the City's MM agreement form to include an agreement for SDRs and Standard COAs; the SDR and Standard COA list would be an attachment to the MM and standard COA agreement form. The forms are intended to memorialize standard development processes /COAs, and to generally explain when they are applicable. The modified agreement and proposed Standard COAs are included as staff report Attachments B and C, respectively.

Adoption Finding

Adoption of the SDRs and COAs for large and complex projects requires the City Council to make a single finding that these standards would substantially mitigate environmental effects.

Response. As previously discussed, the SDRs and standard COAs for large and complex projects were largely derived from the City's General Plan 2035 Programmatic EIR, state and federal laws, and local plans, policies, and ordinances that were designed to avoid or reduce the significant environmental impacts of development projects. In addition, SDRs and standard COAs were formulated from review of professionally prepared reports (i.e., Arborist Reports, Biological Reports, Geotechnical Reports, Cultural Resource Evaluations, etc.), and through consultations with state and county agencies (i.e., San Mateo County Environmental Health Department, California Department of Toxic Substance Control, California Fish and Wildlife Service, etc.).



In various forms and circumstances, the SDRs and standard COAs for large and complex projects, have been uniformly applied and incorporated into projects regardless of the project’s environmental determination. Thus, there is substantial evidence in City records over the course of many years that these SDRs and standard COAs would substantially mitigate the environmental effects development projects. As such, Staff and the Planning Commission recommend that this requisite finding for adoption of the SDRs and standard COAs can be made in the affirmative.

ENVIRONMENTAL CLEARANCE (CEQA)

The proposed establishment of standard development requirements (SDRs) and standard conditions of approval (COAs) for large and complex projects is categorically exempt from the provisions of the California Environmental Quality Act by provision of Section 15061(b)(3) in that these items do not have the potential to cause a significant effect on the environment and are not subject to CEQA review.

The adoption of standard development requirements (SDRs) and standard conditions of approval (COAs) for large and complex projects would be consistent with the City’s General Plan 2035 Programmatic EIR, state and federal laws, and local plans, policies, and ordinances that were designed to avoid or reduce the significant environmental impacts of development projects. In addition, application of these standardized requirements in various forms and circumstances have proven to avoid or reduce significant environmental impacts. Thus, adoption of SDRs and Standard COAs would not have a significant adverse effect on the environment, and the activity is not subject to CEQA

Update Process

If the City Council elects to adopt the proposed SDRs and Standard COAs, modifications to this item will need to occur from time to time to address changes in state and federal laws, revisions to policy documents, and updates to adopted environmental documents. For example, the City will need update the General Plan Safety Element within the next year. There is likely to be additional mitigation measures, SDRs and Standard COAs as a result of this update. In addition, new lists would need to be generated for small projects (i.e., Single-Family Design Reviews), and for regular and administrative COAs.

Any update process for SDRs and Standard COAs would need to include revisions generated by staff, and adoption by a review authority. The process could also include recommendations from the Community Development Director and the Planning Commission, and could be different for different types of COAs. Staff recommends a review process that is based on the type of COAs, and the roles and responsibilities of the development review process (see Table below). Staff requests that the City Council provide feedback on a preferred process for periodic updates of SDRs and Standard COAs.

SDRs & Standard COAs – Review Processes		
<u>Type of COAs</u>	<u>Recommendation</u>	<u>Review Authority</u> ¹
Administrative	Planning Staff	Community Development Director
Environmental	Community Development Director	Planning Commission
Non-Environmental	Planning Staff	Community Development Director

¹ For items that include more than one type of COA, the highest-level process would be followed, except that minor modifications and additions to any list would be approved by the Community Development Director.



Alternatives

1. Take No Action.
2. Continue the Item and Direct Staff to Provide Additional Information.

Attachments

- A. Resolution Adopting SDRs and Standard COAs for Large Development Projects
- B. Mitigation Measure & Standard COA Agreement Form
- C. Standard Development Requirements and COAs for Large Development Projects
- D. Planning Commission Resolution No.: 2023-05

Fiscal Impact

- No Fiscal Impact
- Funding Source Confirmed:

Source:

Staff

Purpose:

Plan Implementation*

Public Outreach:

Posting of Agenda

* Belmont General Plan 2035 Implementation

APPENDIX B2:
STANDARD CONDITIONS OF
APPROVAL FOR COMPLEX,
COMMERCIAL & MULTIFAMILY
PROJECTS



Attachment A - Standard Conditions of Approval Complex, Commercial & Multifamily Projects

The following standard development requirements (SDRs) and conditions of approval (COAs) may be required for all complex projects, and for commercial, multi-family, and mixed-use project applications.¹ The conditions are listed under the applicable resource area identified in California Environmental Quality Act (CEQA) Guidelines, Appendix G (Environmental Checklist Form). Not all standard conditions are applicable to all projects and project sites. The applicability of the standard conditions is indicated below for each resource area.

Aesthetics

The city regulates the potential aesthetic impacts of development via the Design Review process, and implements objective design standards for all large projects. The following standard conditions are required for all large projects that undergo Design Review:

COAs

- 1. All exterior lighting must employ the use of cut-off fixtures to restrict the direction of the light in accordance with City standards. Lighting should be the minimum required for safety, but not result in undue glare off site. There must be no floodlighting of landscape plantings, the apartment building, courtyards, or patios/decks. To ensure consistency with city standards for lighting and compliance with the submitted photometric plan, a final lighting review shall occur by Planning after installation of project lighting and before final Building Permit inspection.*
- 2. Installation of roof mounted mechanical equipment shall be consistent with Elevation Drawings _____ and Sections _____) dated _____. Roof mounted equipment shall be placed behind roof screens so as not to be visible from surrounding vantage points at or below the highest point of the equipment.*
- 3. Except as modified by these conditions of approval, or as required by subsequent project review, the Building Permit Plans shall be consistent with the approved Planning Plans, date stamped _____ and inclusive of the architectural drawings (Sheets ____ through ____); Civil Engineering Plans (Sheets ____ through ____); Landscape Plans (Sheets ____ through ____), and Lighting Plans (Sheets ____ through ____).*
- 4. The applicant shall demonstrate that the _____ building is consistent with the maximum floor area and height approved for the project, prior to final building permit inspection. As built, floor plans and a roof height elevation from an engineer or surveyor that includes any roof top equipment and screens shall be provided.*

¹ Complex Projects generally include General Plan Amendments, Rezoning, new buildings greater than 10,000 gross square feet, major subdivisions of land into five or more lots or condominium units, tentative maps, all vesting tentative maps, roadway improvement plans, and projects that include multiple, interrelated project entitlements.

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

Air Quality

Construction & Operations

The General Plan EIR (GP EIR) indicates that individual development projects have the potential for construction and operational emissions in excess of BAAQMD's project level thresholds; however, Mitigation Measures AQ-1 through AQ-4 would reduce construction related emissions, and Mitigation Measure AQ-5 would address operational-related emissions. Thus, all large projects are required to implement the following mitigation measures as standard conditions of project approval:

1. *Pursuant to GP EIR Mitigation Measure AQ-1, the applicant shall require their contractors, as a condition of contract, to further reduce construction-related exhaust emissions by ensuring that all off-road equipment greater than 50 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall operate on an EPA-approved Tier 4 or newer engine. Exemptions can be made for specialized equipment where Tier 4 engines are not commercially available within 200 miles of the project site. The construction contract must identify these pieces of equipment, document their unavailability, and ensure that they operate on no less than an EPA-approved Tier 3 engine. ARB regulations will result in the percentage of Tier 4 engines increasing over the next several years.*
2. *Pursuant to GP EIR Mitigation Measure AQ-2, the applicant shall require their contractors, as a condition of contract, to reduce construction-related exhaust emissions by ensuring that all off-road equipment greater than 50 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall operate on renewable diesel (such as Diesel high performance renewable). Renewable diesel is currently commercially available in San Francisco Bay Area.*
3. *Pursuant to GP EIR Mitigation Measure AQ-3, the applicant shall require their contractors, as a condition of contract, to reduce construction-related fugitive ROG emissions by ensuring that low-VOC coatings that have a VOC content of 10 grams/liter (g/L) or less are used during construction. The project applicant will submit evidence of the use of low-VOC coatings to BAAQMD prior to the start of construction.*
4. *Pursuant to GP EIR Mitigation Measure AQ-4, the applicant shall require their contractors, as a condition of contract, to reduce construction-related fugitive dust by implementing BAAQMD's basic control measures at all construction and staging areas. The following measures are based on BAAQMD's current CEQA guidelines.*
 - a) *All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day.*
 - b) *All haul trucks transporting soil, sand, or other loose material offsite will be covered.*

- c) *All visible mud or dirt track-out onto adjacent public roads or sidewalks will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
 - d) *Entry and exit from the site will use rock or rumble strips to prevent tracking.*
 - e) *All vehicle speeds on unpaved roads, driveways, or driving surfaces shall be limited to 15 mph.*
 - f) *All roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used.*
 - g) *Post a publicly visible sign with the telephone number and the name of the person to contact at the lead agency regarding dust complaints. This person will respond and take corrective action within 48 hours. The phone number of the District will also be visible to ensure compliance.*
5. *Pursuant to GP EIR Mitigation Measure AQ-5, the developer(s) shall provide education for residential and commercial tenants concerning green consumer products. Prior to receipt of any certificate of final occupancy, the project sponsors shall work with the City of Belmont to develop electronic correspondence to be distributed by email to new residential and commercial tenants that encourages the purchase of consumer products that generate lower than typical VOC emissions. Examples of green products may include low-VOC architectural coatings, cleaning supplies, and consumer products, as well as alternatively fueled landscaping equipment.*
6. *The applicant must require their contractors, as a condition of contract, to reduce construction-related exhaust emissions by implementing following measures during construction related activities:*
- a. *Idling times must be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage must be provided for construction workers at all access points.*
 - b. *All construction equipment must be maintained and properly tuned in accordance with manufacturer's specifications. All equipment must be checked by a certified mechanic and determined to be running in proper condition prior to operation.*
7. *The applicant must require their contractors, as a condition of contract, to reduce construction-related fugitive ROG emissions by ensuring that paints and solvents have a VOC content of 100 grams per liter or less for interior surfaces and 150 grams per liter or less for exterior surfaces.*

Sensitive Receptors

The General Plan EIR indicates that the construction of individual development projects has the potential to expose sensitive receptors (residential uses, hospitals, schools, daycare centers, etc.) to toxic air contaminants (TACs). Thus, General Plan EIR Mitigation Measure AQ-6, requires that all projects proposing development within 1,000 feet of existing sensitive receptors prepare a

site-specific health risk assessment (HRA). If the HRA demonstrates, to the satisfaction of the City, that the health risk exposures for adjacent receptors will be less than BAAQMD project-level thresholds, then additional mitigation would be unnecessary. The preparation of a project-specific HRA is a standard development requirement (SDR) for all large projects that are proposed within 1,000 feet of existing sensitive receptors.

