

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: December 18, 2025

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Grading Permit and Resource Management Permit, pursuant to Sections 9283 and 6324.2.(j) of the County Zoning Regulations, involving 45,555 cubic yards of grading (13,604 cubic yards of cut and 31,951 cubic yards of fill), to restore and repair the Ocean golf course and driving range practice facility at The Olympic Club at 599 Skyline Boulevard. The project includes a new landscape irrigation system; drainage improvements; maintenance to the greens, tees, and sand bunkers; and removal of eleven trees. No new structures are proposed. A portion of the project is in within the jurisdiction of the City and County of San Francisco. The California Coastal Commission has issued a Coastal Development Permit Waiver for this project. In conjunction with the requested permits, it is recommended that the Zoning Hearing Officer also find that the project is exempt from environmental review, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15304, Class 4, consisting of minor public or private alterations in the condition of land.

County File Number: PLN 2025-00123 (The Olympic Club)

PROPOSAL

The applicant is requesting a Grading Permit and a Resource Management (RM) Permit to allow for approximately 45,555 cubic yards of grading to restore and repair the Ocean golf course and driving range practice facility, within the existing approximately 400-acre Olympic Golf Club property, established in 1860. This project is part of a phased golf course renovation project, where the County granted permits for the repair of the Lake Course section in 2022 (construction is complete) and is currently processing the subject project and permits for the Cliffs course (PLN2025-00354). The Ocean golf course spans two zoning districts, the RM-CZ/CD (Resource Management-Coastal Zone District/Coastal Development District) and R-E/S-9 (Residential Estates District/Residential Density District 9). The site lies partially within the jurisdiction of San Mateo County, encompassing approximately 109.2 acres, and partially within the City and County of San Francisco, encompassing approximately 13.3 acres.

For the subject project, a total of eleven trees are proposed for removal. Of these, four trees require approval of an Resource Management (RM) Permit because they are located within the RM District and exceed 17.5 inches in diameter at standard height (DSH). Four additional trees do not require an RM Permit or tree removal permit due to their size and location. The remaining three trees are subject to the County's Significant Tree Ordinance, and their removal is being evaluated as part of the overall project review. A total of 70 cypress trees are proposed for planting, 60 of which would be located within San Mateo County.

RECOMMENDATION

That the Zoning Hearing Officer approve the Grading Permit and Resource Management Permit, County File Number PLN2025-00123, by adopting the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Luis Topete, Project Planner

Applicant/Owner: The Olympic Club

Public Notification: Ten-day advanced notification for the hearing was mailed to all property owners within 300 feet of the perimeter of the project parcel and a notice for the hearing was posted in a newspaper (San Mateo County Times) of general public circulation.

Location: 599 Skyline Boulevard, Daly City, CA 94015

APN: 002-012-050

Parcel Size: 137.4 acres

Existing Zoning: Resource Management-Coastal Zone District/Coastal Development District (RM-CZ/CD) and Residential Estates District/Residential Density District 9 (R-E/S-9)

General Plan Designation: Private Recreation

Sphere-of-Influence: City of Daly City

Existing Land Use: The Olympic Golf Club established in 1860.

Water Supply: The Olympic Club primarily utilizes recycled water supplied by the City of Daly City for its irrigation needs, with the remaining supply from wells. Specifically, the North San Mateo County Sanitation District, a subsidiary of Daly City, supplies tertiary-treated recycled water for irrigation purposes. The wells are primarily used as a backup water source for when the Daly City treatment plant has issues with production.

Sewage Disposal: The Olympic Club is served by San Francisco's public sewer system for

wastewater treatment.

Flood Zone: Zone X (area of minimal flood hazard); FEMA Community Panel 06081C0028F; Effective Date: August 2, 2017

Environmental Evaluation: This project is exempt from environmental review, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15304, Class 4, consisting of minor public or private alterations in the condition of land, water, and/or vegetation which does not involve removal of healthy, mature, and scenic trees except for forestry or agricultural purposes.

Setting: The Olympic Club property is bordered to the north by the San Francisco city and county line, beyond which lies additional Olympic Club property. It is bordered to the east and south by the city limits of Daly City, and to the west by Skyline Boulevard, beyond which lies additional Olympic Club property and the Pacific Ocean. Residential areas of Daly City are located to the south and east, across Lake Merced Boulevard.

Chronology:

<u>Date</u>	<u>Action</u>
May 6, 1860	- Founding of the San Francisco Olympic Club. - Various Use Permits issued by the County.
September 1, 2022	- Application for renovation of the Lake Course.
October 26, 2022	- Approval for renovation of the Lake Course.
April 28, 2025	- Subject application submitted.
October 2025	- Application and processing for renovation of the Cliffs Course.
November 4, 2025	- Subject application deemed complete.
December 18, 2025	- Zoning Hearing Officer hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with General Plan

The County's General Plan designates the property for Private Recreation land use. The property has been utilized as a golf course since 1860. Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with all applicable General Plan Policies, including the following:

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.24 (*Regulate Location, Density and Design of Development to Protect Vegetative, Water, Fish and Wildlife Resources*) calls on the County to regulate the location, density, and design of development to minimize significant adverse impacts and encourage enhancement of vegetative, water, fish, and wildlife resources. The applicant has submitted a Biological Reconnaissance Memorandum, dated March 3, 2025, which provides the results of a biological reconnaissance performed for this project. The consulting biologists traversed the Study Area, which consists of the Ocean Course and surrounding areas including the driving range, short game practice area, and upper parking lot where various upgrades and maintenance activities are proposed, to determine if any potential biological or jurisdictional constraints are present and assess the Study Area for the following: (1) presence of special-status species; (2) potential habitats to support special-status species; and (3) the presence of other sensitive biological resources protected by local, state, and federal laws and regulations.

Sensitive Natural Communities

Sensitive biological communities are defined as habitats that fulfill special functions or have special values, such as wetlands, streams, and riparian habitat. These habitats are regulated under federal regulations, state regulations, or local ordinances. Because the Study Area is within the Coastal Zone, sensitive habitat areas listed in the San Francisco County LCP and San Mateo LCP were considered in this review. The Study Area contains five land cover types, including: developed (golf course), Monterey cypress/pine stands, eucalyptus groves, ruderal/unmaintained, and ornamental/unmaintained. All land cover types within the Study Area are not classified as sensitive. The Study Area does not contain sensitive natural communities.

Special-Status Plant Species

A total of 84 special-status plant species have been documented in the vicinity of the Study Area. Of these 84 species, none have a moderate or high potential to occur within the Study Area. Special status plant species documented in the vicinity were classified as unlikely or having no potential to occur. Since the Study Area has been highly modified for decades and experiences a high frequency of human activity, it is highly unlikely that a special-status plant species would have the potential to occur within the Study Area.

Special-Status Wildlife Species

No special-status wildlife species were observed within the Study Area during any of the site visits. Thirty-five special-status wildlife species have been documented to occur in the vicinity of the Study Area. Most of these species were determined to have no potential or are unlikely to occur within the Study Area due to the absence of suitable habitat features and lack of connectivity to suitable habitat areas.

Two special-status species were determined to have a moderate potential to occur within the Study Area: western red bat and hoary bat. Other bat species including Townsend's big-eared bat and Fringed myotis are unlikely to occur within the Study Area due to the absence of suitable roosting sites (e.g., caves, mines, abandoned buildings, bridges) and preferred habitat types (i.e. desert scrub, grassland, high elevation woodlands).

- (1) California red-legged frog (CRLF): CRLF was historically reported to occur in Lake Merced, in the late 1800s and early 1900s. However, the Study Area does not provide suitable aquatic breeding habitat that could support populations of CRLF. Overall, the Study Area provides little habitat value for CRLF due to intensive recreational land use (e.g., golf course maintenance) and hardscaped areas (e.g., parking lots). Additionally, potential dispersal habitat between the Study Area and Lake Merced are of low quality. Furthermore, urban development around the golf course provides an effective barrier to CRLF upland movement between potential source populations and the Study Area.
- (2) Northwestern pond turtle (NPT): NPT is known to occur in Lake Merced, approximately 0.3 miles east of the Study Area, but is excluded from the Study Area due to the absence of suitable aquatic or upland habitat to support this species. Additionally, there are multiple effective barriers to NPT movement between Lake Merced and the Study Area including the steep concrete-lined drainage ditch, a busy arterial road (John Muir Drive), and chain-linked fencing. Due to the absence of suitable habitat within the Study Area and lack of connectivity to other suitable habitats, NPT are unlikely to disperse into the Study Area from potential habitats nearby.
- (3) Special-status butterfly species: Several special-status species of butterfly have been documented in the vicinity of the Study Area including mission blue butterfly, San Bruno elfin butterfly, and Callippe silverspot butterfly. All of these species are unlikely to occur within the Study Area due to the absence of specific host plants necessary to provide larval and nectar resources required for the completion of life cycles. Individual monarch butterflies have

been detected within portions of the Study Area during previous site visits. However, no suitable winter roosting sites are present and there are no previous records of monarch winter roosts within the Study Area or immediate vicinity. Although numerous large Monterey pine trees are present on the site, they are not organized in groves with sufficient density to resist offshore winds and protect roosting butterflies. Furthermore, the host plant for this species, milkweed, was not found in the Study Area. As such, monarch butterflies are unlikely to use the Study Area for winter roosting. However, out of an abundance of caution, the Biological Reconnaissance Memorandum provides recommendations that have been incorporated as Condition 17 to avoid and minimize potential impacts.

- (4) Western red bat: This species is a California Department of Fish and Wildlife (CDFW) Species of Special Concern. There are multiple mature, large trees in the Study Area with the potential to provide roosting habitat for this species. Recommendations provided in the Biological Reconnaissance Memorandum have been incorporated as Condition 17 to avoid and minimize potential impacts.
- (5) Hoary bat: Trees within the Study Area may provide suitable roost habitat for this species. Recommendations provided in the Biological Reconnaissance Memorandum have been incorporated as Condition 17 to avoid and minimize potential impacts.
- (6) Nesting birds: No special-status bird species were determined to have potential to nest within the Study Area. However, non-special-status native birds (e.g., passerines, raptors) may nest in trees and in vegetation within and immediately surrounding the Study Area. The active nests of such birds are protected under the federal Migratory Bird Treaty Act (MBTA) as well as by the California Fish and Game Code (CFGC). If construction begins during the avian nesting season, generally February 1 to August 31, nesting birds may be impacted through the removal of nest structures or through localized disturbance sufficient to cause nest abandonment. To avoid and minimize these potential impacts and maintain compliance with the MBTA and CFGC, the recommendations provided in the Biological Reconnaissance Memorandum have been incorporated as Condition 17.

b. Soil Resources

Policy 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) calls for the County to regulate excavation, grading, filling, and land clearing activities to protect against accelerated soil erosion and sedimentation. Current Planning staff and the Planning and Building Department's Geotechnical Engineer have reviewed the proposed grading and erosion control plans and have found the project, as proposed and conditioned, to comply with the County's Grading Regulations. As conditioned, the applicant must implement both proposed and additionally required erosion control measures throughout the duration of the grading permit, maintain dust control in accordance with applicable guidelines, and monitor the effectiveness of erosion control measures until newly-planted vegetation is fully established.

c. Visual Quality

Policy 4.25 (*Earthwork Operations*) calls for the County to keep grading or earth-moving operations to a minimum and where grading is necessary, to make graded areas blend with adjacent landforms through the use of contour grading rather than harsh cutting or terracing of the site. See discussion under Section A.1.b (Soil Resources) above.

Policy 4.22 (*Scenic Corridors*) calls for the County to protect and enhance the visual quality of scenic corridors by managing the location and appearance of structural development. The project site and the adjacent section of Skyline Boulevard are not located within a County or State designated scenic corridor, nor does the project involve any structural development. The proposed grading has the potential to temporarily impact views from this section of Skyline Boulevard which would be associated with the proposed land disturbance and grading prior to the revegetation of the site, when views of the project site may include numerous haul trucks associated with earthwork operations. However, these impacts are temporary as the proposal involves revegetation of the site immediately after grading activities have been completed.

2. Conformance with the Local Coastal Program (LCP)

The Executive Director of the California Coastal Commission (CCC) issued a Coastal development permit (CDP) Waiver for this project (Attachment G), pursuant to Title 14, Section 13238 of the California Code of Regulations, finding that the proposed repair and minor improvements project will restore and enhance areas of the Ocean Course but not change the current use of the land, expand the existing course footprint, or otherwise intensify the historical use of the property. Accordingly, the potential for adverse impacts to coastal resources, including biological resources and public access, is minimal, consistent with Coastal Act Chapter 3 and the certified City of San Francisco and San Mateo County Local Coastal Programs.”

3. Conformance with the Tree Regulations

Pursuant to Section 6324.2(j), the removal of living trees with trunk circumference greater than 55 inches (measured 4.5 feet above the average ground surface) is prohibited, except as may be required for development permitted under the RM District, permitted under the timber harvesting ordinance, or for reason of actual or potential danger to life or property. Trees No. 1489 and No. 1780-1786 are located within the RM District. An RM Permit has been submitted to authorize the removal of trees No. 1489, No. 1780, No. 1781, and No. 1783, as they're all greater than 17.5 inches in diameter at standard height (DSH). No tree removal or RM Permit is required for trees No. 1782 and No. 1784-1786, as they're smaller than 17.5 inches DSH, and therefore not subject to the above restriction.

Trees Proposed for Removal				
Tag	Species	Diameter (in.)	Zoning	Permit Requirements
1489	Monterey cypress	38	RM-CZ/CD	RM Permit
1584	Coast live oak	20,11	R-E/S-9	Significant Tree Removal Permit
1585	Coast live oak	19	R-E/S-9	Significant Tree Removal Permit
1586	Coast live oak	22	R-E/S-9	Significant Tree Removal Permit
1780	Monterey cypress	42,31,19	RM-CZ/CD	RM Permit
1781	Monterey cypress	30	RM-CZ/CD	RM Permit
1782	Blackwood acacia	10	RM-CZ/CD	No Permit Required
1783	Blackwood acacia	20	RM-CZ/CD	RM Permit
1784	Blackwood acacia	11	RM-CZ/CD	No Permit Required
1785	Blackwood acacia	13	RM-CZ/CD	No Permit Required
1786	Blackwood acacia	14	RM-CZ/CD	No Permit Required

The County's mapped coastal zone boundaries do not align with those of the California Coastal Commission. The Director of Planning and Building has directed staff to use the Coastal Commission's maps until the County's maps are formally updated to match. As a result, trees No. 1584-1586 are located within the coastal zone, and the County's Significant Tree Ordinance applies. These tree removals do not require separate tree removal permits and are being reviewed as part of this overall project review. A total of 70 cypress trees are proposed for replanting, 60 of which would be located within San Mateo County.

4. Conformance with the Grading Regulations

The project proposes 45,555 cubic yards of grading, consisting of 13,604 cubic yards of cut and 31,951 cubic yards of fill, to restore and repair the Ocean golf course and driving range practice facility. As the project is not located within a State- or County-designated scenic corridor, and grading exceeds 1,000 cubic yards, Section 9287.1 of the San Mateo County Ordinance Code requires the grading permit be reviewed and approved by the Zoning Hearing Officer.

In order to approve this project, the Zoning Hearing Officer must make the required findings contained in the Grading Regulations. The findings and supporting evidence are outlined below:

- a. That the granting of the permit will not have a significant adverse effect on the environment. With the implementation of the recommended avoidance and minimization measures provided in the project's Biological Reconnaissance Memorandum, dated March 3, 2025, which have been incorporated as conditions of approval, there will be no impact to sensitive natural communities or special-status plant and wildlife species. Further, the granting of the permit will not have a significant adverse effect on the environment with the implementation of standard conditions of approval that require application of erosion control measures prior to and during project grading and construction, place limitations on grading during the wet season, and require the Project Engineer to submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Regulations.
- b. The project conforms to the criteria of the San Mateo County Grading Ordinance, including the standards referenced in Section 9296.

The project, as conditioned, conforms to the standards in the Grading Ordinance, including those relative to an erosion and sediment control plan, geotechnical reports, dust control, fire safety, and the timing of grading. Regarding project timing, Section 9296.6, states that in the rainy season from October 1 to April 30, no land disturbing activity shall be authorized if the Director Planning and Building determines that such work will endanger the public health or safety or cause excessive erosion. Should the Zoning Hearing Officer approve the project, the proposed work would not endanger the public health or safety or cause excessive erosion. The project has been conditioned to require implementation of erosion control and dust control measures.

The project has been reviewed and recommended for conditional approval by the County's Building Inspection Section, Fire Department, Drainage Section, and Geotechnical Section. Planning staff has added Condition 12 to Attachment A requiring the project's geotechnical consultant to observe grading and improvements at the site.

- c. That the project is consistent with the General Plan.

The project has been reviewed against the applicable policies of the San Mateo County General Plan and found to be consistent with its goals and objectives. See Section A.1 of this report for a detailed discussion regarding the project's compliance with the applicable General Plan policies.

Based on the foregoing, staff has determined that the project, as proposed and conditioned, conforms to the criteria for review contained in the Grading Regulations.

5. Conformance with the Resource Management District Regulations and Development Review Criteria

The project is located in the Resource Management-Coastal Zone District/Coastal Development District (RM-CZ/CD) and Residential Estates District/Residential Density District 9 (R-E/S-9). The project would not result in the construction of any new structures or the introduction of any new or intensified land uses.

Eleven trees are proposed for removal and no new structures are proposed. Pursuant to Section 6324.2(j), the removal of living trees with trunk circumference greater than 55 inches (measured 4.5 feet above the average ground surface) is prohibited, except as may be required for development permitted under the RM District, permitted under the timber harvesting ordinance, or for reason of actual or potential danger to life or property. Trees No. 1489 and No. 1780-1786 are located within the RM District. An RM Permit has been submitted to authorize the removal of trees No. 1489, No. 1780, No. 1781, and No. 1783, as they're all greater than 17.5 inches in diameter at standard height (DSH). No tree removal or RM Permit is required for trees No. 1782 and No. 1784-1786, as they're smaller than 17.5 inches DSH, and therefore not subject to the aforementioned restriction. The project is not within a designated County or State scenic corridor. Thus, tree removals proposed are not considered scenic trees.

This project meets the definition of minor development pursuant to Section 6458 and no Development Review Permit is required. Minor developments require securing a Certificate of Compliance from the Director Planning and Building, certifying that all applicable criteria contained within Chapter 20A.2 have been met prior to the issuance of any permit required by ordinance. Staff has reviewed the project against the development review criteria of Chapter 20A.2 and determined that the project complies with all applicable review criteria, including the following: 1) general review criteria in the RM District (environmental quality, site design, utilities, water resources, cultural resources, and hazards to public safety); 2) supplemental review criteria for primary resource areas (primary scenic resources areas, primary fish and wildlife habitat areas, primary agricultural resources area, primary water resources area, ocean shoreline, primary mineral resources area, and primary natural vegetative areas), and; 3) supplemental review for special hazard areas (flood plain area, tsunami inundation area, seismic fault/fracture area, and slop instability area).

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15304, Class 4, consisting of minor public or private alterations in the condition of land, water, and/or vegetation which does not involve removal of healthy, mature, and scenic trees except for forestry or agricultural purposes. Proposed grading is to restore and repair the existing Ocean golf course and driving range practice facility, which involves installation of new landscape irrigation, drainage improvements, and maintenance to the greens, tees, and sand bunkers. Eleven trees are proposed for removal and no new structures are proposed. The project is not within a designated County or State scenic corridor. Thus, tree removals proposed are not considered scenic trees.

C. REVIEWING AGENCIES

Building Inspection Section
California Coastal Commission
County Fire Department
Drainage Section
Environmental Health Services
Geotechnical Section
Parks Department

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Aerial Site Map
- D. Civil Plans
- E. Irrigation Plans
- F. Biological Reconnaissance Memorandum
- G. Coastal Development Permit Waiver
- H. Drainage Section Conditions of Approval

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2025-00123

Hearing Date: December 18, 2025

Prepared By: Luis Topete, Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. This project is exempt from environmental review, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15304, Class 4, consisting of minor public or private alterations in the condition of land, water, and/or vegetation which does not involve removal of healthy, mature, and scenic trees except for forestry or agricultural purposes. Proposed grading is to restore and repair the existing Ocean golf course and driving range practice facility, which involves installation of new landscape irrigation, drainage improvements, and maintenance to the greens, tees, and sand bunkers. Eleven trees are proposed for removal and no new structures are proposed. The project is not within a designated County or State scenic corridor. Thus, tree removals proposed are not considered scenic trees.

Regarding the Grading Permit, Find:

2. That the granting of the permit will not have a significant adverse effect on the environment. With the implementation of the recommended avoidance and minimization measures provided in the project's Biological Reconnaissance Memorandum, dated March 3, 2025, which have been incorporated as conditions of approval, there will be no impact to sensitive natural communities or special-status plant and wildlife species. Further, the granting of the permit will not have a significant adverse effect on the environment with the implementation of standard conditions of approval that require application of erosion control measures prior to and during project grading and construction, place limitations on grading during the wet season, and require the Project Engineer to submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Regulations.
3. The project conforms to the criteria of the San Mateo County Grading Ordinance, including the standards referenced in Section 9296. The project, as conditioned, conforms to the standards in the Grading Ordinance, including those relative to an erosion and sediment control plan, geotechnical reports, dust control, fire safety, and the timing of grading. Further, the project has been reviewed and recommended for conditional approval by the by the County's Building Inspection Section, Fire

Department, Drainage Section, and Geotechnical Section.

4. That the project is consistent with the General Plan. The project has been reviewed against the applicable policies of the San Mateo County General Plan and found to be consistent with its goals and objectives. See Section A.1 of this report for a detailed discussion regarding the project's compliance with the applicable General Plan policies.

Regarding the Resource Management Permit, Find:

5. That the project meets the definition of minor development as defined in Section 6458, as the project qualifies for a categorical exemption. This project is categorically exempt from environmental review, pursuant to the California Environmental Quality Act Guidelines Section 15304, Class 4, related to minor alterations to land. Eleven trees are proposed for removal and no new structures are proposed. Pursuant to Section 6324.2(j), the applicant has applied for an RM Permit as four trees exceeding 17.5 inches in diameter at standard height are proposed for removal. The project is not within a designated County or State scenic corridor. Thus, tree removals proposed are not considered scenic trees. Staff has reviewed the project against the development review criteria of Chapter 20A.2 and determined that the project complies with all applicable review criteria, including the general review criteria in the RM District, the supplemental review criteria for primary resource areas, and supplemental review criteria for special hazard areas.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer on December 18, 2025. The Director of Planning and Building may approve minor revisions or modifications to the project if they are found to be consistent with the intent of, and in substantial conformance with, this approval.
2. The Resource Management Permit and Grading Permit shall be valid for one year from the date of final approval in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspection Section) shall have occurred within one year of its issuance. Any extension of these permits shall require submittal of a written request for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
3. All trees not approved for removal under this permit shall be protected during grading operations.
4. A Tree Protection Plan, in compliance with Section 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, shall be submitted with the building permit plans for review and approval by the Current Planning Section.

- a. The tree protection plan shall include all tree protection measures recommended in the Arborist Report provided for this project prepared by HortScience | Bartlett Consulting, dated March 25, 2025.
5. No grading activities shall commence until the applicant has been issued a grading permit "Hard Card", which will only be issued concurrently with the associated building permit.
6. Along with the "Hard Card" application, the applicant shall submit a letter to the Current Planning Section, at least two weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of re-vegetation and estimated date of establishment of newly planted vegetation. The applicant shall also provide a WDID number demonstrating coverage under the State General Construction Permit.
7. The provisions of the San Mateo County Grading Regulations shall govern all grading on and adjacent to this site. All equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
8. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
9. Erosion and sediment control during the course of grading work shall be installed and maintained according to a plan prepared and signed by the engineer of record and approved by the County. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer and must be reviewed and approved by the County.
10. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
11. For the final approval of the grading permit, the applicant shall ensure the performance of the following activities within 30 days of the completion of grading at the project site:
 - a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Planning and Building Department's Geotechnical Engineer.

- b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.
 - c. The applicant shall demonstrate that all disturbed areas of the site (e.g., area of soil relocation, truck access routes over existing vegetation) have been re-vegetated.
12. The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
- a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - e. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.

- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and Construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.
13. Upon the start of grading activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:
- a. All graded surfaces and materials, whether filled, excavated, transported or stockpiled, shall be wetted, protected or contained in such a manner as to prevent any significant nuisance from dust, or spillage upon adjoining water body, property, or streets. Equipment and materials on the site shall be used in such a manner as to avoid excessive dust. A dust control plan may be required at any time during the course of the project.
 - b. A dust palliative shall be applied to the site when required by the County. The type and rate of application shall be recommended by the soils engineer and approved by the Planning and Building Department's Geotechnical Engineer and the Regional Water Quality Control Board.
14. Requirements for Rainy Season Grading:
- a. If the grading period for any phase must be extended, provide an updated schedule to the project planner.
 - b. Grading may occur only on dry days.
 - c. All grading work shall stop 48-hours prior to a predicted major rain event and the site shall be stabilized prior to rain event. Area of disturbance shall be limited to the area of the site that can be adequately stabilized prior to a storm.
 - d. No grading shall occur within 24-hours after a rain event or until the soil has dried sufficiently.
 - e. Extra erosion control supplies shall be kept on-site.

15. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
16. The following conditions are based on the recommendations for the protection of roosting bats and nesting birds as provided in the Biological Reconnaissance Memorandum, dated March 3, 2025:
 - a. Roosting bats: The removal or trimming of all trees with a diameter at breast height greater than 16 inches shall be conducted outside of the bat maternity season (October through March). If this is not feasible, a bat roost assessment shall be performed by a qualified biologist no more than 30 days prior to tree removal to determine if roosting bats are present. If special-status bat species or potential maternity roosts of any species are detected during these surveys, the roost trees shall be fully protected and avoided until maternity activities have ceased. Irrespective of time of year, all felled trees should remain on the ground for at least 24 hours prior to chipping, off-site removal, or other processing to allow any bats to escape.
 - b. Nesting birds: If construction activities are initiated during the nesting season (February 1 – August 31), a nesting bird survey shall be conducted by a qualified biologist within 7 days prior to the start of ground disturbance and/or vegetation removal within the Study Area. If active nests are found, exclusion buffers appropriate to the species shall be established by a qualified biologist to prevent impacts to nesting birds. Buffers should be maintained until the biologist determines that young have fledged, or the nest becomes inactive. If construction activities are initiated outside of the nesting season (September 1 – January 31), no pre-construction nesting bird surveys are required.
 - c. Monarch butterfly: If construction will occur during overwintering months (November through March), a preconstruction butterfly survey shall be conducted for any eucalyptus or Monterey pine trees that occur within 300 feet of construction activities. The survey shall follow the methods specified by the Xerces Society for Invertebrate Conservation (Xerces 2024). If overwintering monarch butterflies are not found, construction activities can proceed as planned. If overwintering monarch butterflies are found, the qualified biologist conducting the survey shall establish a non-disturbance buffer until the qualified biologist has confirmed that monarch butterflies have left the site.

Geotechnical Section

17. Prior to Building Permit submittal, the project geotechnical engineer shall submit a design-level report with any site or project updates, if needed, as well as a project-specific plan review letter addressing all relevant project plans and calculations.

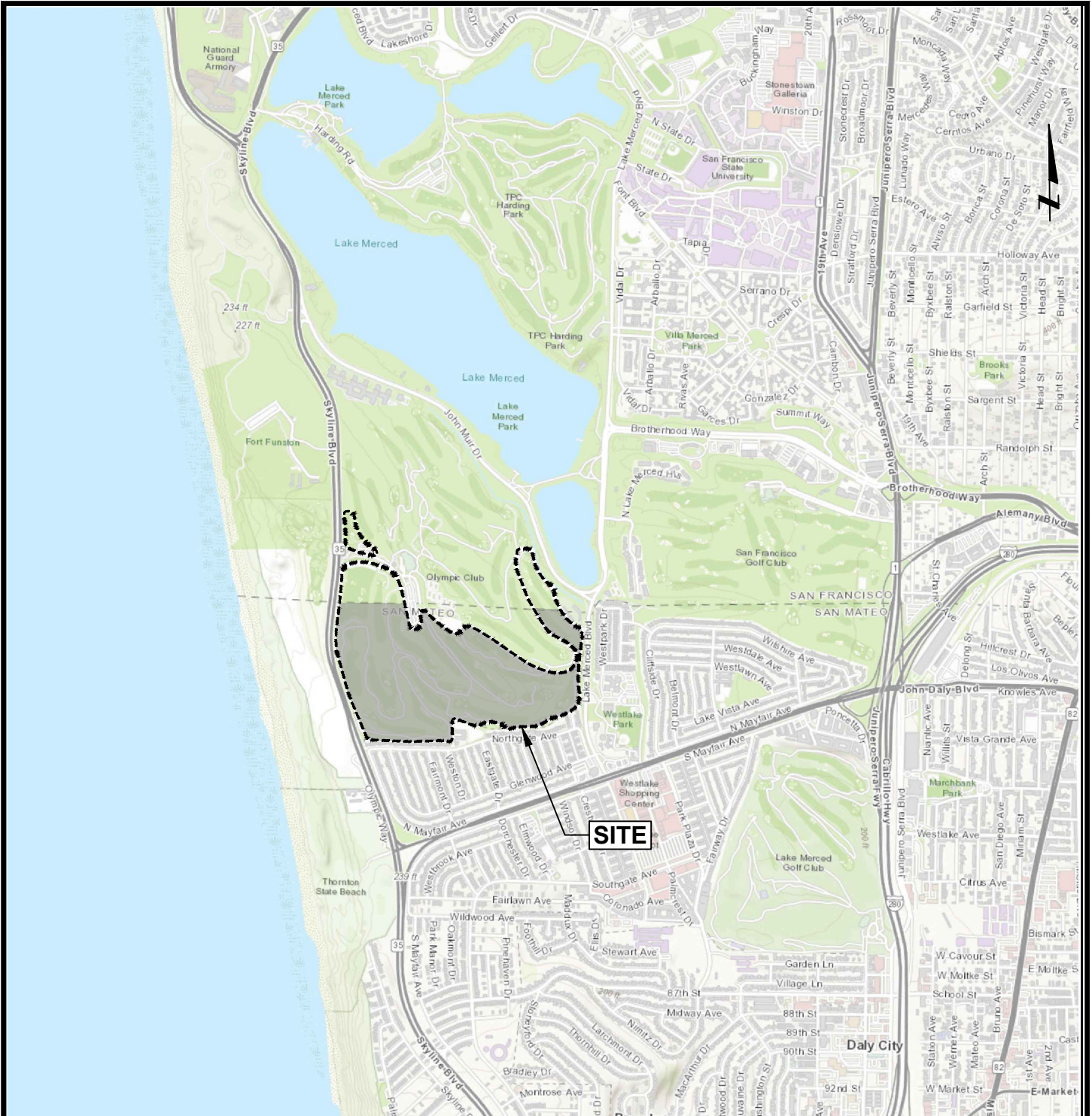
Drainage Section

18. See conditions of approval provided by the Drainage Section in Attachment H.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

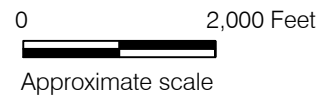
ATTACHMENT B



EXPLANATION

- Approximate boundary of Ocean Course and Short Game Practice Area
- Project area (San Mateo County)

Note:
 Topographic base map is provided through Langan's Esri
 Arc GIS software licensing and Arc GIS online,
 National Geographic Society, i-cubed.



 Langan CA, Inc. 135 Main Street, Suite 1500 San Francisco, CA 94105 T: 415.955.5200 F: 415.955.5201 www.langan.com	Project OCEAN COURSE RESTORATION PROJECT, THE OLYMPIC CLUB DALY CITY	Figure Title SITE LOCATION MAP	Project No. 731763506	Figure 1
	SAN MATEO COUNTY CALIFORNIA		Date 02/18/2025	
			Drawn By STAFF	
			Checked By JE	



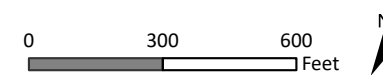
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



Figure 2. Aerial Site Map

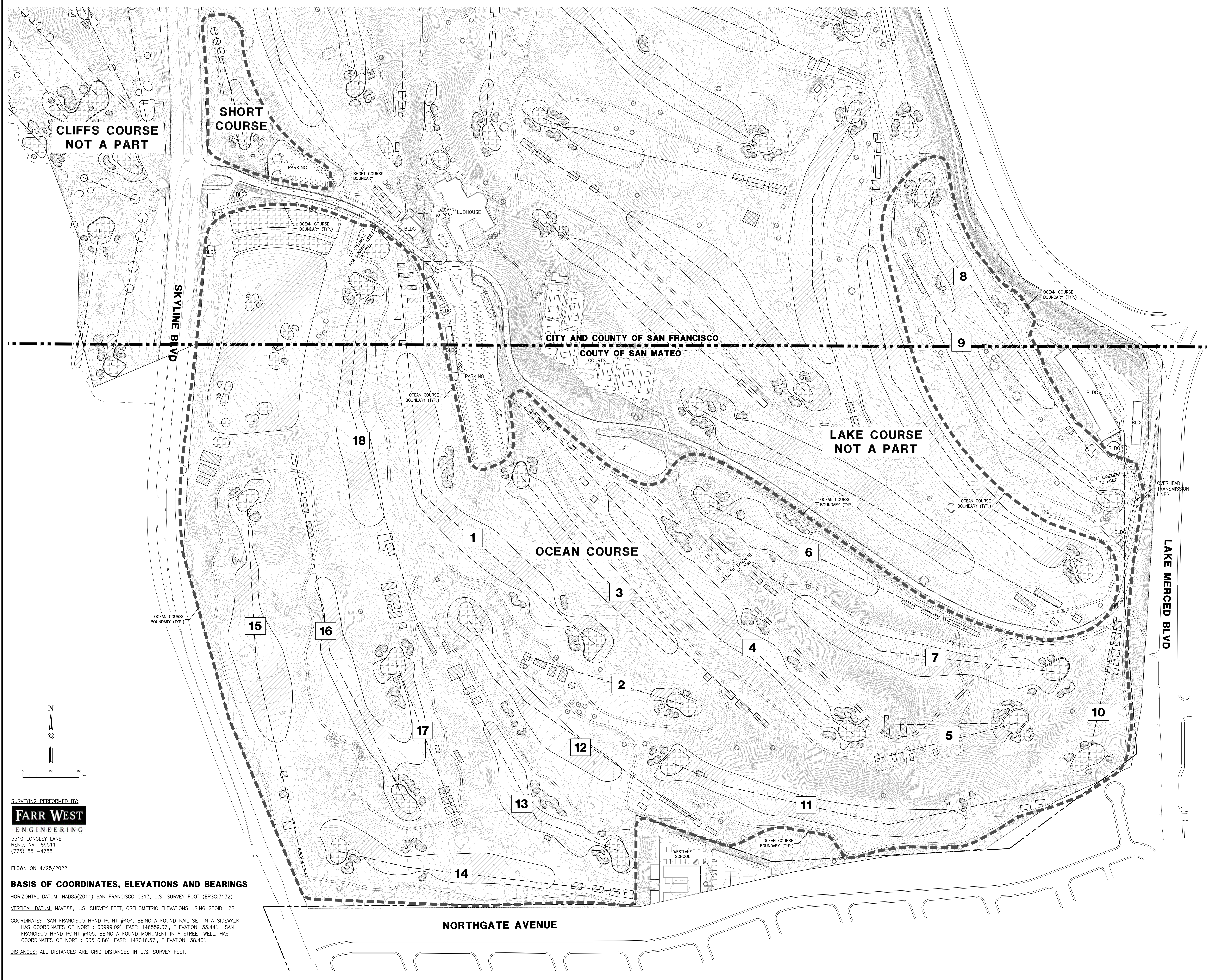
Ocean Course
 Driving Range, Short Game Practice Area, and Upper Parking Lot
 Olympic Club
 San Francisco, CA





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D



**CLIFFS COURSE
NOT A PART**

**SHORT
COURSE**

**CITY AND COUNTY OF SAN FRANCISCO
COUNTY OF SAN MATEO**

**LAKE COURSE
NOT A PART**

OCEAN COURSE

SURVEYING PERFORMED BY:
FARR WEST
ENGINEERING
5510 LONGLEY LANE
RENO, NV 89511
(775) 851-4788

FLOWN ON 4/25/2022

BASIS OF COORDINATES, ELEVATIONS AND BEARINGS
 HORIZONTAL DATUM: NAD83(2011) SAN FRANCISCO CS13, U.S. SURVEY FOOT (EPSG:7132)
 VERTICAL DATUM: NAVD88, U.S. SURVEY FEET, ORTHOMETRIC ELEVATIONS USING GEOID 12B.
 COORDINATES: SAN FRANCISCO HPND POINT #404, BEING A FOUND NAIL SET IN A SIDEWALK,
 HAS COORDINATES OF NORTH: 63999.09', EAST: 146559.37', ELEVATION: 33.44'. SAN
 FRANCISCO HPND POINT #405, BEING A FOUND MONUMENT IN A STREET WELL, HAS
 COORDINATES OF NORTH: 63510.86', EAST: 147016.57', ELEVATION: 38.40'.
 DISTANCES: ALL DISTANCES ARE GRID DISTANCES IN U.S. SURVEY FEET.

ISSUE	SHEET/SET	NO.	DATE	BY	DESCRIPTION
DATE: 07/25/20		1007			
DESIGNED: PCS					
DRAWN: RAA					
CHECKED: RAA					
PROJ. MGR: RAA					
FILE PATH: S:\Projects\07171_Olympic Club Cliffs and Ocean Courses\6_Production\Drawings_V2_Sheets\0101_TPO_SHEET.dwg					

DATE: 6/13/25

THE OLYMPIC CLUB

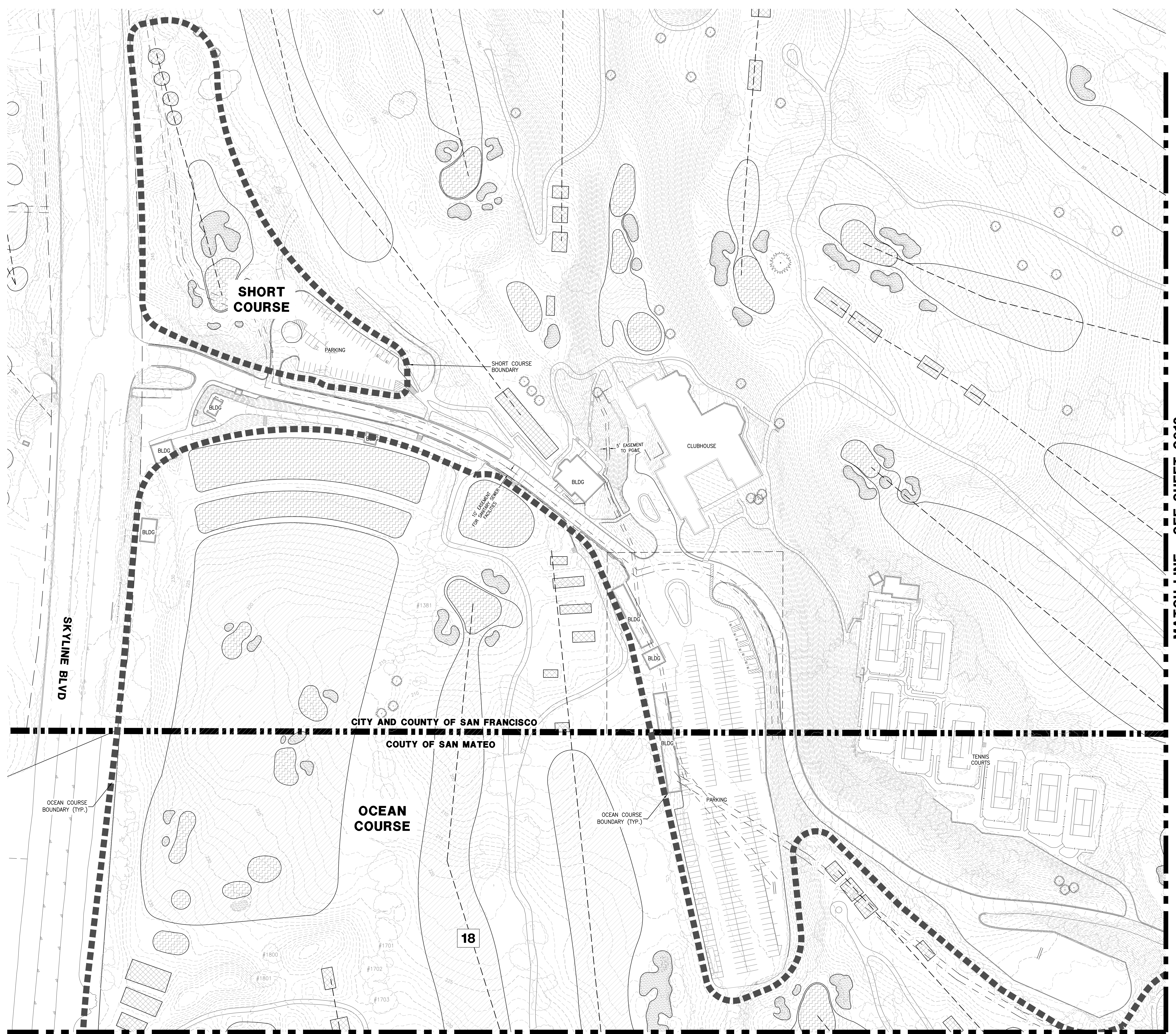
JIM URBINA
GOLF DESIGN

SAGE
Consulting Engineers, Inc.
208 Pine Street, Suite 1425
San Francisco, CA 94104
(415) 890-5250 - www.sage-ce.com

TOPOGRAPHIC SURVEY - OVERALL
OLYMPIC CLUB OCEAN AND SHORT COURSE
589 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO.
JO171
DRAWING NO.
C010

SHEET 2 OF 24



ISSUE	SHEET PERMIT SET	NO.	DATE	BY	DESCRIPTION
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CHECKED: RAA					
PROJ. MGR: RAA					
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THE OLYMPIC CLUB

JIM URBINA

 GOLF DESIGN

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 San Francisco, CA 94104

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TOPOGRAPHIC SURVEY - PARTIAL

OLYMPIC CLUB OCEAN AND SHORT COURSE

 589 SKYLINE BLVD

 SAN FRANCISCO, CA

JOB NO.

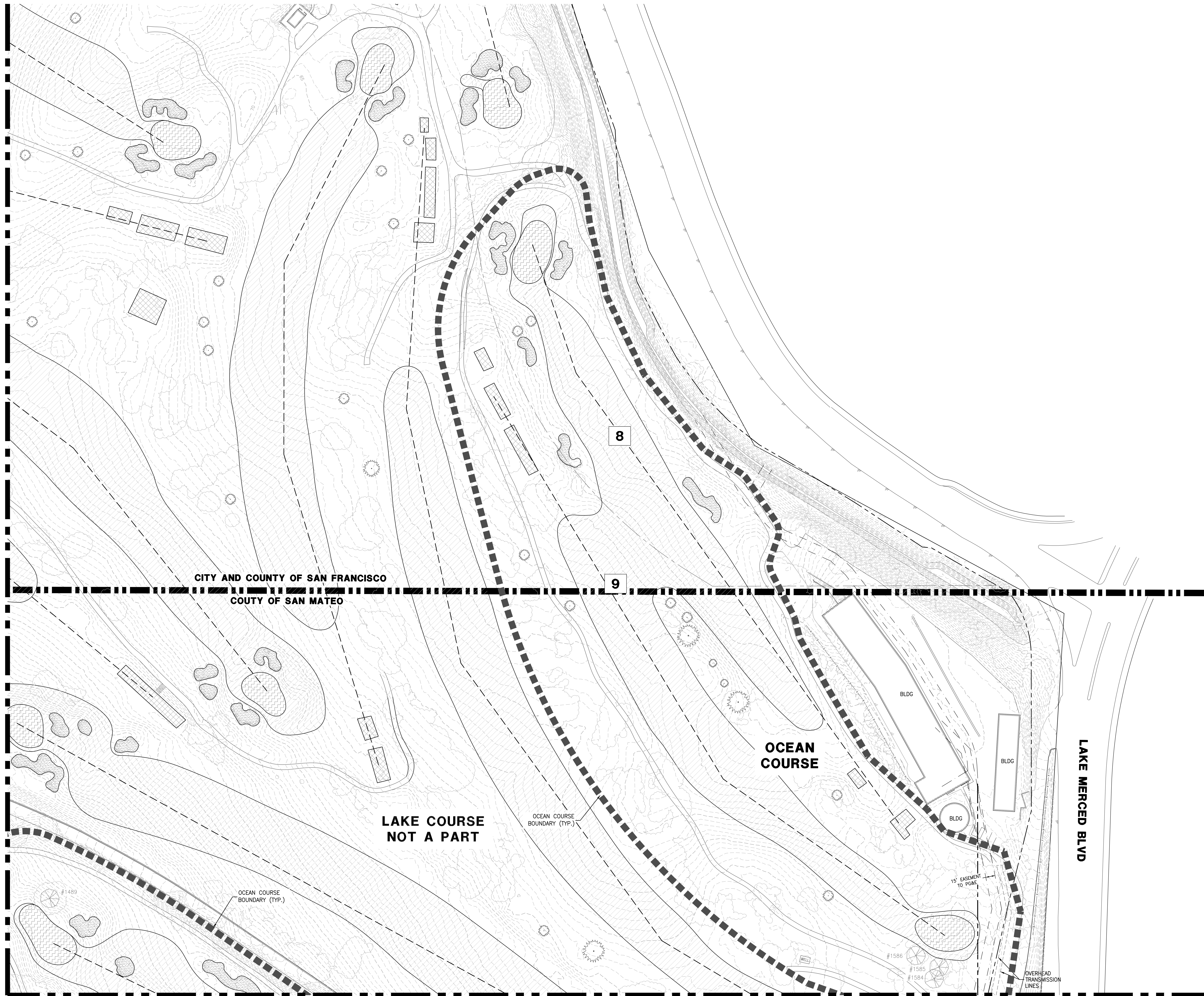
JO171

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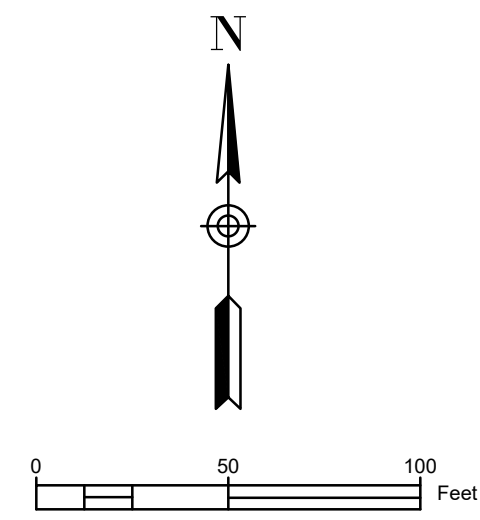
C011

 SHEET 3 OF 24

MATCH LINE - SEE SHEET C011



MATCH LINE - SEE SHEET C014



ISSUE	SHEET PERMIT SET	NO.	DATE	BY	DESCRIPTION
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DRAWN: RAA					
CHECKED: RAA					
PROJ. MGR: RAA					
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THE OLYMPIC CLUB

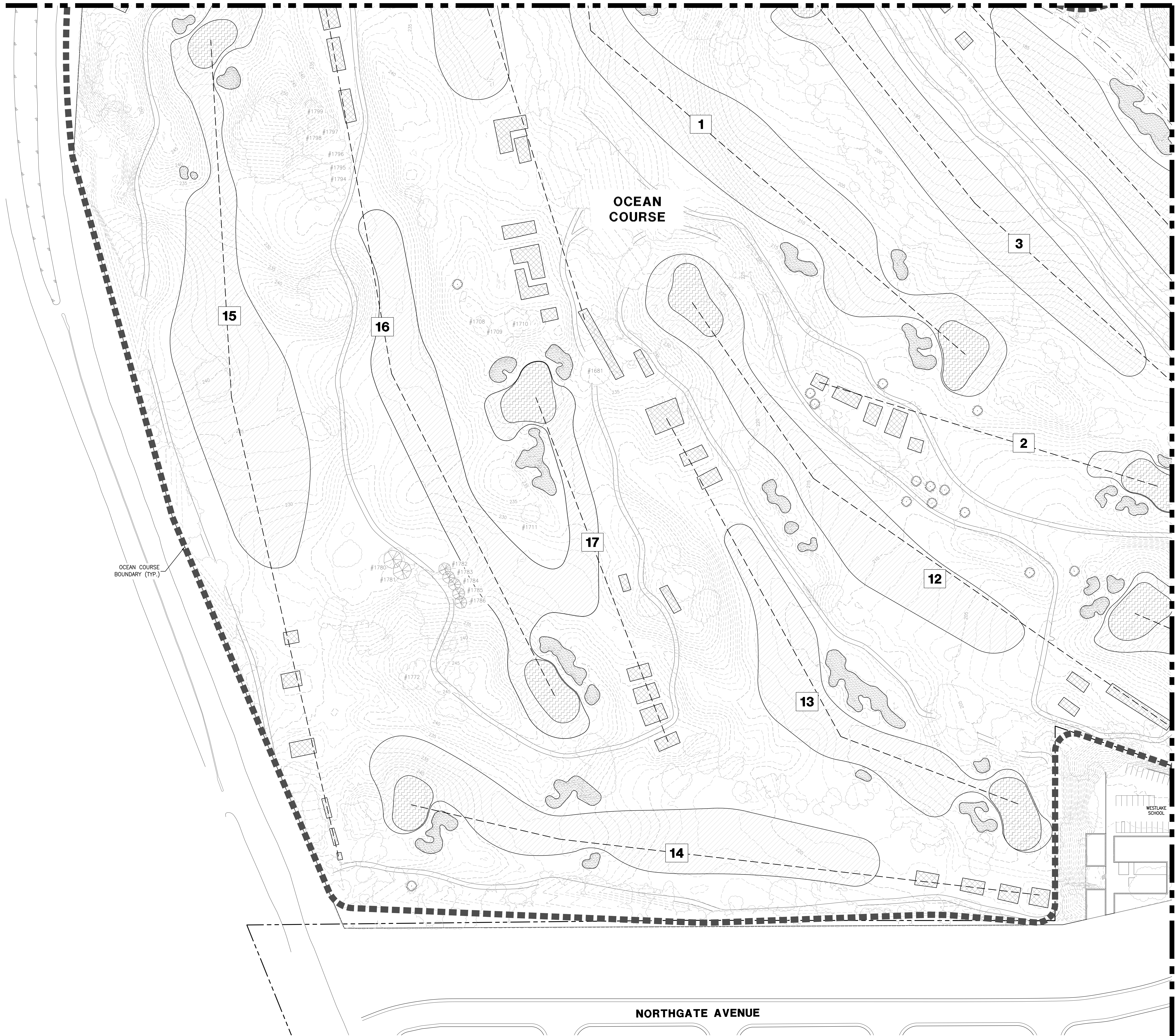
JIM URBINA
 GOLF DESIGN

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 San Francisco, CA 94104
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TOPOGRAPHIC SURVEY - PARTIAL
OLYMPIC CLUB OCEAN AND SHORT COURSE
 589 SKYLINE BLVD
 SAN FRANCISCO, CA

JOB NO:
JO171
 DRAWING NO:
C012
 SHEET 4 OF 24

MATCH LINE - SEE SHEET C011



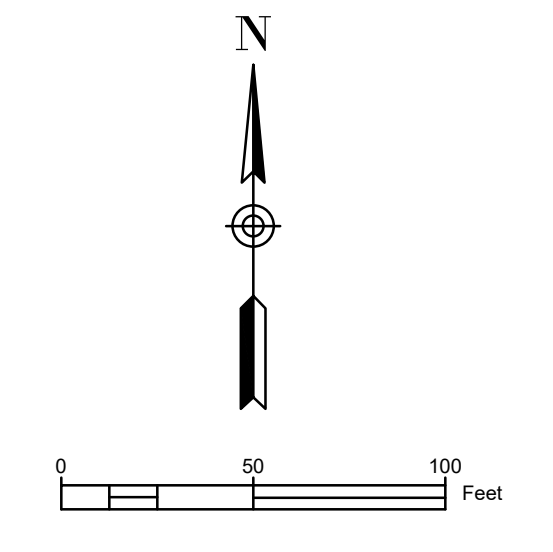
MATCH LINE - SEE SHEET C014

OCEAN COURSE BOUNDARY (TYP.)

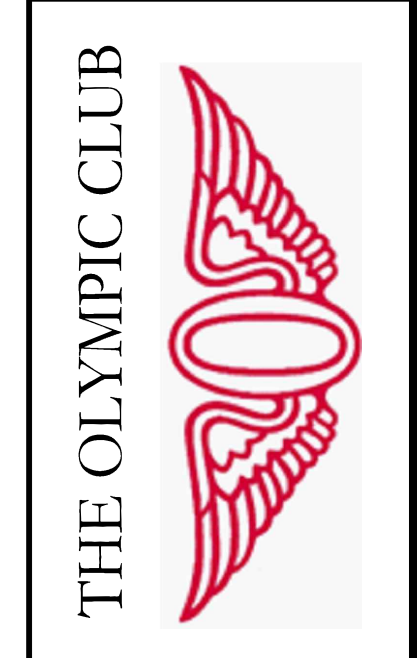
OCEAN COURSE

NORTHGATE AVENUE

WESTLAKE SCHOOL



ISSUE	NO.	DATE	BY	DESCRIPTION
DATE PLOTTED	NO.	DATE	BY	DESCRIPTION
DESIGNED	NO.	DATE	BY	DESCRIPTION
CHECKED	NO.	DATE	BY	DESCRIPTION
PROJ. MGR.	NO.	DATE	BY	DESCRIPTION



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TOPOGRAPHIC SURVEY - PARTIAL
OLYMPIC CLUB OCEAN AND SHORT COURSE

JOB NO.
JO171
 DRAWING NO.
C013
 SHEET **5** OF **24**



LEGEND	
	PROPERTY LINE, PLOTTED PER RECORD
	SAN FRANCISCO / SAN MATEO COUNTY LINE
	NEW NETTING
	TREE PROTECTION FENCE
	LIMITS OF GRADING
	GREENS (RE: DET 1 & 4, SHEET C400)
	TEES (RE: DET 6/C400, DET 1/C401)
	FAIRWAY & APPROACH (RE: 6/C400 & 2/C401)
	BUNKER (RE: DET 2 & 3 C400)
	FINE FESCUE
	NEW 4" CONCRETE OVER 4" COMPACTED BASE ROCK CART PATH
	SELECTIVE TREE THINNING
	MOUNDS
	NEW CYPRESS TREES
	EXISTING TREE TO BE REMOVED

- KEY NOTES**
- INSTALL TREE PROTECTION FENCING PER DETAIL 3, SHEET C401. SEE ARBORIST'S REPORT (DATED 03/25/25, PREPARED BY HORT SCIENCE | BARTLETT CONSULTING) FOR FULL RECOMMENDATIONS.
 - EXISTING 1500 GAL SEPTIC TANK AND APPROXIMATELY 200 SQ FT DISPERSAL FIELD. UNDERGROUND UTILITY LINES, CONDUITS, OR TRENCHES, INCLUDING IRRIGATION LINES, SHALL NOT BE INSTALLED ACROSS DISPERSAL SYSTEMS, NOR SHALL THEY BE LOCATED NEAR DISPERSAL SYSTEMS SO AS TO POSE A POTENTIAL PREFERENTIAL PATHWAY FOR EFFLUENT.

TREE REMOVAL LIST

TREE NUMBERS:	
1489	
1584	
1585	
1586	
1780	
1781	
1782	
1783	
1784	
1785	
1786	

ISSUE	NO.	DATE	BY	DESCRIPTION
	1			
	2			
	3			
	4			
	5			
	6			
	7			
	8			
	9			
	10			
	11			
	12			
	13			
	14			
	15			
	16			
	17			
	18			



THE OLYMPIC CLUB

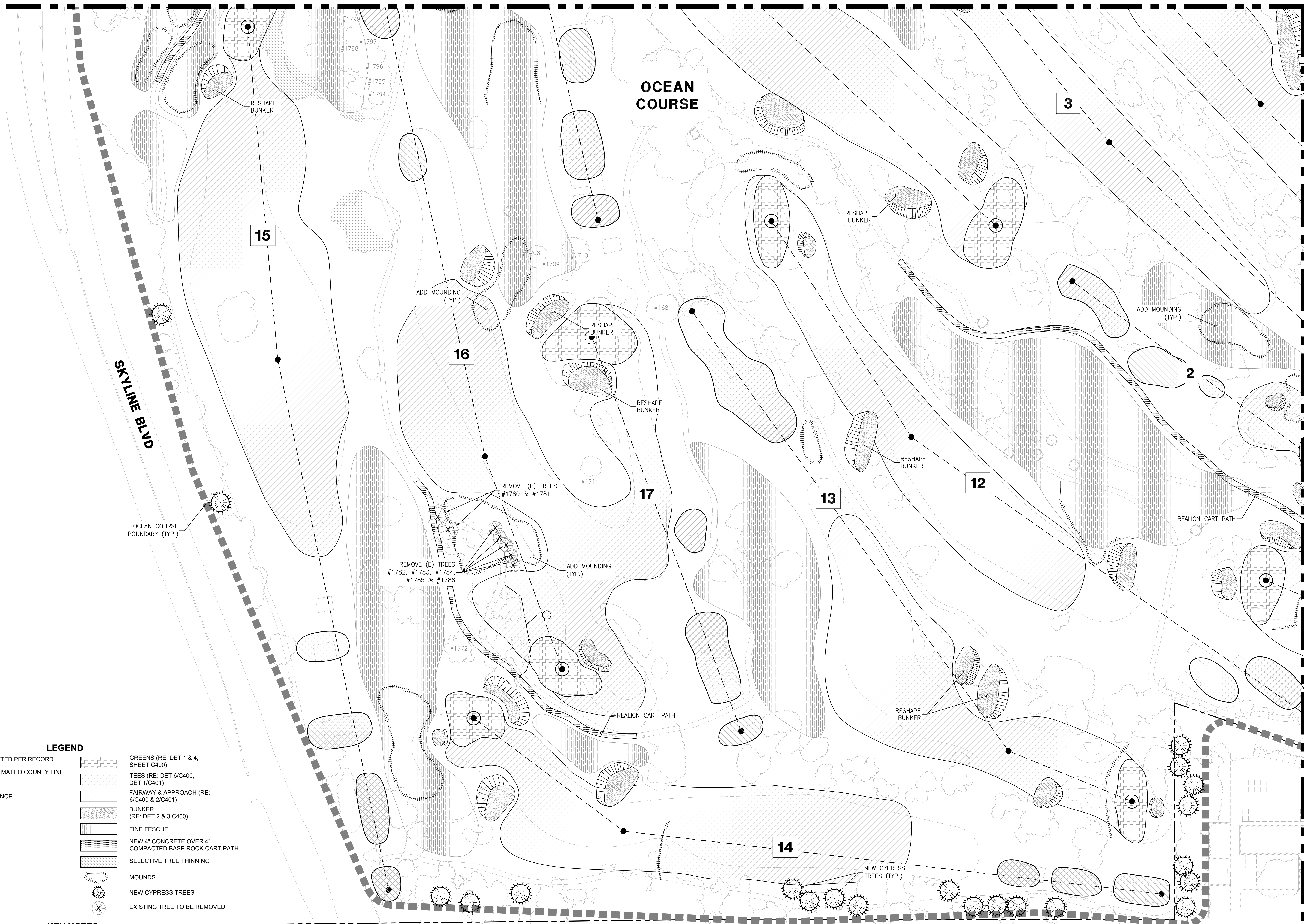
JIM URBINA
GOLF DESIGN

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San Francisco, CA 94104
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SITE PLAN - OCEAN - OVERALL
OLYMPIC CLUB OCEAN AND SHORT COURSE
589 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO.
JO171
DRAWING NO.
C100
SHEET 7 OF 24

MATCH LINE - SEE SHEET C101



LEGEND

- PROPERTY LINE, PLOTTED PER RECORD
- SAN FRANCISCO / SAN MATEO COUNTY LINE
- - - NEW NETTING
- x - x - TREE PROTECTION FENCE
- - - LIMITS OF GRADING
- [Hatched Box] GREENS (RE: DET 1 & 4, SHEET C400)
- [Hatched Box] TEES (RE: DET 6/C400, DET 1/C401)
- [Hatched Box] FAIRWAY & APPROACH (RE: 6/C400 & 2/C401)
- [Hatched Box] BUNKER (RE: DET 2 & 3 C400)
- [Hatched Box] FINE FESCUE
- [Hatched Box] NEW 4" CONCRETE OVER 4" COMPACTED BASE ROCK CART PATH
- [Hatched Box] SELECTIVE TREE THINNING
- [Dotted Box] MOUNDS
- [Star Symbol] NEW CYPRESS TREES
- [Star Symbol] EXISTING TREE TO BE REMOVED

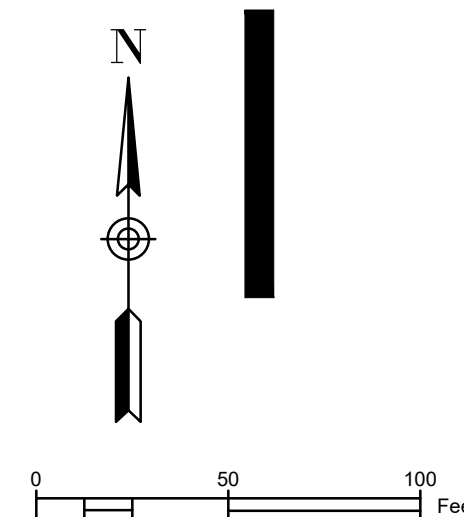
KEY NOTES

- 1 INSTALL TREE PROTECTION FENCING PER DETAIL 3, SHEET C401. SEE ARBORIST'S REPORT (DATED 03/25/25, PREPARED BY HORT SCIENCE | BARTLETT CONSULTING) FOR FULL RECOMMENDATIONS.
- 2 EXISTING 1500 GAL SEPTIC TANK AND APPROXIMATELY 200 SQ FT DISPERSAL FIELD. UNDERGROUND UTILITY LINES, CONDUITS, OR TRENCHES, INCLUDING IRRIGATION LINES, SHALL NOT BE INSTALLED ACROSS DISPERSAL SYSTEMS, NOR SHALL THEY BE LOCATED NEAR DISPERSAL SYSTEMS SO AS TO POSE A POTENTIAL PREFERENTIAL PATHWAY FOR EFFLUENT.

TREE REMOVAL LIST

TREE NUMBERS:	
1489	
1584	
1585	
1586	
1780	
1781	
1782	
1783	
1784	
1785	
1786	

NORTHGATE AVENUE



MATCH LINE - SEE SHEET C104

<p>SAGE Consulting Engineers, Inc. 208 Pine Street, Suite 1425 San Francisco, CA 94104 (415) 890-5250 - www.sage-ce.com</p>	<p>JIM URBINA GOLF DESIGN</p>
<p>THE OLYMPIC CLUB</p>	<p>JIM URBINA GOLF DESIGN</p>
<p>SITE PLAN - OCEAN - PARTIAL OLYMPIC CLUB OCEAN AND SHORT COURSE</p>	
<p>JOB NO. JO171</p>	
<p>DRAWING NO. C103</p>	
<p>SHEET 10 OF 24</p>	

CLIFFS COURSE
NOT A PART

LAKE COURSE
NOT A PART

SKYLINE BLVD

CITY AND COUNTY OF SAN FRANCISCO
COUNTY OF SAN MATEO

OCEAN COURSE

NORTHGATE AVENUE

NOTES:

- ACCESSIBILITY SHALL BE PROVIDED TO ALTERED SPACES OF THE COURSE, AND AREAS SERVING THE ALTERED AREAS OF THE COURSE, PER CBC 11B-238.1.
- MEMBERS AND GUESTS WITH MOBILITY DISABILITIES MAY REQUEST AN EXEMPTION FROM THE APPLICATION OF CERTAIN RESTRICTIONS IMPOSED BY THE CLUB'S RULES ON THE OPERATION OF GOLF CARTS ON THE COURSE. SEE THE OLYMPIC CLUB'S MEDICAL EXEMPTION CART USE POLICY.
- GOLF CART ACCESS TO TEES, GREENS, AND PRACTICE AREAS PER CBC 11B-238.2 ALLOWED UNDER THE CLUB'S MEDICAL EXEMPTION CART USE POLICY.
- WALKWAYS AND SIDEWALKS WHICH ARE PART OF THE ADA ACCESSIBLE PATH SHALL BE:
 - CONTINUOUSLY ACCESSIBLE.
 - HAVE A MAXIMUM 1/4" CHANGE IN ELEVATION OR COMPLY WITH CBC T24 11B-403.4.
 - HAVE A MINIMUM WIDTH OF 48".
 - HAVE A MAXIMUM CROSS-SLOPE OF 2.0%, AND
 - WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5.0% SHALL COMPLY WITH CBC REQUIREMENTS FOR PEDESTRIAN RAMPS, INCLUDING BUT NOT LIMITED TO CBC T24 11B-405.
- ALL ACCESSIBLE PARKING SPACES SHALL NOT EXCEED THE MAXIMUM PERMITTED SLOPE OF 2.0% IN ANY DIRECTION.
- THE CONTRACTOR SHALL VERIFY THAT ACCESSIBLE PARKING NOTIFICATION SIGNS (READING "UNAUTHORIZED VEHICLES PARKED IN ACCESSIBLE SPACES...") ARE POSTED CONSPICUOUSLY AT EACH ENTRANCE TO THE SITE. IF MISSING, THE CONTRACTOR SHALL INSTALL NEW NOTIFICATION SIGNS.

D.A. CHECKLIST (p. 1 of 2): The address of the project is: 599 Skyline Blvd, San Francisco

For ALL tenant improvement projects in commercial use spaces, both pages of this checklist are required to be reproduced on the plan set and signed by person who created the plans.

- The proposed use of the project is Recreation (golf course) (e.g. retail, office, restaurant, etc.)
- Describe the area of remodel, including which floor: the Ocean Course at the Olympic Club
- The construction cost of this project excluding disabled access upgrades to the path of travel is \$ 900,000.00, which is: (check one) more than / less than the 2025 Valuation Threshold of \$ 203,611.00
- Is this a City project and/or does it receive any form of public funding? Check one: Yes / No
Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

- Read A through D below carefully and check the most applicable boxes. Check one box only:
 - A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required.
Fill out page 2 of the D.A. Checklist
 - B: Project adjusted cost of construction is greater than the current valuation threshold.
Fill out and attach to plans page 2 of the D.A. Checklist and any other required forms.
 - C: Project adjusted cost of construction is less than or equal to the current valuation threshold.
List items that will be upgraded on form C. All other items shall be checked on page 2 of the D.A. Checklist in the "Not required by code" column.
 - D: Proposed project consists entirely of barrier removal or exempted work per 11B-202.4 Etc. 5.6.7, or 10.
Fill out and attach barrier removal form to plans.
 - E: Proposed project is a minor revision to previously approved permit drawings. This shall NOT be used for new or additional work. Provide previously approved permit application number here: _____ Description of revision: _____

CBC Chapter 2 Section 202 Definitions:

Technically Infeasible: An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

Unreasonable Hardship: When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:

- The cost of providing access.
- The cost of all construction contemplated.
- The impact of proposed improvements on financial feasibility of the project.
- The nature of the accessibility which would be gained or lost.
- The nature of the use of the facility under construction and its availability to persons with disabilities.

The details of any Technical Infeasibility or Unreasonable Hardship shall be recorded and entered into the files of the Department of Building Inspection (DBI). All Unreasonable Hardships shall be ratified by the Access Appeals Commission.

D.A. CHECKLIST (p. 2 of 2): The address of the project is:

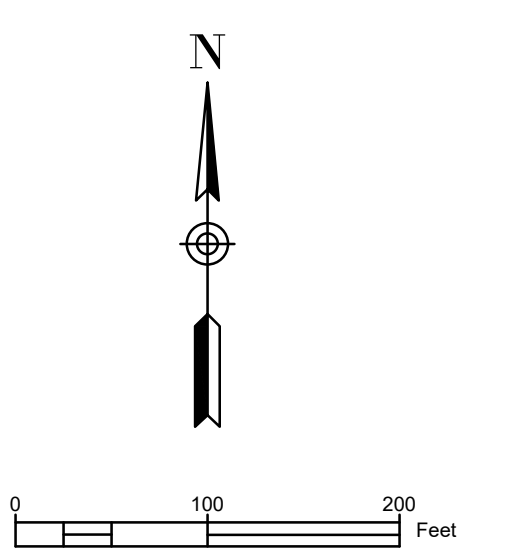
Check all applicable boxes and specify where on the drawings the details are shown:

Existing fully complying with the applicable code	Will be upgraded to full compliance	Exempted from full compliance	Compliance is infeasible	Approved to comply with accessibility provisions with barrier removal	Not required by code (interior route only)	Location of detail include detail no. & drawing title. Do not leave this cell blank! Also classification comments can be written here.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheet C105. Access to the Lake Course for all members is by drop-off at the cart concierge, however, accessible seating is also provided. Corridors, hallways, elevators, etc. are not applicable since the altered area is outside.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheet C105. Access to course is by drop-off at the cart concierge, however, accessible seating is also provided. Corridors, hallways, elevators, etc. are not applicable since the altered area is outside.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheet C105. An accessible restroom for each sex is located in the pro shop.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Complementary bottled drinking water is provided to all golfers.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Golf course is accessible by cart as required by CBC 11B-238.2 and per the Club's Medical Exemption Cart Use Policy.

- No additional forms required.
- No additional forms required.
- Fill out a Request for Approval of Equivalent Facilitation form for each item checked and attach to plan.
- Fill out a Request for Approval of Technical Infeasibility form for each item checked and attach to plan.
- Provide details from a set of City approved reference drawings, provide to permit application number here: _____ and list reference drawing number on plans.
- No additional forms required.
- Fill out a Request for an Unreasonable Hardship (UHR) form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission (use UHR form for details).

LEGEND

- ACCESSIBLE ROUTE FOR PEDESTRIANS
- ROUTE FOR GOLF CARTS TO ACCESS TEES, GREENS, AND PRACTICE FACILITIES



THE OLYMPIC CLUB

JIM URBINA
GOLF DESIGN

SAGE
Consulting Engineers, Inc.
206 Pine Street, Suite 1275
San Francisco, CA 94104
(415) 890-5250 - www.Sage-CE.com

SITE ACCESS PLAN
OLYMPIC CLUB OCEAN AND SHORT COURSE
599 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO.
JO171
DRAWING NO.
C105

SHEET 12 OF 24

Raw Earthwork Quantity Tabulation			
Area	Earthwork Volume (cy)	Area of Disturbance (sf)	% of Area
1			0.02%
2	(159)	3,651	6.41%
3	(2,491)	58,220	52.59%
4	(11,960)	292,405	52.59%
5	26,421	448,218	49.95%
6	5,440	71,506	7.97%
7	1,589	19,886	2.22%
8	147	3,462	0.39%
TOTAL	19,313	897,348	

Raw Earthwork by County							
Area (sf)	Area (ac)	Cut (cy)	Fill (cy)	Net	Max Cut (ft)	Max Fill (ft)	
San Mateo County	852,480	19.6	(13,604)	31,951	18,347	Fill	(7.6)
City & County of San Francisco	44,868	1.0	(716)	1,682	966	Fill	(4.9)
TOTAL	897,348	20.6	(14,320)	33,633	19,313	Fill	N/A

Golf Course Materials			
Area (sf)	Thickness (ft)	Volume (cy)	
Green Mix	1.00	5,099	
Greens Gravel	0.33	1,680	
Greens Drainage Trenches	1.00	509	
Bunker Sand - Formal	7.406	0.67	1,838
Bunker Drainage Gravel	7.441	0.33	92
Cart Path Base Material	18712	0.66	457
TOTAL			9,666

CUT/FILL TABLE					
Number	Color	Min Elevation	Max Elevation	Volume (cy)	Area (sf)
1	Red	-12.50	-10.00	0	0
2	Red	-10.00	-5.00	168	3,562
3	Red	-5.00	-2.00	2,477	58,225
4	Red	-2.00	0.00	11,900	305,929
5	Blue	0.00	3.00	26,634	456,517
6	Blue	3.00	6.00	5,440	71,506
7	Blue	6.00	10.00	1,589	19,886
8	Blue	10.00	13.50	147	3,462

KEY NOTES

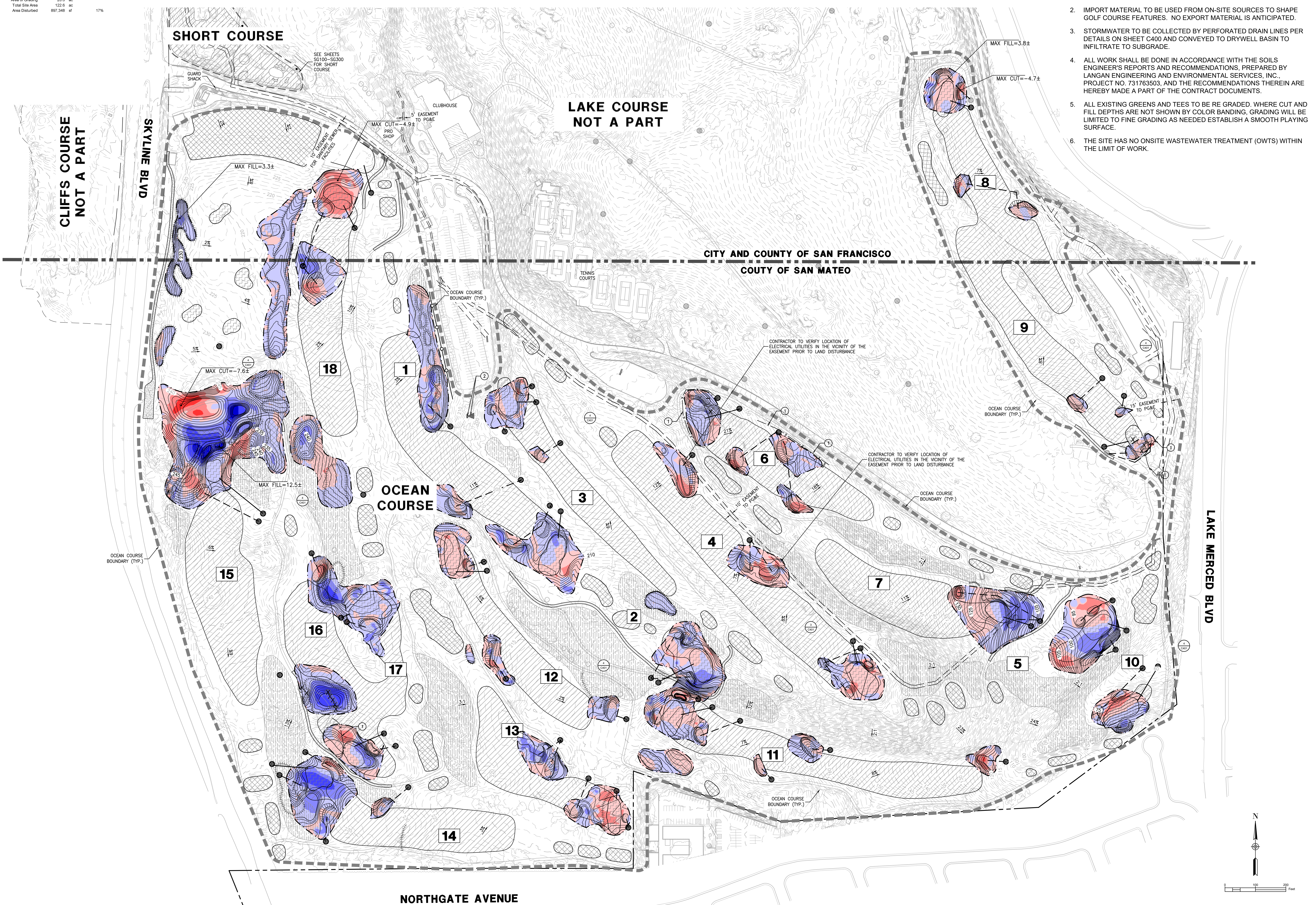
- INSTALL TREE PROTECTION FENCING PER DETAIL 3, SHEET C401. SEE ARBORIST'S REPORT (DATED 03/25/25, PREPARED BY HORT SCIENCE | BARTLETT CONSULTING) FOR FULL RECOMMENDATIONS.
- EXISTING 1500 GAL SEPTIC TANK AND APPROXIMATELY 200 SQ FT DISPERSAL FIELD. UNDERGROUND UTILITY LINES, CONDUITS, OR TRENCHES, INCLUDING IRRIGATION LINES, SHALL NOT BE INSTALLED ACROSS DISPERSAL SYSTEMS, NOR SHALL THEY BE LOCATED NEAR DISPERSAL SYSTEMS SO AS TO POSE A POTENTIAL PREFERENTIAL PATHWAY FOR EFFLUENT.

LEGEND

- PROPERTY LINE, PLOTTED PER RECORD
- SAN FRANCISCO / SAN MATEO COUNTY LINE
- GRADING CONFORM LINE
- NEW SOLID 6" HDPE SD LINE
- NEW SOLID 4" HDPE SD LINE
- TREE PROTECTION SNOW FENCE
- NEW DRYWELL INLET, PERMA BASIN DRAINAGE INLET PER DET 3/ C401, OR APPROVED ALTERNATE.
- EXISTING TREE TO BE REMOVED
- GREENS (RE: DET 1 & 6, SHEET C400)
- TEES (RE: DET 5 & 8/C400, DET 1/C401)
- FAIRWAY & APPROACH (RE: 8/C400 & 2/C401)
- BUNKER (RE: DET 2, 3 & 4, C400)

NOTES:

- IMPORT MATERIAL WILL BE SPECIALIZED SANDS AND GRAVELS FOR GREEN AND BUNKER CONSTRUCTION.
- IMPORT MATERIAL TO BE USED FROM ON-SITE SOURCES TO SHAPE GOLF COURSE FEATURES. NO EXPORT MATERIAL IS ANTICIPATED.
- STORMWATER TO BE COLLECTED BY PERFORATED DRAIN LINES PER DETAILS ON SHEET C400 AND CONVEYED TO DRYWELL BASIN TO INFILTRATE TO SUBGRADE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SOILS ENGINEER'S REPORTS AND RECOMMENDATIONS, PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., PROJECT NO. 731763503, AND THE RECOMMENDATIONS THEREIN ARE HEREBY MADE A PART OF THE CONTRACT DOCUMENTS.
- ALL EXISTING GREENS AND TEES TO BE RE GRADED, WHERE CUT AND FILL DEPTHS ARE NOT SHOWN BY COLOR BANDING, GRADING WILL BE LIMITED TO FINE GRADING AS NEEDED ESTABLISH A SMOOTH PLAYING SURFACE.
- THE SITE HAS NO ONSITE WASTEWATER TREATMENT (OWTS) WITHIN THE LIMIT OF WORK.