COA - Dust Control

In addition to the above COAs, the Public Works Department requires the following standard dust control COA for all large projects:

1. *The owner/applicant must submit a dust control plan for approval by the Department of Public Works. To reduce dust levels, exposed earth surfaces shall be watered as necessary. The application of water must be monitored to prevent runoff into the storm drain system. Spillage resulting from hauling operations along or across any public or private property shall be removed immediately. Dust nuisances originating from the contractor's operations, either inside or outside of the right-of-way must be controlled. The measures must also include:*
 - a) *Water all active construction sites at least twice daily.*
 - b) *Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.*
 - c) *Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.*
 - d) *Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites. All sidewalks shall be kept clear of dust and debris unless the sidewalk is closed as part of a City approved traffic control plan.*
 - e) *Sweep streets daily along the haul route (with water sweepers) if visible soil material is carried onto adjacent public streets.*
 - f) *Entry and exit from the site will use rock or rumble strips to prevent tracking.*
 - g) *Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).*
 - h) *Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiled materials.*
 - i) *Install sandbags or other erosion-control measures to prevent silt runoff to public roadways.*
 - j) *Replant vegetation in disturbed areas as quickly as possible.*
 - k) *Watering should be used to control dust generation during the break-up of pavement.*
 - l) *Cover all trucks hauling demolition debris from the site.*
 - m) *Use dust-proof chutes to load debris into trucks whenever feasible.*
 - n) *Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.*
 - o) *All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be in proper running order prior to operation.*

- p) Diesel powered equipment shall not be left inactive and idling for more than five minutes, and shall comply with applicable BAAQMD rules.*
- q) Use alternative fueled construction equipment, if possible.*
- r) All vehicle speeds on unpaved roads shall be limited to 15 mph.*
- s) Post a visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 24 hours. The Air District phone number shall also be visible to ensure compliance with applicable regulations.*

Green House Gas

The following standard conditions of approval are required for all projects:

COAs – Green House Gas

- 1. A minimum of 10% of the construction materials must be acquired (sourced) within 100 miles of the planning area. Documentation must be provided before the final building permit inspection.*
- 2. A minimum of 50% of the construction waste generated by this project must be recycled or salvaged for use. Documentation must be provided before the final building permit inspection. Sample forms located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance.*
- 3. Prior to issuance of a building permit, the applicant must provide documentation (i.e., construction contracts or signed agreements) demonstrating that all contractors and subcontractors agree to operate all off-road equipment greater than 50 horsepower (hp) and operating for more than 20 total hours over the entire duration of work on renewable diesel (such as Diesel high performance renewable).*

Biological Resources

The GP EIR indicates that the construction/operation of individual development projects may result in direct and indirect environmental impacts to sensitive habitats and species in the planning area; however, the GP EIR identifies policies to mitigate these impacts, and the City has established a SDR that requires the submittal of a biological report for development on properties that are either found to contain sensitive resources or are adjacent to properties that contain sensitive resources, as shown in [General Plan EIR Figures 4.3-1 through 4.3-5.](#)

In addition, the City has established SDRs and COAs for specific situations as follows:

Tree Impacts

General Plan polices require compliance with the City's adopted [Tree Preservation Ordinance](#) (Chapter 25 of the City Code). The Tree Ordinance provides a process and standards for review of projects that may impact or remove protected trees. Environmental impacts are considered mitigated for projects that adhere to this policy.

The City follows a SDR that requires the submittal of an arborist report for development projects where trees may be impacted. The arborist report is required to assess the project's potential

impacts to trees on and adjacent to the site (depending on the scope of the project), and to provide protective measures to either prevent impacts or mitigate impacts to less than significance. The City requires adherence to the tree protection measures identified in the arborist report as a standard condition of project approval. Standard conditions of approval are as follows:

COAs – Tree Protection

1. *The applicant shall implement the Tree Protection Guidelines identified in the project Arborist Report; the project arborist must review the final building and grading plans, and confirm in writing any changes to the design recommendations. The guidelines must be included on a plan sheet submitted with the building permit application.*
2. *Prior to issuance of a grading or building permit, the applicant must submit written confirmation from the Project Arborist that all tree protection measures, and pre-construction treatments have been installed and inspected, and that they meet the arborist's specifications.*
3. *Any approved grading, construction, demolition or other work within the tree protection zone must be monitored by the project arborist.*
4. *Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Project Arborist.*
5. *If unplanned or unapproved tree injuries or tree removals occur during project construction, the applicant shall contact City Planning Staff. Additional permits may be required.*
6. *After completion of exterior construction work and before final building permit inspection, the applicant shall submit a final written report/letter from the Project Arborist. Said report/letter must provide an evaluation of the construction impacts to the subject tree's health or structural stability, and must identify any additional provisions that may be required to these address impacts. The applicant is responsible to implement these recommendations. A final report may be required on the effectiveness of the measures.*

Migratory Birds & Bats

Nesting migratory birds are protected under the Migratory Bird Treaty Act, and Section 3503 of the California Fish and Game Code. Several species of bats that inhabit the Bay Area are listed as a California Species of Special Concern (CSSC). Tree removal has the potential to disturb nesting migratory birds and bats. Thus, all applications that include tree removal are required to implement the following measures as standard conditions of project approval:

COAs – Nesting Birds

1. *To minimize potential impacts on nesting raptors, the applicant shall either: 1) Avoid construction activities (i.e., tree pruning, tree removal, tree protection work, demolition, grading, and construction) during the active nesting season (between February 1, and August*

31); or 2) Conduct pre-construction surveys for nesting raptors and provide appropriate buffer zones, if construction has the potential to impact nesting birds.

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

COAs – Bats

1. *A qualified biologist shall visually inspect trees to be removed for bat roosts within 7 days prior to their removal. The biologist will look for signs of bats including sightings of live or dead bats, bat calls or squeaking, the smell of bats, bat droppings, grease stains, or urine stains around openings in trees or structures, or flies around such openings. Trees with multiple hollows, crevices, forked branches, woodpecker holes or loose and flaking bark have the highest chance of occupation and shall be inspected the most carefully.*
2. *If signs of bats are detected, CDFW should be contacted about how to proceed. Echo-location surveys may be needed to verify the presence of bats, or an exclusion zone around the occupied tree may be recommended until bats leave the roost. Due to restrictions of the California Health Department, direct contact by workers with any bat is not allowed. The qualified bat biologist shall be contacted immediately if a bat roost is discovered during project construction.*

San Francisco Dusky-Footed Woodrat

The San Francisco Dusky-footed Woodrat (SFDW) occurs in a variety of habitats throughout the Bay Area. The SFDW is listed as a California Species of Special Concern (CSSC). Clearing, grading, and other construction activities have the potential to disturb Dusky-footed Woodrats. Thus, the City has adopted an SDR that requires the submittal of a biological report for development on properties that are either found to contain wood rats, or are adjacent to properties that have a high likelihood to contain woodrats (i.e., woodlands, riparian, annual grass, coastal scrub and chaparral habitats delineated in GP EIR Figures 4.3-1 through 4.3-5). In addition, the following standard COAs are required for all applications that include clearing, grading, and other construction activities where there is a high likelihood of SFDW occurrence:

COAs – Woodrats

1. *Pre-Construction Survey. No more than thirty days prior to site disturbances (i.e., clearing, grubbing, grading or tree removal), a qualified biologist must survey for SFDW nests within and adjacent to the limits of these activities (impact area). All nests (active or inactive) must be mapped and flagged in the field. If no stick nests are detected, no further surveys are*

required, unless recommended by the biologist. The biologist must submit the results of the survey to the Community Development Department, prior to any site disturbances.

- 2. Construction Worker Education. Prior to issuance of building permits, the applicant must demonstrate that a qualified biologist has conducted worker environmental awareness training for all project construction personnel. The training must include a description of the San Francisco dusky-footed woodrat (SFDW) and how to recognize and avoid SFDW stick houses. Workers must be instructed to remain within the designated work area at all times and to minimize the area of vegetation removal and ground disturbance to the minimum necessary for the project.*
- 3. Avoidance / Buffer Plan. Woodrat houses within 50 feet of the construction activities area must not be physically disturbed and must be protected with the maximum feasible dispersal buffer, as determined by a qualified biologist. The buffer areas must be clearly marked with flagging. The buffer areas must be left in a natural, vegetated state and no construction activities or staging of equipment may take place within the buffer areas. The applicant must demonstrate that the buffer areas are in place and inspected by a qualified biologist, prior to grading, grubbing or tree removal activities.*
- 4. Unexpected Woodrats. In the event that unexpected woodrat nests are encountered during construction activities, all construction activity in the area of the find shall be halted, and the Community Development Director shall be notified; a qualified biologist must examine the find and make appropriate recommendations for buffer installation (avoidance measures) or relocation of woodrat nests with approval by the California Department of Fish and Wildlife. The applicant must demonstrate that the buffer is in place or the woodrats have been properly relocated, prior to resuming activities in the area of the find.*
- 5. Relocation Plan. If woodrat nests are to be relocated, then a woodrat relocation plan must be prepared and submitted to California Department of Fish and Wildlife (CDFW) for approval. Relocations must be performed under the direct supervision of a qualified biologist approved for this project by the CDFW.*

Riparian & Aquatic Resources

The City has adopted an SDR that requires the submittal of a biological report for development on properties that contain riparian and aquatic resources. The report must include an evaluation of the project for potential biological impacts, and must recommend measures to avoid impacts, as necessary, in accordance with Section 4.3 of the 2035 General Plan Environmental Impact Report (Biological Resources).

In addition, the biological report must review the submittal requirements for various agencies to determine whether or not other regulatory bodies would need to review the project under a Joint Aquatic Resource Permit (JARPA), or a San Francisco Bay Conservation Development Commission (BCDC) Permit. Projects that include ground disturbances or construction within 50 feet of the top of a creek bank, or within 100 feet of the San Francisco Bay typically require permitting by other regulatory agencies.

The City requires that the applicant either obtain permits from other regulatory agencies with purview over the project, or demonstrate that no permits are required. In addition, the City requires adherence to the avoidance measures identified in the biological report as a standard condition of project approval. Standard conditions of approval are as follows:

COAs – Riparian & Aquatic Resources

- 1. Prior to issuance of permits for grading, building or tree removal, the applicant must: a) Provide copies of all permits from any relevant regulatory agencies (i.e., the U.S. Army Corps of Engineers, the San Francisco Bay Regional Water Quality Control Board, and the California Department of Fish and Wildlife, and San Francisco Bay Conservation Development Commission); and b) Demonstrate to the satisfaction of the Community Development Director that permits are not required from any relevant regulatory agencies.*
- 2. The applicant shall implement the avoidance measures identified in the project Biological Report; These measures shall be included on a plan sheet submitted with the grading and building permit applications.*
- 3. Prior to issuance of a grading or building permit, the applicant shall submit written confirmation from the project biologist that all avoidance measures, and pre-construction treatments have been installed and inspected, and that they meet the biologist's specifications.*

Oak Woodlands

Figure 4.3-1 of the General Plan EIR identifies large stands of California Valley, Coastal, and Blue Oak Woodlands that have been preserved throughout the City. Section 21083.4 of the Public Resources Code (*The California Oak Woodlands Conservation Act*) was enacted in 2001 to protect oak woodland habitats that were being diminished due to development, firewood harvesting, and agricultural conversions. As amended in 2022 by [Senate Bill \(SB 1404\)](#), the Act requires a lead agency to: 1) determine whether a project within its jurisdiction may result in a conversion of oak woodlands that will have a significant effect on the environment;² and 2) to require certain oak woodlands mitigation alternatives (i.e., adopting conservation easements, replanting / maintaining oak trees, contributing to an Oak Woodlands Conservation fund, other measures developed by the lead agency, etc.).