ISSUE	NO.	DATE	BY	DESCRIPTION

JIM URBINA
 CIVIL ENGINEER
 DATE: 6/13/25

THE OLYMPIC CLUB

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 Consulting Engineers, Inc.
 208 Pine Street, Suite 1275
 San Francisco, CA 94104
 (415) 880-5250 · www.Sage-CE.com

GRADING & UTILITY PLAN - OCEAN - OVERALL
 OLYMPIC CLUB OCEAN AND SHORT COURSE
 589 SKYLINE BLVD
 SAN FRANCISCO, CA

JOB NO.
JO171
 DRAWING NO.
C200

SHEET 13 OF 24

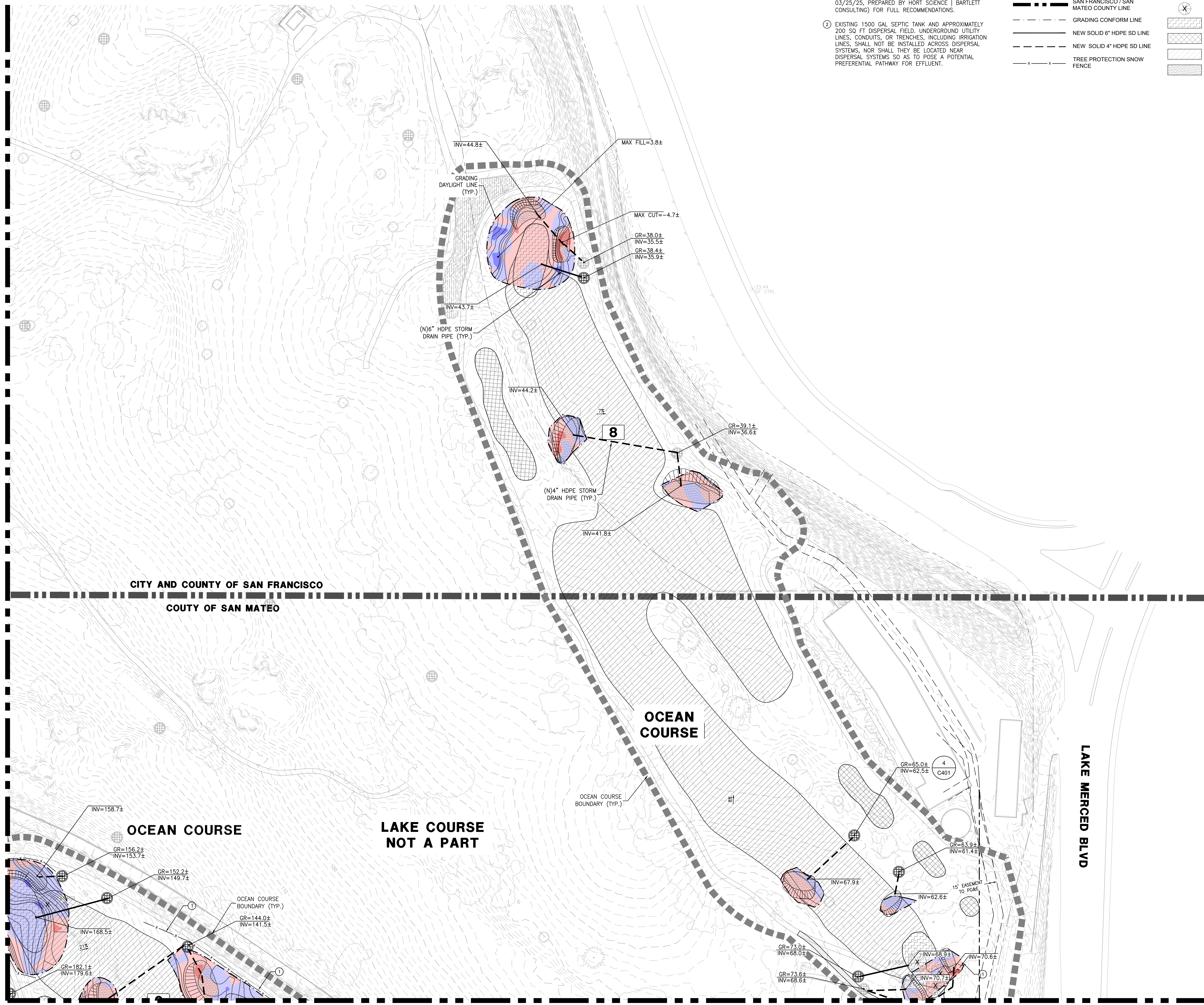
MATCH LINE - SEE SHEET C201

KEY NOTES

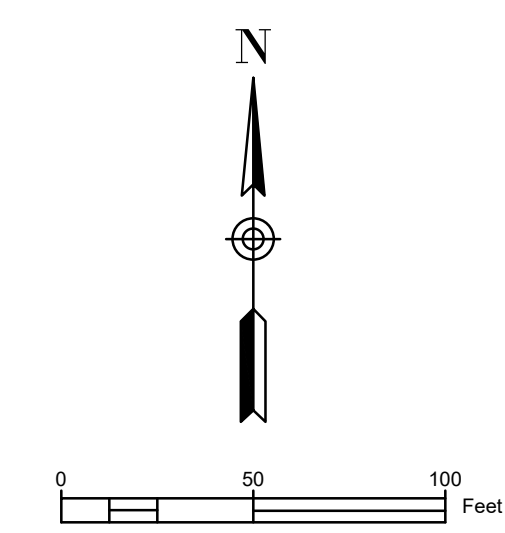
- 1. INSTALL TREE PROTECTION FENCING PER DETAIL 3, SHEET C401. SEE ARBORIST'S REPORT (DATED 03/25/25, PREPARED BY HORT SCIENCE | BARTLETT CONSULTING) FOR FULL RECOMMENDATIONS.
- 2. EXISTING 1500 GAL SEPTIC TANK AND APPROXIMATELY 200 SQ FT DISPERSAL FIELD. UNDERGROUND UTILITY LINES, CONDUITS, OR TRENCHES, INCLUDING IRRIGATION LINES, SHALL NOT BE INSTALLED ACROSS DISPERSAL SYSTEMS, NOR SHALL THEY BE LOCATED NEAR DISPERSAL SYSTEMS SO AS TO POSE A POTENTIAL PREFERENTIAL PATHWAY FOR EFFLUENT.

LEGEND

- PROPERTY LINE, PLOTTED PER RECORD
- SAN FRANCISCO / SAN MATEO COUNTY LINE
- GRADING CONFORM LINE
- NEW SOLID 6" HDPE SD LINE
- NEW SOLID 4" HDPE SD LINE
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- EXISTING TREE TO BE REMOVED
- GREENS (RE: DET 1 & 6, SHEET C400)
- TEES (RE: DET 5 & 8/C400, DET 1/C401)
- FAIRWAY & APPROACH (RE: 8/C400 & 2/C401)
- BUNKER (RE: DET 2, 3 & 4, C400)



MATCH LINE - SEE SHEET C204



ISSUE	NO.	DATE	BY	DESCRIPTION
DATE	07/25/25			
DESIGNED	PCS			
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CHECKED	RAA			
PROJ. MGR.	MMH			
FILE PATH:				

JIM URBINA
 CIVIL ENGINEER
 DATE: 6/13/25

THE OLYMPIC CLUB

JIM URBINA
 GOLF DESIGN

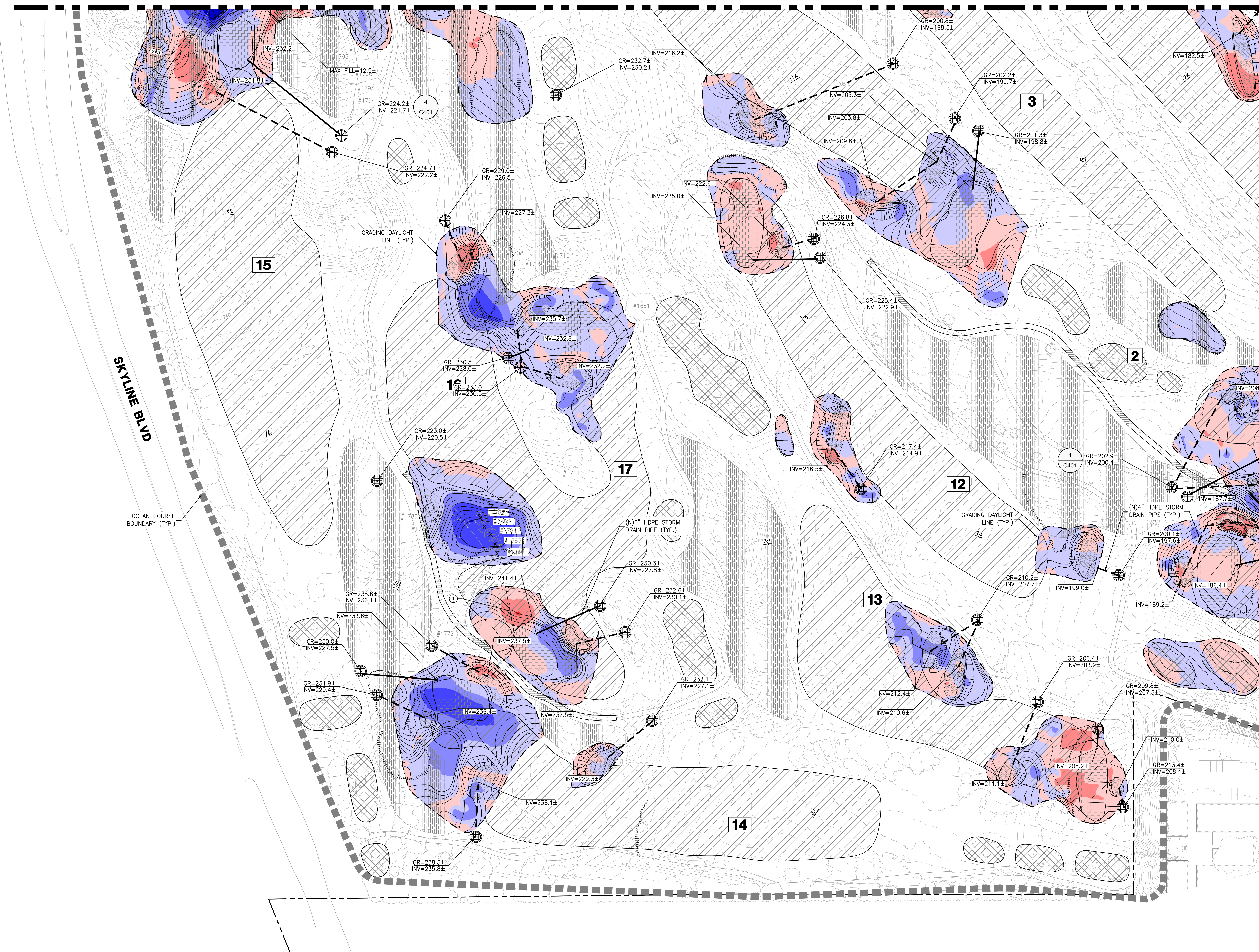
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GRADING & UTILITY PLAN - OCEAN - PARTIAL
OLYMPIC CLUB OCEAN AND SHORT COURSE

JOB NO.
JO171
 DRAWING NO.
C202

SHEET **15** OF **24**

MATCH LINE - SEE SHEET C201



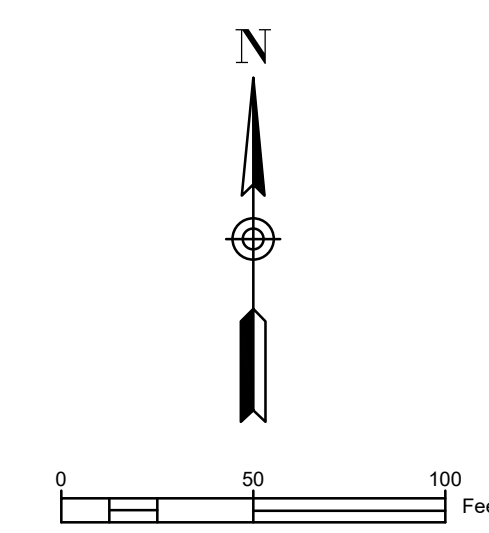
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KEY NOTES

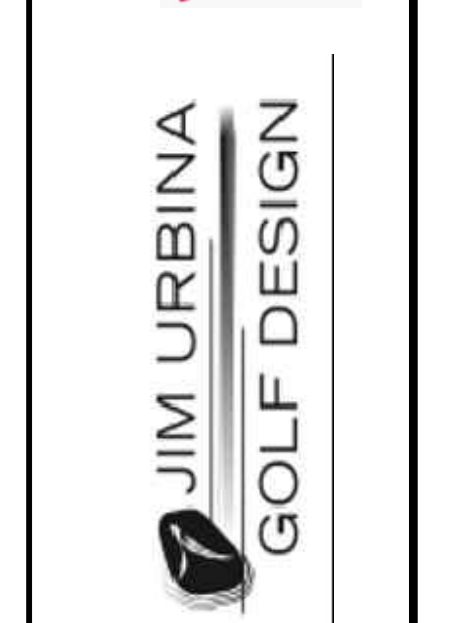
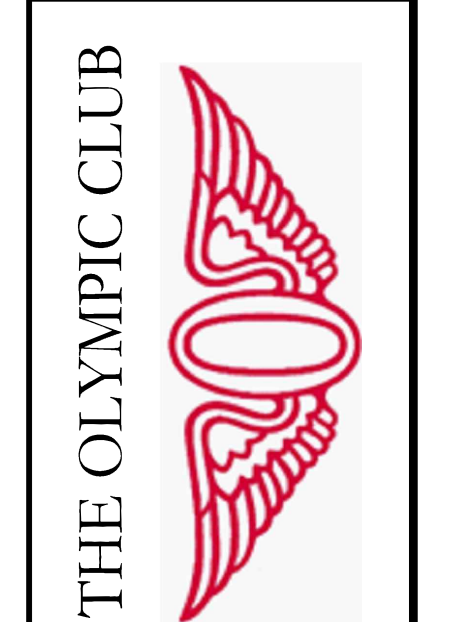
- INSTALL TREE PROTECTION FENCING PER DETAIL 3, SHEET C401. SEE ARBORIST'S REPORT (DATED 03/25/25, PREPARED BY HORT SCIENCE | BARTLETT CONSULTING) FOR FULL RECOMMENDATIONS.
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ISSUE	NO.	DATE	BY	DESCRIPTION
DATE PLOTTED	6/13/25			
DESIGNED	6/13/25			
DRAWN	6/13/25			
CHECKED	6/13/25			
PROJ. MGR.	6/13/25			
FILE PATH:				



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GRADING & UTILITY PLAN - OCEAN- PARTIAL
OLYMPIC CLUB OCEAN AND SHORT COURSE
589 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO.
JO171
DRAWING NO.
C203

KEY NOTES

- INSTALL TREE PROTECTION FENCING PER DETAIL 3, SHEET C401. SEE ARBORIST'S REPORT (DATED 03/25/25, PREPARED BY HORT SCIENCE | BARTLETT CONSULTING) FOR FULL RECOMMENDATIONS.
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- ▦ BUNKER (RE: DET 2, 3 & 4, C400)

MATCH LINE - SEE SHEET C202

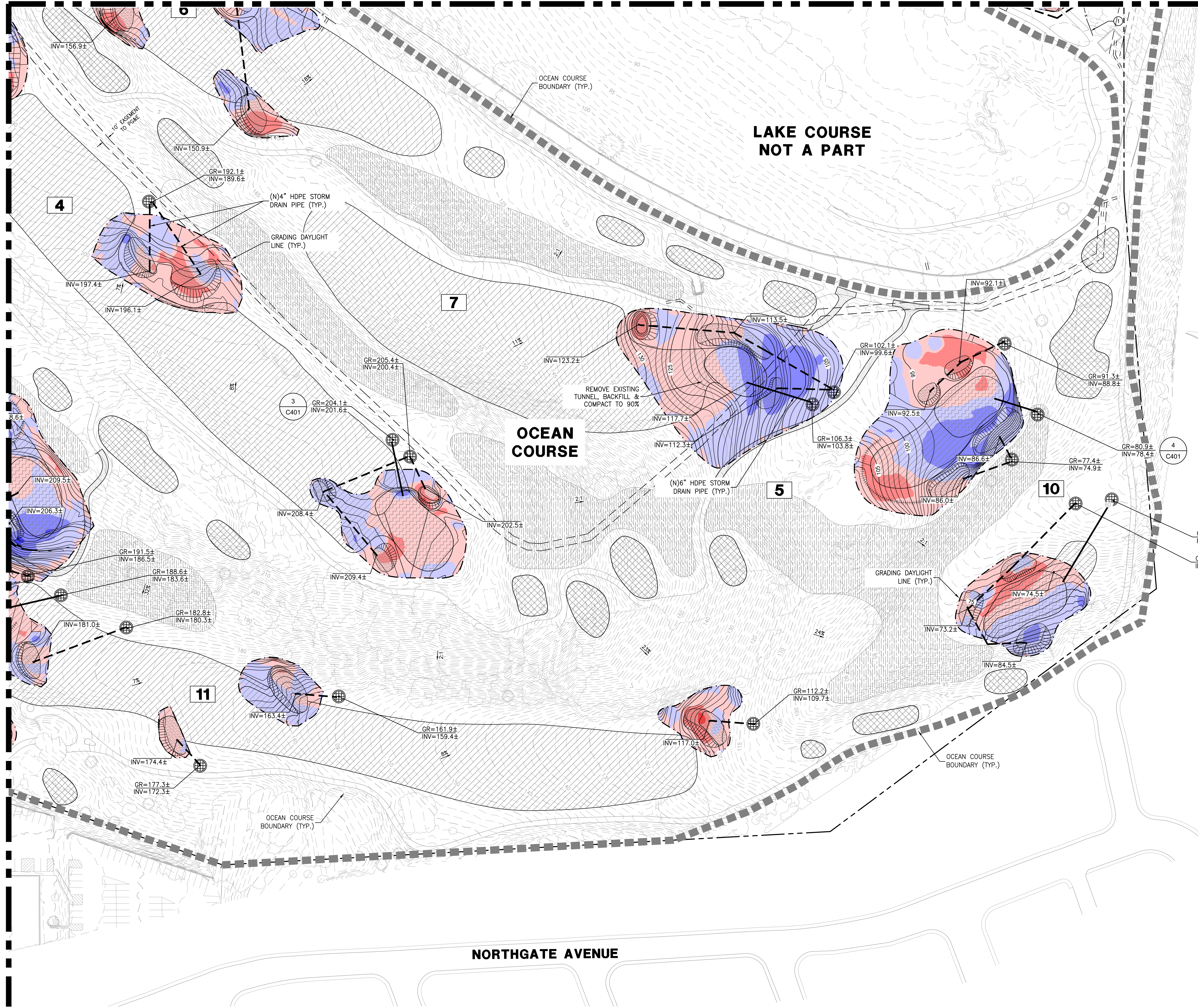
LAKE COURSE NOT A PART

LAKE MERCED BLVD

OCEAN COURSE

NORTHGATE AVENUE

MATCH LINE - SEE SHEET C203



ISSUE	NO.	DATE	BY	DESCRIPTION
DATE PLOTTED	6/13/25			
DATE DESIGNED	6/13/25			
DATE CHECKED	6/13/25			
DATE APPROVED	6/13/25			
DESIGNED BY				
CHECKED BY				
APPROVED BY				
PROJECT MGR				
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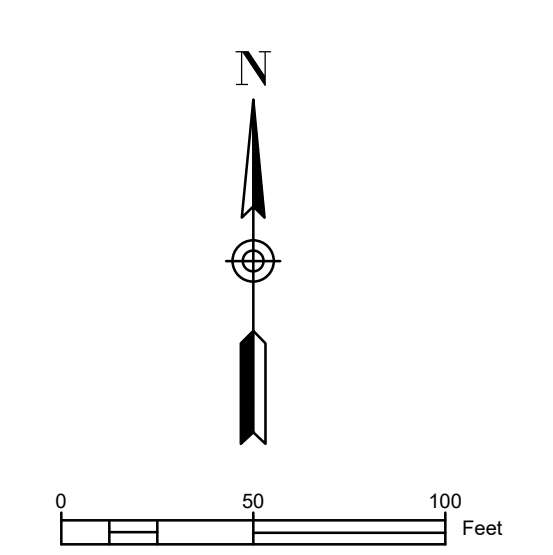
JIM URBINA
 GOLF DESIGN

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GRADING & UTILITY PLAN - OCEAN- PARTIAL
 OLYMPIC CLUB OCEAN AND SHORT COURSE
 589 SKYLINE BLVD
 SAN FRANCISCO, CA

JOB NO. **JO171**
 DRAWING NO. **C204**
 SHEET **17** OF **24**



CLIFF COURSE
NOT A PART

SKYLINE BLVD

LAKE COURSE
NOT A PART

CITY AND COUNTY OF SAN FRANCISCO
COUTY OF SAN MATEO

OCEAN COURSE

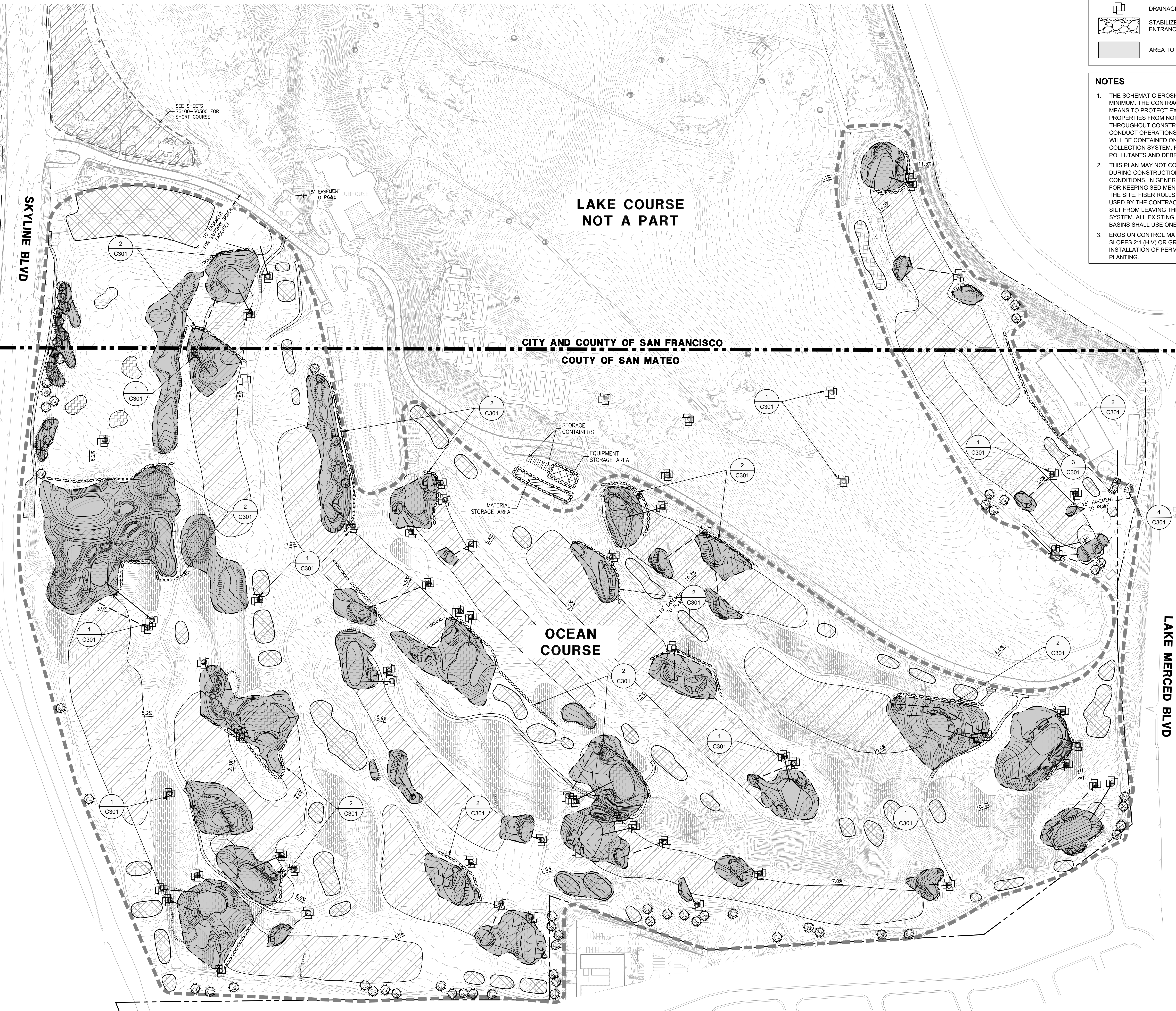
LAKE MERCED BLVD

NORTHGATE AVENUE

LEGEND

	FIBER ROLLS, INSTALL DOWNGRADE OF ALL GRADED/DISTURBED AREAS (TYP.)
	DRAINAGE INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE/EXIT
	AREA TO BE RE-GRADED

- NOTES**
1. THE SCHEMATIC EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEANS TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM NOISE, DUST AND STORM WATER RUNOFF THROUGHOUT CONSTRUCTION OF THE PROJECT AND SHALL CONDUCT OPERATIONS IN SUCH A MANNER THAT STORM WATER WILL BE CONTAINED ON-SITE OR CHANNLED INTO A STORM COLLECTION SYSTEM, PROVIDED THAT IT IS FREE FROM POLLUTANTS AND DEBRIS.
 2. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT-LADEN STORM RUN OFF FROM LEAVING THE SITE. FIBER ROLLS, SAND BAGS, AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. ALL EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.
 3. EROSION CONTROL MAT OR SIMILAR TO BE INSTALLED ON SLOPES 2:1 (H:V) OR GREATER IF RAIN IS ANTICIPATED PRIOR TO INSTALLATION OF PERMANENT STABILIZATION MEASURES OR PLANTING.



ISSUE	DATE	BY	DESCRIPTION
DATE: 07/20/20	DATE: 07/20/20	DATE: 07/20/20	DATE: 07/20/20
DESIGNED: PCS	CHECKED: RMA	DATE: 07/20/20	DATE: 07/20/20
DRAWN: RMA	CHECKED: RMA	DATE: 07/20/20	DATE: 07/20/20
PROJ. MGR: RMA	CHECKED: RMA	DATE: 07/20/20	DATE: 07/20/20
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DATE: 6/13/25

THE OLYMPIC CLUB

JIM URBINA
GOLF DESIGN

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EROSION CONTROL PLAN - OCEAN
OLYMPIC CLUB OCEAN AND SHORT COURSE
589 SKYLINE BLVD
SAN FRANCISCO, CA

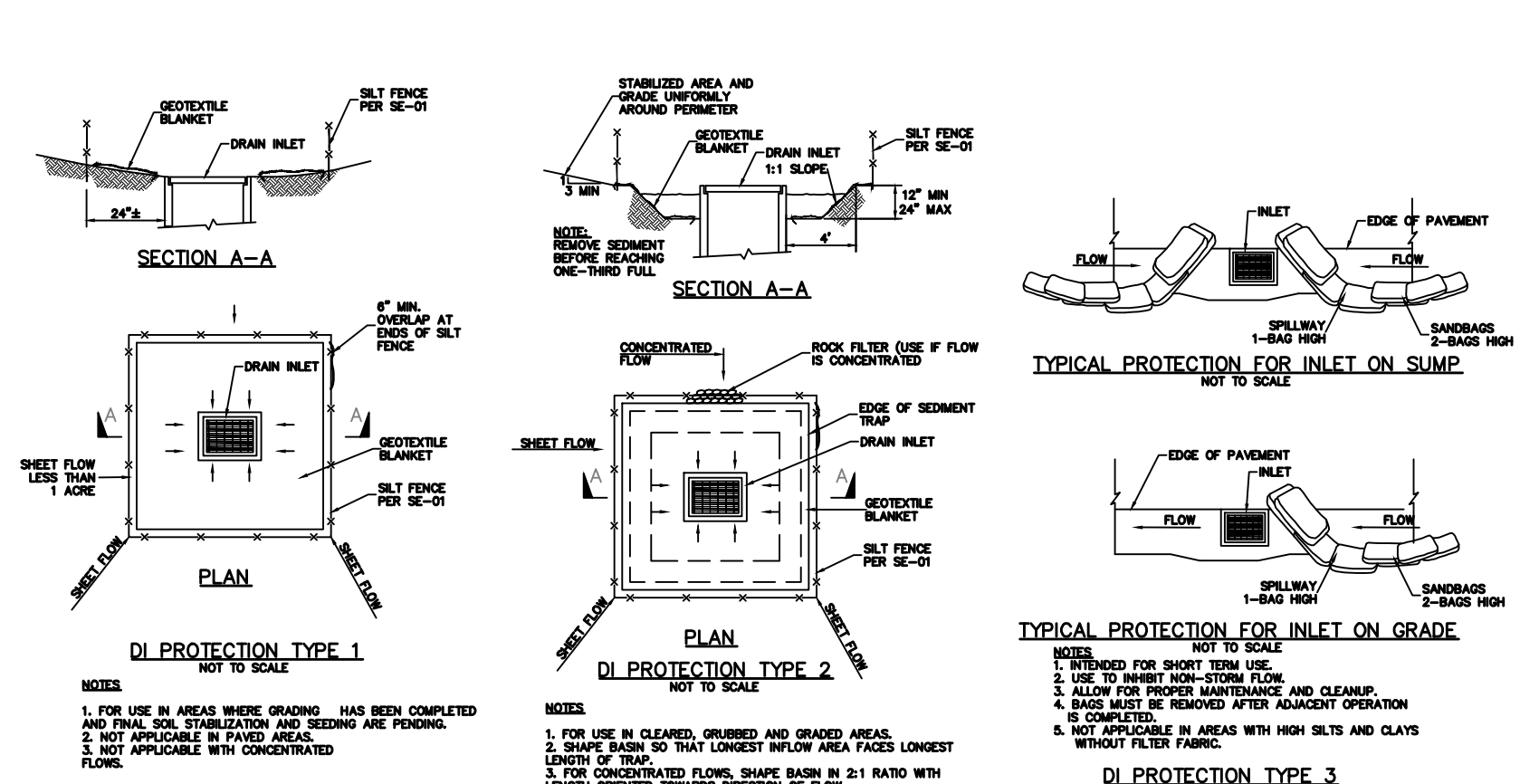
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DRAWING NO:
C300

SHEET 18 OF 24

EROSION AND SEDIMENT CONTROL NOTES

- THE SCHEMATIC EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEANS TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM NOISE, DUST AND STORM WATER RUNOFF THROUGHOUT CONSTRUCTION OF THE PROJECT AND SHALL CONDUCT OPERATIONS IN SUCH A MANNER THAT STORM WATER WILL BE CONTAINED ON-SITE OR CHANNLED INTO A STORM COLLECTION SYSTEM, PROVIDED THAT IT IS FREE FROM POLLUTANTS AND DEBRIS.
- A COPY OF THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS PROJECT AND THIS "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) SHALL BE MAINTAINED ON THE SITE AND AVAILABLE FOR REVIEW. THOSE ELEMENTS OF THE GRADING AND DRAINAGE PLAN PERTINENT TO OR REFERENCED ON THE SWPPP SHALL BE CONSIDERED A PART OF THE SWPPP.
- THE NOTICE OF INTENT (NOI) SHALL BE COMPLETED AND SUBMITTED TO THE STATE WATER BOARD'S SYSTEM PRIOR TO ANY CONSTRUCTION ACTIVITY (INCLUDING CLEARING, GRUBBING OR GRADING). CONTRACTOR SHALL NOT COMMENCE WORK UNTIL NOTIFIED BY ENGINEER.
- THE SWPPP AND RELATED RECORDS MUST BE MADE AVAILABLE AT THE CONSTRUCTION SITE DURING WORKING HOURS WHILE CONSTRUCTION IS OCCURRING AND SHALL BE MADE AVAILABLE UPON REQUEST BY A STATE OR MUNICIPAL INSPECTOR.



1 DRAINAGE INLET PROTECTION

- THE PRIME CONTRACTOR SHALL PERFORM AT A MINIMUM, QUARTERLY NON-STORM WATER DISCHARGE VISUAL INSPECTION OF THE CONSTRUCTION SITE AND WITHIN 48 HOURS PRIOR TO AND POST EACH QUALIFYING RAINFALL PRECIPITATION GREATER THAN OR EQUAL TO HALF AN INCH (1/2 INCH). THE CONTRACTOR SHALL PREPARE A REPORT DOCUMENTING HIS/HER FINDINGS ON THE CONDITIONS OF THE SWPPP CONTROLS AND NOTE ANY EROSION PROBLEM AREAS. THE CONTRACTOR'S REPORT IS TO BE MAINTAINED ON-SITE BY THE OPERATOR. FACILITIES SHALL BE MAINTAINED TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THE CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED AS DETERMINED BY THE ENGINEER OR HIS/HER DESIGNEE.

- THE IMPLEMENTATION OF THESE PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED.
- THE FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.

- THE CONTRACTOR MUST ALSO MAINTAIN RECORDS WITH THE FOLLOWING INFORMATION:
 - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR IN A PARTICULAR AREA AND;
 - THE DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN AN AREA, TEMPORARILY OR PERMANENTLY AND;
 - THE DATES WHEN AN AREA IS STABILIZED, TEMPORARILY OR PERMANENTLY AND;
 - THE DATES WHEN ANY MAINTENANCE/REPLACEMENT OR REMOVAL OF REQUIRED BMP AND;
 - ANY OTHER REQUIREMENTS AS DEFINED BY THE AHJ.

- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT-LADEN STORM RUN OFF FROM LEAVING THE SITE. FIBER ROLLS, SAND BAGS, AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. ALL EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.

- CONSTRUCTION SITES ARE DYNAMIC IN NATURE. THE SITE OPERATOR IS REQUIRED TO MAINTAIN FULL COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT (CGP), AS ISSUED BY THE STATE WATER BOARD, TO MAINTAIN AN EFFECTIVE SWPPP. AS SUCH, THIS PLAN MUST BE UPDATED TO ACCURATELY REFLECT SITE FEATURES AND OPERATIONS WHICH MAY BECOME EVIDENT DURING CONSTRUCTION AND/OR DURING OR AFTER RAINFALL EVENTS. THE PLAN MUST ALSO BE AMENDED WITHIN 48 HOURS IF IT IS DETERMINED THAT BMPs ARE NOT EFFECTIVE AT MINIMIZING POLLUTANT DISCHARGES FROM THE SITE.

- STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITIES IN THAT PORTION OF THE SITE HAVE TEMPORARILY OR PERMANENTLY CEASED.

- CONTRACTOR SHALL PROTECT ALL PERMANENT AND EXISTING STORM WATER FACILITIES FROM SEDIMENT/SILT DURING CONSTRUCTION.

- REMOVE BUILT UP SEDIMENT FROM BEHIND COMPOST WATTLE AS NECESSARY TO PREVENT FAILURE.

- TEMPORARY SOIL STABILIZER SHALL BE APPLIED TO ALL EXPOSED SOIL AREAS WHICH ARE NOT BEING ACTIVELY WORKED.

- BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES.

- ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.

- DURING PERIODS WHEN STORMS ARE FORECASTED -
 - EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
 - ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
 - WHERE STOCKPILING IS NECESSARY, USE A TARPAULIN OR SURROUND THE STOCKPILED MATERIAL WITH FIBER ROLLS, SILT FENCE, OR OTHER RUNOFF CONTROLS.
 - USE INLET SEDIMENT BARRIERS FOR STORM DRAINS ADJACENT TO THE STOCKPILED SOIL.
 - THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.

- DURING PERIODS WHEN STORMS ARE NOT FORECASTED -
 - PREVENT STOCKPILED MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.
 - THOROUGHLY REMOVE LOOSE SOIL VIA SWEEPING FOLLOWING REMOVAL OF DIRT.

- AT THE END OF EACH DAY AND PRIOR TO NON-WORKING DAYS -
 - REMOVE EXCAVATED SOILS FROM THE SITE OR ENSURE THEY ARE PROPERLY STOCKPILED AND PROTECTED.
 - REMOVE OR SWEEP UP LOOSE SOIL AND MATERIALS.
 - ENSURE MATERIALS AND EQUIPMENT ARE PROPERLY STORED.
 - DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIALS WITHIN 2 DAYS IF RAIN IS FORECASTED.
 - PROTECT ACTIVE STOCKPILES WITH A LINEAR SEDIMENT BARRIER OR BERM AND RUNOFF SHALL BE DIVERTED AWAY FROM THE DOWN GRADIENT PERIMETER.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO PUBLIC AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE. ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.

- ONCE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED, ALL TEMPORARY BMPs HAVE BEEN REMOVED, STORMWATER DISCHARGES HAVE BEEN ELIMINATED (IF APPLICABLE) AND THE SITE HAS UNDERGONE FINAL STABILIZATION, THE OWNER OR ITS DESIGNATEE WILL SUBMIT A SIGNED AND COMPLETE NOTICE OF TERMINATION (NOT) FORM TO THE STATE WATER RESOURCES CONTROL BOARD'S SMARTS SYSTEM.

- ALL WORK SHALL COMPLY WITH THE CONSTRUCTION GENERAL PERMIT REGULATIONS REGARDING TURBIDITY LIMITS FOR STORM WATER DISCHARGE FROM CONSTRUCTION SITES.

- THIS SHEET PROVIDES AVAILABLE EROSION CONTROL MEASURES PER HANDBOOK. CONTRACTOR SHALL AVOID HIMSELF OF ALL AVAILABLE MEASURES FOR USE ON SITE PER THE PROVISIONS OF THE PROJECT SWPPP.

- THE ENTIRE PROJECT SITE SHALL BE ADEQUATELY SPRINKLED WITH WATER TO PREVENT DUST OR SPRAYED WITH AN EFFECT DUST PALLIATIVE TO PREVENT DUST FROM BEING BLOWN INTO THE AIR AND CARRIED ONTO ADJACENT PRIVATE AND PUBLIC PROPERTY. DUST CONTROL SHALL BE FOR SEVEN DAYS A WEEK AND 24 HOURS A DAY. SHOULD ANY PROBLEMS ARISE FROM DUST, THE DEVELOPER SHALL HIRE AN ENVIRONMENTAL INSPECTOR AT HIS/HER EXPENSE TO ENSURE COMPLIANCE WITH THE GRADING PERMIT.

- CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE PROJECT SWPPP INCLUDING THE REQUIREMENT OF PROVIDING A QUALIFIED SWPPP PRACTITIONER (QSP) ASSIGNED WITH RESPONSIBILITY FOR NON-STORMWATER AND STORMWATER VISUAL OBSERVATIONS SAMPLING, AND ANALYSIS AND RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE STATE'S GENERAL PERMIT, IMPLEMENTATION OF ALL ELEMENTS OF THE SWPPP, AND CONSTRUCTION SITE MONITORING PROGRAM (CSMP), INCLUDING THE PREPARATION OF THE ANNUAL REPORT TO THE WATER BOARD.

- CONTRACTOR SHALL HAVE TOOLS, EQUIPMENT, AND MATERIALS TO PROVIDE EROSION CONTROL MEASURES MADE NECESSARY BY A CONSTRUCTION OPERATION, ON THE JOB SITE BEFORE BEGINNING THAT OPERATION.

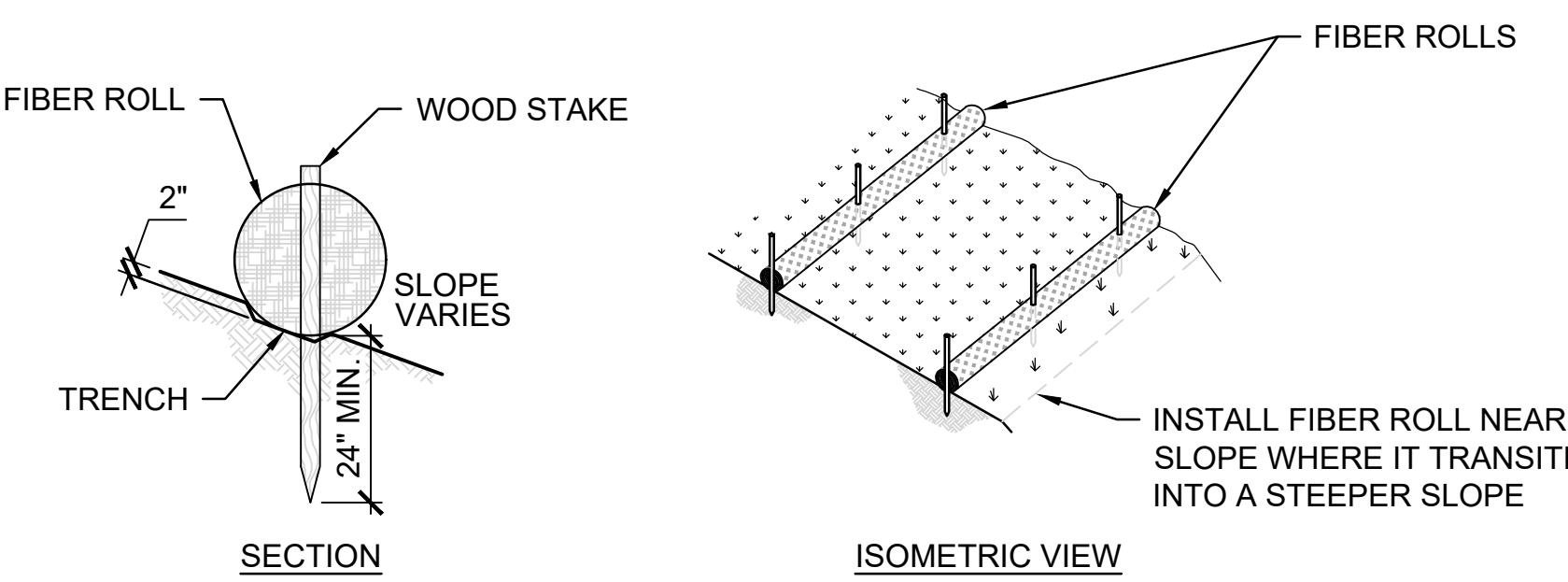
- ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC.

- EROSION CONTROL MAT OR SIMILAR TO BE INSTALLED ON SLOPES 2:1 (H:V) OR GREATER IF RAIN IS ANTICIPATED PRIOR TO INSTALLATION OF PERMANENT STABILIZATION MEASURES OR PLANTING.

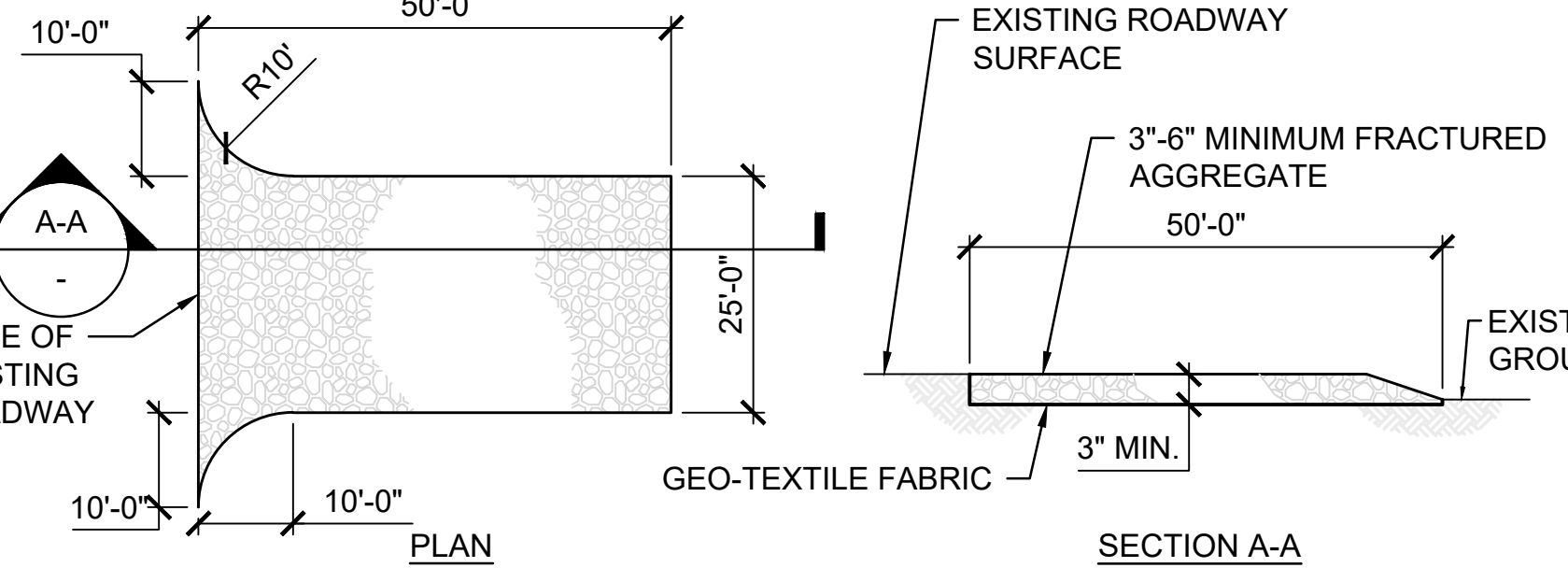
- FINAL SITE STABILIZATION INCLUDES INSTALLING SOD AND LANDSCAPING PER PLANS. SEE SHEETS C100-C104 AND C400-C401.

- THE CONTRACTOR SHALL PERFORM DAILY STREET SWEEPING ALONG PUBLIC PORTIONS OF THE HAUL ROUTE AND ALONG PRIVATE ACCESS ROUTES AT THE END OF EACH DAY OF HAULING.

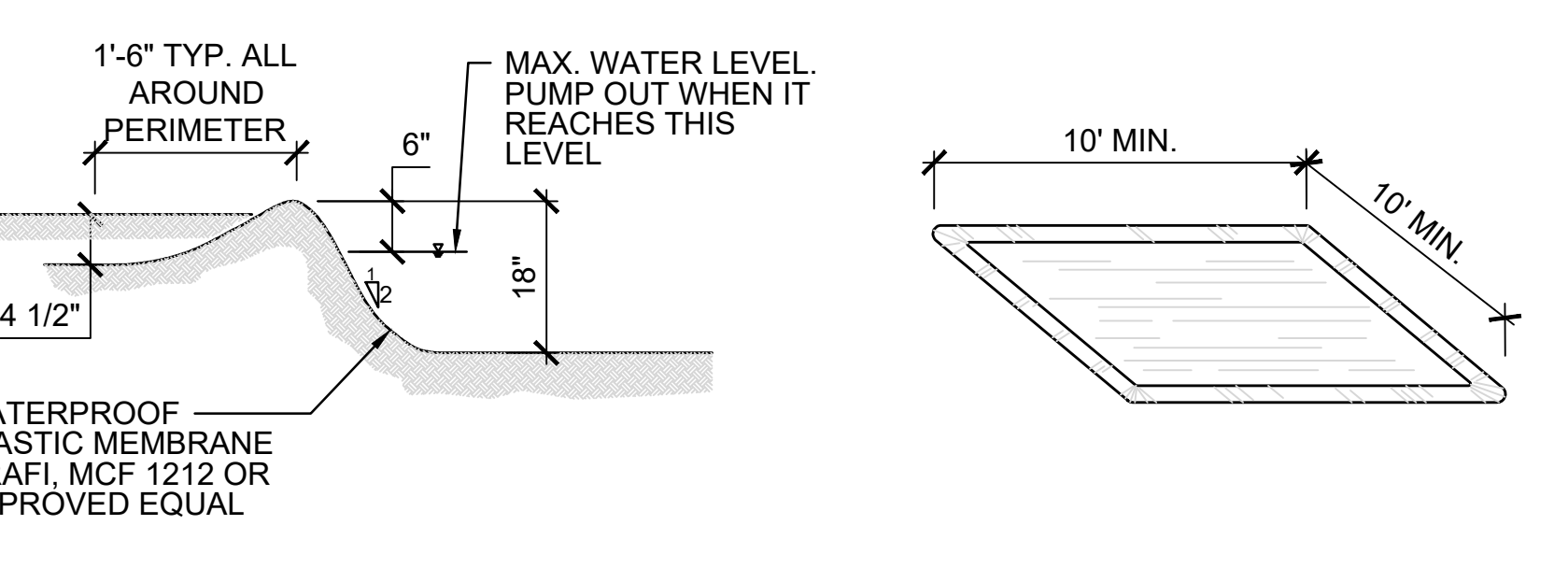
- TRUCKS HAULING DIRT OR DEBRIS SHALL BE COVERED TO AVOID SPILLAGE.



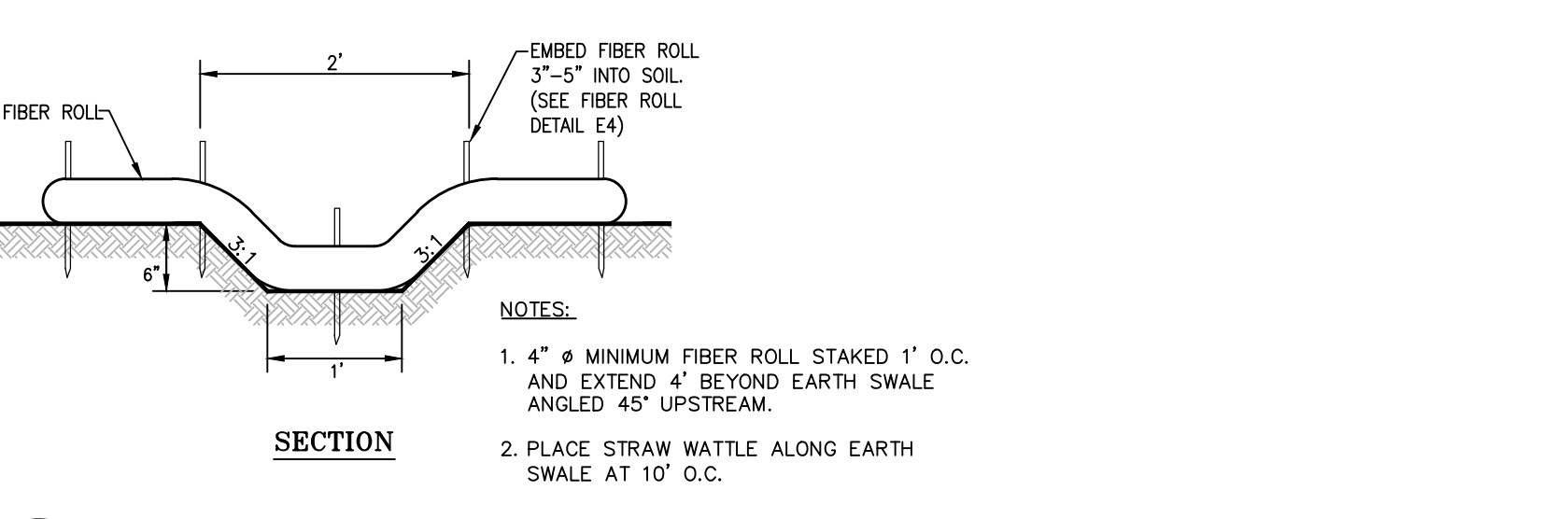
2 FIBER ROLL INSTALLATION DETAIL



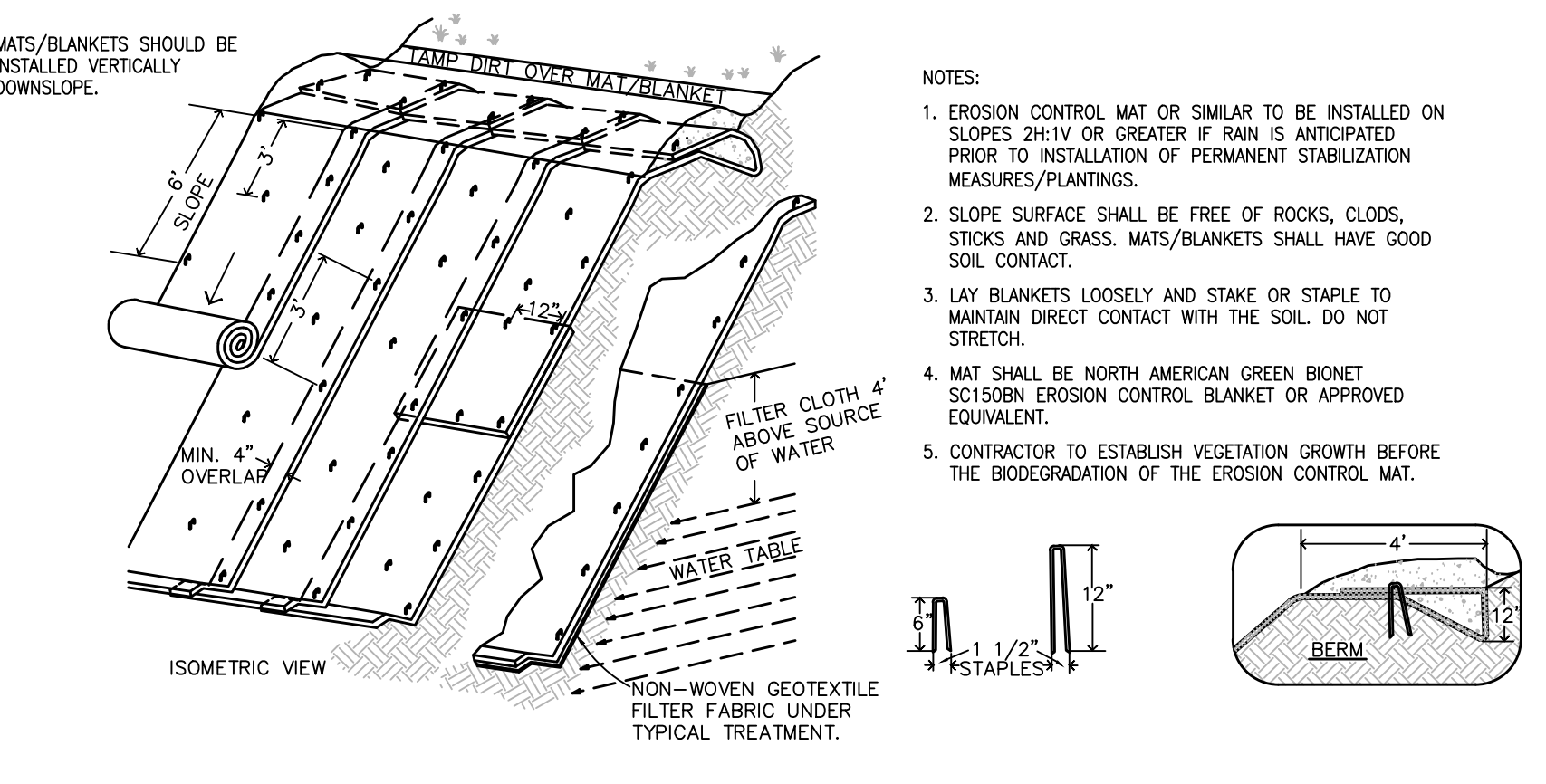
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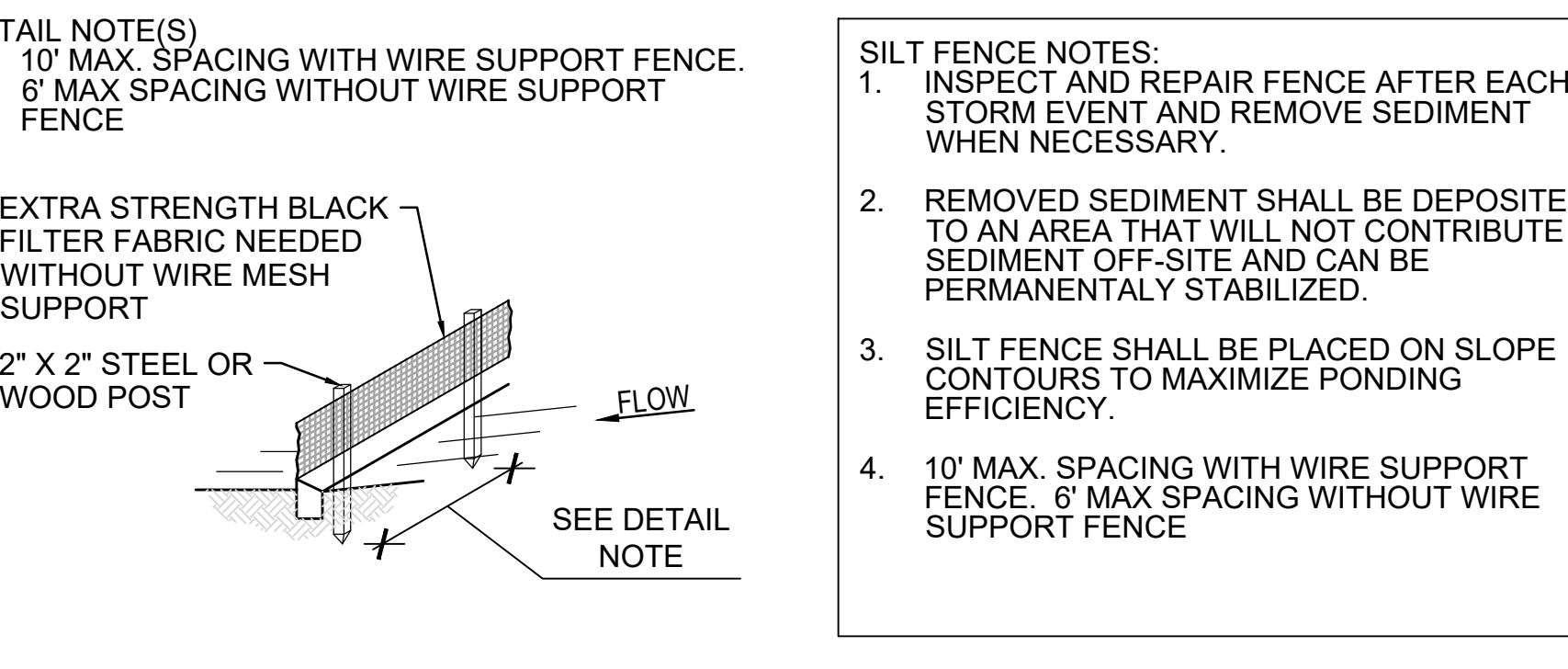
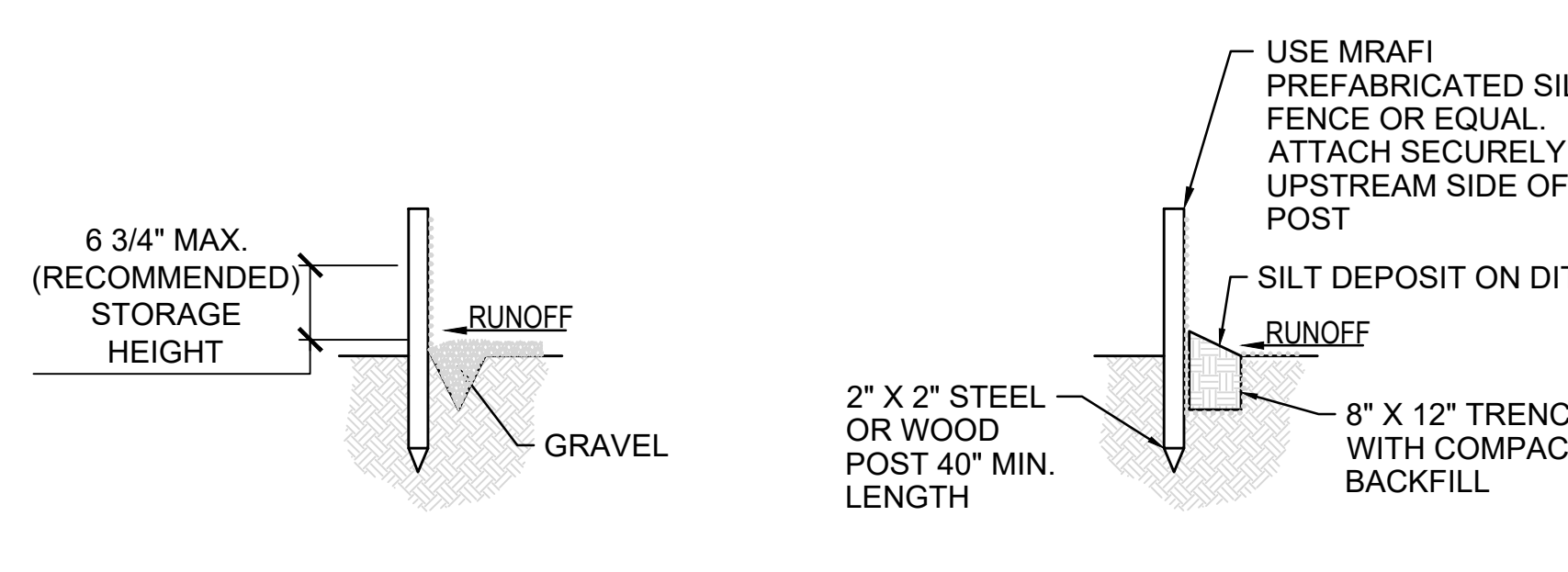
4 TEMPORARY WASHOUT PIT



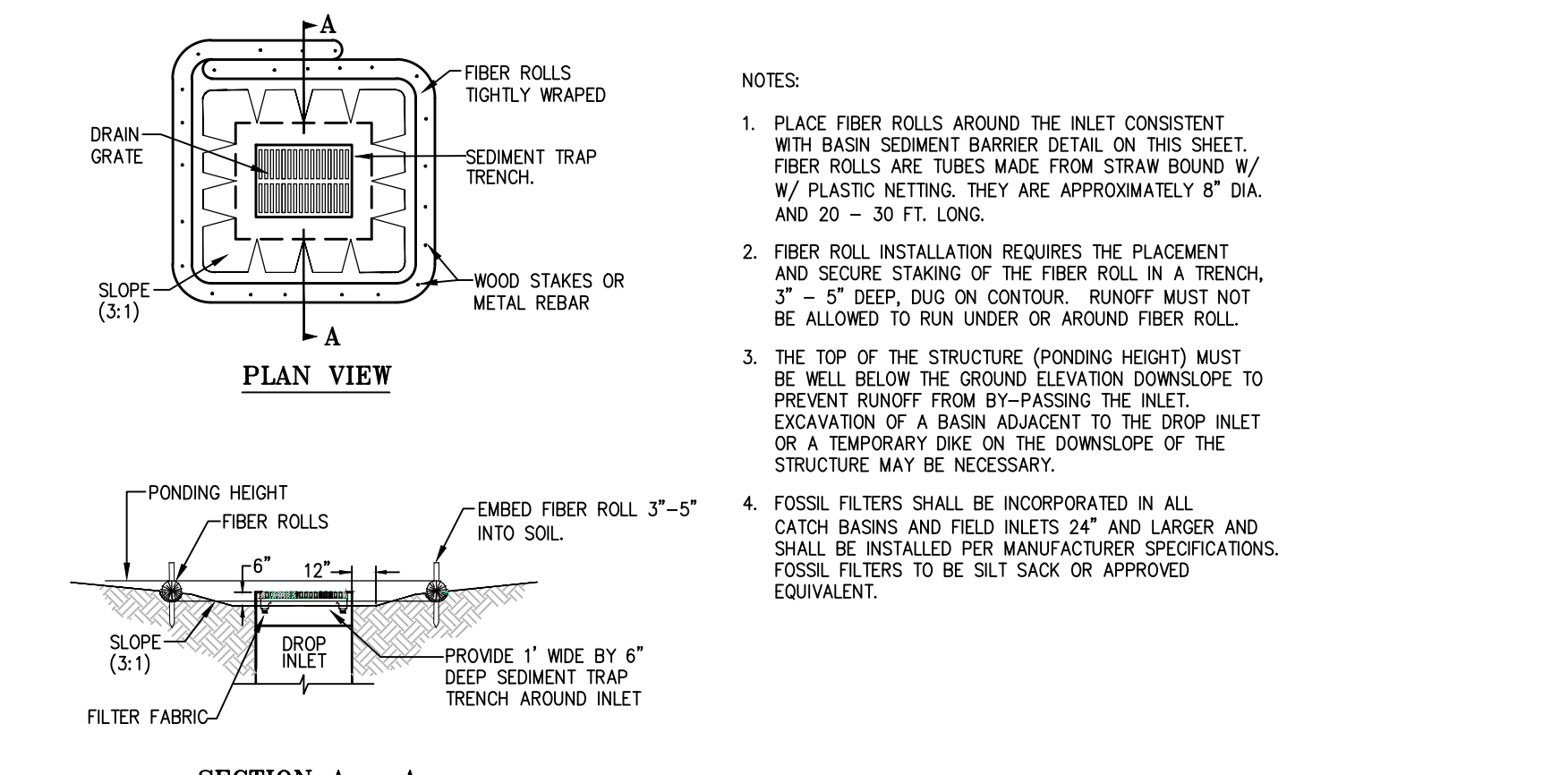
5 DRAINAGE DITCH



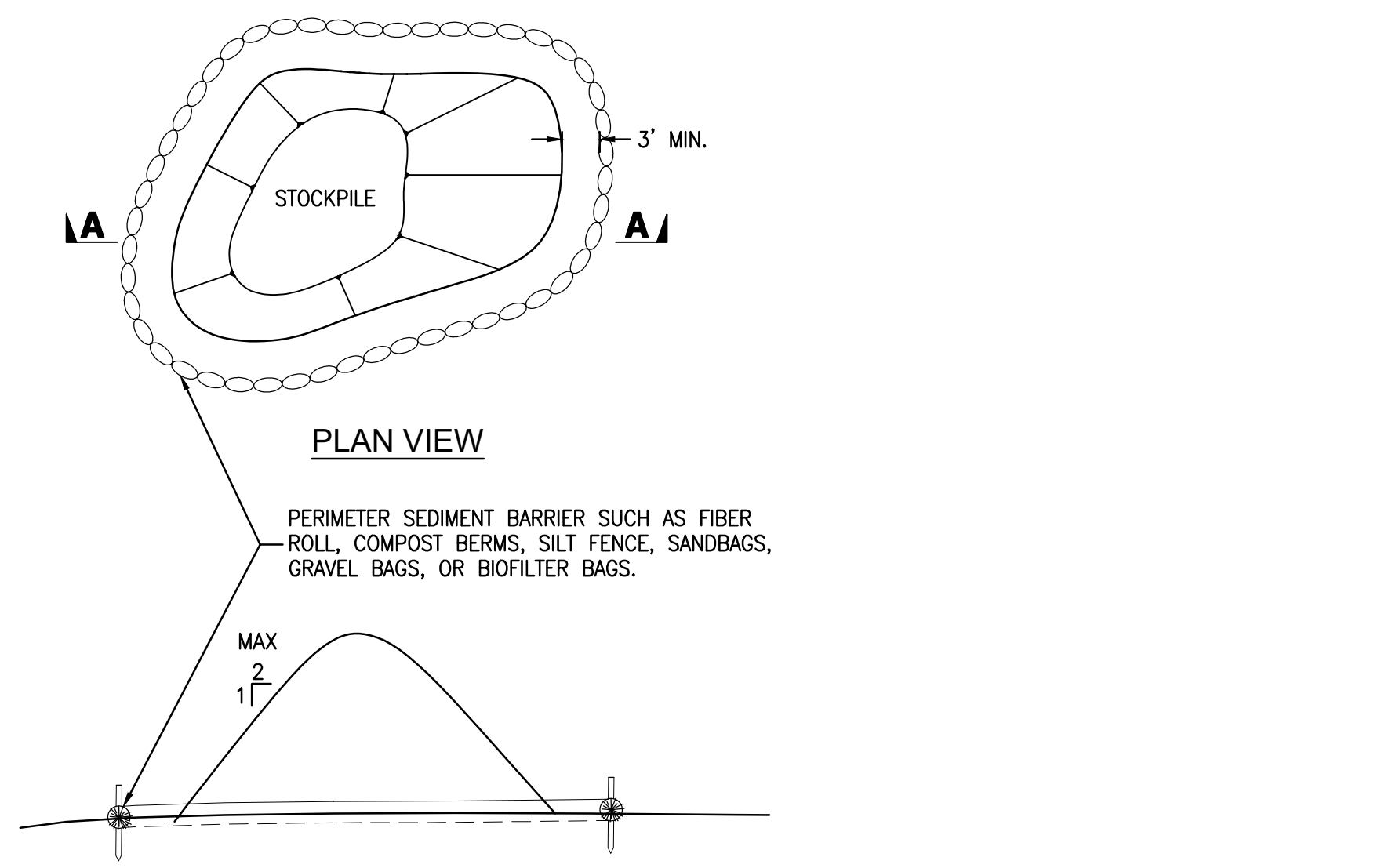
6 EROSION CONTROL MAT



8 SILT FENCE



7 SETTLEMENT BASIN AT INLET



9 STOCKPILE MANAGEMENT

- CONSTRUCTION SITES ARE DYNAMIC IN NATURE. THE SITE OPERATOR IS REQUIRED TO MAINTAIN FULL COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT (CGP), AS ISSUED BY THE STATE WATER BOARD, TO MAINTAIN AN EFFECTIVE SWPPP. AS SUCH, THIS PLAN MUST BE UPDATED TO ACCURATELY REFLECT SITE FEATURES AND OPERATIONS WHICH MAY BECOME EVIDENT DURING CONSTRUCTION AND/OR DURING OR AFTER RAINFALL EVENTS. THE PLAN MUST ALSO BE AMENDED WITHIN 48 HOURS IF IT IS DETERMINED THAT BMPs ARE NOT EFFECTIVE AT MINIMIZING POLLUTANT DISCHARGES FROM THE SITE.

- STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITIES IN THAT PORTION OF THE SITE HAVE TEMPORARILY OR PERMANENTLY CEASED.

- CONTRACTOR SHALL PROTECT ALL PERMANENT AND EXISTING STORM WATER FACILITIES FROM SEDIMENT/SILT DURING CONSTRUCTION.

- REMOVE BUILT UP SEDIMENT FROM BEHIND COMPOST WATTLE AS NECESSARY TO PREVENT FAILURE.

- TEMPORARY SOIL STABILIZER SHALL BE APPLIED TO ALL EXPOSED SOIL AREAS WHICH ARE NOT BEING ACTIVELY WORKED.

- BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES.

- ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.

- DURING PERIODS WHEN STORMS ARE FORECASTED -
 - EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
 - ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
 - WHERE STOCKPILING IS NECESSARY, USE A TARPAULIN OR SURROUND THE STOCKPILED MATERIAL WITH FIBER ROLLS, SILT FENCE, OR OTHER RUNOFF CONTROLS.
 - USE INLET SEDIMENT BARRIERS FOR STORM DRAINS ADJACENT TO THE STOCKPILED SOIL.
 - THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.

- DURING PERIODS WHEN STORMS ARE NOT FORECASTED -
 - PREVENT STOCKPILED MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.
 - THOROUGHLY REMOVE LOOSE SOIL VIA SWEEPING FOLLOWING REMOVAL OF DIRT.

- AT THE END OF EACH DAY AND PRIOR TO NON-WORKING DAYS -
 - REMOVE EXCAVATED SOILS FROM THE SITE OR ENSURE THEY ARE PROPERLY STOCKPILED AND PROTECTED.
 - REMOVE OR SWEEP UP LOOSE SOIL AND MATERIALS.
 - ENSURE MATERIALS AND EQUIPMENT ARE PROPERLY STORED.
 - DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIALS WITHIN 2 DAYS IF RAIN IS FORECASTED.
 - PROTECT ACTIVE STOCKPILES WITH A LINEAR SEDIMENT BARRIER OR BERM AND RUNOFF SHALL BE DIVERTED AWAY FROM THE DOWN GRADIENT PERIMETER.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO PUBLIC AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE. ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.

- ONCE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED, ALL TEMPORARY BMPs HAVE BEEN REMOVED, STORMWATER DISCHARGES HAVE BEEN ELIMINATED (IF APPLICABLE) AND THE SITE HAS UNDERGONE FINAL STABILIZATION, THE OWNER OR ITS DESIGNATEE WILL SUBMIT A SIGNED AND COMPLETE NOTICE OF TERMINATION (NOT) FORM TO THE STATE WATER RESOURCES CONTROL BOARD'S SMARTS SYSTEM.

- ALL WORK SHALL COMPLY WITH THE CONSTRUCTION GENERAL PERMIT REGULATIONS REGARDING TURBIDITY LIMITS FOR STORM WATER DISCHARGE FROM CONSTRUCTION SITES.

- THIS SHEET PROVIDES AVAILABLE EROSION CONTROL MEASURES PER HANDBOOK. CONTRACTOR SHALL AVOID HIMSELF OF ALL AVAILABLE MEASURES FOR USE ON SITE PER THE PROVISIONS OF THE PROJECT SWPPP.

- THE ENTIRE PROJECT SITE SHALL BE ADEQUATELY SPRINKLED WITH WATER TO PREVENT DUST OR SPRAYED WITH AN EFFECT DUST PALLIATIVE TO PREVENT DUST FROM BEING BLOWN INTO THE AIR AND CARRIED ONTO ADJACENT PRIVATE AND PUBLIC PROPERTY. DUST CONTROL SHALL BE FOR SEVEN DAYS A WEEK AND 24 HOURS A DAY. SHOULD ANY PROBLEMS ARISE FROM DUST, THE DEVELOPER SHALL HIRE AN ENVIRONMENTAL INSPECTOR AT HIS/HER EXPENSE TO ENSURE COMPLIANCE WITH THE GRADING PERMIT.

- CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE PROJECT SWPPP INCLUDING THE REQUIREMENT OF PROVIDING A QUALIFIED SWPPP PRACTITIONER (QSP) ASSIGNED WITH RESPONSIBILITY FOR NON-STORMWATER AND STORMWATER VISUAL OBSERVATIONS SAMPLING, AND ANALYSIS AND RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE STATE'S GENERAL PERMIT, IMPLEMENTATION OF ALL ELEMENTS OF THE SWPPP, AND CONSTRUCTION SITE MONITORING PROGRAM (CSMP), INCLUDING THE PREPARATION OF THE ANNUAL REPORT TO THE WATER BOARD.

- CONTRACTOR SHALL HAVE TOOLS, EQUIPMENT, AND MATERIALS TO PROVIDE EROSION CONTROL MEASURES MADE NECESSARY BY A CONSTRUCTION OPERATION, ON THE JOB SITE BEFORE BEGINNING THAT OPERATION.

- ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC.

- EROSION CONTROL MAT OR SIMILAR TO BE INSTALLED ON SLOPES 2:1 (H:V) OR GREATER IF RAIN IS ANTICIPATED PRIOR TO INSTALLATION OF PERMANENT STABILIZATION MEASURES OR PLANTING.

- FINAL SITE STABILIZATION INCLUDES INSTALLING SOD AND LANDSCAPING PER PLANS. SEE SHEETS C100-C104 AND C400-C401.

- DETAIL NOTE(S)
 - 10' MAX SPACING WITH WIRE SUPPORT FENCE.
 - 6' MAX SPACING WITHOUT WIRE SUPPORT FENCE.

- SILT FENCE NOTES:
 1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
 4. 10' MAX SPACING WITH WIRE SUPPORT FENCE. 6' MAX SPACING WITHOUT WIRE SUPPORT FENCE.

- NOTES:
 1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH SOIL STABILIZATION BARRIERS DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ WY. PLASTIC NETTING. THEY ARE APPROXIMATELY 4' DIA. AND 20 - 30 FT. LONG.
 2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH. 2" X 2" STEEL OR WOOD POSTS. HEAVY METAL MUST BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
 3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION CONTOUR TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BERM ADJACENT TO THE DRAINAGE OR A TEMPORARY DRAIN ON THE SLOPESIDE OF THE STRUCTURE MAY BE NECESSARY.
 4. FOGG FILTERS SHALL BE INCORPORATED IN ALL DRAIN DRAINS AND FIBER ROLLS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOGG FILTERS TO BE SILT SACKS OR APPROVED EQUIVALENT.

- STOCKPILES SHALL BE LOCATED A MINIMUM OF 50 FEET FROM CONCENTRATED FLOWS OF STORMWATER, DRAINAGE COURSES, AND INLETS.
- IMPLEMENT WIND EROSION CONTROL MEASURES, SUCH AS SYNTHETIC COVERS, EROSION CONTROL BLANKETS, CHEMICAL DUST SUPPRESSION, WET SUPPRESSION, OR MULCHING, AS APPROPRIATE ON ALL STOCKPILED MATERIAL. ENSURE THAT STOCKPILE COVERS ARE INSTALLED SECURELY TO PROTECT FROM WIND AND RAIN.
- SOIL STOCKPILES SHALL BE COVERED OR PROTECTED WITH SOIL STABILIZATION MEASURES AND A TEMPORARY SEDIMENT BARRIER AT ALL TIMES. SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE-THIRD OF THE BARRIER HEIGHT.
- TEMPORARY VEGETATION SHALL BE CONSIDERED FOR TOPSOIL PILES THAT WILL BE STOCKPILED AND REMAIN INACTIVE FOR EXTENDED PERIODS (TYPICALLY MORE THAN 60 DAYS).

Construction Best Management Practices (BMPs)
Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management

Non-Hazardous Materials

- 1. Store and cover materials of sand, dirt or other construction material with tarp when rain is forecast or if not actively being used within 14 days.
- 2. Use (but not overuse) reclaimed water for dust control.

Hazardous Materials

- 1. Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- 2. Store hazardous materials and wastes in proper containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- 3. Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- 4. Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- 1. Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- 2. Check waste disposal containers frequently for leaks and make sure they are not overfilled. Never hose down a dumpster on the construction site.
- 3. Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- 4. Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gypsum, pipe, etc.).
- 5. Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids in hazardous waste.

Construction Entrances and Perimeter

- 1. Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from the site and tracking off-site.
- 2. Sweep or vacuum any street tracking immediately and secure sediment sources to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

Maintenance and Parking

- 1. Designate an area, lined with appropriate BMPs, for vehicle and equipment parking and storage.
- 2. Perform major maintenance, repair jobs, and vehicle and equipment washing off-site.
- 3. If refueling or vehicle maintenance must be done onsite, work in a hatched area away from storm drains and enter a drip pan or drip shafts big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- 4. If vehicle or equipment cleaning must be done onsite, clean with water only in a hatched area that will not allow clean water to run into gutters, streets, storm drains, or surface waters.
- 5. Do not clean vehicle or equipment inside using solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- 1. Keep spill cleanup materials (e.g., rags, absorbents and oil filter) available at the construction site at all times.
- 2. Inspect vehicles and equipment frequently for and report leaks promptly. Use drop pans to catch leaks until repairs are made.
- 3. Clean up spills or leaks immediately and dispose of cleanup materials properly.
- 4. Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- 5. Sweep up spilled dry materials immediately. Do not try to wash them away with water, or hazy them.
- 6. Clean up spills on dirt roads by dragging up and properly disposing of contaminated soil.
- 7. Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) (866)411 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

- 1. Schedule grading and excavation work during dry weather.
- 2. Stabilize all disturbed areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber mats) until vegetation is established.
- 3. Remove existing vegetation only when absolutely necessary, and soil or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- 4. Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- 5. Keep excavated soil on site and transfer it to job tracks on site, not to the street.

Contaminated Soils

- 1. If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual odors, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells.
 - Buried barrels, debris, or trash.

Paving/Asphalt Work

- 1. Avoid paving and soil coating in wet weather or when rain is forecast. To prevent materials that have not cured from contacting stormwater runoff.
- 2. Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, etc.
- 3. Collect and recycle or appropriately dispose of excess slurry gravel or sand. Do NOT sweep or wash it into gutters.
- 4. Do not use water to wash down fresh asphalt concrete pavement.
- 5. Sweep slurry from curing storm drains. Block any inlets and secure gutters, hose washwater onto dirt areas, or drain onto a hatched surface to be pumped and disposed of properly.

Concrete, Grout & Mortar Application

- 1. Store concrete, grout, and mortar away from storm drains or waterways, and on public roads cover or prevent them from rain, runoff, and wind.
- 2. Wash out concrete equipment/trucks after use or in a designated washout area when the water will flow into a temporary water pit, and in a manner that will prevent leaking into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- 3. When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and secure gutters, hose washwater onto dirt areas, or drain onto a hatched surface to be pumped and disposed of properly.

Landscaping

- 1. Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- 2. Stack bagged material on pallets and under cover.
- 3. Discontinue application of any erodible landscape material until 1 day before a forecast site event or during wet weather.

Painting & Paint Removal

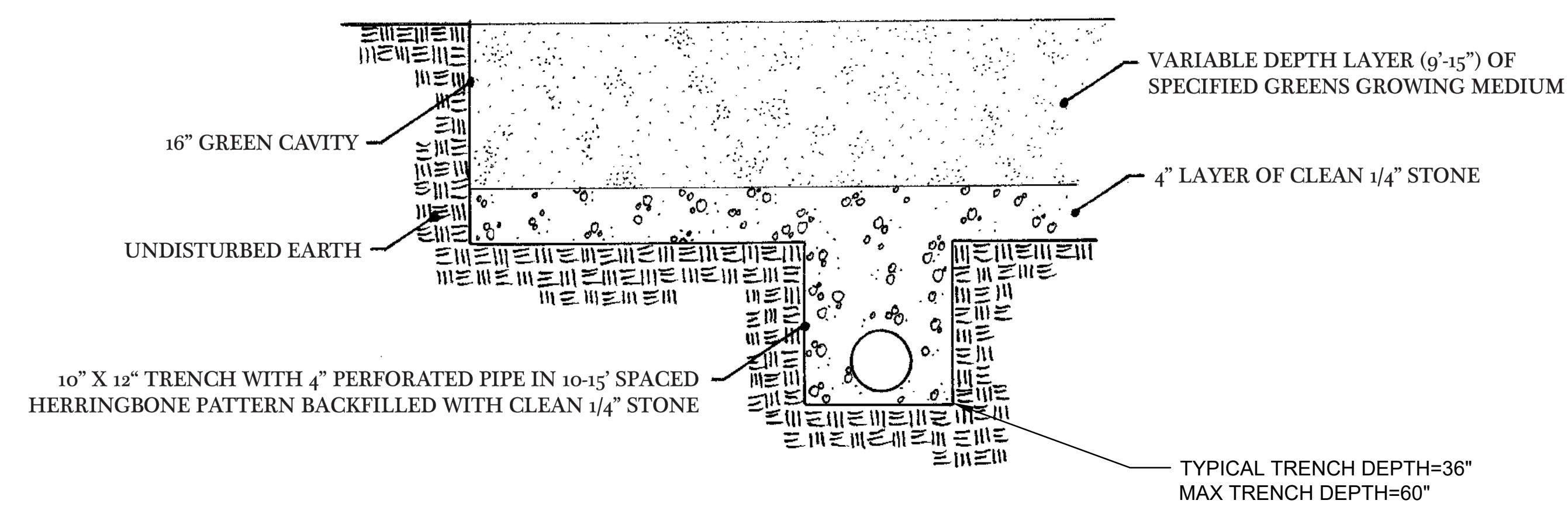
Painting Cleanup and Removal

- 1. Never clean brushes or reuse paint containers into a street, gutter, storm drain, or stream.
- 2. For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- 3. For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids in hazardous waste.
- 4. Paint chips and dust from non-hazardous dry stripping and sandblasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- 5. Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or other toxic materials must be disposed of as hazardous waste. Lead-based paint removal requires a state-certified contractor.