The City follows a SDR that requires the submittal of a biological report and an arborist report for development projects that contain oak woodland resources. The arborist report is required to assess the project's potential impacts to trees on and adjacent to the site (depending on the scope of the project), and to provide protective measures to either prevent impacts or mitigate impacts to less than significance. The City requires adherence to the tree protection measures identified in the arborist report as a standard condition of project approval. In addition, the City requires the following mitigation measure as a standard COA for projects that remove three or more oak trees in an oak woodland:

² SB 1404 indicates that the removal of three or more oak trees within an oak woodland located within areas mapped by state or local agencies as areas critical to habitat linkage, natural resources protection, or otherwise related to biodiversity and conservation constitutes a significant effect on the environment.

COA - Oak Woodland Habitat

1. *The loss of oak woodland habitat must be mitigated through onsite plantings of coast live oaks (*Quercus Agrifolia*) trees at a minimum 15-gallon size. The project applicant must prepare a Planting Plan to address oak woodland planting as mitigation. The project applicant must replace removed oak trees at the following ratios:*

- *5:1 replacement for impacted oak trees greater than 25 inches in diameter*
- *2:1 replacement for impacted oak trees smaller than 25 inches in diameter*

The replacement trees must be monitored for a period of five years and must be able to survive the last two years of the minimum five-year monitoring period without supplemental irrigation. If at any time the applicant identifies additional trees that need to be removed, the applicant must first get written approval from the City of Belmont and applicant must revise the final Planting Plan to include additional tree plantings in accordance with the above mentioned ratios.

In circumstances when oak trees plantings cannot be replanted onsite, as determined by a qualified arborist or forester, the applicant may also mitigate by contributing to the City's in-lieu fee program fund (at the replacement ratios identified above) in accordance with the City's current Master Fee Schedule.

Cultural Resources

In accordance with General Plan EIR policies, the City has adopted an SDR that requires applicants to: a) Review records for development proposed in areas that are considered archaeologically or paleontologically sensitive; b) Prepare a report that determines the potential effects of development and construction on archaeological or paleontological resources (as required by CEQA); c) Conduct pre-construction surveys and monitoring during any ground disturbance for all development in areas of historical and archaeological sensitivity; and d) Implement appropriate measures to avoid the identified impacts, as conditions of project approval (i.e., halting construction when resources are uncovered, evaluating the find, and implementing avoidance measures and/or mitigation plans as required by CEQA).

The following standard conditions of approval are required for all projects:

COAs - Archeological Resources

1. *Prior to issuance of building permits, the applicant shall demonstrate that construction crews have proper training for the discovery, handling and retention methods for paleontological, archeological and/or cultural resources found at the project site. Project personnel should not collect cultural resources. Prehistoric resources include: chert, or obsidian flakes, projectile points, mortars and pestles, dark, friable soil containing shell and bone dietary debris, heat- affected rock, or human burials. Historic resources include: stone or adobe*

foundations or walls, structures and remains with square nails, and refuse deposits or bottle dumps.

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

COA – Human Remains

1. *If any human remains are discovered or recognized in any location on a project site or within the public right-of-way, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:*
 - *The San Mateo County Coroner/Sheriff has been informed and has determined that no investigation of the cause of death is required; and*
 - *If the remains are of Native American origin:*
 - a) *The descendants of the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98; or*
 - b) *The Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission.*

The following standard condition of approval is required for all projects in areas with a medium to high archaeological sensitivity:

1. *All earthmoving activities for the project, both on site and within the public right-of-way, shall be monitored by a qualified professional archaeologist who meets the Secretary of the Interior's Standards for Archaeology. A report on the results of the monitoring shall be submitted to the Community Development Department, prior to the construction of the building foundation.*

Geology & Soils

Geology

The Belmont City Code requires a soils and engineering geology report for all new or substantially altered foundations (BCC 7-12, IBC 106.1 & 1804.3). The City Code also established a peer review process for geotechnical reports by a consulting engineering geologist working for the City. This process occurs as part of entitlement review. After a project has been cleared through geotechnical peer review, the following standard COAs are required for all projects:

COAs – Geotechnical

1. Geotechnical Plan Review - Before submittal to the City, the Project Geotechnical Consultant shall review and approve all geotechnical aspects of the project building and grading plans (i.e., site preparation and grading, building set-backs, site drainage improvements and design parameters for foundations, retaining walls and access driveway/garage) to ensure that their recommendations have been properly incorporated. The consultant shall ensure that the geotechnical design recommendations comply with the most current seismic design parameters of the California Building Code. The results of the geotechnical plan review and updated geotechnical design recommendations shall be summarized by the Project Geotechnical Consultant in a letter and submitted to the city for review and approval prior to issuance of building permits.
2. Geotechnical Field Inspection –The geotechnical consultant must inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections must include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations and retaining walls prior to the placement of steel and concrete. The results of these inspections and the as-built conditions of the project must be described by the geotechnical consultant in a certification letter and submitted to the City Engineer prior granting final occupancy.

Grading & Erosion Control

The following standard grading and erosion control COAs are required for construction of all projects to prevent significant grading and soil erosion impacts:

1. Prior to any grading or clearing being performed on-site, the owner/applicant shall submit a grading plan prepared by a California-registered Civil Engineer in accordance with City Grading Ordinance, Chapter 9, Section 3 of the City Code, with a grading permit application, for approval by the Department of Public Works and Building Division. The plan must incorporate the following restrictions:
 - a. All soils stockpiled on the site during construction must be covered or otherwise protected from wind and water erosion.
 - b. During construction, erosion and sedimentation control plans must be implemented to retain sediments on-site.
 - c. Site grading and finished construction must be designed and executed in such a manner as to avoid diverting runoff onto other properties.
 - d. Restrictions and recommendation of the Geologic and Soils report as approved by the City's Geologist.
2. Grading shall neither be initiated nor continued between November 15 and April 15. Grading shall be done between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday unless otherwise specifically authorized by the Director of Public Works, or his/her designee. The Stormwater Pollution Prevention Program Best Management Practices (BMPs) for construction shall be implemented to protect water quality.

3. *The applicant must obtain a General Construction Permit from Regional Water Quality Control Board prior to beginning of grading.*
4. *A letter from the geotechnical consultant, shall inspect, test (as needed) and approve all geotechnical aspects of the project construction. The inspections shall include, but not necessarily be limited to site preparations and grading, site surface and subsurface drainage improvements, and excavations for foundations and retaining walls prior to the replacement of steel and concrete. The geotechnical consultant shall observe all excavations during project grading to verify anticipated geologic conditions and to check for any apparent indications of temporary excavation instability. In addition, the geotechnical consultant shall observe installation of construction shoring measures. A final geotechnical inspection shall be performed of completed drainage improvements to verify conformance with geotechnical standards.*
5. *The results of these inspections as the as-built conditions of the project shall be described by the geotechnical consultant in a letter and submitted to the City Engineer for review prior to final (granting of occupancy) project approval.*
6. *The applicant must submit an erosion and sedimentation control plan describing Best Management Practices (BMPs) to be used to prevent soil, dirt, and debris from entering the storm drain system. The plan shall include the following items:*
 - a) *A site plan showing the property lines, existing and proposed topography, and slopes; areas to be disturbed, locations of cut/fill and soil storage/disposal area; areas with existing vegetation to be protected; existing and proposed drainage patterns and structures; watercourses or sensitive areas on-site or immediately downstream of project; and designated construction access routes, staging areas and washout areas.*
 - b) *Erosion and sediment controls to be used during construction, selected as appropriate from the California Regional Water Quality Control Board, San Francisco Bay Region Erosion and P.O. Box 791, Oakland, CA 94604-0791.*
 - c) *Methods and procedures to stabilize denuded areas and install and maintain temporary erosion and sediment control continuously until permanent erosion controls have been established.*
 - d) *Provision for preventing erosion and trapping sediment on-site, such as sediment basins or traps, earthen dikes or berms, fiber rolls, silt fence, check dams, storm drain inlet protection, soil blankets or mats, covers for soil stockpiles and/or other measures.*
 - e) *Provisions for installing vegetative cover in disturbed areas, including areas to be seeded, planted, and/or mulched, and types of vegetation proposed.*
 - f) *Provision for diverting on-site runoff around exposed areas and diverting off-site runoff around the project site (e.g., swales and dikes).*
 - g) *Notes, specifications, and/or attachments describing the construction, operation and maintenance of erosion and sediment control measures, including inspection frequency; methods and schedule for grading, excavation, filling clearing of vegetation and storage and disposal of excavated or cleared material; types of vegetative cover and mulch,*

including methods and schedules for planting and fertilization; and provisions for temporary and permanent irrigation.

Hazardous Materials

The General Plan EIR concluded that implementation of the policies of the General Plan, and existing state and local regulations would reduce the impact of hazardous materials use, storage, disposal, and accidental release to less than significant; however, the General Plan EIR analysis indicates that the review of environmental risks did not include any sampling, site-specific review, laboratory analysis, or physical inspection of buildings or site surfaces.

The EIR notes that site-specific investigation for projects developed under the General Plan Project will be required to address hazardous materials conditions. As such, the City has a SDR that requires the submittal of a Phase I environmental site assessment for specific projects, and if a Phase I assessment indicates the presence or likely presence of contamination, a Phase II soil/groundwater testing and remediation through the Certified Unified Program Agency (CUPA) for the area, the San Mateo County Environmental Health Services - Groundwater Protection Program (SMCEH-GPP) is required before development may occur. This remediation includes the preparation of other plans and reports that are reviewed and approved by the CUPA, such as a Soils & Groundwater Management Plan (SMP), a Health and Safety Plan (HSP), a Dust and Vapor Control Plan (DVCP), and a Vapor Intrusion Mitigation (VIM) plan.

Applicants are also subject to a SDR and standard conditions of approval for building demolitions, pertaining to hazardous materials abatement of lead, mold, asbestos, and other common contaminants. In addition, demolition activities must comply with Bay Area Air Quality Management District (BAAQMD) Regulation XI, Rule 11-2 for the control of asbestos containing material (ACM). Thus, applicants must engage the services of a qualified hazardous materials consultant, obtain any required permits from the BAAQMD, and remove any hazardous materials as part of the demolition process.