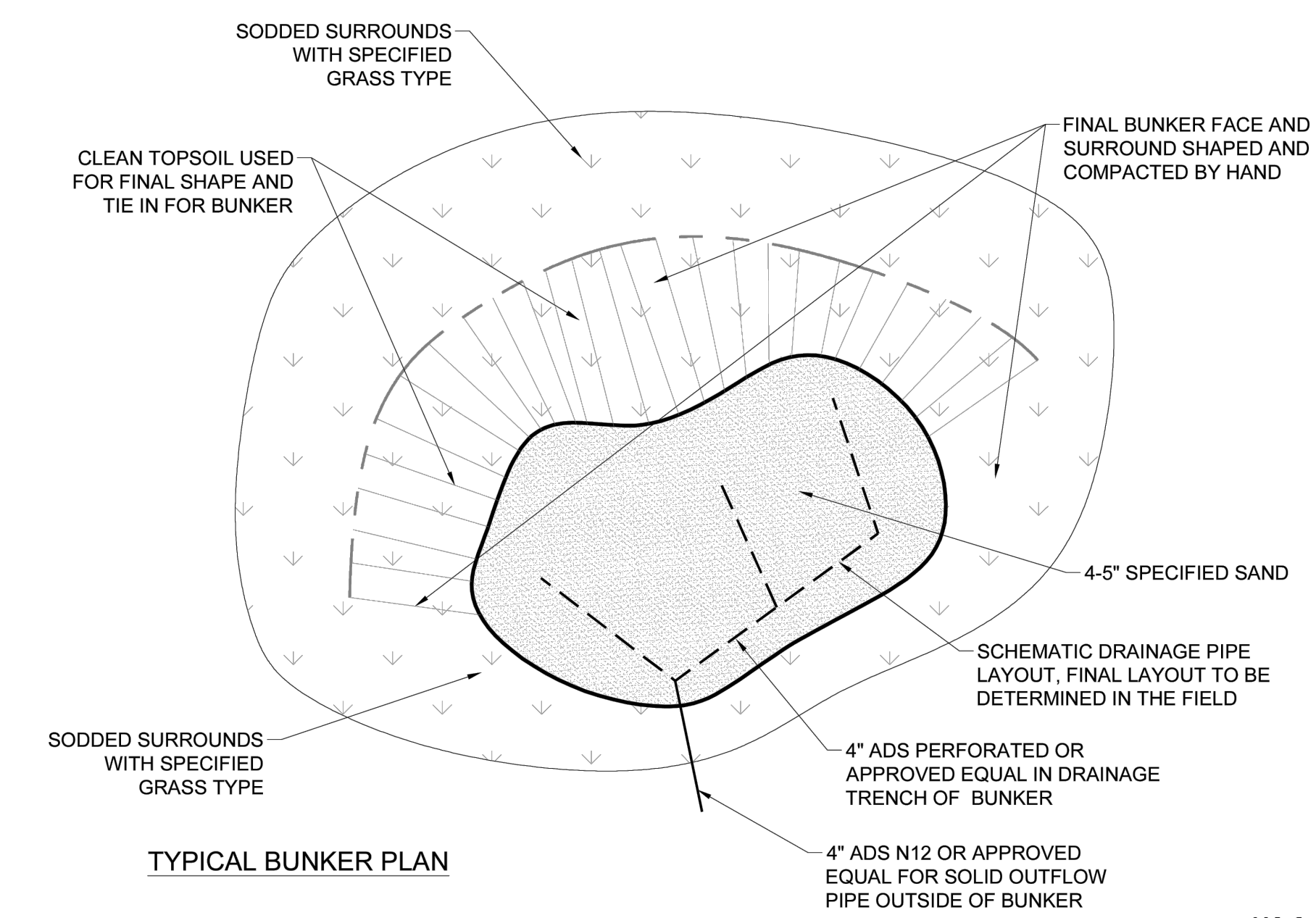
Dewatering

- 1. Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, use dewatering facilities on landscaped areas or sanitary sewers. If discharging to the sanitary sewer call your local wastewater treatment plant.
- 2. Direct run-off water from dewatering away from all disturbed areas.
- 3. When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Observe or diversion through a basin, tank, or sediment trap may be required.
- 4. In areas of basins or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

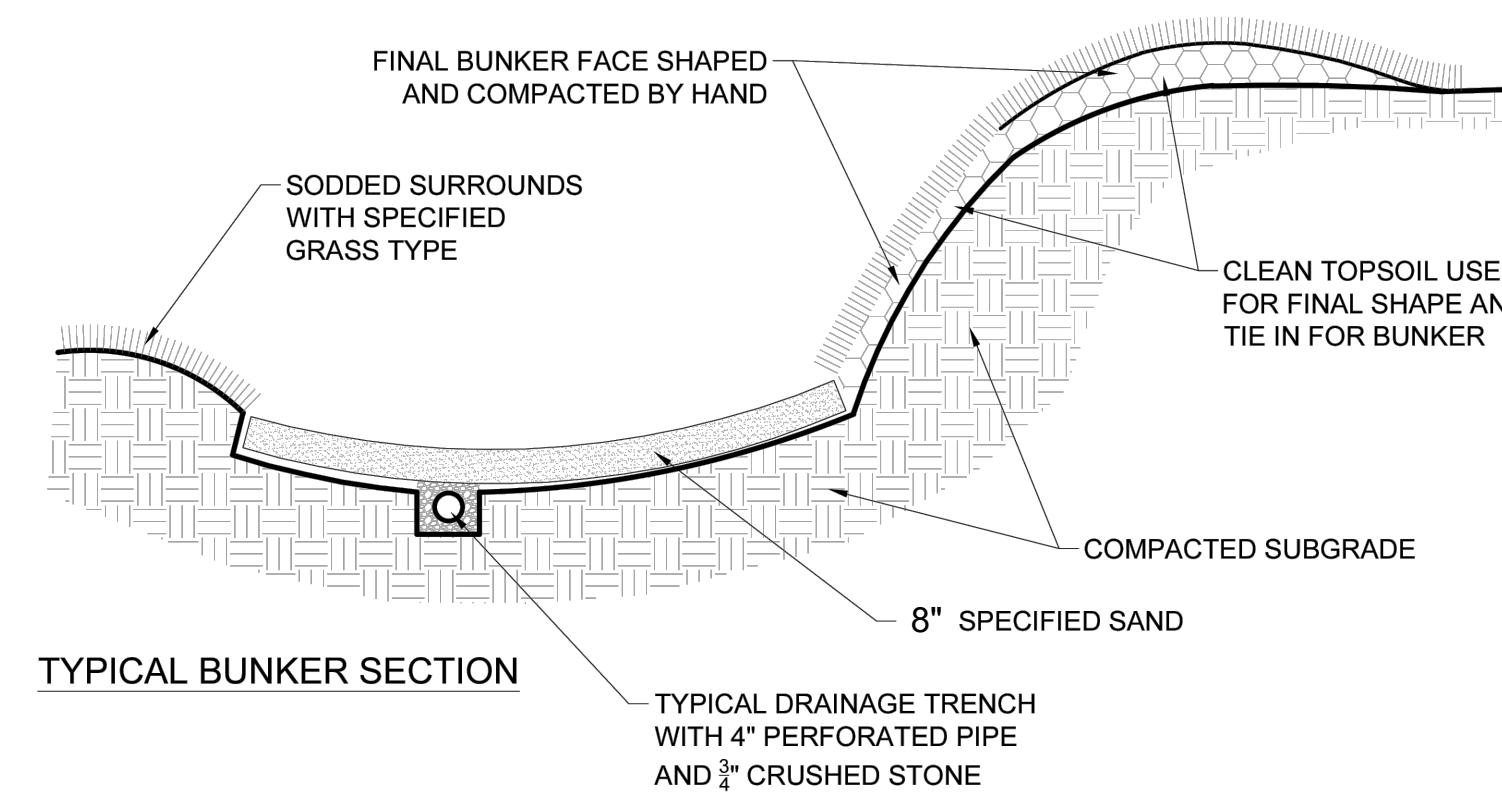
Storm drain polluters may be liable for fines of up to \$10,000 per day!



1 USGA GREEN DETAIL

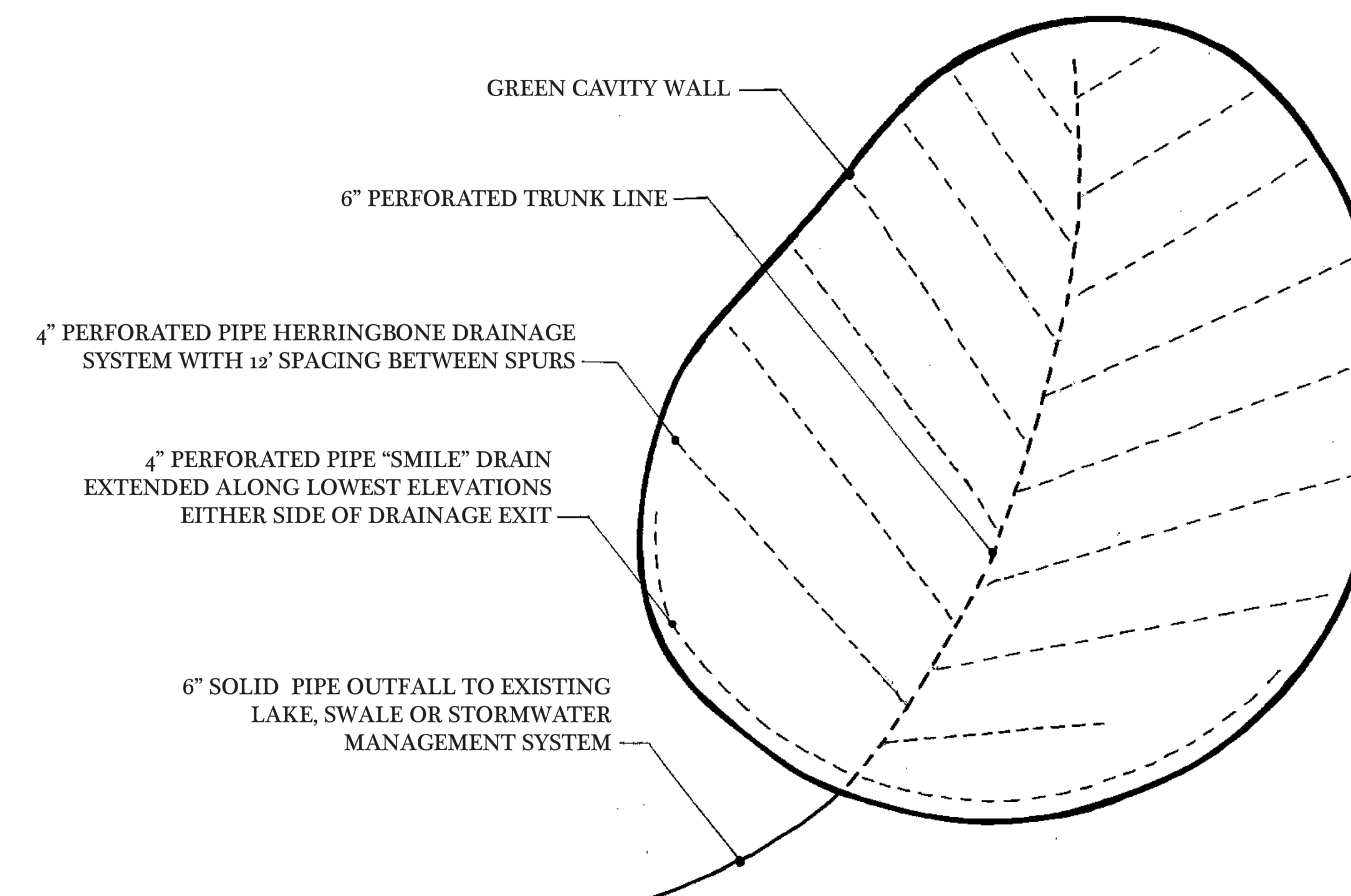


2 TYPICAL BUNKER PLAN DETAIL

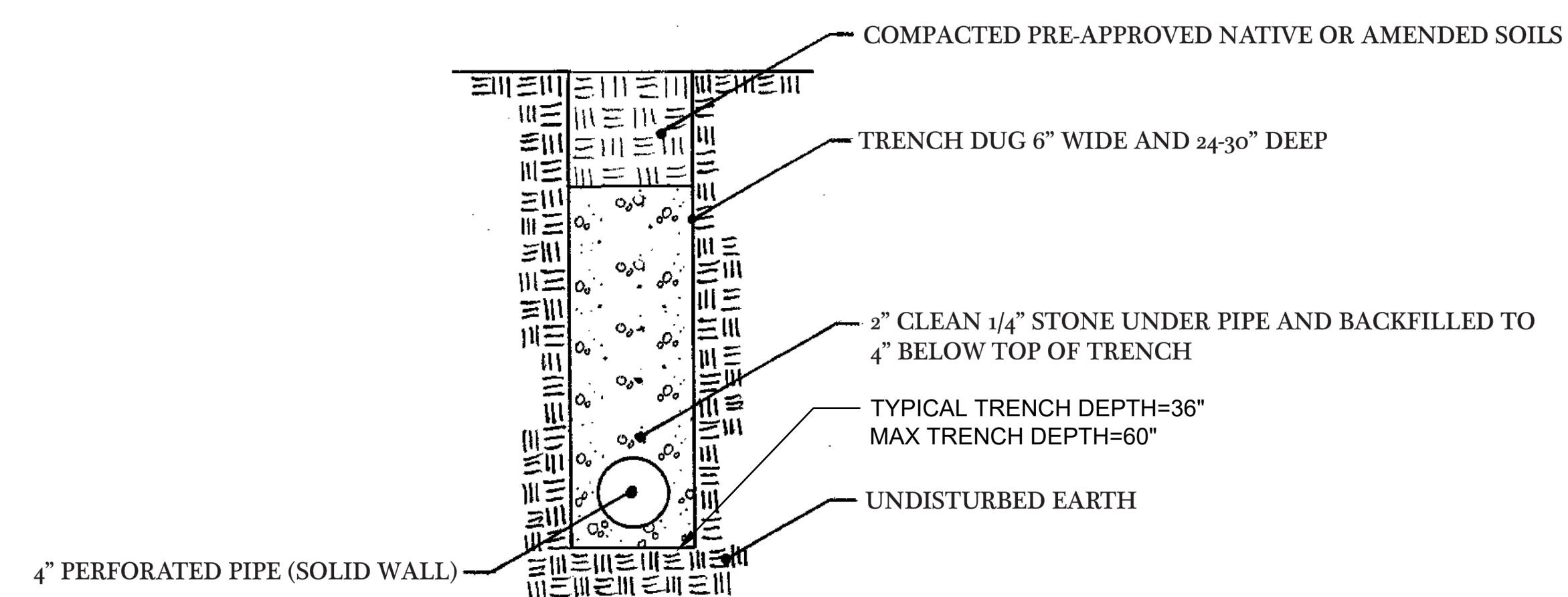


NOTE: FINAL BUNKER SHAPE, HEIGHT AND DEPTH TO BE DETERMINED IN THE FIELD BY URBINA GOLF DESIGN.

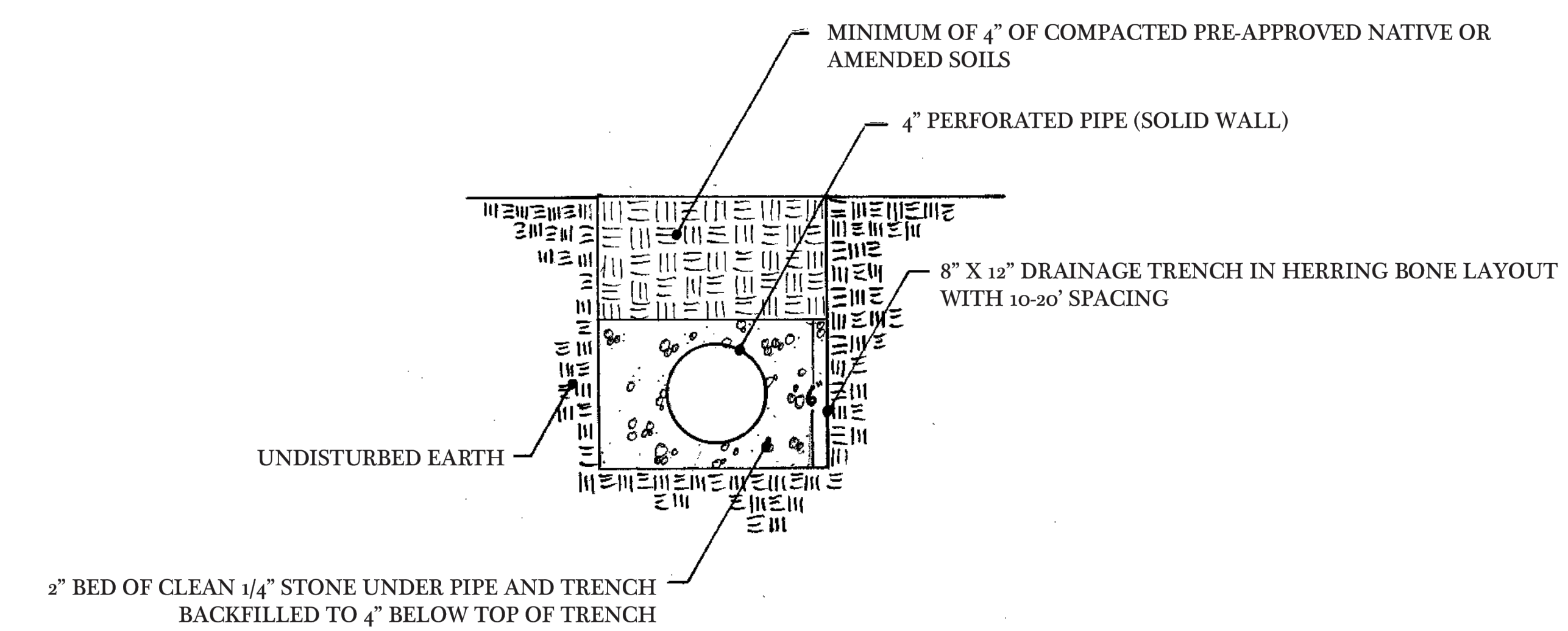
3 TYPICAL BUNKER CROSS SECTION DETAIL



4 TYPICAL GREEN DRAINAGE DETAIL



5 4-IN TRADITIONAL PERFORATED DRAIN DETAIL

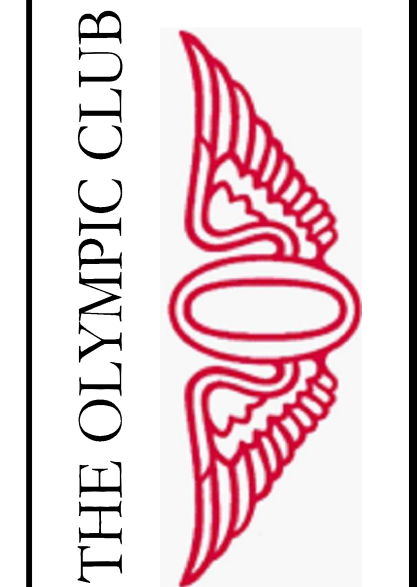


6 GOLF COURSE TEE & FAIRWAY DRAINAGE DETAIL

JIM URBINA
GOLF DESIGN

JIM URBINA
GOLF DESIGN

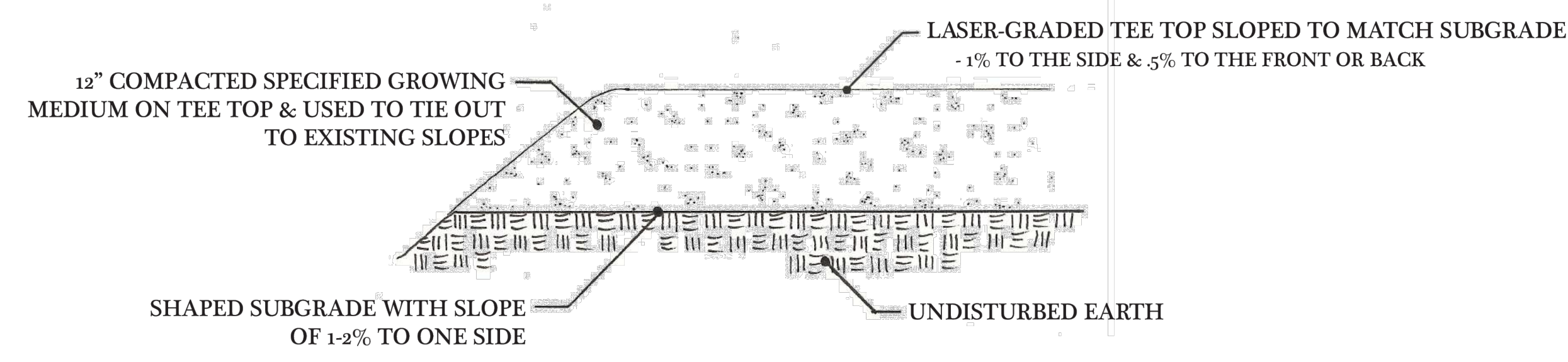
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PROJ. MGR.	NO.	DATE	DESCRIPTION
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SAGE
Consulting Engineers, Inc.
206 Pine Street, Suite 1275
San Francisco, CA 94104
(415) 890-5250 · www.sage-ce.com

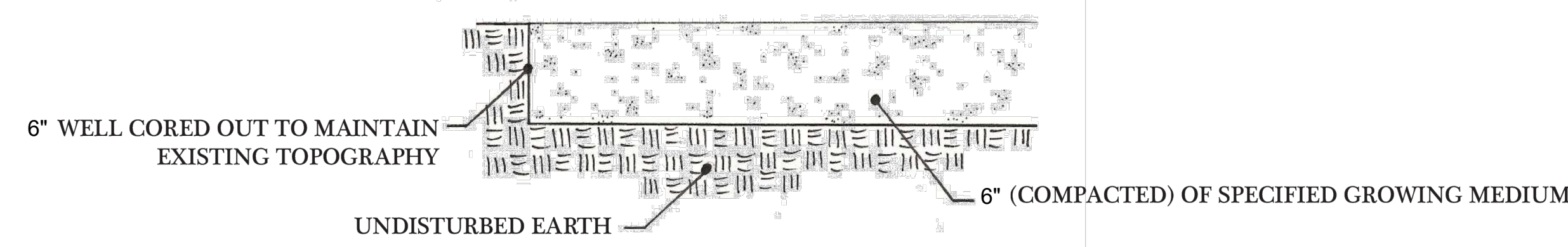
CONSTRUCTION DETAILS
OLYMPIC CLUB OCEAN AND SHORT COURSE
589 SKYLINE BLVD
SAN FRANCISCO, CA

TEE CONSTRUCTION DETAIL

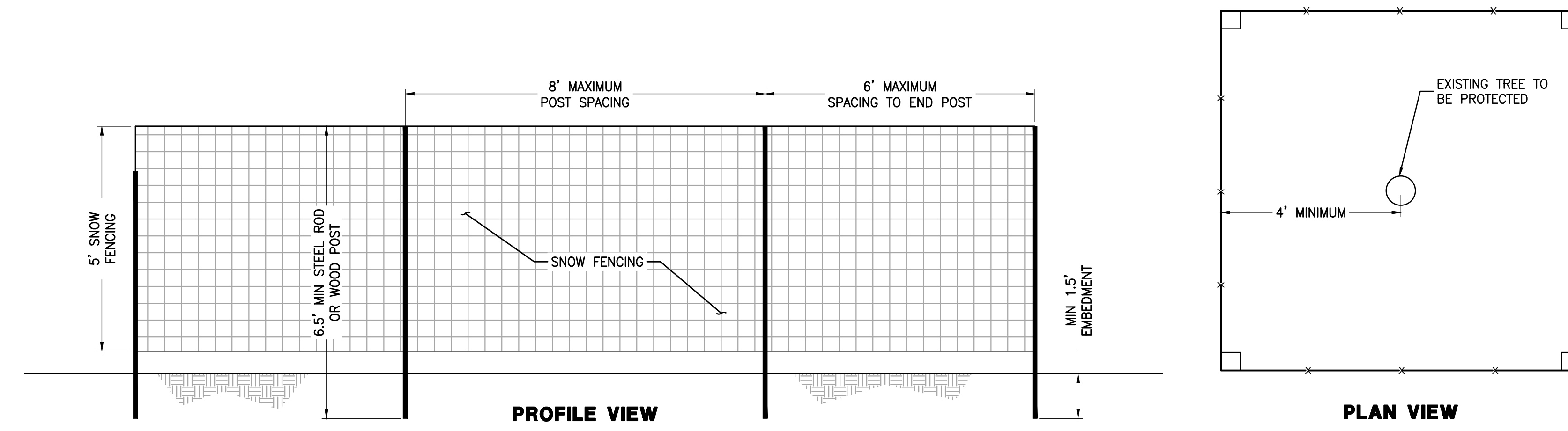


1 TEE CONSTRUCTION DETAIL

APPROACH RECONSTRUCTION DETAIL



2 APPROACH RECONSTRUCTION DETAIL



SAN MATEO COUNTY NOTES:

- ISOLATE TREE PROTECTION ZONES USING 5-FOOT-TALL ORANGE PLASTIC FENCING SUPPORTED BY POLES POUNDED INTO THE GROUND, LOCATED AT THE DRILLINES AS DESCRIBED IN THE ARBORIST'S REPORT.
- MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE; CONTRACTORS SHALL NOT CLEAN ANY TOOLS, FORMS, OR EQUIPMENT WITHIN THESE AREAS.
- IF ANY LARGE ROOTS OR LARGE MASSES OF ROOTS NEED TO BE CUT, THE ROOTS SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING AS REQUIRED IN THE ARBORIST'S REPORT. ANY ROOT CUTTING SHALL BE UNDERTAKEN BY AN ARBORIST OR FORESTER AND DOCUMENTED. ROOTS TO BE CUT SHALL BE SEVERED CLEANLY WITH A SAW OR TOPPERS. A TREE PROTECTION VERIFICATION LETTER FROM THE CERTIFIED ARBORIST SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT WITHIN FIVE (5) BUSINESS DAYS FROM SITE INSPECTION FOLLOWING ROOT CUTTING.
- NORMAL IRRIGATION SHALL BE MAINTAINED, BUT OAKS SHALL NOT NEED SUMMER IRRIGATION, UNLESS THE ARBORIST'S REPORT DIRECTS SPECIFIC WATERING MEASURES TO PROTECT TREES.
- STREET TREE TRUNKS AND OTHER TREES NOT PROTECTED BY DRIFLINE FENCING SHALL BE WRAPPED WITH STRAW WATLES, ORANGE FENCE AND 2x4 BOARDS IN CONCENTRIC LAYERS TO A HEIGHT OF EIGHT FEET.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT (INCLUDING GRADING OR DEMOLITION PERMITS), THE PLANNING AND BUILDING DEPARTMENT SHALL COMPLETE A PRE-CONSTRUCTION SITE INSPECTION, AS NECESSARY, TO VERIFY THAT ALL REQUIRED TREE PROTECTION AND EROSION CONTROL MEASURES ARE IN PLACE.

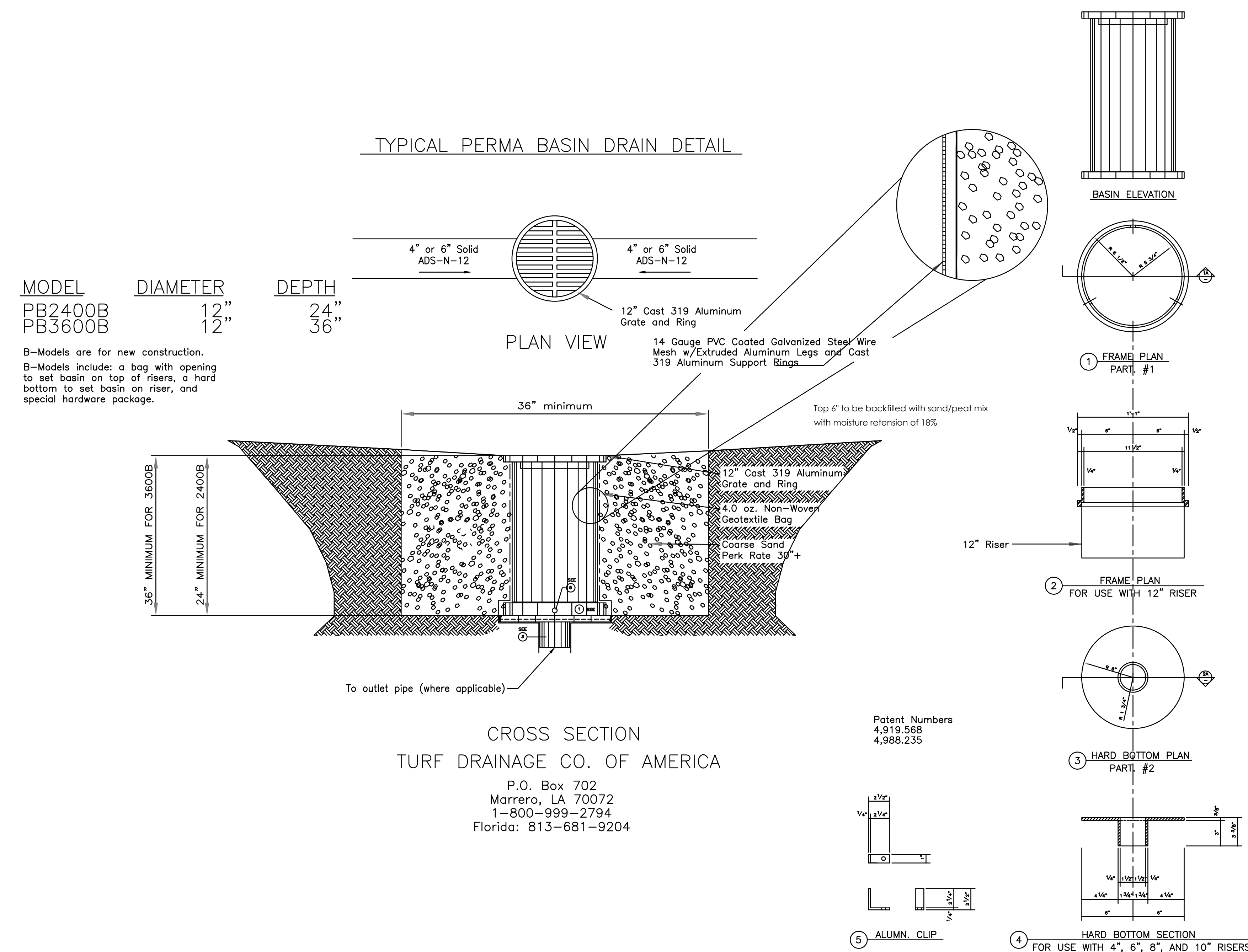
ARBORIST'S RECOMMENDATIONS:

- FENCES MUST BE INSTALLED BEFORE BEGINNING DEMOLITION AND MUST REMAIN UNTIL CONSTRUCTION IS COMPLETE.
- NO GRADING, EXCAVATION, CONSTRUCTION, OR STORAGE OR DUMPING OF MATERIALS SHALL OCCUR WITHIN THE TREE PROTECTION ZONE.
- NO UNDERGROUND SERVICES INCLUDING UTILITIES, SUB-DRAINS, WATER, OR SEWER SHALL BE PLACED IN THE TREE PROTECTION ZONE.
- THE DEMOLITION AND CONSTRUCTION SUPERINTENDENTS SHALL MEET WITH THE CONSULTING ARBORIST BEFORE BEGINNING WORK TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES. FENCING IS ONLY NECESSARY FOR HOLES #8 AND 16 WHERE WORK IS PERFORMED WITHIN THE TREE PROTECTION ZONE.
- FENCE ALL TREES TO BE RETAINED TO PROTECTED ROOTS OF TREES ONE FOOT BEYOND THE DRIFLINE IN THE TREE PROTECTION ZONE BEFORE DEMOLITION, GRUBBING OR GRADING; FENCES SHOULD BE 6 FT CHAIN LINK WITH POSTS SUNK INTO THE GROUND OR EQUIVALENT AS APPROVED BY THE CITY.
- FENCES ARE TO REMAIN UNTIL ALL GRADING AND CONSTRUCTION IS COMPLETED.
- WHERE DEMOLITION MUST OCCUR CLOSE TO TREES, SUCH AS REMOVING OUTBUILDINGS, INSTALL TEMPORARY TRUNK PROTECTION DEVICES SUCH AS WINDING SILT SOCK WATTLE AROUND TREE TRUNKS TO A HEIGHT OF APPROXIMATELY 5 FEET. ANY LOW BRANCHES THAT ARE WITHIN THE WORK ZONE SHOULD ALSO BE PROTECTED. REMOVE TRUNK PROTECTION AFTER DEMOLITION IS COMPLETED AND INSTALL PROTECTIVE FENCES AT THE LIMITS OF THE TREE PROTECTION ZONE. DO NOT RETAIN WATTLING AROUND TREE TRUNKS FOR MORE THAN 2-3 WEEKS TO AVOID DAMAGING TRUNKS FROM EXCESS MOISTURE.

ARBORIST'S RECOMMENDATIONS, CONT.

- APPLY AND MAINTAIN 4-6 INCHES OF WOOD CHIP MULCH WITHIN THE TREE PROTECTION ZONE. KEEP THE MULCH 2 FEET FROM THE BASE OF TREE TRUNKS.
- PRUNE TREES TO BE PRESERVED TO CLEAN THE CROWN OF DEAD BRANCHES 1/2 INCH AND LARGER IN DIAMETER, RAISE CANOPIES AS NEEDED FOR CONSTRUCTION ACTIVITIES.
 - DO NOT REMOVE MORE THAN 20-25% OF EACH TREE'S CROWN.
 - ALL PRUNING SHALL BE DONE BY A STATE OF CALIFORNIA LICENSED TREE CONTRACTOR (C61/D49). ALL PRUNING SHALL BE DONE BY CERTIFIED ARBORIST OR CERTIFIED TREE WORKER IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES FOR PRUNING (INTERNATIONAL SOCIETY OF ARBORICULTURE, 2002) AND ADHERE TO THE MOST RECENT EDITIONS OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS (Z133.1) AND PRUNING (A500).
 - BRANCHES EXTENDING INTO THE WORK AREA THAT CAN REMAIN FOLLOWING DEMOLITION SHALL BE TIED BACK AND PROTECTED FROM DAMAGE.
 - WHILE IN THE TREE, THE ARBORIST SHALL PERFORM AN AERIAL INSPECTION TO IDENTIFY ANY DEFECTS, WEAK BRANCH AND TRUNK ATTACHMENTS AND DECAY NOT VISIBLE FROM THE GROUND. ANY ADDITIONAL WORK NEEDED TO MITIGATE DEFECTS SHALL BE REPORTED TO THE PROPERTY OWNER.

3 TREE PROTECTION SNOW FENCE DETAIL



TURF DRAINAGE CO. OF AMERICA
P.O. Box 702
Marrero, LA 70072
1-800-999-2794
Florida: 813-681-9204

INSTALLATION STEPS

- Using black PVC drainage tape, secure the bottom sleeve to the outside of the riser.
 - Any additional piping that is entering this basin should enter through the universal sleeves that are located on the sidewalls. There are two sleeves that can be used to attach 4, 6, or 8" pipe. When using these sleeves, wrap the sleeves around the pipe, and then use wire clippers to cut an opening out of the wire wall. Place the mouth of the pipe through the cylinder of the wall so that water will flow freely into the basin. Secure the sleeve around the pipes with black PVC drainage tape. If there are no pipes entering the basin at the time of installation, the universal sleeves should be wrapped with tape like a ponytail, to be available for future installations.
- Insert the basin into bag so that bottom of plastic hard bottom rests on the riser, and the hard bottom insert is inside of riser pipe.
- Use a flat head screw driver to drive geotextile bag between wire wall and upper frame.
- Use black PVC drainage tape to cover any gaps that exist between the bag and the top frame.
- Sod around the basin. If sod work is not done immediately after the installation of the basin, a 15 inch square piece of a geotextile fabric should be placed on the top frame and held in place by the placement of the grate on the frame until the area is sodded and stable.

TURF DRAINAGE CO. OF AMERICA
P.O. Box 702
Marrero, LA 70072
1-800-999-2794
Florida: 813-681-9204

Patent Numbers
4,919,568
4,988,235

4 PERMA BASIN DRAINAGE INLET

ISSUE	DATE	BY	DESCRIPTION
DATE: 07/20/08			
DESIGNED: PCS			
DRAWN: RAA			
CHECKED: RAA			
PROJ. MGR: RAA			
FILE PATH: S:\3-Projects\0717_Olympic Club and Ocean Course\5_Production1_Drawing\2_Series\C401_COURSE DETL.dwg			



THE OLYMPIC CLUB
JIM URBINA
GOLF DESIGN

JIM URBINA
GOLF DESIGN

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206 Pine Street, Suite 1425
San Francisco, CA 94104
(415) 890-5250 · www.Sage-CE.com

CONSTRUCTION DETAILS
OLYMPIC CLUB OCEAN AND SHORT COURSE
589 SKYLINE BLVD
SAN FRANCISCO, CA

JOB NO.
JO171
DRAWING NO.

C401

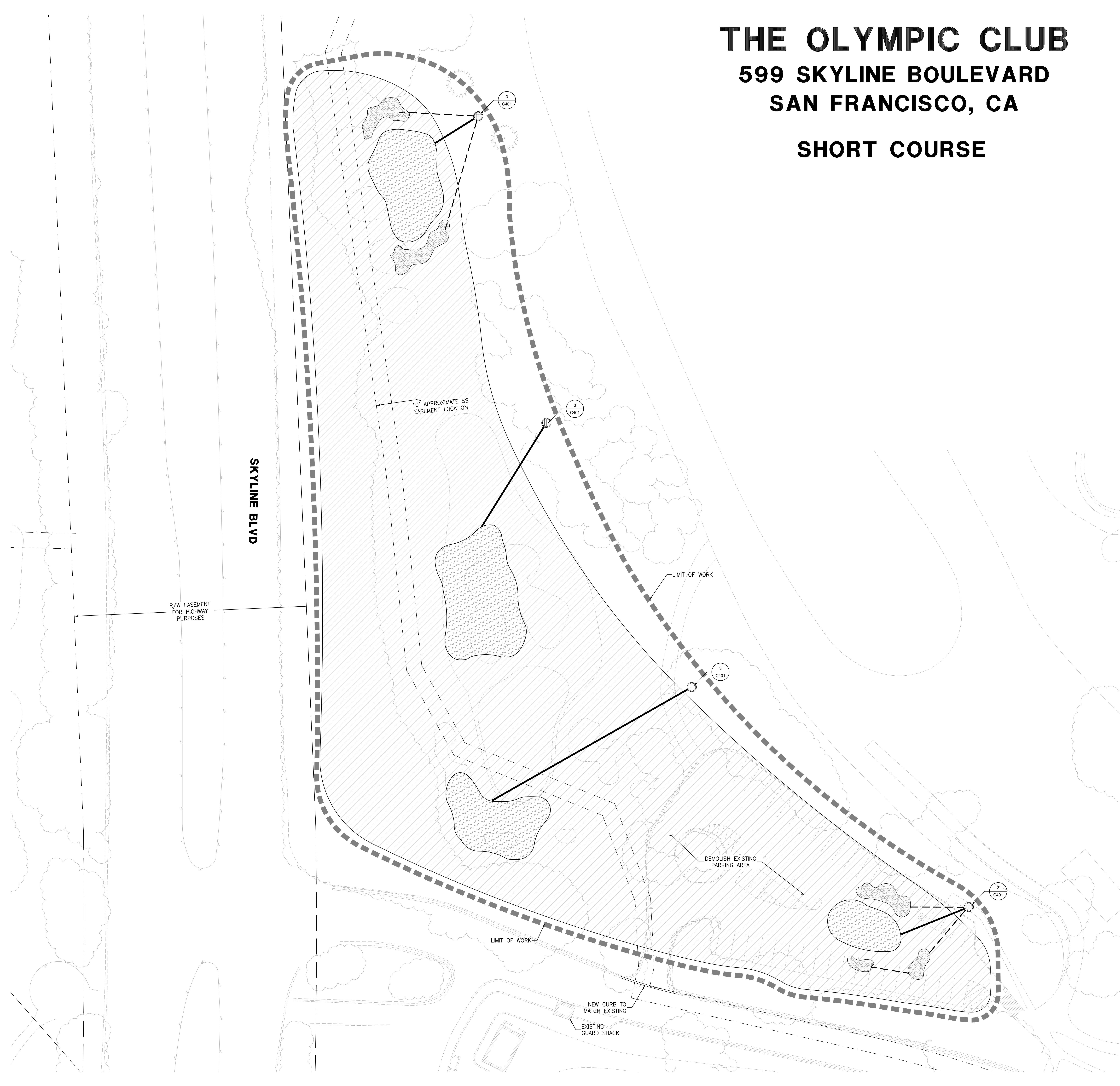
SHEET 21 OF 24

THE OLYMPIC CLUB

599 SKYLINE BOULEVARD

SAN FRANCISCO, CA

SHORT COURSE



LEGEND

- PROPERTY LINE, PLOTTED PER RECORD
- - - APPROXIMATE EASEMENT LOCATION, NOTED ON PLAN
- [Hatched Box] GREENS (RE: DET 1 & 5 / SHEET SC300)
- [Diagonal Lines Box] FAIRWAY & APPROACH (RE: DET 7 & 8 / SHEET SC300)
- [Dotted Box] BUNKER (RE: DET 2, 3 & 4 / SHEET SC300)
- [Circle with Grid] NEW DRYWELL INLET, PERMA BASIN DRAINAGE INLET PER DET 9 / SC300, OR APPROVED ALTERNATE.
- NEW SOLID 6" HDPE SD LINE
- - - NEW SOLID 4" HDPE SD LINE

GENERAL NOTES

1. CONTRACTOR SHALL CAREFULLY AND THOROUGHLY EXAMINE BOTH THE PLAN AND THE SITE TO OBTAIN FIRSTHAND KNOWLEDGE OF EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF BIDDING.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES. THOSE SHOWN REPRESENT THE BEST INFORMATION AVAILABLE TO PACIFIC LAND SERVICES AT THE TIME OF PREPARATION OF THESE PLANS. NO GUARANTEE IS MADE AS TO THE ACCURACY OF THIS INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE THE SITE AND INCLUDE REMOVAL OF UTILITY LINES, TANKS AND OTHER UNDERGROUND STRUCTURES IN HIS BID.
3. ANY DAMAGE TO UTILITY UNDERGROUND FACILITIES TO REMAIN SHALL BE REPAIRED BY CONTRACTOR AT NO COST TO THE OWNER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO LAWFULLY DISPOSE OF ALL EXCESS MATERIAL OFF THE PROPERTY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFETY OF PROPERTY AND PERSONS EFFECTED AS A RESULT OF THIS WORK. SAFETY MEASURES SUCH AS BARRICADES, FLAGMEN, SIGNS, AND OTHER SUITABLE WARNING DEVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THE SAFETY OF THE PUBLIC, PEDESTRIANS, AND EMPLOYEES (INCLUDING PERSONS EMPLOYED BY THE CONTRACTOR) AT ALL TIMES DURING THE COURSE OF CONSTRUCTION (DURING WORKING AND NON-WORKING HOURS).
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE CONDITIONS AND THE SAFETY OF PROPERTY AND PERSONS AT ALL TIMES THROUGHOUT THE CONTRACT PERIOD. THE CONTRACTOR SHALL HOLD HARMLESS AND DEFEND THE OWNER, ENGINEER, AND THEIR ASSIGNS, EMPLOYEES, OR AGENTS FROM ANY AND ALL CLAIMS, REAL OR ALLEGED, ARISING OUT OF THE PERFORMANCE OF THE WORK, EXCEPT IN THE CASE OF SOLE NEGLIGENCE OF THE OWNER, ENGINEERS, AND THEIR ASSIGNS, EMPLOYEES, OR AGENTS.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SOILS ENGINEER'S REPORTS AND RECOMMENDATIONS. THE SOILS REPORT PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., PROJECT NO. 731743503, AND THE RECOMMENDATIONS THEREIN HEREBY MAKE A PART HEREOF AS QUALIFIED WITHIN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY THAT HE/SHE HAS THE MOST CURRENT SOILS REPORT WITH THE SOILS ENGINEER.