The following standard conditions of approval are required for all projects that include demolition of buildings and hazardous materials remediation:

COAs – Hazardous Materials

- 1. The applicant must engage the services of a qualified hazardous materials abatement specialist to: a) Conduct a survey for hazardous materials (e.g., lead, Polychlorinated biphenyls, asbestos, mold, mercury, etc.) in the existing structures, prior to demolition; and b) remove any hazardous materials in compliance with all pertinent regulations regarding handling and disposal of these hazardous materials, including City demolition permit requirements.*
- 2. A Health and Safety Plan (HSP) pursuant to the Occupational Health and Safety Administration Standard “Hazardous Waste Operations and Emergency Response” guidelines (29 CFR 1910.120) and the California Occupational Health and Safety Administration “Hazardous Waste Operations and Emergency Response” guidelines (CCR Title 8, Section 1592), must be submitted to the City Building Division, prior to issuance of any demolition, grading or building permits. A plan sheet must be prepared noting the requirements of the HSP as a part of the demolition, grading and building permit submittal.*

3. *Prior to issuance of a grading permit or building permit, the applicant shall demonstrate that contractor compliance with the SMP obligations have been specified in the project proponent's contract documentation for the contractors performing subsurface work. Each contractor must require its employees who may directly contact impacted media to perform all activities in accordance with the contractor's HSP. Each construction contractor must ensure that its on-site construction workers will have the appropriate level of health and safety training and Site-specific training and will use the appropriate level of personal protective equipment (PPE) as determined in the relevant HSP based upon the evaluated job hazards and monitoring results.*
4. *Prior to issuance of grading or building permits, the applicant shall submit a site access control plan, which at minimum shall include perimeter fencing, the closing and locking of gates during non-construction hours, and the posting of "no trespassing" signs in prominent locations that are visible to the general public. Said plan shall be implemented prior to the occurrence of any onsite grading work.*
5. *A qualified environmental consultant (as identified in the project GMP) and a licensed contractor with a Hazardous Substance Removal Certification from the State of California must be on site during demolition, grading and trenching activities to oversee operations. This requirement must be noted on the plans approved for demolition, grading and construction. No permits will be issued in absence of noting and fulfilling this requirement.*
6. *The Project site must be posted with a sign on all sides identifying the name and telephone number of the project sponsor and environmental consultant. Contact information will be provided for the public to report visible dust so that fugitive dust can be promptly addressed. The contact information will allow for a "visible dust alert" hotline that is monitored by the responsible person (or designee) during construction hours and allows for voice messaging at all other times.*
7. *A schedule of the anticipated demolition, grading and construction operations must be prepared that identifies the types of activities and duration of the activities on the Project site. The Project sponsor shall mail the schedule to the owners and occupants of property within a 300-foot radius of the Project site no less than two weeks prior to the start of demolition, grading or construction. Proof of mailing shall be provided to the Planning Division. The schedule shall be posted on the jobsite visible from all four sides of the project site.*
8. *The soil and groundwater management plan approved by SMCEH's Groundwater Protection Program (SMCEH-GPP), shall be submitted to the City Building Division, prior to issuance of any demolition, grading or building permits. A plan sheet must be prepared noting the requirement to follow the approved soil and groundwater management plan, and all of provisions of the Site Management Plan as a part of the demolition, grading and building permit submittal. Said plan sheet must also include the approval letter from SMCEH-GPP, and any identified conditions of approval. Unless specifically addressed in the SMCEH-GPP conditions of approval or not required by the CUPA due to the specific site/project circumstances, the following standards are required:*

- a. *All contaminated soil removed for the construction of project shall be disposed off-site at an appropriately licensed landfill. It is the responsibility of the property owner representative, and the lead environmental consultant, to ensure that soil management and disposal procedures are followed.*
- b. *A temporary construction dewatering plan shall be provided with the application for a grading permit. Said plan shall identify methods to remove, store, characterize, and properly dispose of water from excavations during construction activities. Contained water or groundwater can be disposed of off-site at an appropriate facility, under permit to the local sanitary sewer, or under a NPDES permit if sewer discharge cannot be obtained. Prior to discharge to the sewer, the water must be tested and permitted in accordance with the Silicon Valley Clean Water requirements.*
- c. *It is the responsibility of the property owner representative, and the lead environmental consultant, to inform the CUPA (SMCEH -GPP) with regard to the project schedule and completion.*
- d. *The project plans submitted for grading and building permits shall include a sheet that identifies any Mitigation Measures for Visible Dust identified in the Dust and Vapor Control Plan (DVCP). Said measures shall be implemented at all times during construction activities, or as specified in the DVCP. A copy of the plan shall be maintained on site, and made available for construction inspectors upon request.*
- e. *A Stormwater Pollution Prevention Program (SWPPP) shall be submitted prior to issuance of grading permit for the project. Said plan shall describe the stormwater pollution prevention measures that contractors will implement during construction. Compliance with the SWPPP must be maintained throughout the duration of the construction work. In addition, the contractor will comply with the San Mateo Countywide Stormwater Pollution Prevention Program (STOPPP) requirements and Best Management Practices (BMPs). These requirements and BMPs are available at: <https://www.flowstobay.org>*
- f. *The project plans submitted for grading and building permits shall include a sheet that identifies the protocols to be followed for Unanticipated Conditions (as identified in the SMP).*
- g. *A comprehensive report, including results of soil disposal manifests/receipts, groundwater discharge and permits, associated laboratory reports, and soil gas sample results, shall be submitted to the CUPA following completion of site activities.*

Fire Hazards

Standard Review

The San Mateo Consolidated Fire District reviews development project for conformance with all applicable fire codes. Projects that meet a specified threshold, are required to include fire sprinklers, and all project sites must be readily identifiable (addressed) such that they can be located by first responders. Standard conditions of approval are as follows:

COAs – Standard

1. *A separate application and permit are required for the installation or alteration of any Automatic Fire Extinguishing System. The application shall be made by either a Registered Engineer or by the Licensed Fire Sprinkler Contractor who will be performing the work. This application shall include any Fixed Fire Protection System. A valid Permit and Approved Plans shall be at the jobsite at all times.*
2. *Prior to application for a Fire Sprinkler Permit, the applicant shall submit plans to the Mid-Peninsula Water District (MPWD) for their review and approval. Contact MPWD at 650-591-8941 to coordinate review of the project.*
3. *A separate application and permit are required for the installation or alteration of any Fire Alarm, or Water-flow Monitoring System. This application shall include the interconnection of any Fixed Fire Protection System to an Alarm System where provided. A valid Permit and Approved Plans shall be at the jobsite at all times.*
4. *A separate application and permit are required for the installation of any underground fire service lines. Application shall be made by a Registered Engineer or by either a General Engineering Contractor or a Licensed Fire Sprinkler Contractor, who will be performing the work.*
5. *Every building, or structure, shall be provided with an address. Numerals shall be located where clearly visible from the street or roadway upon which it fronts. Residential Structures shall have numerals a minimum of 4 inches in height and of stroke. Commercial Structures shall have numerals a minimum of 6 inches in height and inch stroke. Numerals shall be of contrasting color to their background and illuminated at night. Numerals shall be white in color when located upon glazing.*
6. *A Knox Key-Lock Box is required to be installed as shown on plans. Please contact Fire Prevention at 650-522-7940 to obtain an application.*
7. *Fire inspections are available Monday through Friday, 8:00 am to 4:00 pm. Call 650-522-7940 a minimum of 48 hours in advance to place your inspection request.*
8. *On plans submitted for a Building Permit, show the location of all required Smoke Alarms and Carbon Monoxide Alarms, in accordance with CRC Sections 314 & 315.*

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

10. *Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Said numbers shall be either internally or externally illuminated in all new construction and in all alterations greater than 50% of the original structure. Numbers shall be as follows: Minimum of one-half inch (1/2") stroke by six inches (6") high. When the structure is thirty-six (36) to fifty (50) feet from the street or fire department access a minimum of one-half inch (1/2") stroke by nine inches (9") high is required. When the structure is more than fifty (50) feet from the street or fire apparatus access, a minimum of one-inch (1") stroke by twelve inches (12") high is required.*

Wildfire Zones

Wildland Urban Interface (WUI) refers to heavily vegetated open spaces, often on steep slopes, that are close to human developments and at high risk of wildfire. There are two geographical areas within Belmont that can be characterized as WUI—the canyons common to the Western Hills and the San Juan Canyon. In these locations, many homes are located immediately adjacent to open space that includes the physical features found in WUI areas. Some commercial and multi-family residential development are also located in these areas. The canyons of the Western Hills have been designated as a Very High Fire Hazard Severity Zone (VHFHSZ) by the California Department of Forestry and Fire Protection (Cal Fire), while the San Juan Canyon has been designated as a High Fire Hazard Severity Zone.

To reduce the threat to these areas, the General Plan EIR identifies policies that require new development to conform with building and fire code, and establish/maintain an area of defensible space between developed areas and wildland areas, known as the Wildland Urban Interface (WUI).

The City and the Fire District have developed a SDR to implement these policies, which includes review/approval of a Vegetation Management Plan (VMP). The intent of the VMP is to mitigate wildfire hazard by creating a 100-foot defensible space (i.e., a buffer space between a building and combustible vegetation and the urban wildland environment). The City also requires that new and substantially altered buildings conform with California Building Code (CBC), including Chapter 9 (Fire Protection Systems) of the CBC, which requires such improvements as fire sprinkler systems and fire alarms, and Chapter 7A of the CBC, that requires buildings in the WUI to be constructed of ignition-resistant materials and methods. Lastly, in certain circumstances the City requires measures to retrofit or “harden” existing buildings for protection from flying embers. Standard COAs for projects in these hazard areas are as follows:

COAs – Fire Hazards

1. *Buildings on the project site are located in a High or Very High Fire Hazard Severity Zone, requiring design compliance with California Building Code (CBC) Chapter 7A. This must be identified on the Building Permit plans.*
2. *Class 2 ignition-resistant construction must be in accordance with Chapter 7A of the CBC.*
3. *Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, must be a minimum of 1-hour fire resistance-rated construction, heavy timber construction or constructed of approved noncombustible materials or fire retardant-treated wood identified for exterior use and meeting the requirements of Chapter 7A of the California Building Code.*
4. *Protection of eaves. Combustible eaves, fascias and soffits must be enclosed with solid materials with a minimum thickness of $\frac{3}{4}$ inch (19 mm). No exposed rafter tails may be permitted unless constructed of heavy timber materials.*
5. *Roof covering. Roofs must have at least a Class B roof covering, Class B roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends must be fire-stopped to preclude entry of flames or embers.*
6. *Attic ventilation openings, foundation or under-floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m²) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed $\frac{1}{4}$ inch (6.4 mm) or shall be designed and approved to prevent flame or ember penetration into the structure. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Under-floor ventilation openings shall be located as close to grade as practical.*
7. *Buildings or structures shall have all under-floor areas enclosed to the ground, with exterior walls in accordance with 707A.8. Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.*
8. *Pursuant to Fire Protection District, Ordinance #2016-01, and CFC Section 903, the building must receive a fire sprinkler system and the plan will be a deferred submittal.*
9. *Automatic Fire Sprinklers are required. A separate application and permit are required for the installation or alteration of any Automatic Fire Extinguishing System. The application must be made by either a Registered Engineer or by the Licensed Fire Sprinkler Contractor who will be performing the work.*

10. *Prior to application for a Fire Sprinkler Permit, the applicant must submit plans to the Mid-Peninsula Water District (MPWD) for their review and approval. Contact MPWD at 650- 591-8941 to coordinate review of the project.*
11. *A separate application and permit are required for the installation of any underground fire service lines. Application must be made by a Registered Engineer or by either a General Engineering Contractor or a Licensed Fire Sprinkler Contractor, who will be performing the work.*
12. *Buildings on the project site are located within a Wildland-Urban Interface, (High or Very High Fire Hazard Severity Zone) requiring a Vegetation Management Plan (VMP), which has been reviewed/approved by the Fire Marshal. Said VMP must be incorporated into the Building Permit plans.*
13. *The VMP must be installed prior to any combustible construction on the site.*
14. *A VMP maintenance plan shall be submitted for review and approval by the Fire Protection District, prior to final building permit inspection. Said plan must include annual or more frequent inspections of work in the interface environment.*
15. *Retrofit of Residential Projects - additions representing a 50% increase from the original floor area, and in a High Fire Hazard Zone: Building Permit plans must state how the existing and new parts of the structure will comply with the [Cal Fire Low Cost Retrofit list](#)*

Airport Hazards

The San Carlos Airport is located approximately one-mile south of the City of Belmont. An Airport Land Use Compatibility Plan (ALUCP) for the Environs of San Carlos Airport was prepared according to Federal Aviation Administration (FAA) requirements. Each ALUCP prevents exposure to excessive noise and safety hazards within an airport influence area over a 20-year horizon and are intended to encourage land uses in the vicinity surrounding an airport that are compatible with the airport land uses. California law requires that local government agencies affected by an ALUCP update their General Plans and Specific Plans to be consistent with the ALUCP (California Government Code, Section 65302.3).