SITE PREPARATION

8. SITE CLEARING IN AREAS WHERE CUTS AND FILLS ARE PLANNED SHOULD INCLUDE THE REMOVAL OF EXISTING TURF AND VEGETATION. EXISTING UTILITY LINES TO BE REMOVED FROM SERVICE AND OTHER BELOW-GRADE IMPROVEMENTS THAT WILL INTERFERE WITH THE PROPOSED GRADING, IF PRESENT.

EXCAVATION AND TEMPORARY CUT SLOPES

9. EXCAVATIONS DEEPER THAN FIVE FEET ENTERED BY WORKERS SHOULD BE SHORED OR SLOPED FOR SAFETY IN ACCORDANCE WITH THE CAL-OSHA STANDARDS (29 CFR PART 1926). INCLINATIONS OF TEMPORARY SLOPES SHOULD NOT EXCEED THOSE SPECIFIED IN LOCAL, STATE OR FEDERAL SAFETY REGULATIONS AS A MINIMUM. THE REQUIREMENTS OF THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CFR PART 1926) SHOULD BE FOLLOWED. THE CONTRACTOR SHOULD BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND SAFETY OF TEMPORARY SHORING. WE JUDGE THAT TEMPORARY CUTS THAT ARE LESS THAN 10 FEET HIGH AND INCLINED NO STEEPER THAN 1.5:1 (HORIZONTAL TO VERTICAL) SHOULD BE STABLE. WHERE NECESSARY, TRENCH EXCAVATIONS SHOULD BE SHORED OR BRACED, IN ACCORDANCE WITH ALL SAFETY REGULATIONS, TO PREVENT CAVE-INS.

SUBGRADE PREPARATION

10. SUBGRADE EXPOSED BY STRIPPING AND/OR EXCAVATION, AND AREAS TO RECEIVE NEW FILL SHOULD BE SCARIFIED TO A DEPTH OF SIX TO EIGHT INCHES. MOISTURE-CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED TO BETWEEN 85 AND 90 PERCENT RELATIVE COMPACTION.

FILL PLACEMENT AND COMPACTION

11. FILLS UP TO 6 FEET THICK ARE ANTICIPATED FOR THE PROJECT. FILL CAN CONSIST OF ON-SITE OR IMPORTED SOIL THAT IS NON-CORROSIVE, NON-HAZARDOUS, FREE OF DELETERIOUS MATERIAL, CONTAINS NO ROCKS OR LUMPS LARGER THAN FOUR INCHES IN GREATEST DIMENSION. IMPORTED FILL SHOULD HAVE A LIQUID LIMIT OF LESS THAN 40 AND A PLASTICITY INDEX LOWER THAN 12, SIMILAR TO THE SANDY SOIL ON SITE.
12. FILL SHOULD BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING EIGHT INCHES IN UNCOMPACTED THICKNESS. MOISTURE-CONDITIONED TO AT OR ABOVE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO BETWEEN 85 AND 90 PERCENT RELATIVE COMPACTION.
13. ON-SITE SANDY SOIL FREE OF ROCKS OR LUMPS LARGER THAN FOUR INCHES IN ITS GREATEST DIMENSION SHOULD BE SUITABLE FOR USE AS FILL OR BACKFILL PROVIDED IT IS PROPERLY MOISTURE CONDITIONED.
14. THE GEOTECHNICAL ENGINEER SHOULD APPROVE ALL IMPORTED FILL AT LEAST THREE DAYS BEFORE USE AT THE SITE. THE GRADING CONTRACTOR SHOULD PROVIDE ANALYTICAL TEST RESULTS OR OTHER SUITABLE ENVIRONMENTAL DOCUMENTATION FOR ANY PROPOSED IMPORT FILL INDICATING THE FILL IS FREE OF HAZARDOUS MATERIALS AT LEAST THREE DAYS BEFORE USE AT THE SITE.

UTILITIES AND UTILITY TRENCHES

15. BACKFILL FOR UTILITY TRENCHES AND OTHER EXCAVATIONS IS ALSO CONSIDERED FILL, AND SHOULD BE COMPACTED ACCORDING TO THE RECOMMENDATIONS PRESENTED ABOVE. JETTING OF TRENCH BACKFILL SHOULD NOT BE PERMITTED. POOR COMPACTION COULD CAUSE EXCESSIVE SETTLEMENTS, RESULTING IN DAMAGE TO THE IMPROVEMENTS. SPECIAL CARE SHOULD BE TAKEN WHEN BACKFILLING UTILITY TRENCHES IN PAVEMENT AREAS.
16. UTILITY TRENCHES SHOULD BE EXCAVATED A MINIMUM OF FOUR INCHES BELOW THE BOTTOM OF PIPES OR CONDUITS AND HAVE CLEARANCES OF AT LEAST FOUR INCHES ON BOTH SIDES. TO PROVIDE UNIFORM SUPPORT, PIPES OR CONDUITS SHOULD BE BEDDED ON A MINIMUM OF FOUR INCHES OF SAND OR FINE GRAVEL. AFTER PIPES AND CONDUITS ARE TESTED, INSPECTED (IF REQUIRED), AND APPROVED, THEY SHOULD BE COVERED TO A DEPTH OF SIX INCHES WITH SAND OR FINE GRAVEL, WHICH SHOULD THEN BE MECHANICALLY TAMPED. SUBSEQUENTLY, A PERFORATED PIPE SHOULD BE SURROUNDED BY AT LEAST FOUR INCHES OF GRAVEL ON ALL SIDES. THE GRAVEL SHOULD BE WRAPPED ON ALL SIDES IN FILTER FABRIC (MIRAFI 140N OR EQUIVALENT). BACKFILL SHOULD BE PLACED IN ACCORDANCE WITH RECOMMENDATIONS PRESENTED ABOVE.

CONSTRUCTION CONSIDERATIONS

17. THE SANDY SOIL AT THE SITE CAN BE READILY EXCAVATED AND COMPACTED WITH CONVENTIONAL EARTHMOVING EQUIPMENT WHEN PROPERLY MOISTURE CONDITIONED. THE SANDY MATERIAL IS LIKELY SUSCEPTIBLE TO CAVING. THE CONTRACTOR SHOULD ANTICIPATE PROVIDING ADEQUATE SPACE AROUND CUT AREAS TO CREATE SLOPED EXCAVATIONS. TEMPORARY SHORING OR FORMS MAY BE NEEDED TO MAINTAIN VERTICAL CUTS.

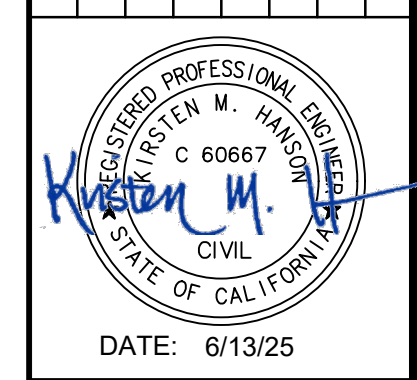
PROJECT INFORMATION

BENCHMARK:
 NATIONAL GEODETIC SURVEY
 DESIGNATION = X572 RESET
 PID = DG6890
 ELEVATION = 9.3 FEET (NAVD 88 DATUM)

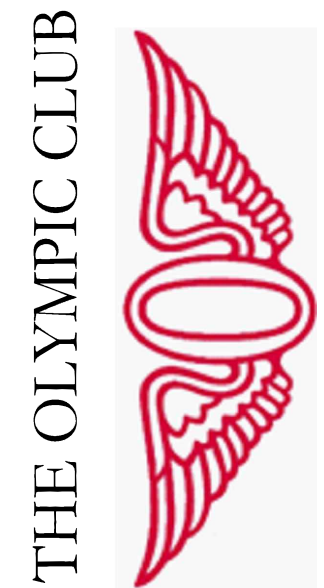
BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF MIDDLEFIELD ROAD, BEING N 50° 11' 00" W AS SHOWN ON TRACT MAP ENTITLED "NORTH FAIR OAKS, SITUATED IN SAN MATEO COUNTY" FILED IN BOOK 5, PAGE 21, RECORDS OF SAN MATEO COUNTY.


ISSUE	DATE	BY	DESCRIPTION




DATE: 6/13/25



THE OLYMPIC CLUB



JIM URBINA
GOLF DESIGN



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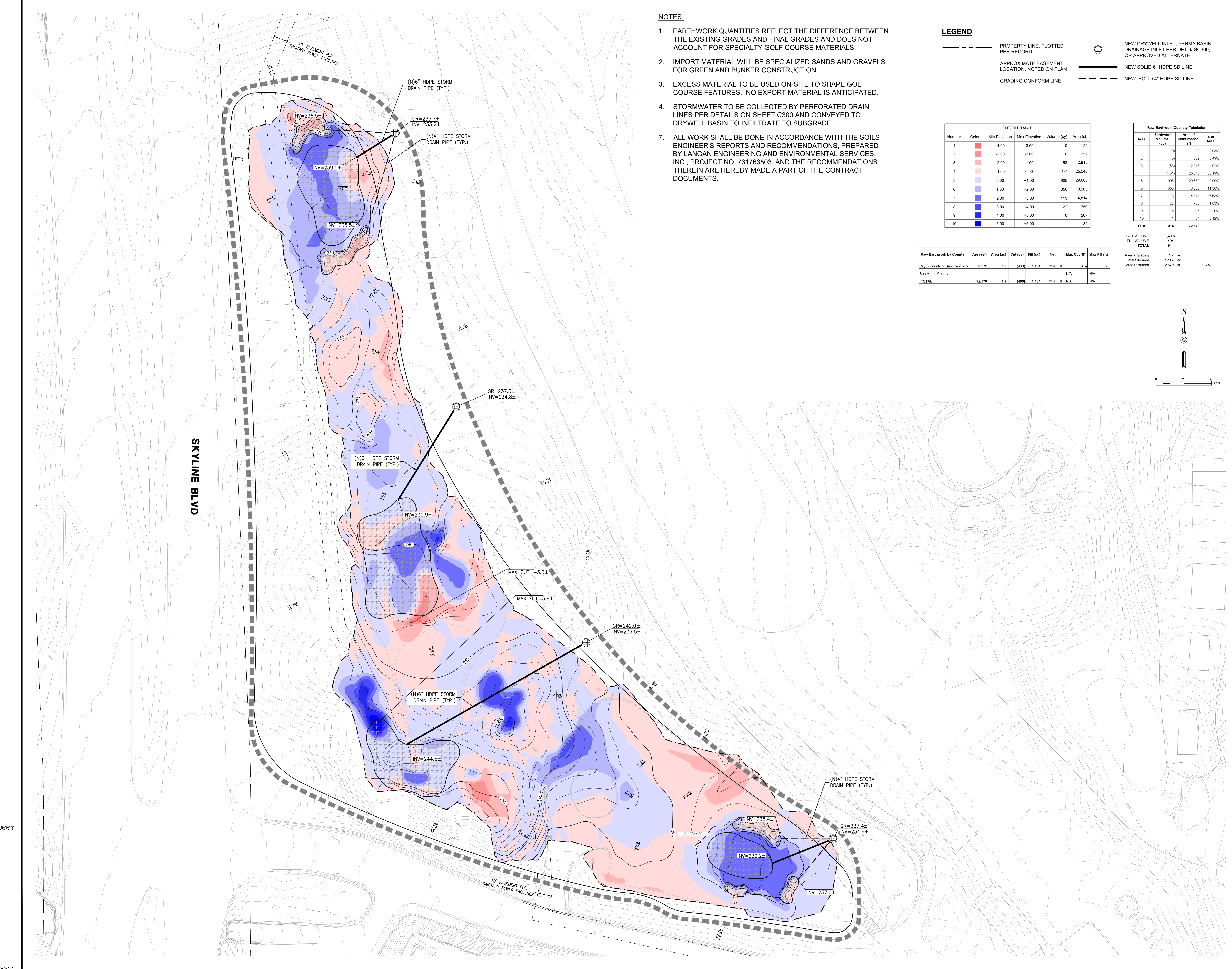
206 Pine Street, Suite 1475
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(415) 890-5250 • www.Sage-CE.com

SITE PLAN - SHORT COURSE
 OCEAN COURSE
 OLYMPIC CLUB OCEAN AND SHORT COURSE
 599 SKYLINE BLVD
 SAN FRANCISCO, CA

JOB NO.
JO171

DRAWING NO.
SG100

SHEET **22** OF **24**



- NOTES:**
- EARTHWORK QUANTITIES REFLECT THE DIFFERENCE BETWEEN THE EXISTING GRADES AND FINAL GRADES AND DOES NOT ACCOUNT FOR SPECIALTY GOLF COURSE MATERIALS.
 - IMPORT MATERIAL WILL BE SPECIALIZED SANDS AND GRAVELS FOR GREEN AND BUNKER CONSTRUCTION.
 - EXCESS MATERIAL TO BE USED ON-SITE TO SHAPE GOLF COURSE FEATURES. NO EXPORT MATERIAL IS ANTICIPATED.
 - STORMWATER TO BE COLLECTED BY PERFORATED DRAIN LINES PER DETAILS ON SHEET C300 AND CONVEYED TO DRYWELL BASIN TO INFILTRATE TO SUBGRADE.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SOILS ENGINEER'S REPORTS AND RECOMMENDATIONS, PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., PROJECT NO. 731763503, AND THE RECOMMENDATIONS THEREIN ARE HEREBY MADE A PART OF THE CONTRACT DOCUMENTS.

LEGEND

	PROPERTY LINE, PLOTTED PER RECORD		NEW DRYWELL INLET, PERMA BASIN DRAINAGE INLET PER DET 9/ SC300, OR APPROVED ALTERNATE.
	APPROXIMATE EASEMENT LOCATION, NOTED ON PLAN		NEW SOLID 6" HDPE SD LINE
	GRADING CONFORM LINE		NEW SOLID 4" HDPE SD LINE

CUT/FILL TABLE

Number	Color	Min Elevation	Max Elevation	Volume (cy)	Area (sf)
1	Red	-4.00	-3.00	0	22
2	Red	-3.00	-2.00	6	352
3	Red	-2.00	-1.00	53	2,918
4	Red	-1.00	0.00	431	25,540
5	Blue	0.00	+1.00	906	29,680
6	Blue	1.00	+2.00	356	8,203
7	Blue	2.00	+3.00	113	4,814
8	Blue	3.00	+4.00	22	750
9	Blue	4.00	+5.00	6	207
10	Blue	5.00	+6.00	1	84

Raw Earthwork Quantity Tabulation

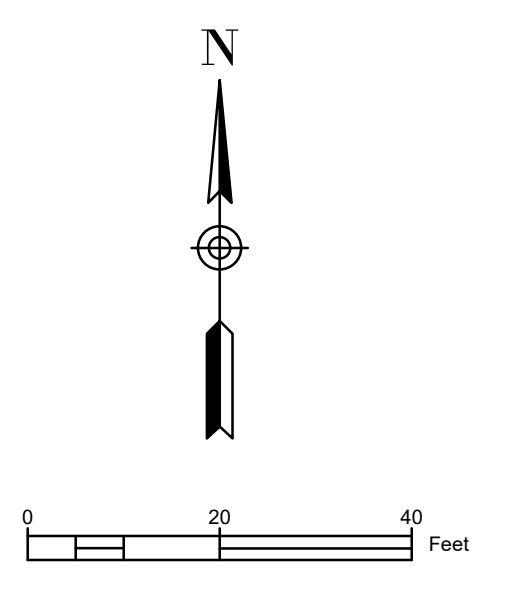
Area	Earthwork Volume (cy)	Area of Disturbance (sf)	% of Area
1	(6)	22	0.03%
2	(6)	352	0.49%
3	(53)	2,918	4.02%
4	(431)	25,540	35.19%
5	906	29,680	40.90%
6	356	8,203	11.30%
7	113	4,814	6.63%
8	22	750	1.03%
9	6	207	0.29%
10	1	84	0.12%
TOTAL	914	72,570	

Raw Earthwork by County

County	Area (sf)	Area (ac)	Cut (cy)	Fill (cy)	Net	Max Cut (ft)	Max Fill (ft)
City & County of San Francisco	72,570	1.7	(490)	1,404	914	Fill (3.3)	5.8
San Mateo County	-	-	-	-	N/A	N/A	N/A
TOTAL	72,570	1.7	(490)	1,404	914	Fill	N/A

CUT VOLUME: (490)
 FILL VOLUME: 1,404
 TOTAL: 914

Area of Grading: 1.7 ac
 Total Site Area: 129.7 ac
 Area Disturbed: 72,570 sf
 1.3%



GRADING UTILITY PLAN - SHORT COURSE
 OCEAN COURSE
 OLYMPIC CLUB OCEAN AND SHORT COURSE
 589 SKYLINE BLVD
 SAN FRANCISCO, CA

THE OLYMPIC CLUB

JIM URBINA GOLF DESIGN

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ISSUE: SAGS PERMIT SET
 DATE: 07/25/20
 DESIGNED: PCS
 DRAWN: BAA
 CHECKED: BAA
 PROJ. MGR: BAA
 FILE PATH: S:\Projects\010139_Olympic Club Course\Drawings\02_Sheets\SG200_Grading Utility Plan.dwg

DATE: 6/13/25

JOB NO: **JO171**
 DRAWING NO:
SG200

SHEET 23 OF 24



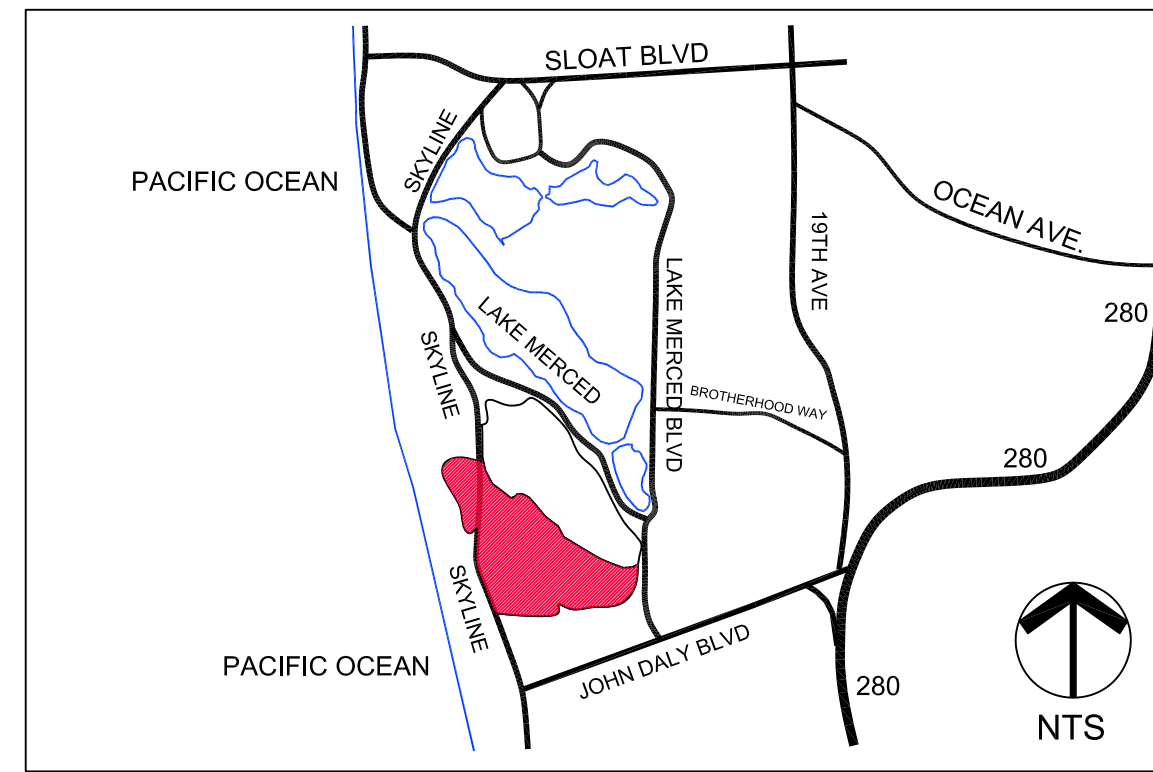
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

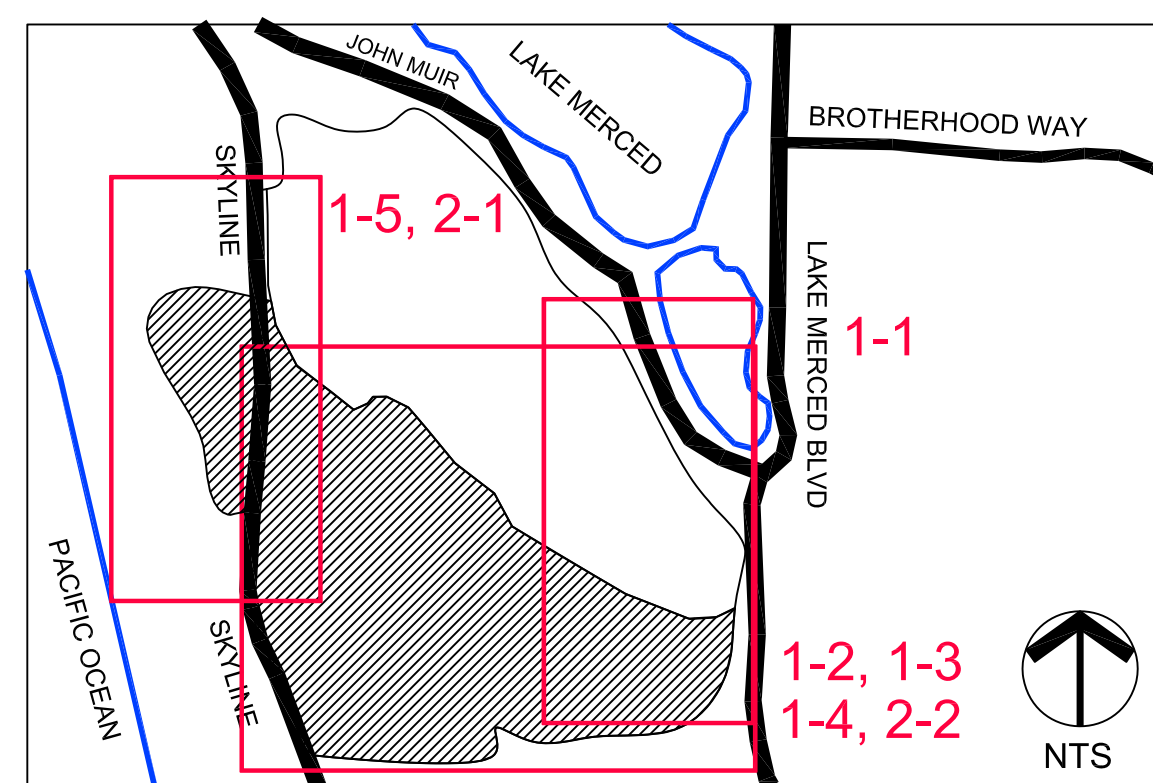
THE OLYMPIC CLUB

OCEAN COURSE RENOVATION

599 Skyline Blvd., San Francisco, CA 94132



SITE MAP



KEY MAP

DRAWING INDEX:

SHEET TITLE	SHEET NUMBER
COVER SHEET	1-0
NOTES/LEGENDS/WELO	1-01
IRRIG. - TEE/FAIRWAY	1- 1, 1-2, 1-5
IRRIG. PLAN - GREENS	1-3, 1-5
IRRIG. PLAN - BLOCK SYSTEMS	1-4
IRRIG. PLAN - DOMESTIC WATER	1-6
IRRIG. PLAN - COMMUNICATION	2-1, 2-2
IRRIG. PLAN - DETAILS	3-1 TO 3-3
TOTAL NUMBER OF SHEETS	13

SYSTEM DESIGN PARAMETERS:

THIS PROJECT WAS DESIGNED USING STATE-OF-THE-ART GOLF IRRIGATION EQUIPMENT AS MANUFACTURED BY RAIN BIRD GOLF, 6991 E SOUTHPOINT ROAD, TUCSON, AZ 85756. THIS INCLUDES THE FOLLOWING MAJOR IRRIGATION COMPONENTS:

-700-IC SERIES INTEGRATED CONTROL GOLF ROTORS

- EVERY SPRINKLER AND/OR REMOTE CONTROL VALVE INCORPORATES AN INTEGRAL PRESSURE REGULATING DEVICE TO ENSURE THE APPROPRIATE PRESSURE IS DELIVERED AT THE SPRINKLER NOZZLE.

-CIRRUS CENTRAL IRRIGATION COMPUTER WITH THE FOLLOWING CAPABILITIES:

- ACTIVE RAINFALL MONITORING AND AUTOMATIC RESPONSE TO CONTROL APPLICATION RATES
- SMART-PUMP 24/7 PUMP STATION MONITORING
- FLOW MANAGER WITH REAL-TIME FLOW MANAGEMENT TO MINIMIZE WATERING WINDOW
- TEMPORARY STATION/PROGRAM/SCHEDULE ADJUSTMENTS TO FINE TUNE IRRIGATION ON A DAILY BASIS
- SMART WEATHER CAN AUTOMATICALLY ADJUST THE SYSTEM BASED ON REAL TIME WEATHER EVENTS.

-WEATHER STATION. THIS STATION USES THE FOLLOWING PARAMETERS TO CALCULATE ET RATES ON A CONTINUAL BASIS. ET INFORMATION IS THEN USED TO MAKE IRRIGATION ADJUSTMENTS DAILY.

- AIR TEMPERATURE -SOLAR RADIATION -RELATIVE HUMIDITY
- WIND SPEED -WIND DIRECTION -RAINFALL

SPRINKLER LAYOUT IS BASED ON 60' EQUILATERAL TRIANGULAR SPACING TO ACHIEVE THE HIGHEST POSSIBLE DISTRIBUTION UNIFORMITY. THIS SPACING, ALONG WITH PROPER NOZZLE SELECTION, IS CAPABLE OF DELIVERING BETTER THAN AN 85% DISTRIBUTION UNIFORMITY.

THE SYSTEM IS DESIGNED UTILIZING HDPE PIPE THAT IS FUSED TOGETHER RATHER THAN USING GASKETED CONNECTIONS OR SOLVENT WELDED CONNECTIONS, MAKING THE PIPING SYSTEM ESSENTIALLY MONOLITHIC IN NATURE. THIS SIGNIFICANTLY MINIMIZES THE POTENTIAL FOR LEAKAGE.

THROUGH AN AGREEMENT WITH BOTH THE DALY CITY WATER TREATMENT PLANT AND SFPUC THE IRRIGATION SYSTEM UTILIZES A MINIMUM OF 70% RECLAIMED WATER. OVER THE LAST THREE YEARS, THE AVERAGE RECLAIMED WATER UTILIZATION HAS EXCEEDED 90%. THE BALANCE OF THE IRRIGATION WATER COMES FROM TWO ON-SITE DEEP WELLS. THE SYSTEM MAY USE METERED DOMESTIC WATER FROM SAN MATEO COUNTY IF NECESSARY. DOMESTIC WATER IS DELIVERED TO THE IRRIGATION TANK IN THE MAINTENANCE YARD WITH AN AIR GAP.

DURING CONSTRUCTION, SPRINKLERS WILL BE LOCATED ON-SITE BY THE GOLF COURSE IRRIGATION CONSULTANT TO ENSURE PROPER LOCATION AND SPACING OF ALL SPRINKLERS.

THE IRRIGATION COMPUTER PROGRAM WILL BE DEVELOPED IN COORDINATION WITH THE GOLF COURSE IRRIGATION MANAGERS TO ASSIGN EACH SPRINKLER TO AN APPROPRIATE WATERING PROGRAM. ALL DATA WILL BE VERIFIED BY THE IRRIGATION DESIGNER AT THE COMPLETION OF INSTALLATION TO ENSURE THE COMPUTER PROGRAM WILL BE ABLE TO PERFORM THE APPROPRIATE SCHEDULING CALCULATIONS.

THERE IS NOT A LANDSCAPE PLAN PER-SE OTHER THAN THE GRASSING PLAN PROVIDED BY THE GOLF COURSE ARCHITECT. 100% OF THE AREA WILL BE GRASSED USING A VARIETY OF COOL SEASON GRASSES. THERE ARE NO LANDSCAPE BEDS IN THE DESIGN.

A MINIMUM 3" LAYER OF MUCH SHAPP BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

THERE IS NO WATER METER FOR THE RECLAIMED WATER THAT SUPPLIES THE IRRIGATION TANK. THE PUMP STATION FLOW METER SERVES AS THE SOLE MONITORING POINT FOR WATER DELIVERY TO THE IRRIGATION SYSTEM. THE PUMP STATION ALSO MAINTAINS A CONSISTENT PRESSURE FOR THE ENTIRE IRRIGATION SYSTEM AS WELL AS MONITORING FLOW ON A CONSTANT BASIS.

THERE ARE NO WATER FEATURES ON THIS PROJECT.

ON-SITE CONTACT: TROY FLANAGAN, DIRECTOR OF GOLF MAINTENANCE (415) 404-4364

WELO WORKSHEETS

HYDROZONE INFORMATION TABLE

Controller #	Hydrozone	Irrigation Method	ETAF	Hydrozone Area (Sq. Ft.)	ETAF X Area	Estimated Total Water Use (ETWU)
REGULAR LANDSCAPE AREAS						
NA	NA	NA	NA	NA	NA	0
				Totals	(A)	(B)
SPECIAL LANDSCAPE AREAS						
IRRIGATION	Golf Course	OH SPRAY	1	5,249,000	5,249,000	114,228,738
COMPUTER				Totals	(C)	(D)
						ETWU Total
						114,228,738
						Maximum Allowed Water Allowance (MAWA)
						114,228,738

OH SPRAY = OVERHEAD SPRAY (GOLF ROTORS)

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	0
Total Area	(A)	0
Average ETAF	B / A	0

All Landscape Areas

Total ETAF x Area	(B+D)	5,249,000
Total Area	(A+C)	5,249,000
Sitewide ETAF	(B+D) / (A+C)	1.0

Maximum Applied Water Allowance

Non-Residential: MAWA = (ETo) (.62) [(.45 x LA) + (.55 X SLA)]

MAWA = Maximum Applied Water Allowance in gallons per year
 ETo = Evapotranspiration in inches per year
 0.62 = Conversion factor to gallons per square foot
 0.55 or 0.45 = ET adjustment factor (ETAF) for plant factors and irrigation efficiency
 LA = Landscaped area, includes special landscape area in square feet.
 .045 or 0.55 = The additional ET adjustment factor for a special landscaped area (1.0-0.55 = 0.45 or 1.0-0.45 = 0.55)
 SLA = Special landscaped area in square feet.

ETo = 35.1 for San Francisco
 LA = 5,249,000
 SLA = 5,249,000

MAWA = (35.1) (.62) [(.45 x 5,249,000) + (.55 x 5,249,000)]
 MAWA = (35.1) (.62) [(2,362,050) + (2,886,950)]
 MAWA = (35.1) (.62) [5,249,000]
 MAWA = 114,228,738 gallons per year

ETAF = 1 for Recycled Water Use and Recreational Areas
 100% of this project is Recycled Water Use and/or Recreational Area
 Total irrigated area for this project = 5,249,000 sq. ft.

HYDROZONE TABLE FOR CALCULATING ETWU

SAN FRANCISCO ESTIMATED TOTAL WATER USE (ETWU)				
Hydrozone Number with SLA Zone Below				
	Process Step No (Below)	1		SLA
Evapotranspiration Rate (ETo)	1	35.1		
Conversion Factor	2	0.62		
(Step 1 x Step 2)	3	21,762		
Plant Factor	4	NA		
Area of Hydrozone (sq.ft)	5	NA		
(Step 4 x Step 5)	6	NA		5,249,000
Irrigation Efficiency	7	NA		
(Step 6 x Step 7)	8	NA		
(Total All step 8 + SLA sq ft in Step 5)	9			5,249,000
Step 3 x Step 9 Estimated Total Water Use in gallons per year (ETWU) Total shall not exceed MAWA	10			114,228,738

MAWA = ETWU = 114,228,738

DECLARATION OF RESPONSIBLE CHARGE:

I HEREBY DECLARE THAT I AM THE DESIGNER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS THE DESIGNER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

THESE PLANS HAVE BEEN PREPARED IN SUBSTANTIAL CONFORMANCE WITH ANY APPROVED LANDSCAPE CONCEPT PLAN, WATER CONSERVATION PLAN, FIRE PROTECTION PLAN, AND ALL CONDITIONS OF APPROVAL RELATED TO LANDSCAPING.

BY: *[Signature]* 04/01/2025

PHONE NO: (949) - 631-8998

WATER EFFICIENT LANDSCAPE DECLARATION:

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

BY: *[Signature]* 04/01/2025

SIGNED UNDER PENALTY OF PERJURY

PHONE NO: (949) - 631-8998

- THIS PROJECT IS DESIGNATED 100% SPECIAL LANDSCAPE AREA (SLA) AND THE IRRIGATION SYSTEM IS 100% INDIVIDUAL SPRINKLER CONTROL OPERATED FROM THE IRRIGATION COMPUTER LOCATED IN THE MAINTENANCE OFFICE. THE ENTIRE AREA IS CONSIDERED A SINGLE HYDROZONE FOR THE PURPOSES OF WATER MANAGEMENT. REFER TO SHEET 1-0.1 FOR A REPRESENTATION OF THE AREA INCLUDED IN THIS HYDROZONE.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY THE DESIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED BY A CERTIFIED IRRIGATION AUDITOR AT THE TIME OF FINAL INSPECTION. THE REPORT SHALL BE SUBMITTED TO SAN MATEO COUNTY PLANNING FOR REVIEW AND ACCEPTANCE. THE IRRIGATION AUDIT WILL BE PERFORMED BY SIERRA PACIFIC TURF SUPPLY AT THE COMPLETION OF CONSTRUCTION.
- THE HYDROZONE PLAN IS REPRESENTED SCHEMATICALLY ON SHEET 1-0.1
- WELO WORKSHEET INFORMATION IS PRESENTED ON THIS PAGE.
- IRRIGATION SCHEDULING IS PERFORMED BY THE IRRIGATION COMPUTER BASED ON USER INPUT FOR SOIL TYPES, SPRINKLER SPACING AND PERFORMANCE, ETO AND OTHER NECESSARY FACTORS. SYSTEM ADJUSTMENTS AND MAINTENANCE ARE PERFORMED DAILY BY TRAINED GOLF COURSE STAFF.
- A SOILS MANAGEMENT REPORT IS NOT REQUIRED FOR THIS PROJECT. SOILS ARE CONTINUALLY MANAGED BY THE GOLF COURSE MAINTENANCE STAFF TO ENSURE OPTIMAL PLANT GROWTH AND WATER MANAGEMENT. AMONG OTHER PRACTICES, THIS MAY INCLUDE MECHANICAL AERIFICATION, APPLICATION OF SOIL AMENDMENTS, AND APPLICATION OF WETTING AGENTS.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

RECLAIMED AND POTABLE WATER NOTES

A. The installation of the irrigation water system shall conform to the regulations for the construction of irrigation water systems within the local Water District and the accompanying plans and specifications.

B. All onsite recycled (reclaimed) and potable water piping currently being installed on this project shall be identified in accordance with the Water District's regulations and the irrigation specifications.

C. Recycled water piping shall be purple PVC manufactured for recycled (reclaimed) water systems or shall be HDPE pipe with a purple stripe unless written prior approval for alternative markings is obtained from the local Water District Engineer.

D. Marking on the purple PVC shall include the following:
 Caution Recycled (or Reclaimed) Water; nominal pipe size; PVC-1120; pressure rating in pounds per square inch at 73°F (23°C); ASTM designations such as 1785, 2241, 2672, 3139. Printing shall be placed continuously on two sides of the pipe.

E. All recycled water sprinkler box covers and control valves shall be identified.

- Identification shall be affixed to each irrigation valve lid cover and valve as follows:
 - Identify valve cover with Reclaimed Water Nameplate that reads "Recycled (or Reclaimed) Water Do Not Drink" or use purple cover with same identification.
 - Attach tag to control valve stem directly or with plastic tie-wrap OR
 - Attach tag to control valve solenoid wire directly or with plastic tie-wrap.
- Tags shall be weatherproof plastic, 3" x 4", purple in color with the words "Warning Recycled (or Reclaimed) Water - Do Not Drink" imprinted on one side, and "Avisa Agua Impura - No Tomar" on the other side. Imprinting shall be permanent and black in color. Use tags as manufactured by T. Christy Enterprises or approved equal.

F. Warning tapes shall be used on all constant pressure main line piping carrying potable water (including irrigation system piping directly connected to a potable water line through a backflow prevention device).

G. Warning tapes shall be a minimum of 6-inches wide and shall run continuously for the entire length of all constant pressure main line piping. The tape shall be attached to the top of the pipe with plastic tape banded around the warning tape and the pipe every 5 feet on center.

H. Warning tape for any constant pressure potable water piping shall be blue in color with the words "Caution Buried Waterline Below" imprinted in minimum 1-inch high letters black in color. Imprinting shall be continuous and permanent.

I. Unless otherwise allowed by local code, all pressure main line piping from the potable water system shall be installed to maintain 10 feet minimum horizontal separation from reclaimed water piping. Where recycled and potable water pressure main line piping cross, the recycled water piping shall be installed below the potable water piping in a Class 200 purple PVC sleeve which extends a minimum of 5 feet on either side of the potable water piping. Provide a minimum vertical clearance of 6-inches. Conventional (white) PVC pipe may be used for sleeving material if it is taped with 3-inch wide purple warning tape which reads "Caution Recycled (or Reclaimed) Water".

J. The irrigation system has been designed to operate between the hours of 9:00 p.m. and 6:00 a.m. unless otherwise directed by the local Water District Engineer.

K. Adjust all sprinklers to eliminate overspray onto areas not under the control of the project owner. For example, pool decks, private patios, streets, and sidewalks.

L. Warning tape must follow these installation specifications:

- Warning tape shall be used on all constant pressure mains 6" and larger.
- Warning tape shall be a minimum of 6-inches wide and shall run continuously for the entire length of all constant pressure main line piping. The tape shall be attached to the top of the pipe with plastic tape banded around the warning tape and the pipe every 5 feet on center.
- Warning tape for the constant pressure recycled water piping shall be purple in color with the words "Caution - Recycled (or reclaimed) Water" imprinted a minimum of 1-inch high and black in color. Imprinting shall be continuous and permanent.



BTG GOLF, LLC
 IRRIGATION DESIGN & CONSULTING
 +1-949-631-8998 btg@waterftr.com

THE OLYMPIC CLUB
 SAN FRANCISCO, CALIFORNIA
 COVER SHEET/NOTES

NORTH

DATE: 04/03/2025

PRINCIPAL DESIGNER: DT

DESIGN ASSOCIATE: MJ

DRAWN BY: DT

REVISIONS:

DATE: 06/02/2025 BY: DT

SHEET:

1-0

The Olympic Club

NORTH

DATE: 04/03/2025

PRINCIPAL DESIGNER: DT
 DESIGN ASSOCIATE: MJ
 DRAWN BY: DT

REVISIONS:	
DATE	BY
05/04/2025	DT
05/15/2025	DT
06/02/2025	DT
06/10/2025	DT

SHEET:
1-01

SPECIAL NOTES - AS-BUILTS:

Special Requirements for As-Built Information:

As-Built Information shall be provided as called out in section 3.22 of the specifications.