The City's General Plan EIR considered the requirements of the ALUCP, and a determination of consistency was solicited from the Airport Land Use Commission, prior to taking action to approve the General Plan. Thus, impacts from the General Plan Project were found to be less than significant in the General Plan EIR; however, General Plan Policy 2.16-1 requires new development located in the San Carlos Airport Influence Area (AIA) to comply with applicable land use compatibility provisions of the [San Carlos ALUCP](#) through review and approval of a site development plan, or other development permit.

Thus, the City has established a SDR that requires review of development projects for compliance with relevant compatibility measures for aircraft noise, safety, air space protection/building height, and notification. For properties located within the San Carlos Airport Safety Zones 4 and 6, uses

must comply with the Airport Land Use Compatibility criteria listed in Table 4-4 of the San Carlos ALUCP. In addition, project applicants in airport environs must determine whether they are required to file Form 7460-1 (*Notice of Proposed Construction or Alteration*) with the FAA, in accordance with Airspace Protection, and if the form is required, provide the City a copy of the FAA's study findings with their applications for development approval. This process ensures that projects will be adequately reviewed for potential hazards to air navigation. Once completed, typical standard conditions from the FAA include the following:

COAs – Airport Hazards

1. *A Notice of Actual Construction or Alteration must be e-filed any time the project is abandoned or within 5 days after the construction reaches its greatest height.*
2. *If lighting or marking is installed, it is recommended to be installed in accordance with FAA Advisory circular 70/7460-1 L*

Other Agency Permits

The City has established standard conditions for projects that require permits from other federal, state and local agencies, as follows:

1. *All or a portion of the proposed improvements are located within a FEMA special flood hazard area. The applicant shall provide certification to the Public Works Department that the proposed Construction meets all the FEMA requirements for construction within a flood zone.*
2. *Construction activity resulting in a land disturbance of 5,000 SF or more, or less than 5,000 SF but part of a larger development shall obtain the Construction Activities Storm Water General Permit (General Permit) from the State Water Quality Control Board (<http://www.scrwb.ca.gov/stormwtr/construction.html> or (916) 341-5537). The State requires a completed Notice of Intent to comply (NOI) package and a Storm Water Pollution Prevention Plan (SWPPP) prepared in accordance with Section A of the General Permit prior to the commencement of soil disturbing activities. The State will issue a Waste Discharge Identification (WDID) number within 10 business days after it receives a complete NOI package (original signed NOI, vicinity map, and check). Applicant shall also submit copies of the NOI and SWPPP to the City for review and approval. Throughout the project life, the SWPPP shall be revised as necessary to accommodate site changes during to construction.*
3. *Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger development shall obtain the Construction Activities Storm Water General Permit (General Permit) from the State Water Quality Control Board (<http://www.scrwb.ca.gov/stormwtr/construction.html> or (916) 341-5537). The State requires a completed Notice of Intent to comply (NOI) package and a Storm Water Pollution Prevention Plan (SWPPP) prepared in accordance with Section A of the General Permit prior to the commencement of soil disturbing activities. The State will issue a Waste Discharge Identification (WDID) number within 10 business days after it receives a complete NOI*

package (original signed NOI, vicinity map, and check). Applicant shall also submit copies of the NOI and SWPPP to the City for review and approval. Throughout the project life, the SWPPP shall be revised as necessary to accommodate site changes during to construction.

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

Hydrology & Water Quality

The San Mateo County Water Pollution Prevention Program (SMCWPPP) requires every construction activity within Belmont that has the potential to negatively affect water quality to comply with the National Pollution Discharge and Elimination System (NPDES) Stormwater Discharge Permit. The NPDES Permit limits the severity of any potential environmental effects caused by developments associated with the buildout of the General Plan and Belmont Village Specific Plan (BVSP).

The San Mateo County's SMCWPPP is a partnership of the City/County Association of Governments (C/CAG), each incorporated city in the County and the County of San Mateo, which share a common NPDES Permit or Municipal Regional Permit (MRP). The Municipal Regional Permit (MRP) outlines the State's requirements for municipal agencies in San Mateo County to address the water quality and flow-related impacts of stormwater runoff. Some of these requirements are implemented directly by municipalities, while others are addressed by the San Mateo Countywide Water Pollution Prevention Program on behalf of all the municipalities.

The Municipal Regional Stormwater Permit (MRP) generally requires projects to utilize Low Impact Development (LID) stormwater treatment; however, the MRP allows applicants to use alternative means of treatment depending on specific criteria (i.e., non-LID methods) for certain types of smart growth, high density, and below market housing. These types of qualifying projects, known as Special Projects, can apply for alternative means of Low Impact Development (LID) stormwater treatment which may include non-LID methods in addition to LID practices of infiltration, harvest and use and biotreatment to manage stormwater runoff.

The Public Works Department reviews projects for compliance with all state and federal water quality requirements. As an SDR, applicants are required to provide C3 / C6 Checklists, and drainage plans and studies as part of the development review process. Public Works reviews these materials to ensure that they comply or conditionally comply with General Plan and BVSP policies that require: 1) the incorporation of best management practices (BMPs) to reduce construction and operational water pollutant loads; 2) implementation of Urban Design guidelines for Low Impact Development (as applicable for Special projects); and 3) streetscape and landscape designs that manage stormwater, to ensure that runoff potential does not exceed the storm drain system's capacity.

Standard stormwater and water quality COAs required for all large projects, and standard Special Project stormwater and water quality COAs are provided below:

COAs – Hydrology & Water Quality

Special Projects

- 1. Prior to issuance of a building permit, the applicant shall submit an updated C.3 and C.6 Development Review Checklist, Special Projects Worksheet F documenting the LID treatment reduction credit, a narrative of LID Feasibility/Infeasibility and a Storm Water Treatment Plan showing a minimum of 27% LID treatment is incorporated into the storm water treatment design as shown on the City approved Preliminary Stormwater Management Plan prepared by BKF for review and approval by the City Engineer.*
- 2. All plans shall conform to the requirements of the City NPDES stormwater discharge permit and the San Mateo Countywide Stormwater Pollution Prevention Program (STOPPP). The project plans shall include permanent storm water quality protection measures. The project plans shall identify Best Management Practices (BMPs) appropriate to the uses to be conducted on-site to effectively prohibit the discharge of pollutants with storm water run-off. A Storm Water Treatment Facilities Operation and Maintenance Agreement shall be prepared by the applicant incorporating the conditions of this section. The applicant shall execute the Agreement with the Director of Public Works or designee. The Agreement shall outline the continuous operation and maintenance (O&M) plan for the permanent storm water treatment facilities including irrigation and landscape maintenance of Green Infrastructure elements constructed in the public right-of-way and shall be recorded with the County Recorder's Office. This Agreement shall be executed prior to the first occupancy of the building.*

All Projects

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

Construction - BMPs

- 2. Prior to issuance of Grading or Building Permits, the applicant must submit an erosion and sedimentation control plan describing Best Management Practices (BMPs) to be used to prevent soil, dirt, and debris from entering the storm drain system. The plan shall include the following items:*

- a) *A site plan showing the property lines, existing and proposed topography, and slopes; areas to be disturbed, locations of cut/fill and soil storage/disposal area; areas with existing vegetation to be protected; existing and proposed drainage patterns and structures; watercourses or sensitive areas on-site or immediately downstream of project; and designated construction access routes, staging areas and washout areas.*
 - b) *Erosion and sediment controls to be used during construction, selected as appropriate from the California Regional Water Quality Control Board, San Francisco Bay Region Erosion and P.O. Box 791, Oakland, CA 94604-0791.*
 - c) *Methods and procedures to stabilize denuded areas and install and maintain temporary erosion and sediment control continuously until permanent erosion controls have been established.*
 - d) *Provision for preventing erosion and trapping sediment on-site, such as sediment basins or traps, earthen dikes or berms, fiber rolls, silt fence, check dams, storm drain inlet protection, soil blankets or mats, covers for soil stock piles and/or other measures.*
 - e) *Provisions for installing vegetative cover in disturbed areas, including areas to be seeded, planted, and/or mulched, and types of vegetation proposed.*
 - f) *Provision for diverting on-site runoff around exposed areas and diverting off-site runoff around the project site (e.g., swales and dikes).*
 - g) *Notes, specifications, and/or attachments describing the construction, operation and maintenance of erosion and sediment control measures, including inspection frequency; methods and schedule for grading, excavation, filling clearing of vegetation and storage and disposal of excavated or cleared material; types of vegetative cover and mulch, including methods and schedules for planting and fertilization; and provisions for temporary and permanent irrigation.*
3. *During grading and building operations, the owner/applicant shall ensure that applicable Best Management Practices (BMPs) from the San Mateo Countywide Stormwater Pollution Prevention Program (STOPPP) are followed to prevent discharge of soil or any construction material into the gutter, stormdrain system or creek.*
 4. *The owner/applicant shall ensure that all construction personnel follow standard BMPs for stormwater quality protection during construction of project. These includes, but are not limited to, the following:*
 - a. *Store, handle and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.*
 - b) *Control and prevent the discharge of all potential pollutants, including solid wastes, paints, concrete, petroleum products, chemicals, wash water or sediment, and non-stormwater discharges to storm drains and watercourses.*
 - c) *Use sediment controls, filtration, or settling to remove sediment from dewatering effluent.*
 - d) *Do not clean, fuel, or maintain vehicles on-site, except in a designated area in which runoff is contained and treated.*
 - e) *Delineate clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses with field markers or fencing.*

- f) *Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching or other measures as appropriate.*
 - g) *Perform clearing and earth moving activities only during dry weather (April 15 through November 14).*
 - h) *Limit and time applications of pesticides and fertilizers to prevent polluted runoff.*
 - i) *Limit construction access routes and stabilize designated access points.*
 - j) *Do not track dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.*
5. *If construction is not complete by the start of the wet season (November 15 through April 15), prior to November 15 the developer shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing physical means; rocking unpaved vehicle access to limit dispersion of mud onto public right-of-way; covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions. As site conditions warrant, the Department of Public Works may direct the developer to implement additional winterization requirements.*

Operational – COAs & BMPs

6. *All plans shall conform to the requirements of the City NPDES Stormwater Discharge Permit and the San Mateo Stormwater Pollution Prevention Plan (STOPPP). The project plans shall include permanent storm water quality protection measures. The project plans shall identify Best Management Practices (BMPs) appropriate to the uses to be conducted on-site to effectively prohibit the discharge of pollutants with storm water run-off. A Maintenance and Operation Agreement shall be prepared by applicant incorporating the conditions of this section.*
7. *The property owner shall install, operate, and maintain all permanent stormwater quality protection measures included in the approved project plan using qualified personnel. The property owner/applicant must keep a maintenance and inspection schedule and record to ensure that the treatment control measures continue to operate effectively for the life of the project. Records must be provided to the Department of Public Works, on an annual basis, on or before June 30 of each year.*
8. *A Maintenance Plan for every stormwater treatment control, and/or Hydro Modification measure or applicable site design measure, inclusive of maintenance and inspection checklists and Maintenance Inspection Report Forms, shall be submitted to the City for review and approval prior to issuance of a grading permit. A copy of the final, approved Maintenance Plan(s) shall be made a part of the Maintenance Agreement. A copy of*

the final, approved Maintenance Plan(s) shall also be on file with the Public Works Department.