The As-Built Base Plans provided after each staking visit shall be used for recording the As-Built information.

This information shall be maintained daily during construction, and shall be available on site at all times.

The As-Built Plan shall be submitted monthly for the area completed along with the progress payment request.

The As-Built information shall be recorded on separate sheets as follows:

- Mechanical Drawing: including pump station location; pipe routing and sizes (main line and lateral piping); routing of any 24V wire which is not in common trench with pipe; all valve, sprinkler and controller locations. Controller station numbers for all sprinklers shall also be shown on this plan.
- Electrical Drawing: including power wire routing and power wire sizes; locations of all sleeves used for road, bridge or stream crossings; electrical junction box and satellite controller locations.
- Communication Cable Drawing (for hard-wired systems only): including communication cable routing; locations of all sleeves used for road, bridge or stream crossings.
- Utilities Drawing (if required for additional work installed): including routing of any telephone cable, drinking fountain lines, lake transfer lines or other utilities installed in addition to the irrigation system.

Contact the Irrigation Designer at (949) 631-8998 with any questions regarding the recording of the As-Built information.

Contractor shall provide flagging of all head and valve locations prior to GPS mapping at the completion of the project.

PIPE SIZING CHART - 5006 SERIES SPRINKLERS (18'-25' SPACING)

Number of Sprinklers	Pipe Size	RCV Size	Wilkins Size
1-7	1" Sch. 40 PVC	1"	1"
8-15	1-1/2" Sch. 40 PVC	1"	1"
16-25	2" Sch. 40 PVC	1-1/2"	1-1/2"

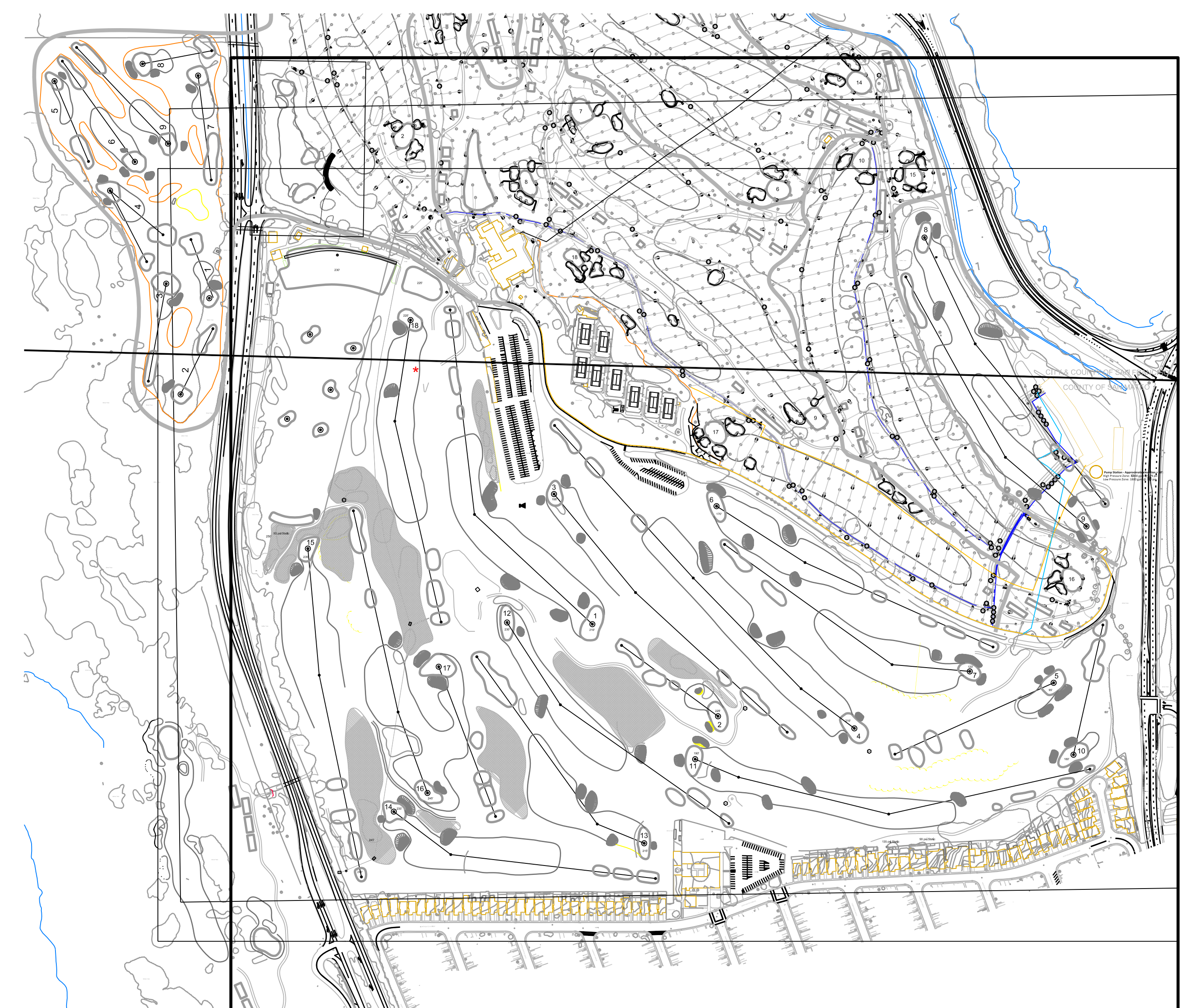
PIPE SIZING CHART - RD06 SERIES SPRINKLERS (10'-15' SPACING)

Number of Sprinklers	Pipe Size	RCV Size	Wilkins Size
1-7	1" Sch. 40 PVC	1"	1"
8-15	1-1/2" Sch. 40 PVC	1"	1"
16-25	2" Sch. 40 PVC	1-1/2"	1-1/2"

NOTE: Number of sprinklers is based on part circle sprinklers. Count full circle sprinklers as two sprinklers.

GOLF COURSE HYDROZONE 1
 100% COOL SEASON TURF

AREAS DEDICATED TO RECREATIONAL USE AND/OR AREAS IRRIGATED WITH RECLAIMED WATER ARE DESIGNATED AS SPECIAL LANDSCAPE AREAS (SLA). THIS PROJECT IS 100% SLA



REVISIONS:

05/04/2025

* Revised layout for Short Game Area. Consolidated all Short Game Area plans to sheet 1-1.

* Updated layout at Driving Range Tee. Area of spray heads behind tee are already installed by the club. Do not include the spray heads and Remote Control Valves in your scope of work.

* Updated Special Notes - Mechanical.

* Eliminated requirement for sand backfill around sprinklers.

* Updated main line to isolation valve detail. Use PolyCam HDPE x FIPT sidewall fusion instead of Electrofusion Saddles (all details)

* Revised Communications Sheet 2-2 to center plan on sheet.

* Contractor to remove all old irrigation equipment (see Special Notes #4). Include cost as separate line item in bid form.

* Added note at 14 green to locate existing domestic line that may encroach on new green location.

* Re-routed all main line crossings at Humphry Drive to a single location. Two cuts needed to maintain 10' horizontal offset for domestic line and reclaimed lines.

* Removed un-needed details.

06/10/2025

* Added septic tank location to plan.

PIPING

- Main line Pipe-Reclaimed Water: HDPE, PE4710 DR11 with Purple Stripe. Sizes noted on plan. Provide 30" minimum depth of cover for all main line pipe.
- Main line Pipe-Well Water: HDPE, PE4710 DR11. Sizes noted on plan. Provide 30" minimum depth of cover for all Sub-main line pipe.
- Sub-Main line Pipe to Greens Loop: 4" HDPE, PE4710 DR11 with Purple Stripe. Provide 20" minimum depth of cover for all Sub-main line pipe.
- Lateral Pipe (Greens Loop): 3" HDPE, PE4710 DR11 with Purple Stripe. Provide 20" minimum depth of cover for all constant pressure lateral pipe.
- Lateral Pipe (Greens Loop): 2" HDPE, PE4710 DR11 with Purple Stripe. Provide 20" minimum depth of cover for all constant pressure lateral pipe.
- Lateral Pipe (Fairways, Tees): 2" HDPE, PE4710 DR11 with Purple Stripe. Provide 20" minimum depth of cover for all constant pressure lateral pipe.

All HDPE pipe shall be provided in straight lengths or straightened with a McElroy Line-Tamer or approved equal to meet the ovality requirements of ASTM D2513. Fittings for HDPE pipe sizes up to and including 12" shall be molded fittings of the same pressure rating as the pipe. Fittings for 14" and larger sizes shall be Ductile Iron or fabricated HDPE. All fabricated HDPE fittings shall be the same pressure rating as the pipe, regardless of DR. All fittings with a greater wall thickness than the pipe to which they are to be joined shall be machined down to match the wall thickness of the pipe.

Note: Contractor shall be aware that certain soil conditions may require the use of a longer blade to achieve the required minimum depth of cover when pulling lateral line pipe.

Note: Provide 15" minimum depth of cover for all low voltage wire. All wire to be in a common trench with pipe. All wire installed at bridge or stream crossings and under public or private roadways shall be in conduit. Conduit below grade shall be UL approved Sch. 40 PVC. Conduit above grade shall be UL approved Steel.

EXISTING EQUIPMENT

- Existing Main line Pipe: HDPE DR11 Sizes noted on plan.
- Existing lateral pipe.
 - Existing Full Circle Sprinkler
 - Existing Part Circle Sprinkler
 - Existing Quick Coupling Valve.
 - Existing lateral Valve
 - Existing Main Line Gate Valve
- Domestic Water Line to Clubhouse
- Backflow
- Water Meter

GENERAL NOTES - MECHANICAL:

- Bids shall be based only on the materials specified. Proposed substitution of equal products will be considered only after award of a Contract. The product submitted must be equal or superior to the one specified in terms of design and function. Only then will the cost implication be considered.
- Prior to beginning work, coordinate with the Designer to arrange site visits for staking. A minimum of 10 working days notice shall be provided in advance of staking trips.

SPECIAL NOTES - MECHANICAL:

- At pump station introduce the domestic water into the tank using an air-gap over the top of the tank. Minimum gap is 12" vertical.
- At bunkers, install a spray system around the entire bunker for irrigation of bunker faces. Pipe shall be offset by 8" from the bunker edge. Additional sprinklers may be required on the face of the bunker if grass exceeds 10 feet. Sprinklers shall be spaced at 12' OC. Sprinkler shall be RD06-S-P30-F with R-VAN18 nozzles. All bunkers shall have two remote control valves. Fairway bunkers shall be irrigated tee side and green side as the hole plays. Greens bunkers shall be irrigated green side and rough side. Install all remote control valves at least 20' away from bunker to make sure spray from sprinklers does not reach the valve. All pipe shall be 1" SCH40 PVC pipe. All valves shall be GSV100-IC 1" valves. For bidding purposes, use 14,000 feet of pipe and 1,170 sprinklers.
- At the tunnel crossing between the short game area and the Cliffs Course, install the pipe on the south side of the tunnel, on the floor of the tunnel. Install a 6"x6" curb to protect the pipe from traffic. See details for additional information on pipe placement and curbing.
- Contractor shall remove all old irrigation components including sprinklers, controllers, valve boxes and any isolation valves that are shallower than 18" from grade to the top of the valve.
- In CIRRUS, set up FlowWatch to monitor FS250-B flow sensor. If flow is noted when no irrigation is running, send signal to CLA VAL 136 to shut down flow to Cliffs Course. Configure CIRRUS to send a text message to call list to notify of shut down when IC-OUT is activated.
- At 14 green, contractor shall pot-hole domestic main line from the 4" backflow to confirm location, size, and depth of the pipe prior to the start of green construction so that relocation can be accommodated if necessary.
- Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
- Existing 1500 gallon Septic Tank and approximately 200 sq ft dispersal field. Underground utility lines, conduits, or trenches, including irrigation lines shall not be installed across dispersal systems, nor shall they be located near dispersal systems so as to pose a potential preferential pathway for effluent.

LEGEND

SPRINKLERS FOR GREENS (ONLY)

85' Sprinkler Spacing (VIH).

Rain Bird A952-IC-80-28 (no sod cup available). Performance: 86' Radius / 47.3 GPM @ 80 psi. Swing Joint, Rain Bird JG-1-00-1-R-3.

70' Sprinkler Spacing (VIH) with Sod Cup Kit

Rain Bird A752-IC-44 with Sod Cup Kit. Performance: 69' Radius / 28.6 GPM @ 70 psi. Swing Joint, Rain Bird JD-1-00-1-R-3.

60' Sprinkler Spacing (VIH) with Sod Cup Kit

Rain Bird A752-IC-36 with Sod Cup Kit. Performance: 66' Radius / 23.2 GPM @ 70 psi. Swing Joint, Rain Bird JD-1-00-1-R-3.

30' - 45' Sprinkler Spacing (VIH) with Sod Cup Kit.

Rain Bird A752-IC-22 with Sod Cup Kit. Performance: 44' Radius / 10.2 GPM @ 70 psi. Swing Joint, Rain Bird JD-1-00-1-R-3. Use adjustment screw to set desired radius.

SPRINKLERS FOR FAIRWAYS and TEES

75'-85' Sprinkler Spacing (VIH).

Rain Bird A902-IC-80-56 (no sod cup available). Performance: 85' Radius / 43.5 GPM @ 80 psi. Swing Joint, Rain Bird JG-1-00-1-R-3.

Rain Bird A952-IC-80-28. Performance: 86' Radius / 47.3 GPM @ 80 psi. Swing Joint, Rain Bird JG-1-00-1-R-3.

60' Sprinkler Spacing (VIH)

Rain Bird A702-IC-70-36 (Yellow Noz - w/ Black & Red Spreader Nozzles). Performance: 68' Radius / 26.4 GPM @ 70 psi. Swing Joint, Rain Bird JD-1-00-1-R-3.

Rain Bird A752-IC-36 (Yellow Noz). Performance: 66' Radius / 23.2 GPM @ 70 psi. Swing Joint, Rain Bird JD-1-00-1-R-3.

Rain Bird A752-IC-36 (yellow Noz). w/ Rear Spreader (Black+Diffuser). Performance: 64' Radius / 25.9 GPM @ 70 psi. Swing Joint, Rain Bird JD-1-00-1-R-3.

30' - 45' Sprinkler Spacing (VIH)

Rain Bird A752-IC-22 Full Circle. Performance: 44' Radius / 10.2 GPM @ 70 psi. Swing Joint, Rain Bird JD-1-00-1-R-3. Use adjustment screw to set desired radius.

Rain Bird A752-IC-22 Part Circle. Performance: 44' Radius / 10.2 GPM @ 70 psi. Swing Joint, Rain Bird JD-1-00-1-R-3. Use adjustment screw to set desired radius.

Include radius reduction screw on all Part Circle Sprinklers. Use screw to adjust radius of throw as required to fit each location.

18' - 25' Sprinkler Spacing (Block)

Rain Bird 5006+PCSAMRSS-MPR-25 (Red)-Q Sprinkler. Performance: 19'-25' Radius / 1.98 GPM @ 45 psi. Swing Joint, Lasco T722-408.

Rain Bird 5006+PCSAMRSS-MPR-25 (Red)-H Sprinkler. Performance: 19'-25' Radius / 1.98 GPM @ 45 psi. Swing Joint, Lasco T722-408.

10' - 15' Sprinkler Spacing (Block)

Rain Bird RD06-S-P30-F-xxQ Quarter Circle Sprinkler. Performance: 10'-15' Radius / 0.9-1.85 GPM @ 30 psi. Swing Joint, Lasco T522-408.

Rain Bird RD06-S-P30-F-xxH Half Circle Sprinkler. Performance: 10'-15' Radius / 0.9-1.85 GPM @ 30 psi. Swing Joint, Lasco T522-408.

CONTROL SYSTEM

The heavy dash-dot line encompassing portions of the irrigation system indicates each Control Wire area of operation.

Existing Rain Bird CIRRUS Computer System (H95001G1) and Control Interface + IC13000120 (#H56030).

VALVES

Rain Bird GSV1xx-ICM. Remote Control Valve. Size per Chart. For RB 5006 sprinklers, set regulator for 60 psi discharge. For Rain Bird RD06 sprinklers, set regulator for 45 psi discharge. Include one Wilkins NR3XL-DUG per group of valves. Size per Chart.

Rain Bird GSV100-ICM. Remote Control Valve for bunker irrigation. Size per Chart. For RB 5006 sprinklers, set regulator for 60 psi discharge. For Rain Bird RD06 sprinklers, set regulator for 45 psi discharge. Include one Wilkins NR3XL-DUG per group of valves. Size per Chart. See Special Notes for additional information.

Rain Bird 5RC, Quick Coupling Valve. Lasco Swing Joint G1MS-218. Furnish (4) each, Quick Coupling Keys 55K1 and Hose Swivels.

Pressure Reducing Valve Assembly. 4" Cla-Val 690G-01BSYKC and 2" Cla-Val 50G-01BSKC. See plan and detail for part numbers, configuration and settings.

Check Valve 6". Normally closed.

Lateral Isolation Valve. All lateral isolation valves are 2" w/cross handle. Leemco LV212S with S55-26-11 pipe stiffener. Furnish Ten (10) T-handle operating keys.

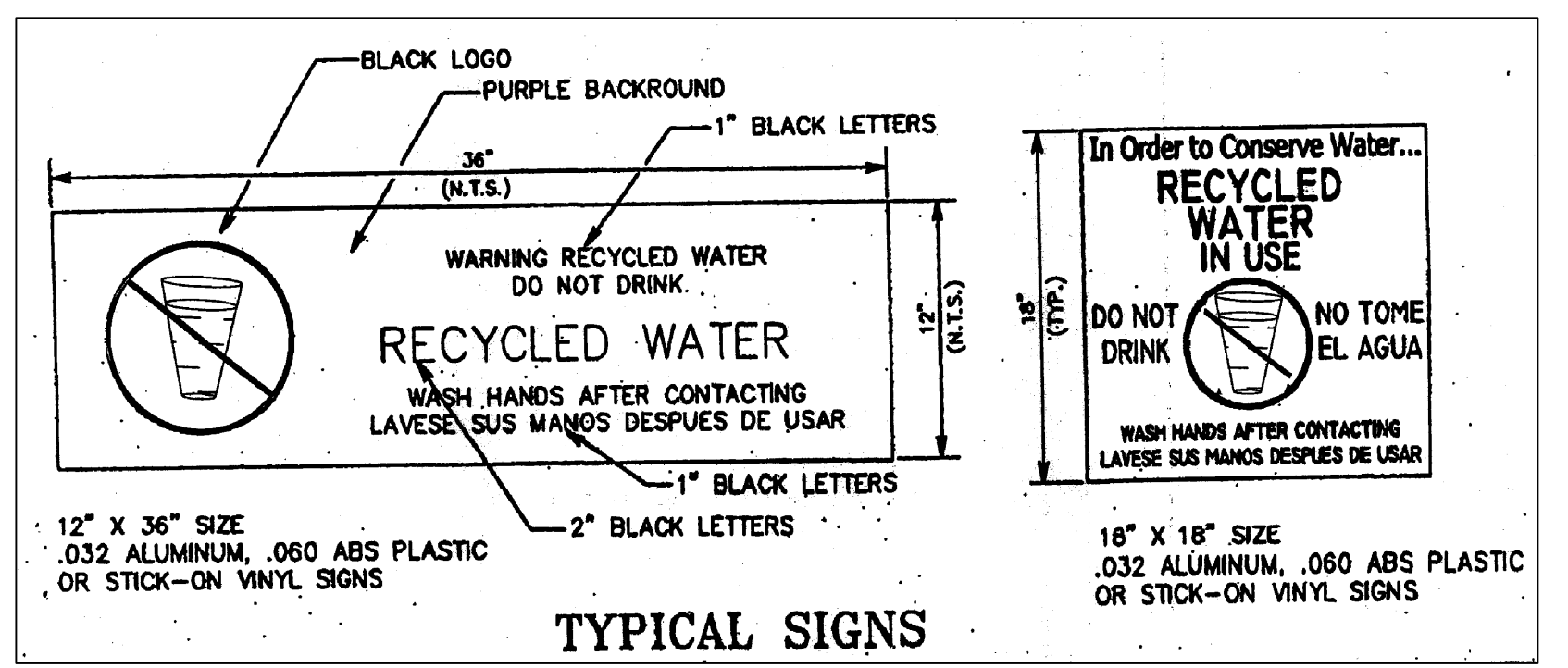
Lateral Isolation Valve. All lateral isolation valves are 3" w/cross handle. Leemco LV300S with S55-36-11 pipe stiffener.

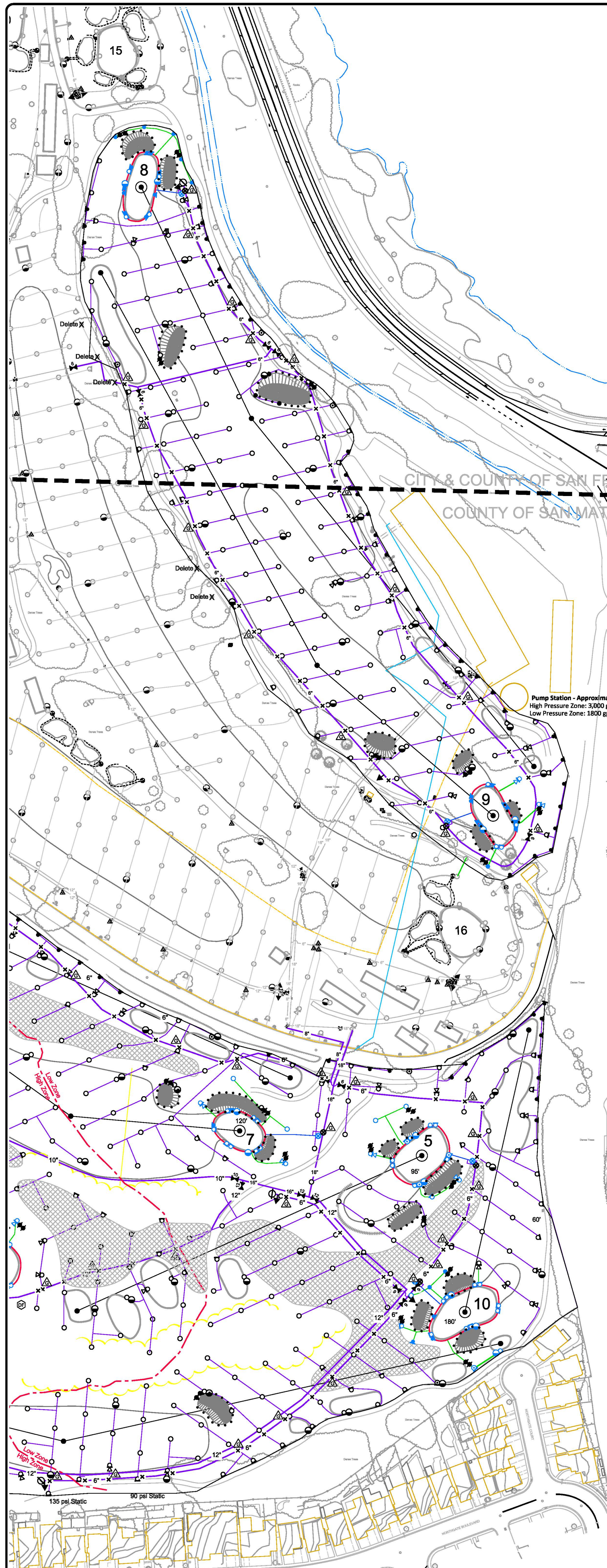
Main line Gate Valve - sizes noted on plan. American Flow Control Series 2500, Clow, Leemco or Mueller equal only. Valve shall be of US manufacture, resilient wedge shall be fully encapsulated with EPDM rubber, stem shall be stainless steel or low zinc bronze, all bonnet and gland nuts and bolts shall be stainless steel, valve coating shall be fusion bonded Epoxy inside and out. Flanged, MI with HDPE adapters, or valves with integral HDPE ends are acceptable.

Flushing/Drain Valve - 3" gate valve. Leemco LMV-335B.

Air/Vacuum Release Valve, Bermad IR-2"-C11-P-T. Install at high point on mainline nearest location shown on plan and at the dead end of mainline runs.

Existing Pump Station - Approximate elevation = 60': High Pressure Zone: 3,000 gpm @ 175 psi Low Pressure Zone: 1800 gpm @ 130 psi





OCEAN COURSE HOLES 8-9

LEGEND

SPRINKLERS FOR GREENS (ONLY)

85' Sprinkler Spacing (VIH).

- Rain Bird A952-IC-80-28 (no sod cup available). Performance: 86' Radius / 47.3 GPM @ 80 psi. Swing Joint, Rain Bird JG-1-00-1-R-3.

70' Sprinkler Spacing (VIH) with Sod Cup Kit

- Rain Bird A752-IC-44 with Sod Cup Kit. Performance: 69' Radius / 28.6 GPM @ 70 psi. Swing Joint, Rain Bird JD-1-00-1-R-3.

60' Sprinkler Spacing (VIH) with Sod Cup Kit

- Rain Bird A752-IC-36 with Sod Cup Kit. Performance: 66' Radius / 23.2 GPM @ 70 psi. Swing Joint, Rain Bird JD-1-00-1-R-3.

30' - 45' Sprinkler Spacing (VIH) with Sod Cup Kit.

- Rain Bird A752-IC-22 with Sod Cup Kit. Performance: 44' Radius / 10.2 GPM @ 70 psi. Swing Joint, Rain Bird JD-1-00-1-R-3. Use adjustment screw to set desired radius.

SPRINKLERS FOR FAIRWAYS and TEES

75'-85' Sprinkler Spacing (VIH).

- Rain Bird A902-IC-80-56 (no sod cup available). Performance: 85' Radius / 43.5 GPM @ 80 psi. Swing Joint, Rain Bird JG-1-00-1-R-3.

- Rain Bird A952-IC-80-28. Performance: 86' Radius / 47.3 GPM @ 80 psi. Swing Joint, Rain Bird JG-1-00-1-R-3.

60' Sprinkler Spacing (VIH)

- Rain Bird A702-IC-70-36 (Yellow Noz - w/ Black & Red Spreader Nozzles). Performance: 68' Radius / 26.4 GPM @ 70 psi. Swing Joint, Rain Bird JD-1-00-1-R-3.

- Rain Bird A752-IC-36 (Yellow Noz). Performance: 66' Radius / 23.2 GPM @ 70 psi. Swing Joint, Rain Bird JD-1-00-1-R-3.

- Rain Bird A752-IC-36 (yellow Noz). w/ Rear Spreader (Black+Diffuser). Performance: 64' Radius / 25.9 GPM @ 70 psi. Swing Joint, Rain Bird JD-1-00-1-R-3.

30' - 45' Sprinkler Spacing (VIH)

- Rain Bird A752-IC-22 Full Circle. Performance: 44' Radius / 10.2 GPM @ 70 psi. Swing Joint, Rain Bird JD-1-00-1-R-3. Use adjustment screw to set desired radius.

- Rain Bird A752-IC-22 Part Circle. Performance: 44' Radius / 10.2 GPM @ 70 psi. Swing Joint, Rain Bird JD-1-00-1-R-3. Use adjustment screw to set desired radius.

Include radius reduction screw on all Part Circle Sprinklers. Use screw to adjust radius of throw as required to fit each location.

18' - 25' Sprinkler Spacing (Block)

- Rain Bird 5006+PCSAMRSS-MPR-25 (Red-Q Sprinkler). Performance: 19'-25' Radius / 1.98 GPM @ 45 psi. Swing Joint, Lasco T722-408.

- Rain Bird 5006+PCSAMRSS-MPR-25 (Red-H Sprinkler). Performance: 19'-25' Radius / 1.98 GPM @ 45 psi. Swing Joint, Lasco T722-408.

10' - 15' Sprinkler Spacing (Block)

- Rain Bird RD06-S-P30-F-xxQ Quarter Circle Sprinkler. Performance: 10'-15' Radius / 0.9-1.85 GPM @ 30 psi. Swing Joint, Lasco T522-408.

- Rain Bird RD06-S-P30-F-xxH Half Circle Sprinkler. Performance: 10'-15' Radius / 0.9-1.85 GPM @ 30 psi. Swing Joint, Lasco T522-408.

CONTROL SYSTEM

The heavy dash-dot line encompassing portions of the irrigation system indicates each Control Wire area of operation.

Existing Rain Bird CIRRUS Computer System (H95001G1) and Control Interface + IC13000120 (IH56030).

VALVES

- Rain Bird GSV1xx-ICM. Remote Control Valve. Size per Chart. For RB 5006 sprinklers, set regulator for 60 psi discharge. For Rain Bird RD06 sprinklers, set regulator for 45 psi discharge. Include one Wilkins NR3XL-DUG per group of valves. Size per Chart.

- Rain Bird GSV100-ICM. Remote Control Valve for bunker irrigation. Size per Chart. For RB 5006 sprinklers, set regulator for 60 psi discharge. For Rain Bird RD06 sprinklers, set regulator for 45 psi discharge. Include one Wilkins NR3XL-DUG per group of valves. Size per Chart. See Special Notes for additional information.

- Rain Bird SRC, Quick Coupling Valve. Lasco Swing Joint G1MS-218. Furnish (4) each, Quick Coupling Keys 55K1 and Hose Swivels.

- Pressure Reducing Valve Assembly. 4" Cla-Val 690G-01BSYK and 2" Cla-Val 50G-01BSKC. See plan and detail for part numbers, configuration and settings.

- Check Valve 6". Normally closed.

- Lateral Isolation Valve. All lateral isolation valves are 2" w/cross handle. Leemco LV2125 with SSS-26-11 pipe stiffener. Furnish Ten (10) T-handle operating keys.

- Lateral Isolation Valve. All lateral isolation valves are 3" w/cross handle. Leemco LV3005 with SSS-36-11 pipe stiffener.

- Main line Gate Valve - sizes noted on plan. American Flow Control Series 2500, Clow, Leemco or Mueller equal only. Valve shall be of US manufacture, resilient wedge shall be fully encapsulated with EPDM rubber, stem shall be stainless steel or low zinc bronze, all bonnet and gland nuts and bolts shall be stainless steel, valve coating shall be fusion bonded Epoxy inside and out. Flanged, MJ with HDPE adapters, or valves with integral HDPE ends are acceptable.

- Flushing/Drain Valve - 3" gate valve. Leemco LMV-335B.

- Air/Vacuum Release Valve, Bermad IR-2"-C11-P-T. Install at high point on mainline nearest location shown on plan and at the dead end of mainline runs.

- Existing Pump Station - Approximate elevation = 60': High Pressure Zone: 3,000 gpm @ 175 psi Low Pressure Zone: 1800 gpm @ 130 psi

PIPING

Main line Pipe-Reclaimed Water: HDPE, PE4710 DR11. Sizes noted on plan. Provide 30" minimum depth of cover for all main line pipe.

Main line Pipe-Well Water: HDPE, PE4710 DR11. Sizes noted on plan. Provide 30" minimum depth of cover for all main line pipe.

Sub-Main line Pipe to Greens Loop: 4" HDPE, PE4710 DR11. Provide 20" minimum depth of cover for all Sub-main line pipe.

Lateral Pipe (Greens Loop): 3" HDPE, PE4710 DR11. Provide 20" minimum depth of cover for all constant pressure lateral pipe.

Lateral Pipe (Greens Loop): 2" HDPE, PE4710 DR11. Provide 20" minimum depth of cover for all constant pressure lateral pipe.

Lateral Pipe (Fairways, Tees): 2" HDPE, PE4710 DR11. Provide 20" minimum depth of cover for all constant pressure lateral pipe.

All HDPE pipe shall be provided in straight lengths or straightened with a McElroy Line-Tamer or approved equal to meet the ovality requirements of ASTM D2513. Fittings for HDPE pipe sizes up to and including 12" shall be molded fittings of the same pressure rating as the pipe. Fittings for 14" and larger sizes shall be Ductile Iron or fabricated HDPE. All fabricated HDPE fittings shall be the same pressure rating as the pipe, regardless of DR. All fittings with a greater wall thickness than the pipe to which they are to be joined shall be machined down to match the wall thickness of the pipe.

Note: Contractor shall be aware that certain soil conditions may require the use of a longer blade to achieve the required minimum depth of cover when pulling lateral line pipe.

Note: Provide 15" minimum depth of cover for all low voltage wire. All wire to be in a common trench with pipe. All wire installed at bridge or stream crossings and under public or private roadways shall be in conduit. Conduit below grade shall be UL approved Sch. 40 PVC. Conduit above grade shall be UL approved Steel.

GENERAL NOTES - MECHANICAL:

1. Bids shall be based only on the materials specified. Proposed substitution of equal products will be considered only after award of a Contract. The product submitted must be equal or superior to the one specified in terms of design and function. Only then will the cost implication be considered.

2. Prior to beginning work, coordinate with the Designer to arrange site visits for staking. A minimum of 10 working days notice shall be provided in advance of staking trips.

SPECIAL NOTES - MECHANICAL:

- For holes 8 and 9, connect new main line to existing taps on Low Zone main line.
- At road crossing, connect to High Zone and Low Zone main lines on Lake Course and extend across entry road to Ocean Course.
- At bunkers, install a spray system around the entire bunker for irrigation of bunker faces. Pipe shall be offset by 8' from the bunker edge. Sprinklers shall be spaced at 12' OC. Sprinkler shall be RD06-S-P30-F with R-VAN18 nozzles. Fairway bunkers shall be irrigated tee side and green side. Greens bunkers shall be irrigated green side and rough side. All pipe shall be 1" SCH40 PVC pipe. All valves shall be GSV100-IC 1" valves. For bidding purposes, use 13,500 feet of pipe and 1,100 sprinklers. Refer to pipe sizing chart below for final pipe sizing.

SPECIAL NOTES - AS-BUILTS:

Special Requirements for As-Built Information:

As-Built Information shall be provided as called out in section 3.22 of the specifications.

The As-Built Base Plans provided after each staking visit shall be used for recording the As-Built information.

This information shall be maintained daily during construction, and shall be available on site at all times.

The As-Built Plan shall be submitted monthly for the area completed along with the progress payment request.

The As-Built information shall be recorded on separate sheets as follows:

- Mechanical Drawing: including pump station location; pipe routing and sizes (main line and lateral piping); routing of any 24V wire which is not in common trench with pipe; all valve, sprinkler and controller locations. Controller station numbers for all sprinklers shall also be shown on this plan.
- Communication Cable Drawing: including communication cable routing; locations of all sleeves used for road, bridge or stream crossings.
- Utilities Drawing (if required for additional work installed): including routing of any telephone cable, drinking fountain lines, lake transfer lines or other utilities installed in addition to the irrigation system.

Contact the Irrigation Designer at (949) 631-8998 with any questions regarding the recording of the As-Built information.

Contractor shall provide flagging of all head and valve locations prior to GPS mapping at the completion of the project.

PIPE SIZING CHART - 5006 SERIES SPRINKLERS (18'-25' SPACING)

Number of Sprinklers	Pipe Size	RCV Size	Wilkins Size
1-7	1" Sch. 40 PVC	1"	1"
8-15	1-1/2" Sch. 40 PVC	1"	1"
16-25	2" Sch. 40 PVC	1-1/2"	1-1/2"

PIPE SIZING CHART - RD06 SERIES SPRINKLERS (10'-15' SPACING)

Number of Sprinklers	Pipe Size	RCV Size	Wilkins Size
1-7	1" Sch. 40 PVC	1"	1"
8-15	1-1/2" Sch. 40 PVC	1"	1"
16-25	2" Sch. 40 PVC	1-1/2"	1-1/2"

NOTE: Number of sprinklers is based on part circle sprinklers. Count full circle sprinklers as two sprinklers.