- 9. The developer shall provide to the first residents/occupants/tenants practical information materials (as furnished by the City) on good housekeeping for hazardous products, proper use and disposal of hazardous products, and prohibited discharge practices.*
- 10. Efficient irrigation systems shall be used throughout all landscaped areas in accordance with the Model Water Efficient Landscape Ordinance.*
- 11. All landscaping shall be maintained and shall be designed with efficient irrigation systems to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides and pesticides.*
- 12. The property owner/association shall implement a trash management and litter control program including emptying trash receptacles in common areas, noting trash disposal violations by homeowners or business, and notifying violators.*
- 13. The phrase “No Dumping-Drains to Bay” or equal phrase shall be labeled on new storm drain inlets by stenciling, branding, plaque or casting.*
- 14. The property owner shall install trash capture devices in storm drain systems that lead directly to the off-site storm drain system or outfall. Devices shall be approved by the Director of Public Works or designee. Trash capture devices are required on site consistent with the State Water Resources Control Board definition of Full Capture System. All on-site trash capture devices shall be cleaned routinely and maintained by the Owner per the Stormwater Treatment Facilities Maintenance Agreement.*
- 15. All on-site drain facilities must be inspected twice a year and cleaned immediately prior to the rainy season (prior to October 15) and once again during the rainy season. Results of inspection and cleaning shall be reported to the Department of Public Works on an annual basis on or before June 30 of each year.*
- 16. Streets and parking lots must be swept immediately prior to and once during the storm season. Records of street cleaning shall be reported to the Department of Public Works on an annual basis on or before June 30 of each year.*
- 17. Trash enclosures and dumpster areas must be covered and protected from roof and surface drainage. Drains within the trash enclosure will be connected to the sanitary sewer system.*
- 18. No wastewater (including equipment cleaning wash water, vehicle wash water, cooling water, air conditioner condensate, and floor cleaning wash water) shall be discharged to the storm drain system, the street or gutter.*
- 19. New buildings such as food service facilities and/or multi-family residential complexes or subdivisions shall provide a roofed and enclosed area for dumpsters and recycling containers.*

The area shall be designed to prevent water run-on to the area and runoff from the area and to contain litter and trash, so that it is not dispersed by the wind or runoff during waste removal.

- 20. Interior level parking garage floor drains, and any other interior floor drains, shall be connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards. A permit is required for discharge to the sanitary sewer.*
- 21. Swimming pools, hot tubs, spas and fountains shall have a connection to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards. This connection could be a drain in the pool to the sanitary sewer or a cleanout located close enough to the pool so that a hose can readily direct the pool discharge into the sanitary sewer cleanout.*
- 22. Boiler drain lines, roof top equipment with drain lines, and/or equipment for washing and/or steam cleaning activities shall be connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.*
- 23. Roof drains shall drain away from the building and be directed to landscaping or a stormwater treatment measure.*
- 24. The developer shall provide to the first residents/occupants/tenants practical information materials (as furnished by the City) on good housekeeping for hazardous products, proper use and disposal of hazardous products, and prohibited discharge practices.*
- 25. The property owner/association shall implement a trash management and litter control program including emptying trash receptacles in common areas, noting trash disposal violations by homeowners or business, and notifying violators.*
- 26. Outdoor storage areas for oils, fuels, solvents, coolant, and other chemicals shall be designed to provide secondary containment such as berms and roof covers. Process equipment sited outdoors shall be placed on an impermeable surface and covered. Property owners/associations shall implement a regular program of sweeping and litter control at these sites.*
- 27. Fire sprinkler test water shall discharge to onsite vegetated areas, or, alternatively shall be discharged to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.*
- 28. Air conditioning condensate shall drain to landscaping, or alternatively may be connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.*

Noise & Vibration

The potential construction noise, ground borne vibration, and operational noise impacts of the General Plan/BVSP buildout cannot be fully mitigated at the Program EIR (General Plan EIR) level, because of the uncertainty involved in evaluating the impacts on all potential future users of

new development. The evaluation of noise impacts is “project/location specific” and noise impacts change over time as development occurs and traffic patterns change. Thus, in order to address potential noise impacts, the General Plan EIR: 1) identified comprehensive policies to limit the exposure of sensitive receptors to construction noise, ground borne vibration, and operational noise; and 2) required that applicants for individual development projects evaluate potential noise and vibration impacts, and develop appropriate measures to avoid or reduce these impacts.

The City developed a SDR to implement General Plan policies that mitigate for noise and vibration impacts. Applicants are required to submit a noise and vibration assessment that identifies potential impacts and prescribes project-specific measures to address them, including the potential use of temporary noise barriers during construction. These measures become part of the project, and are enforced through the project conditions of approval. In addition, the City requires the following standard conditions of approval for all large projects:

COAs – Noise

Construction

1. *Noise Control Plan. The applicant must prepare and implement a noise control plan. Said plan must incorporate the noise reduction measures identified in the Noise and Vibration study prepared for the project, and the City standard construction noise COAs required for all projects.*
2. *Noise Coordinator. Prior to construction activities, the project applicant or contactor shall designate a “Construction Noise Coordinator” who would be responsible for responding to any local complaints about construction noise. The Construction Noise Coordinator shall determine the cause of the complaint and shall require that reasonable measures warranted to correct the problem be implemented. The telephone number for the Construction Noise Coordinator must be conspicuously posted at the construction site. Prior to construction activities, the project applicant or contactor shall notify adjacent residents of the construction schedule in writing and provide them with the contact information of the Construction Noise Coordinator.*
3. *Notice. The applicant shall notify property owners within 300 feet of the project site two weeks prior to the initiation of construction activities on site. A schedule of construction activities, contact phone number for the Noise Coordinator, and a copy of the noise control plan shall be included with this notice.*
4. *Grading & Building Noise. The applicant must ensure that the following preventative and monitoring measures are enforced during grading and building operations:*
 - a. *Limit construction activity to the hours listed in the City Noise Ordinance. (8:00 am to 5:00 pm on weekdays, 10:00 am to 5:00 pm on Saturdays, no construction activity on Sundays and holidays). Exceptions to these hours may be approved by the Building Official through the standard City process.*
 - b. *Schedule highest noise-generating activity and construction activity away from noise-sensitive land uses.*

- c. *Equip internal combustion engine-driven equipment with original factory (or equivalent) intake and exhaust mufflers which are maintained in good condition.*
 - d. *Prohibit and post signs prohibiting unnecessary idling of internal combustion engines.*
 - e. *Locate all stationary noise-generating equipment such as air compressors and portable generators as far as practicable from noise-sensitive land uses.*
 - f. *Utilize “quiet” air compressors and other stationary equipment where feasible and available.*
5. *Noise Barrier Standards. When noise barriers are required or proposed, their design and placement must be reviewed and approved by the project noise consultant, prior to issuance of grading or building permits. These barriers must be installed prior to grading and excavation activities, and must be inspected by the project noise consultant to ensure that it has been properly constructed/installed. The barrier must remain in place for the duration of grading and excavation activities, unless approved for removal by the noise consultant to allow work at that location.*
 6. *Engine Noise. Prior to issuance of grading or building permits, the applicant must demonstrate that a condition of contract of all contractors and subcontractors requires the use of internal combustion engine-driven equipment with original factory (or equivalent) intake and exhaust mufflers, which are maintained in good condition.*
 7. *Equipment Noise. Prior to issuance of grading or building permits, the applicant must demonstrate that a condition of contract of all contractors and subcontractors requires the use of “quiet” air compressors and other stationary equipment. If the applicant demonstrates that the use of quiet air compressors and other stationary equipment is not feasible, moveable sound barriers or portable sound huts must be used for noise mitigation.*

Operation

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

Interior Noise

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

- a. *A detailed acoustical analysis of the project must be completed by a qualified acoustical consultant to define the measures required such that the interior noise level requirements are satisfied.*
- b. *Prior to issuance of a Building Permit, the project noise consultant must certify in writing that the submitted Building Plans include all required noise reduction recommendations specified in the detailed acoustical analysis (i.e., construction methods, increased insulation, noise baffling, etc.) to reduce interior noise levels below the City and State level of 45 dB*
- c. *The final project design must include a suitable form of forced-air mechanical ventilation, as determined by the local building official, for all residential units so that windows can be kept closed at the occupant's discretion to control interior noise and achieve the interior noise standards.*

COAs - Construction Vibration

1. *After obtaining permission from the subject property owners, the applicant must conduct preconstruction photo surveys of foundation/building wall cracks in adjacent structures, and install vibration monitors at any sensitive receptor sites identified in the project Vibration Assessment. The applicant must submit a copy of the photo survey and written confirmation from the Project Acoustic Consultant to the Planning and Building Departments that all required monitors have been installed and inspected, and that they meet the consultant's specifications, prior to issuance of grading or building permits.*
2. *The applicant must designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.*
3. *Neighboring property owners within 300 feet of the project site must be noticed of the construction activities and construction schedule (including estimated dates of various construction phases) at least two weeks prior to the start of construction.*
4. *The applicant must ensure that the preventative and monitoring measures identified in the Vibration Assessment are enforced during grading and building operations. The applicant must demonstrate that all project construction personnel have been made aware of these measures, prior to issuance of a grading or building permits. On-site identification of any buffer distances between construction (i.e., vibratory rollers, excavators, backhoes, etc.) and adjacent structures that are specified in the Vibration Assessment must occur prior to grading operations.*
5. *Vibration monitors shall be placed at the sensitive receptors to monitor construction activities and make sure the project thresholds are met. Real-time alerts must be sent to the Contractor in case of near threshold vibration levels or in case of threshold exceedances. In case of exceedances, work must stop, and the source of the exceedance must be identified, and the required mitigation measure should be incorporated.*

6. *Building structures near the project must be periodically checked for cracks, and any cracks must be monitored. If minor cracks are reported or existing cracks propagate, vibration project action levels must be restricted.*
7. *Whenever possible, construction or equipment activity generating relatively high levels of vibration must not occur at the same time and shall be spaced as far apart in time as possible from one another. In general, the most severe activities must be reserved for the middle of the day (noon). If activities must occur simultaneously, they shall be performed as far away from one-another as possible within the construction zone.*
8. *All deliveries of material and equipment must occur during daytime hours, including queuing of construction vehicles outside the site. Vehicles delivering materials and equipment must be operated in strict conformance with regulations established by the United States Department of Transportation and all State and Local requirements. All materials and equipment must be stored on-site and within the confines of the construction barricades.*
9. *Stationary and portable construction equipment must be located at positions where the noise/vibration impact to nearby noise/vibration-sensitive receptors is minimal. At times where the equipment cannot be positioned at a minimal noise/vibration impacting location, mitigation devices shall be implemented, as determined by the Project Acoustic Consultant or designated Vibration Monitor.*
10. *After construction activities are complete, the applicant must conduct a post-construction photo survey of previously surveyed buildings for foundation /building wall cracks. The post construction survey, and a summary letter of any resulting actions taken (repairs or restitutions) must be provided to the Community Development Department, prior to final building permit inspection.*

Transportation & Traffic

The GP EIR indicates that buildout of the General Plan /BVSP would cause intersections and road/highway segments to fall below the established significance criteria for City of Belmont and City/County Association of Governments (C/CAG) road segments/intersections. As such, the GP EIR prescribed traffic improvements for mitigation, such as traffic signals, roundabouts and turning lanes, to reduce impacts to less than significant levels; however, the GP EIR recognized that the physical improvements proposed are not always feasible due to right-of-way constraints, and that the prescribed improvements may conflict with corridor plans, and General Plan, BVSP, and CAP policies related to creating “Complete Streets.”

Traffic Metrics

The State of California Governor’s Office of Planning and Research (OPR) adopted changes to the CEQA guidelines in December 2018 specifying vehicle miles traveled (VMT)³ as the most

³ VMT is a measurement of the amount of travel for all vehicles in a defined area, such as within the City boundaries, within San Mateo County or within the Bay Area region. It represents the total number of vehicle trips multiplied by

appropriate metric to evaluate a project’s transportation impacts. The California Natural Resources Agency subsequently certified adoption of the changes to the CEQA Guidelines, and automobile delay, as measured by “level of service” (LOS) ⁴ and other similar metrics, generally no longer constitute a significant environmental effect under CEQA. (Pub. Resources Code, § 21099 (b)(3)).

The [General Plan EIR Transportation](#) Section used LOS as a metric for evaluating potential traffic generation impacts. As noted, LOS and other similar metrics, generally no longer constitute a significant environmental effect under CEQA; however, LOS is a useful metric for determining a project’s potential circulation impacts on city streets. In addition, certain projects may be exempt from the VMT analysis by statute, and still have significant project-level transportation impacts to adjacent roadways and intersections, per the City’s Traffic Impact Analysis (TIA) guidelines, and General Plan Circulation Element Policies. As such, it is necessary to use both VMT and LOS metrics for review of project transportation impacts, and an SDR has been created to require applicants to consult with Public Works on the scope of the TIA, prior to submittal of project applications. The City’s General Plan policies must be complied with via the LOS analysis and compliance with the city’s TIA guidelines.

Depending on the scope of the project, the SDR also requires peer review of traffic reports in consultation with the Public Works Department, and submittal of a transportation demand management (TDM) plan that includes strategies to reduce traffic impacts. As it relates to traffic mitigations, applicants are expected to address direct and cumulative impacts, through: 1) the construction of transportation and complete street improvements; 2) payment of “fair-share” fees for transportation improvements that exceed the cost of the applicant’s direct impact; and 3) payment of traffic mitigation fees for system-wide improvements.

Any or all of the following standard conditions of approval may be required for large projects:

COAs - Transportation

TDM

1. *The applicant shall demonstrate compliance with both the County of San Mateo (CCAG) and the City of Belmont’s TDM programs by submitting a completed TDM application form*

the total distance each vehicle travels. VMT can also be used as an efficiency metric, “VMT per capita” or “VMT per employee,” to encourage development in travel-efficient locations (e.g., locations in proximity to key destinations, services, and transit service). Mitigation measures for VMT impacts typically would include implementing transportation demand management (TDM) measures and strategies to encourage low-emission, multimodal transportation.

⁴ The LOS metric assigns a letter grade (A to F) related to the delay per vehicle for an intersection or roadway segment. LOS A represents free flowing conditions and little to no delay to vehicles while LOS F represents congested conditions with higher delays and long queues for vehicles. LOS analysis and mitigation measures are different from VMT in that they would typically support strategies that encourage faster automobile travel times, reduce peak commute time congestion, implement roadway widening and other infrastructure or strategies that could encourage travel by single-occupant vehicles; however, LOS is a useful metric for determining a project’s potential circulation impacts, as it can be used to identify when an intersection with stop signs should be replaced with a traffic signal, when a new turn lane is needed, and when queuing may exceed a turn pocket length.

(available on the City website) which will be subject to review and approval by the Department of Public Works. The applicant shall implement the TDM program as described in the approved TDM Plan. The applicant shall submit an annual TDM compliance report and pay a TDM review fee, as specified in the City's Master Fee Schedule. In addition, the following is required:

- a) The Applicant, using the adopted TDM program, shall provide a tally of how many points and under which categories the project will be achieving TDM measures.*
- b) The Applicant shall implement the TDM measures identified in the final approved Traffic Impact Analysis. The applicant shall submit an annual TDM compliance report and pay a TDM review fee, as specified in the City's Master Fee Schedule.*
- c) The TDM program shall be evaluated annually to assess the actual level of trip reduction achieved at the site and to identify any adjustments to the program necessary to ensure the TDM measures are successful. Consistent with common traffic engineering data collection principles, trip generation shall be monitored annually by means of AM and PM commute hour driveway counts. The counts shall be conducted between 7:00 AM and 9:00 AM and between 4:00 PM and 6:00 PM one day per year on a typical weekday (Tuesday, Wednesday, or Thursday) during the fall when school is in session. Mechanical tube counts, hand counts, or video counts may be used. The peak 60-minute period should be calculated for each two-hour traffic count period.*
- d) An annual resident survey should be conducted to determine transportation mode choice (i.e., drive alone, carpool, bus, Caltrain, etc.). The site TDM coordinator shall work with an independent consultant to obtain traffic count data, implement the annual commuter surveys and document the results in a TDM monitoring report.*
- e) The annual monitoring report shall be submitted to the Public Works Director or citywide TMA by the TDM coordinator. The data shall be reviewed by the City to assess whether the goal of a 15% trip reduction is being met.*
- f) In addition to the annual monitoring reports, a five-year review shall be conducted to evaluate the overall effectiveness of the TDM measures. If the city determines that the trip reduction goal is not being achieved, additional TDM measures may be implemented. Modifications to the TDM plan may include additional programs or services listed in the City of Belmont's TDM program or otherwise available for achieving vehicle trip reductions.*
- g) The annual TDM monitoring report shall describe any planned modifications to the TDM program intended to ensure compliance with the trip reduction targets established for this project.*

Construction Traffic

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

- a) *Schedule*

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

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

- b) *Site & Logistics Plan*

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

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

- c) *Traffic Control Plan*

Routes for construction-related traffic (hauling, deliveries, works, etc.) shall be identified in consultation with the Department of Public Works. Grading, hauling, and construction delivery traffic shall be timed to avoid peak hour school and work commute traffic. The CMP shall identify the maximum size of construction equipment/trucks during

construction, expected temporary street closure, the use of flag personnel during construction, and the location of construction worker parking/car-pooling. Comprehensive traffic control measures shall be identified, including: any required detour signage, lane closures, and sidewalk closures. A 24 Hour Written notice must be given to the Public Works and Police Departments prior to lane closures. Trained flag persons shall be positioned at both ends of blocked traffic lanes to ensure safe movement of vehicles, and pedestrians. The proposed traffic control plan may require review by a traffic engineer, to ensure an adequate intersection/driveway turning radius would be provided for large vehicles, and/or when other large projects are in construction at the same time.

d) Noticing

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

e) Road Conditions

Documentation of road pavement conditions shall be provided to the Public Works Department for all routes that will be used by construction vehicles, both before and after project construction. Roads found to have been damaged by construction vehicles shall be repaired as required by current City pavement restoration standards, or as otherwise directed by the City Engineer.

f) Response to CMP Conditions

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

Encroachment Permits

All work within the public right-of-way requires an encroachment permit from the Department of Public Works. A permanent encroachment permit is required for work that includes permanent facilities (i.e., retaining wall or other structure). Standard conditions for temporary and permanent encroachment permits, respectively, are as follows:

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

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

Traffic Improvements

Prior to issuance of a building permit, the applicant shall submit construction drawings, and applicable review fees for the _____ identified below for review and approval by the Public Works Department. The applicant shall construct the following improvements prior to certificate of occupancy.

Fair Share Fees

Prior to issuance of a Building Permit, the applicant shall pay \$ _____ in fair share fees toward future _____ improvements at _____.

TIF Fees

Prior to issuance of Building Permit, the applicant shall pay all required Transportation Impact Fees (TIF), as identified in the City's adopted Ordinance, and most current fee schedule. The calculated fee for the project is \$ _____.

Hazardous Design Features

The GP EIR indicates that future improvements to the transportation and circulation system related to buildout of the General Plan/BVSP would be constructed to all local, regional and federal standards, and thus would not result in any hazardous design features. To ensure that this is the case, the City has developed a SDR that requires the submittal of a Traffic Impact Analysis (TIA), which is peer reviewed by a consultant working for the City, in consultation with the Department of Public Works. The TIA /Peer Review includes a circulation and safety evaluation of the street improvements (line of sight, curve radii, etc.), and the internal circulation of any proposed parking areas/garages and driveway areas. This evaluation also includes the circulation patterns for loading zones and trash and recycling pickups.

Emergency Access

The GP EIR indicates that buildout of the General Plan/BVSP could potentially result in increased congestion that would impact emergency vehicles response times; however, the GP EIR notes that the use of signal priority preemption equipment and strict adherence to emergency vehicle passing priority under state law would reduce impacts on emergency response times. In addition, the GP EIR states that future modifications implementing Complete Streets standards would reduce vehicle speeds through core areas, which would likely reduce the severity of accidents.

The City has developed an SDR that requires review of development projects by public safety officials to ensure that they are compliant with emergency access requirements (i.e., fire department vehicle turnaround, vehicle weight standards, width of access roads, distance to fire hydrants, etc.). These improvements are memorialized on the project plans and approved as part of the entitlement review. When public road improvements or roadway modifications will occur as part of a project, they must be constructed to City standards. Standard conditions of approval are as follows:

1. *Street widening, improvements, and dedications shall be in accordance with City Standards and specifications as required by the Department of Public Works.*
2. *Streets, sidewalks and curbs in need of repair within and bordering the project shall be repaired and/or removed and replaced in accordance with the Department of Public Works approved standards. Photographs or video of before condition are recommended.*
3. *A commercial driveway approach shall be installed in accordance with the Department of Public Works approved standards.*

Utilities

Stormwater

The General Plan EIR indicates that new development under the General Plan/BVSP would allow for the redevelopment of existing developed areas that would generate increased stormwater volumes in portions of Belmont. Increased flows would in turn create a need for new infrastructure in growth areas, to accommodate infiltration of stormwater or to convey stormwater to detention basins to prevent flooding. Construction of new stormwater infrastructure could in and of itself have adverse effects on the physical environment; however, the required improvements would occur within rights-of-way and other already disturbed areas within previously developed areas.

In addition, the BVSP includes policies and guidelines that reduce the need for construction of stormwater drainage facilities. BVSP design guidelines encourage directing stormwater runoff to natural vegetated systems that reduce, filter, or slow the runoff before it makes its way into the storm drainage system.

As such, the City has a SDR that requires applicants to submit a preliminary C.3 and C.6 Checklist that identifies methods to reduce stormwater run-off using Low Impact Development (LID) methods. In addition, the City requires a storm drainage system analysis to determine if upgrades are needed to ensure that the project would not exceed stormwater capacity (after appropriate measures are taken to reduce runoff), as follows:

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

Standard COAs for the reduction of stormwater, maintenance of stormwater runoff facilities, and stormwater capacity improvements are as follows:

COAs - Stormwater

1. *Prior to issuance of a building permit, the applicant shall submit a final C.3 and C.6 Development Review Checklist, documenting the LID treatment reduction credit, a narrative*

of LID Feasibility/Infeasibility and a Storm Water Treatment Plan showing a minimum of 100% LID treatment unless demonstrated to be infeasible is incorporated into the storm water treatment design as shown on the City approved Preliminary Stormwater Management Plan for review and approval by the City Engineer.

2. *The Property Owner shall enter into a Maintenance Agreement with the municipality to ensure long-term maintenance and servicing by the Property Owner of stormwater site design and treatment control [and/or HM] measures according to the approved Maintenance Plan(s). The Maintenance Agreement shall be recorded for the property and/or made part of the CC&Rs.*
3. *The developer shall be responsible for ___% of the total cost of upgrading the existing drainage pipes. The costs will include design, permitting, construction, construction management, inspection and closeout activities. The ___% contribution for the upgrade of the existing drainage pipes shall be paid to the City before the issuance of the building permit.*

Sewer

The General Plan EIR indicates that implementation of the proposed General Plan /BVSP would result in future residential, commercial, office, and industrial uses in Belmont, resulting in additional population that would generate additional wastewater. Therefore, wastewater collection, conveyance, and treatment services would increase over current levels. The EIR notes that the Silicon Valley Clean Water (SVCW) treatment plant would have adequate capacity to treat wastewater, but system improvements would be needed to mitigate potential impacts.

Specifically, pipe segments downstream of the BVSP Area (MM UTIL-2), and the Shoreway Pump Station (MM UTIL-3) would need to be upsized to address increased wastewater. As such, the City has developed a SDE that requires applicants to submit a sewer impact evaluation for their projects.

Implementation of the following mitigation measures would result in less than significant impacts for the buildout of the General Plan / BVSP:

<i>Number</i>	<i>Mitigation Measure</i>
UTIL-2	Require sewer line upsizing. As development intensification occurs throughout the BVSP Area, approximately 1,675 feet of sewer lines downstream of the BVSP Area will be required to be upsized as a direct result of growth in the BVSP Area. The existing sewer lines in the BVSP Area are displayed in Figure 4.13-5, and planned improvements are displayed in Figure 4.13-6. Lines that are anticipated to need upgrades lie along Masonic Way and Hiller Street.
UTIL-3	Require upsizing of Shoreway Pump Station. As development intensification occurs throughout the BVSP Area, the Shoreway Pump Station will be required to be upsized as a direct result of growth in the BVSP Area.

Ongoing study and monitoring of the BVSP Area sewer infrastructure is performed by the Public Works Department and Silicon Valley Clean Water. As projects are built in accordance with the BVSP, Belmont Public Works in conjunction with Silicon Valley Clean Water is responsible to monitor system capacity and construct necessary upgrades to the sewer lines and the Shoreway Pump Station over time consistent with the City's Sanitary Sewer System Capacity Analysis and the Silicon Valley Clean Water Conveyance System Master Plan.

The City has developed a SDR that requires applicants for development projects to secure verification that sewer service can be provided, and pay appropriate fees to ensure that new waste water facilities are constructed to meet performance standards, and to allow for future maintenance. In order to determine project impacts, the City requires applicants to submit a sewer impact analysis. The analysis must estimate Average Dry Weather Flow (ADWF) and Peak Wet Weather Flow (PWWF) using the methodology described in the City's 2010 Sewer Capacity Analysis and the 2019 Sewer Model Update (or subsequent updates). If sanitary sewer lines downstream of the project site, and/or the Pump Station are not capable of accommodating project flows, then applicants must address the deficiencies. As a condition of approval, this may require the applicant to upsize sewer lines, modify the pump station, pay sewer connection fees based on increased flows, and/or pay for a proportionate share for sewer pipe upsizing. Standard conditions of approval are as follows:

- 1. The owner/applicant shall analyze the existing sewer system from the property boundary to the nearest pump station or main trunk line to determine its capacity to handle increased sewer flows from this development. Should any deficiency in this system be found, the owner/applicant shall improve the downstream system or contribute a proportionate share of the cost for improvements as determined by the Public Works Department.*
- 2. Applicant shall install the sanitary sewer connection in accordance with Department of Public Works approved standards and pay the applicable sewer connection fee. Sanitary sewer to include a back flow prevention device.*

Water Service

New Facilities/Supply – Water

Water supply in Belmont is provided by the Mid-Peninsula Water District (MPWD). In accordance with state law, MPWD prepared an Urban Water Management Plan (UWMP) in 2020. Urban Water Management Plans are prepared by urban water suppliers every 5 years. These plans support the suppliers' long-term (20-year) resource planning to ensure that adequate water supplies are available to meet existing and future water needs. MPWD's 2020 UWMP indicates that water supply is sufficient to meet current and projected demands in Belmont.

In analyzing water needs, the General Plan EIR references MPWD's 2020 UWMP. The EIR indicates that water demand is expected to increase through the horizon year of the General Plan as population and job growth occur, but that per capita water use is gradually expected to trend downward because of conservation efforts. The EIR concludes that water supply is sufficient to meet current and projected demands outside of the BVSP Area, provided that water conservation efforts and strategies are continued (i.e., prioritization of high-density infill development, rebates

for water efficient appliances, water efficient landscaping, adherence to state green building code - CALGreen, etc.).

The EIR concludes that water supply would be sufficient to meet current and projected demands inside of the BVSP Area, subject to the strategies and policies identified in the General Plan, CAP, and BVSP, and with Mitigation Measure (MM) UTIL-1 (below), which requires the upgrading of specific 6-inch water lines to 8-inch water lines over time as development intensification within the BVSP Area occurs. MM UTIL-1 requires that project applicants secure verification that water service can be provided (i.e., obtain an “Intent to Serve” letter from MPWD).

<i>Number</i>	<i>Mitigation Measure</i>
UTIL-1	<p>Require water line upsizing. As development intensification occurs throughout the BVSP Area, upgrades from 6-inch to 8-inch water lines will be required as necessary. The existing water lines in the BVSP Area are displayed in Figure 4.13-2, and planned improvements are displayed in Figure 4.13-3. Lines that are anticipated to need upgrades include the 6-inch lines along Old County Road between Masonic Way and Harbor Boulevard, along Ralston Avenue between Old County Road and Elmer Street, along Sixth Avenue between Hill Street and O’Neill Avenue, and along O’Neill Avenue between Sixth Avenue and El Camino Real. The physical improvements will be subject to project- level environmental review as needed.</p>

As projects are built in accordance with the BVSP, Belmont Public Works, in conjunction with Mid-Peninsula Water District, is required to monitor system capacity and construct necessary upgrades. The City has developed a SDR that requires applicants for development projects to secure verification that water service can be provided (an Intent to Serve letter from MPWD), and pay water connection fees. The City and MPWD also require applicants to provide a drought-tolerant landscape plan in accordance with the current MPWD water efficiency in landscape ordinance (WELO). A standard COA for drought-tolerant landscaping is as follows:

1. *The applicant shall demonstrate that the final landscape plan has been reviewed and approved by the Mid-Peninsula Water District (MPWD), and is consistent with MPWD’s Water Efficient Landscape Ordinance (WELO), prior to installation of landscaping. A post installation certification from MPWD is also required prior to final building permit inspection. Contact the MPWD Water Conservation Administrative Specialist at (650) 591-8941 or jeanettek@midpeninsulawater.org for more information.*

Solid Waste

The General Plan EIR indicates that implementation of the General Plan/BVSP would result in additional population and increased solid waste generation within the city. AB 939 requires local governments to divert 50 percent of their community’s solid waste, and the recent goal that has been set by CalRecycle of 75 percent recycling, composting, or source reduction of solid waste by 2020. These disposal targets for Belmont were met for both residential and employment disposal for the years 2013-2015.

Given the city's ability to meet its diversion targets, as well as the remaining capacity in area landfills, meeting the collection, transfer, recycling, and disposal needs of the projected population anticipated in the General Plan/BVSP is not expected to exceed existing permitted solid waste disposal capacity. In addition, the General Plan/BVSP and CAP contain policies for new development that require participation in all recycling, hazardous waste reduction, and solid waste diversion programs in effect at the time of issuance of building permits. Recycling is required for all multi-family residential projects of five or more units, pursuant to Assembly Bills 341 and 1826.

In accordance with the GP policies and state law, the City has developed an SDR that requires applicants to provide plans and materials that include details for collecting trash and recycling for proposed development projects (i.e., location of facilities, and proposed access for collection). The City's trash and recycling hauler (Recology) reviews the plans and determines the appropriate levels service for the projects. Recology and Public Works staff also determine if there is adequate access/circulation for their vehicles to pick up materials from the site. A letter shall be provided from the Recology stating that service is available to the project as designed. Public Works will review the proposed service for impacts to the right-of-way.

APPENDIX B3:
SAN MATEO CONSOLIDATED FIRE
DEPARTMENT CONDITIONS OF
APPROVAL

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San Mateo Consolidated Fire Department Conditions of Approval

Fire Hazards

1. *Separate applications and permits are required for the installation or alteration of any Automatic Fire Extinguishing System or other system as required in the California Fire Code, or other relevant codes. Each permit type requires a separate application.*
2. *Prior to application for a Fire Sprinkler Permit, the applicant shall submit plans to the Mid-Peninsula Water District (MPWD) for their review and approval. Contact MPWD at 650-591-8941 to coordinate review of the project.*
3. *In accordance with the Municipal/Regional Storm water Permit, no fire sprinkler system drain shall discharge into any Storm Drain System. The system shall discharge to either a landscape area large enough to contain the outflow, or to the Sanitary Sewer by means of an indirect connection. Indicate the location of the Fire Sprinkler System drain on plans submitted for a building permit.*
4. *Fire access and water supply shall be in accordance with California Fire Code and SMC ORD 2019-002 Chapter 5, Appendices B, C, and D. A fire flow reduction of up to 50% shall be permitted. The fire access and water supply information shall be supplied to the fire department for review before submittal of foundation permits.*
5. *A master building wide Hazardous Materials Inventory Statement (HMIS) and a tenant HMIS shall be kept on file with the building management for the lifetime of the use . The building management shall manage all tenant HMIS documents against the Master HMIS such that the total quantity of hazardous materials shall not exceed the Maximum Area Quantities (MAQ's) as defined by the HMIS and CFC Chapter 50. This project shall update their fire sprinkler design density to an Extra Hazard class to 0.4/3,000 square-feet.*

Wildland

1. *Buildings on the project site are located in a High or Very High Fire Hazard Severity Zone, requiring design compliance with California Building Code (CBC) Chapter 7A. This must be identified on the Building Permit plans.*
2. *Prior to application for a Fire Sprinkler Permit, the applicant must submit plans to the Mid-Peninsula Water District (MPWD) for their review and approval. Contact MPWD at 650-591-8941 to coordinate review of the project.*
3. *Buildings on the project site are located within a Wildland-Urban Interface, (High or Very High Fire Hazard Severity Zone) requiring a Vegetation Management Plan (VMP), which has been reviewed/approved by the Fire Marshal. A VMP maintenance plan shall be submitted for review and approval by the Fire Protection District, prior to final building permit inspection. Said plan must include annual or more frequent inspections of work in the interface environment.*

4. *Any additions representing a 50% increase from the original floor area, and in a High Fire Hazard Zone shall be required to comply with the [Cal Fire Low Cost Retrofit list](#). The Building Permit plans must detail how the existing and new parts of the structure will comply.*
5. *All dead trees shall be required to be removed prior to any combustible construction on the site. The tree removal and maintenance shall be incorporated into the VMP which will include annual inspections.*