VALVE BOX COLOR CODING:

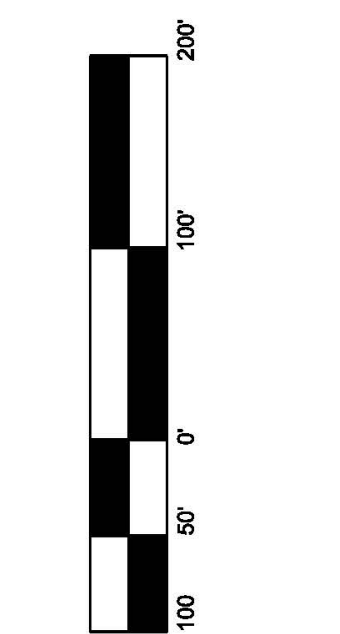
Use the following guideline for valve box color coding:

- EFFLUENT WATER:
 - Fairway and Greens Lateral Isolation Valve only = 10" Round (Green)
 - Fairway and Greens Lateral Isolation with Grounding = Standard Rectangular (Green)
 - Main Line Gate Valve = 10" Round (Purple)
 - Air Relief Valve = Standard Rectangular (Purple)
 - Drain Valve = 10" Round (Purple)
 - Quick Coupling Valve = 7" Round (Green)
 - Remote Control Valve = Standard Rectangular (Green)

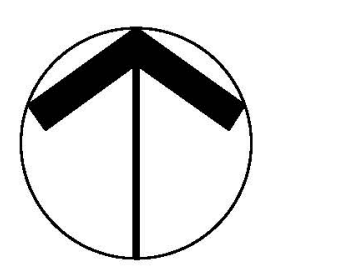
- WELL WATER (to Greens)
 - Greens Lateral Isolation Valve only = 10" Round (Black)
 - Greens Lateral Isolation with Grounding = Standard Rectangular (Black)
 - Main Line Gate Valve = 10" Round (Black)
 - Air Relief Valve = Standard Rectangular (Black)
 - Drain Valve = 10" Round (Black)
 - Quick Coupling Valve = 7" Round (Black)
 - Remote Control Valve = Standard Rectangular (Black)



**THE OLYMPIC CLUB
OCEAN COURSE
SAN FRANCISCO, CALIFORNIA
IRRIGATION PLAN - MECHANICAL**



NORTH



SCALE: 1" = 100'

DATE: 04/03/2025

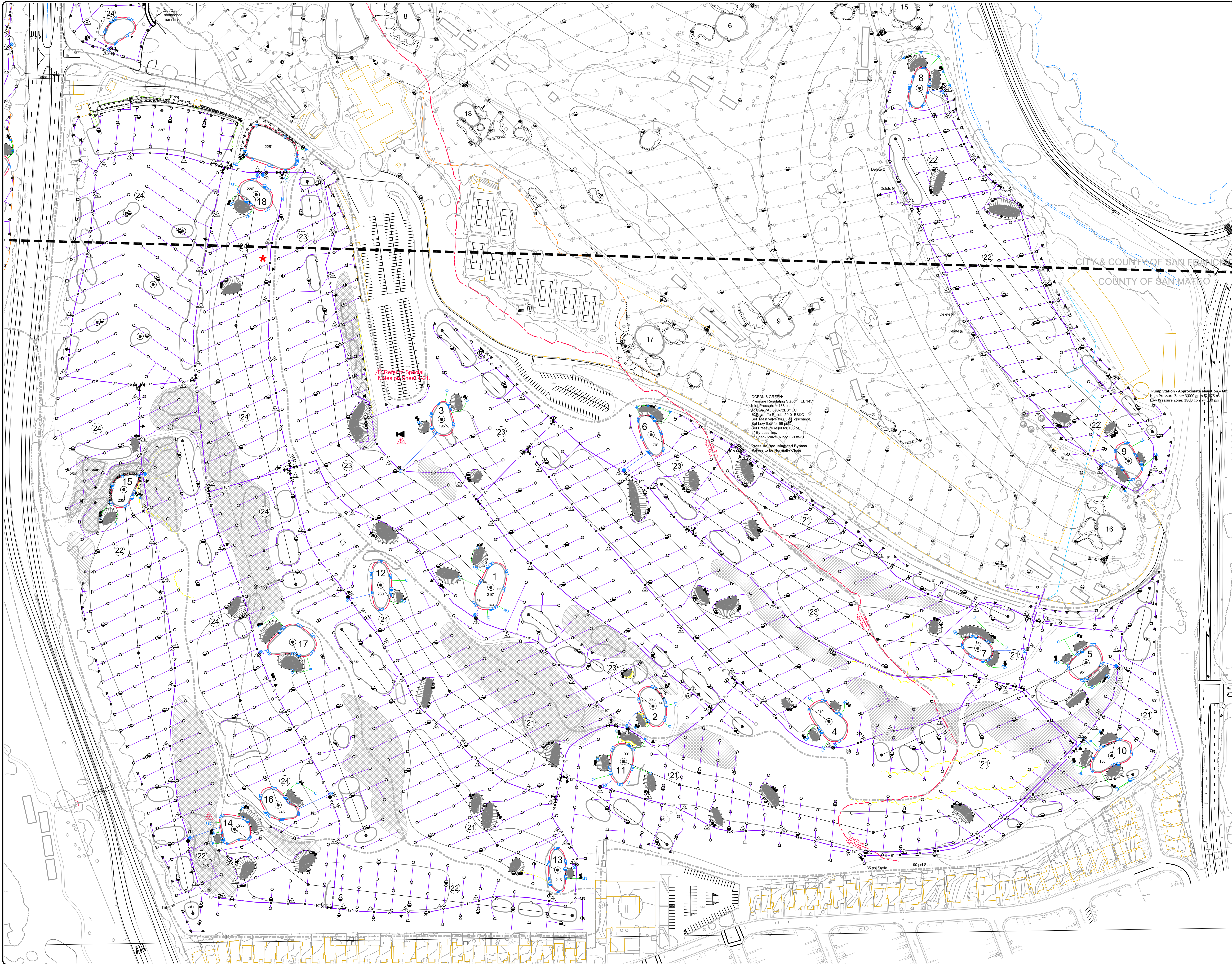
PRINCIPAL DESIGNER: DT
DESIGN ASSOCIATE: MJ
DRAWN BY: DT

REVISIONS:
DATE: 05/04/2025 BY: DT

SHEET:

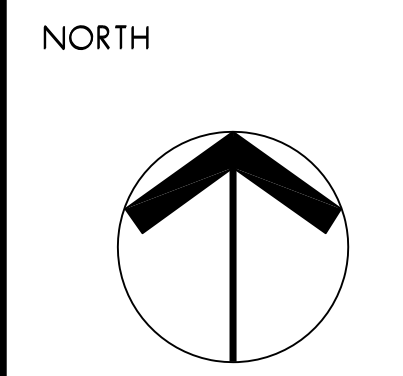
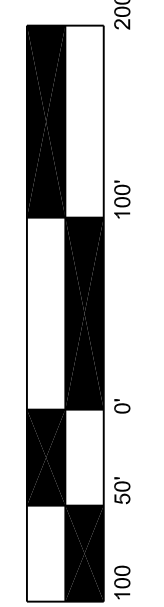
1-1

HOLES: 8, 9
PROJECT: OLYMPIC OCEAN COURSE



CITY & COUNTY OF SAN FRANCISCO
 COUNTY OF SAN MATEO

**THE OLYMPIC CLUB
 OCEAN COURSE
 SAN FRANCISCO, CALIFORNIA
 IRRIGATION PLAN - MECHANICAL**



SCALE: 1" = 100'

DATE: 04/03/2025

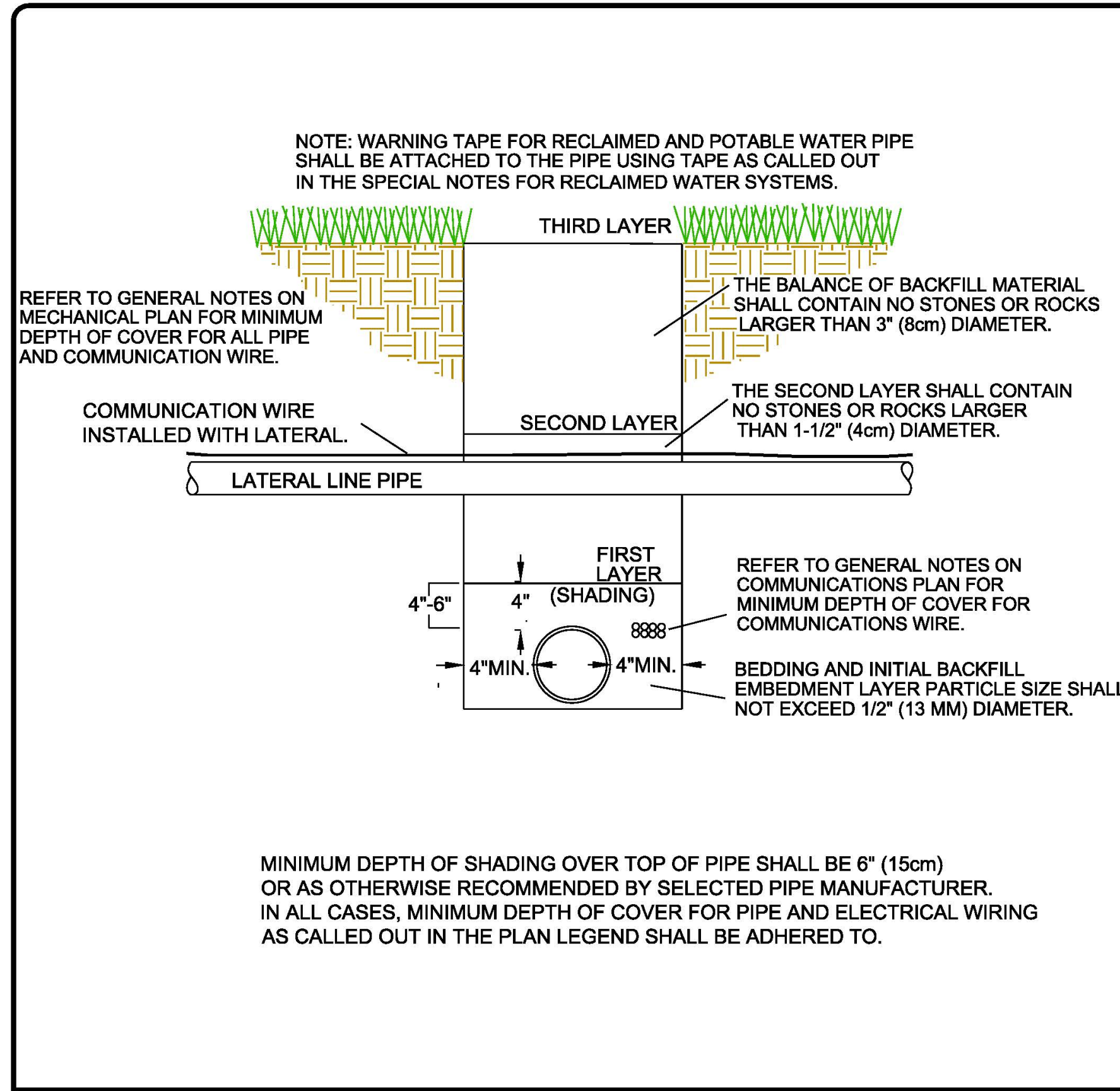
PRINCIPAL DESIGNER: DT
 DESIGN ASSOCIATE: MJ
 DRAWN BY: DT

REVISIONS:

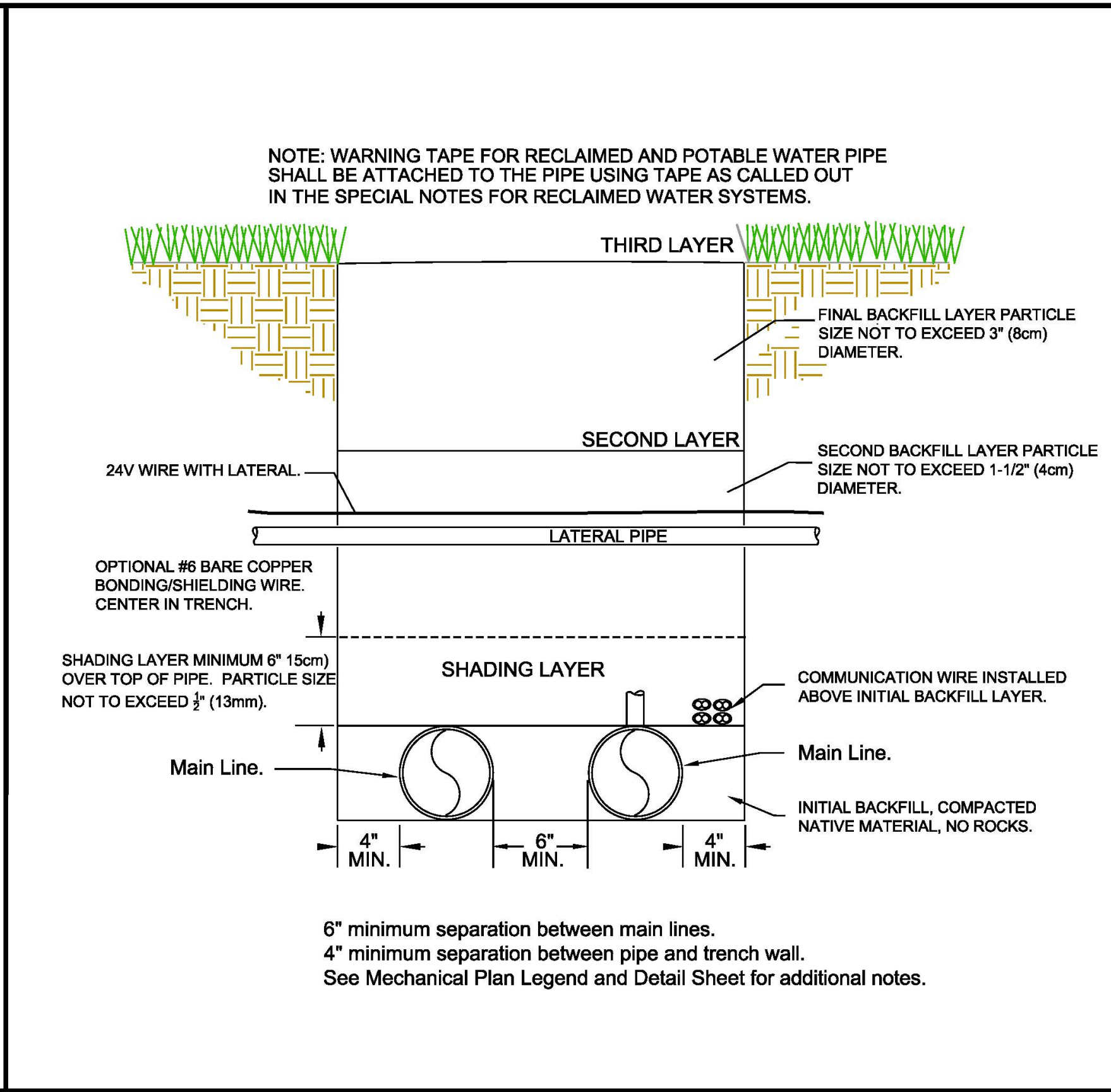
DATE	BY
05/04/2025	DT
06/10/2025	DT

SHEET:
1-2

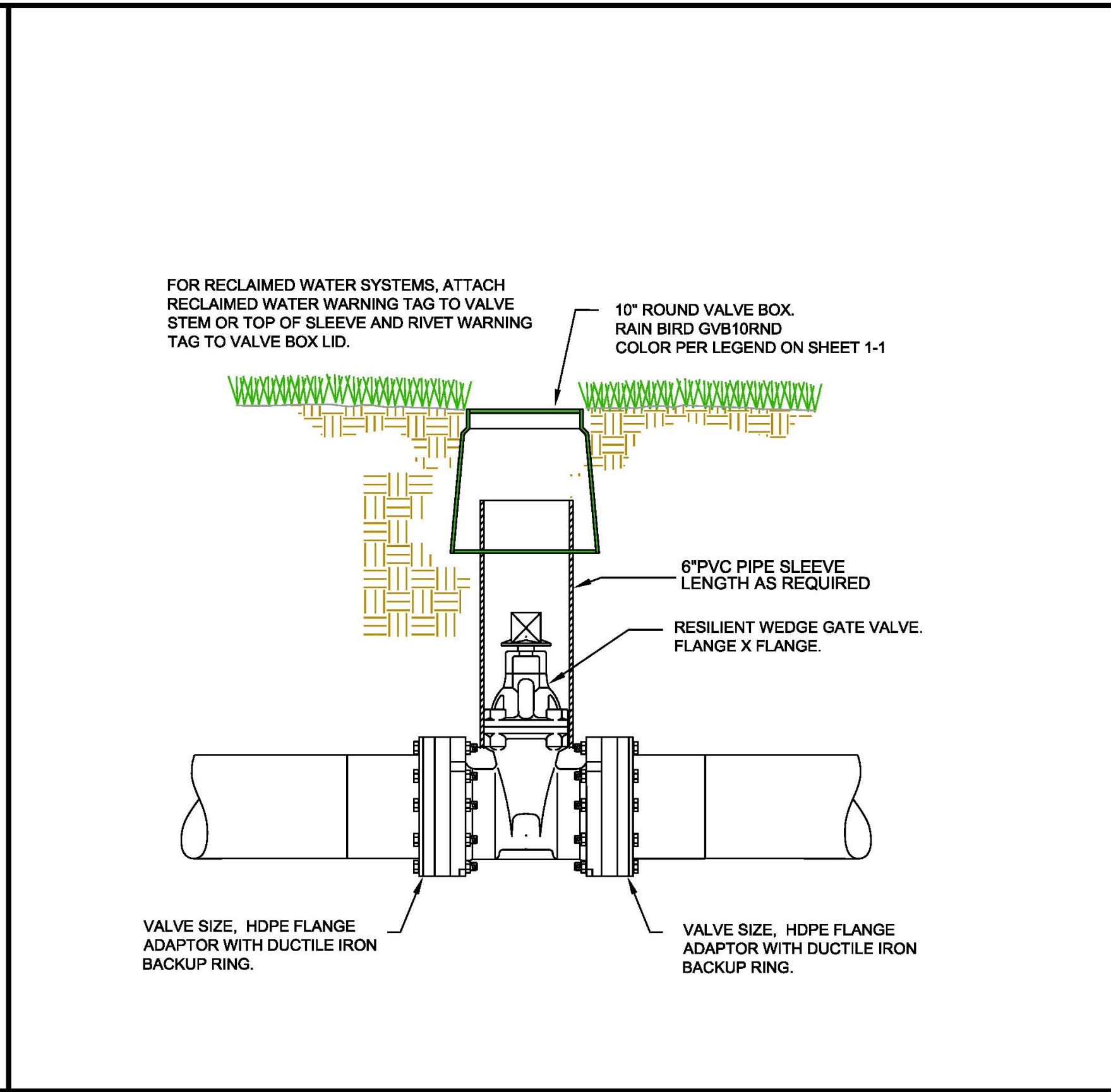
HOLES: 1-7, 10-18, DR
 PROJECT: OLYMPIC OCEAN COURSE



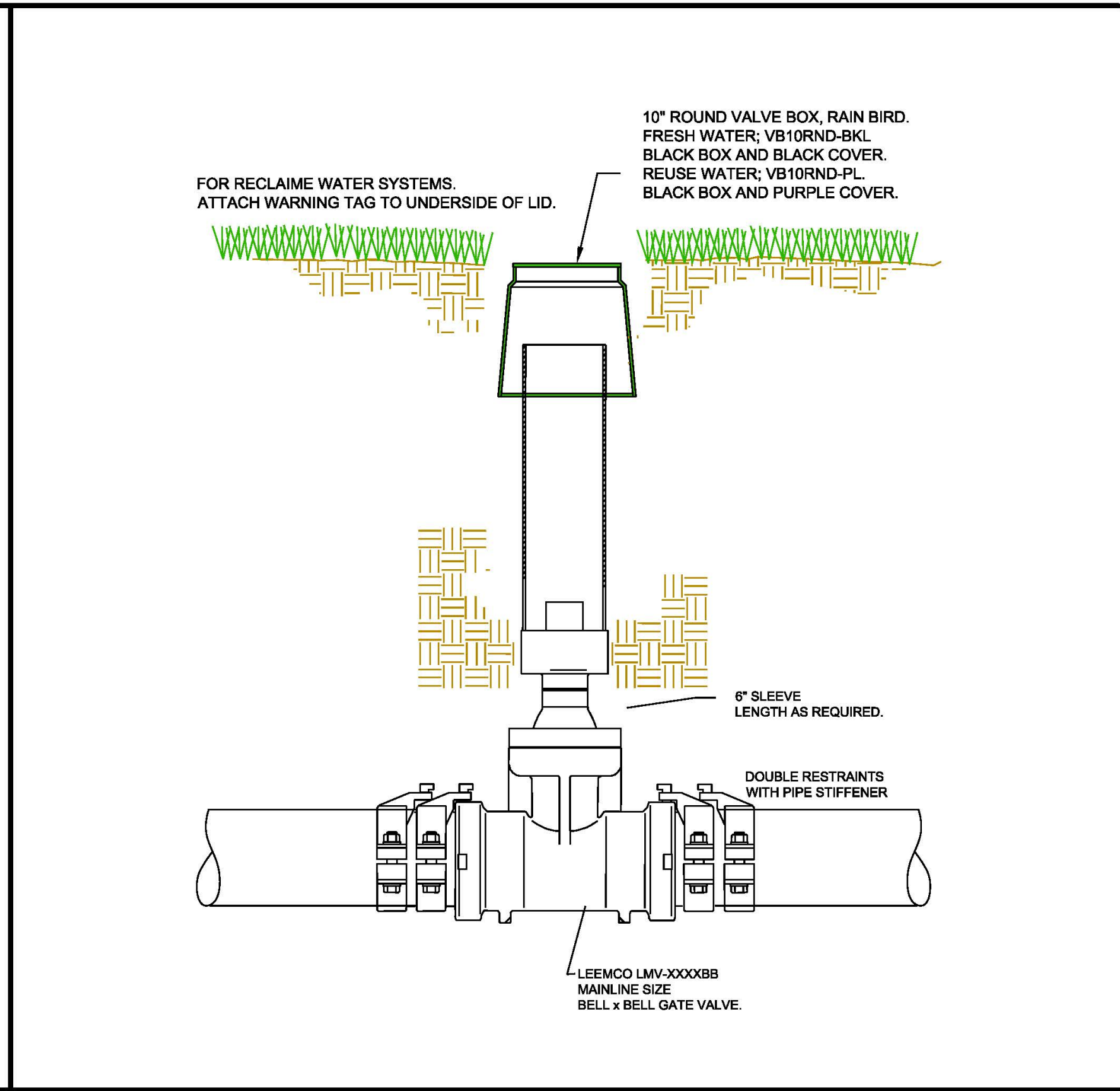
MAIN LINE AND COMMON TRENCHES



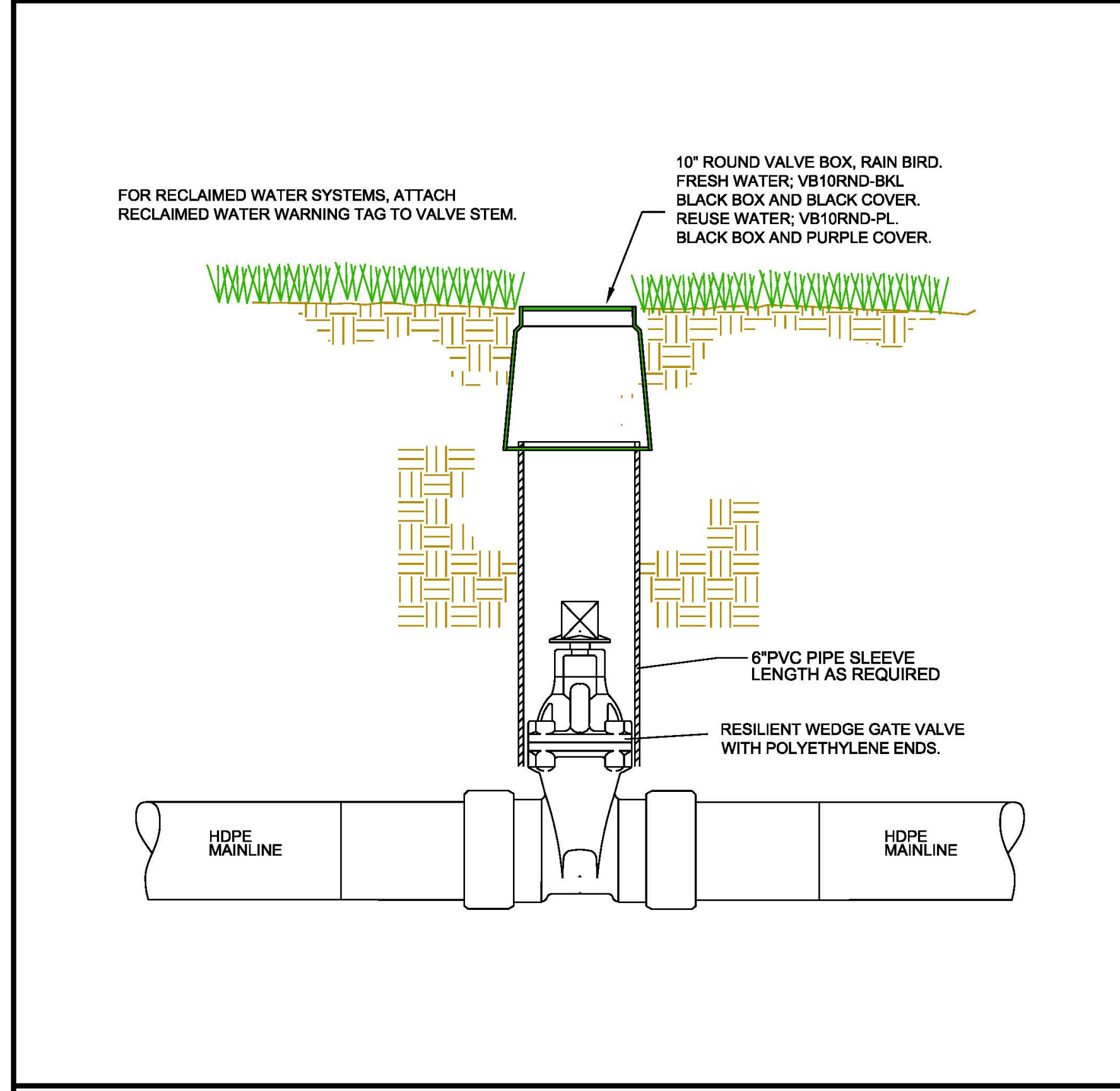
MAIN LINE IN SHARED TRENCH



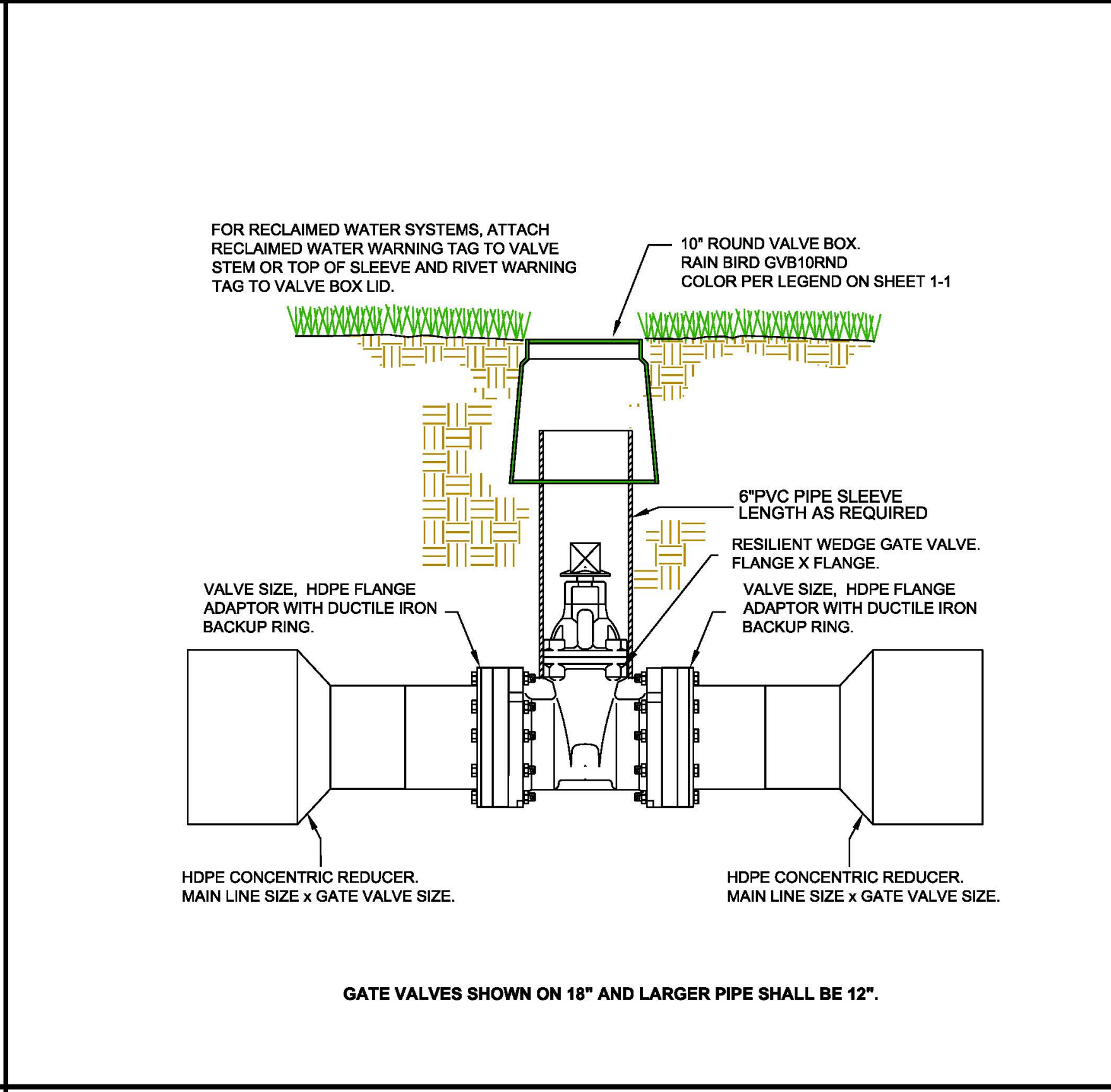
MAIN LINE GATE VALVE



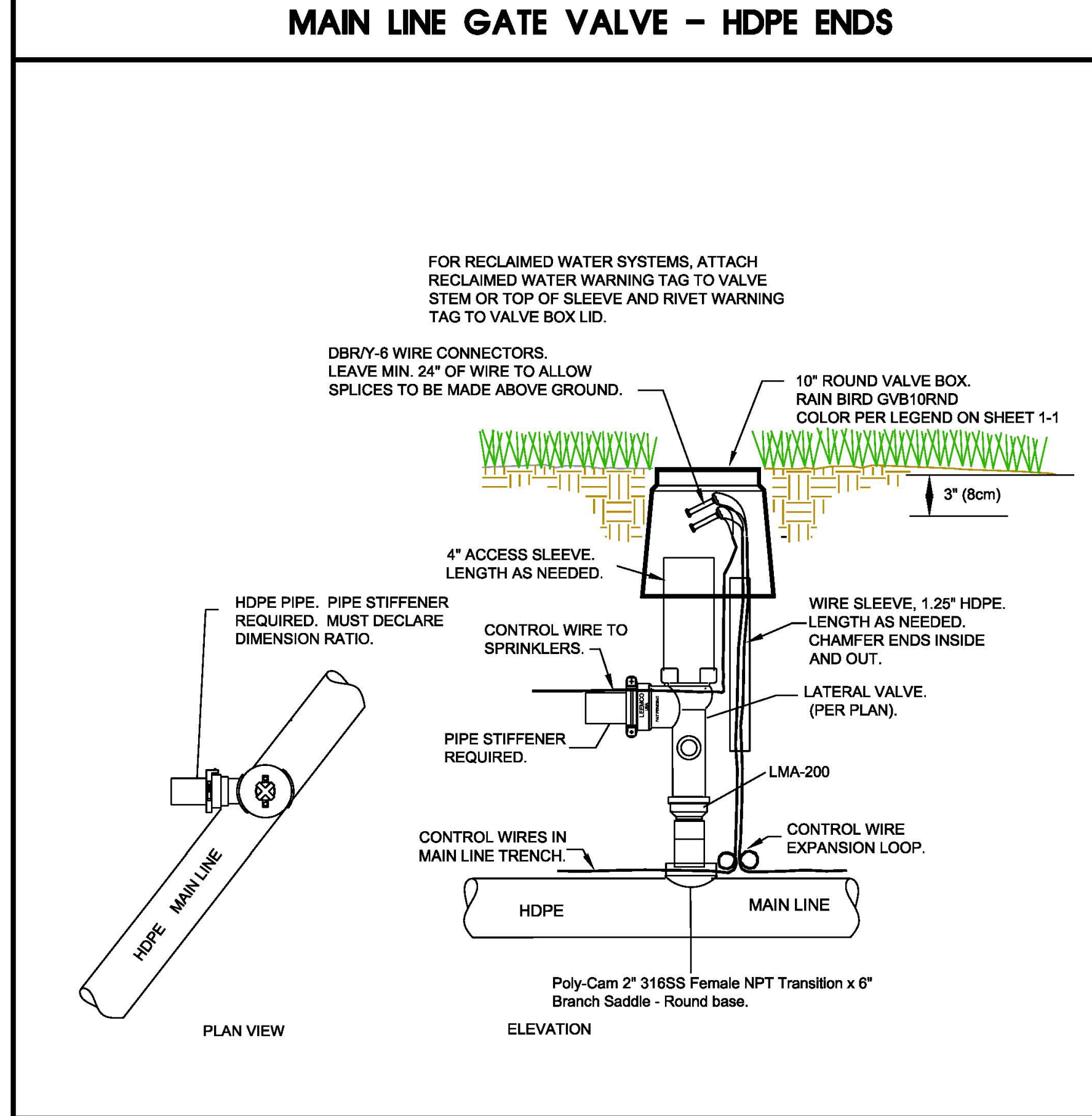
MAIN LINE GATE VALVE W/ JOINT RESTRAINTS



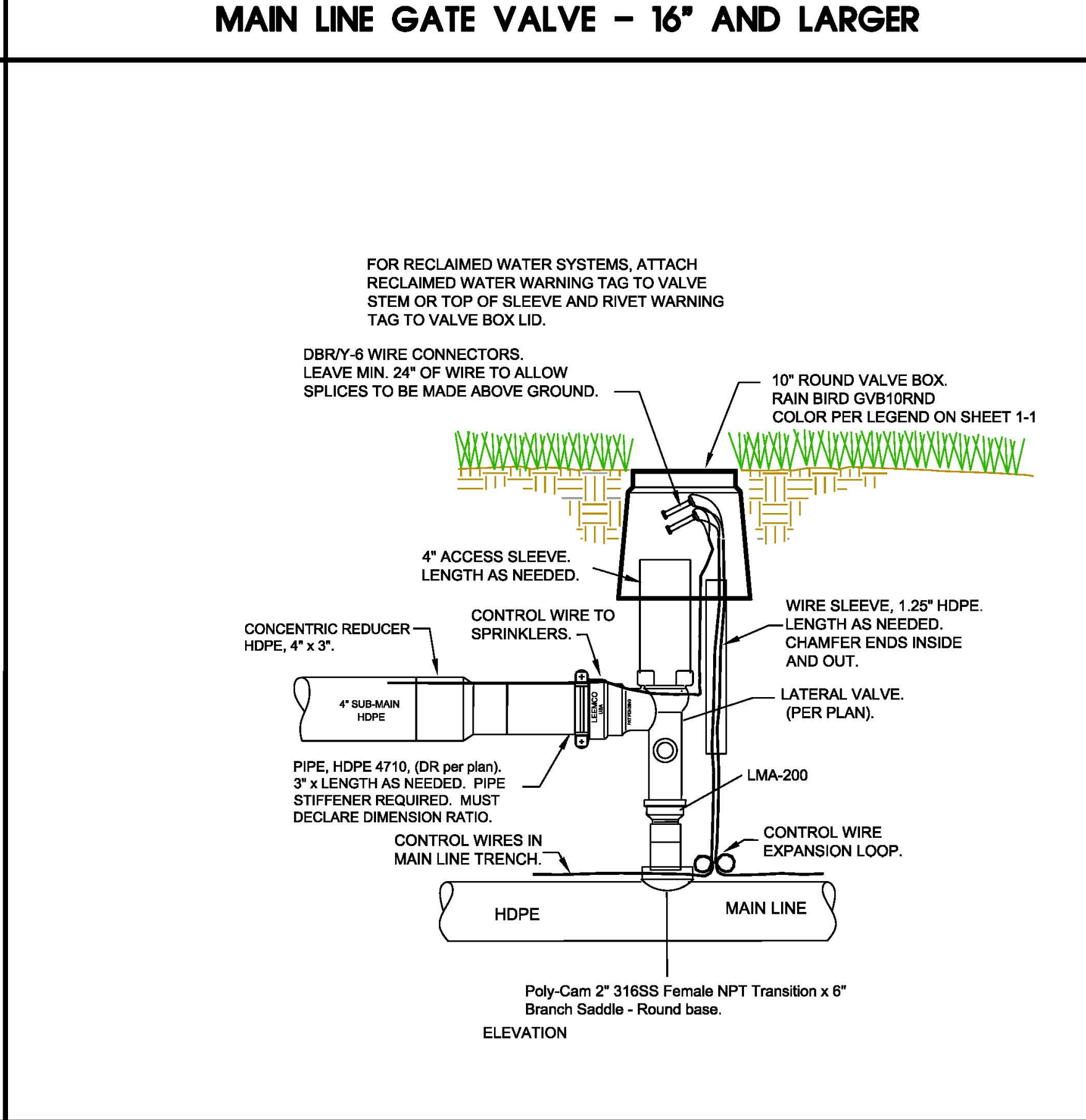
MAIN LINE GATE VALVE - HDPE ENDS



MAIN LINE GATE VALVE - 16" AND LARGER



LATERAL VALVE - WIRE SLEEVE - LEEMCO



3" ISOLATION VALVE - LEEMCO - 4" SUB-MAIN GREENS LOOP

NORTH

SCALE: NO SCALE

DATE: 04/03/2025

PRINCIPAL DESIGNER: DT

DESIGN ASSOCIATE: MJ

DRAWN BY: MJ/DT

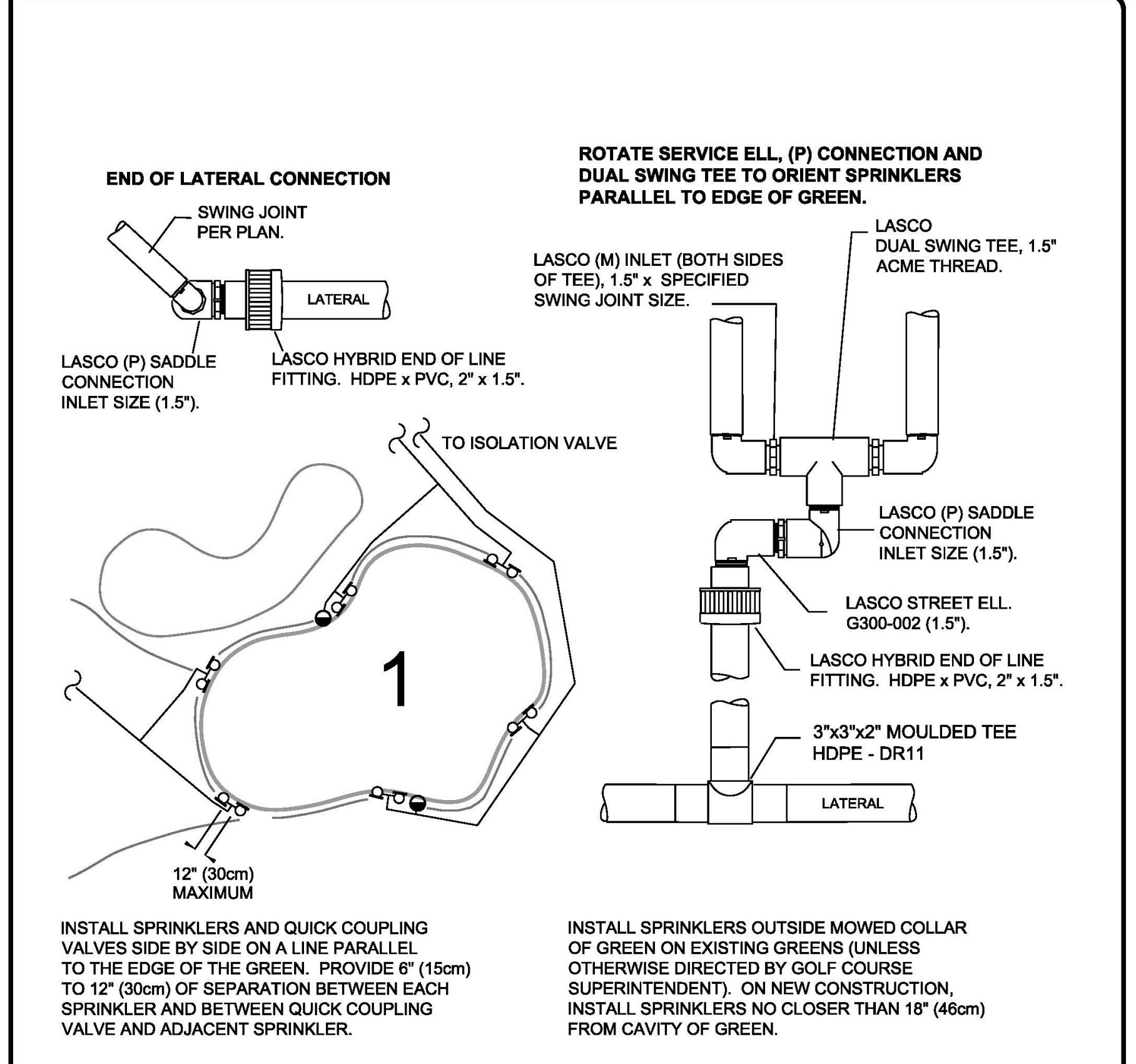
REVISIONS:

DATE: 05/04/2025 BY: DT

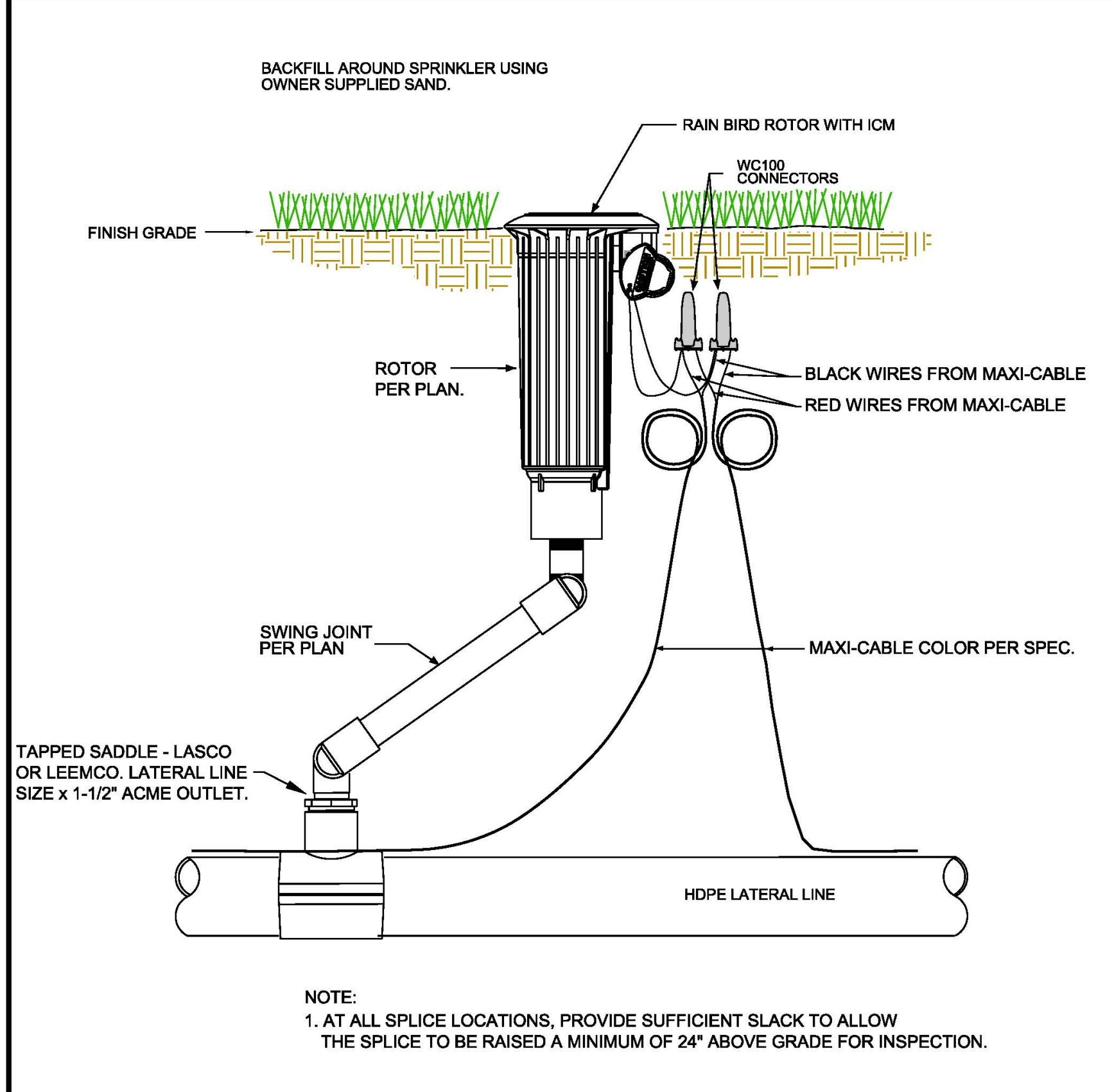
SHEET:

2-2

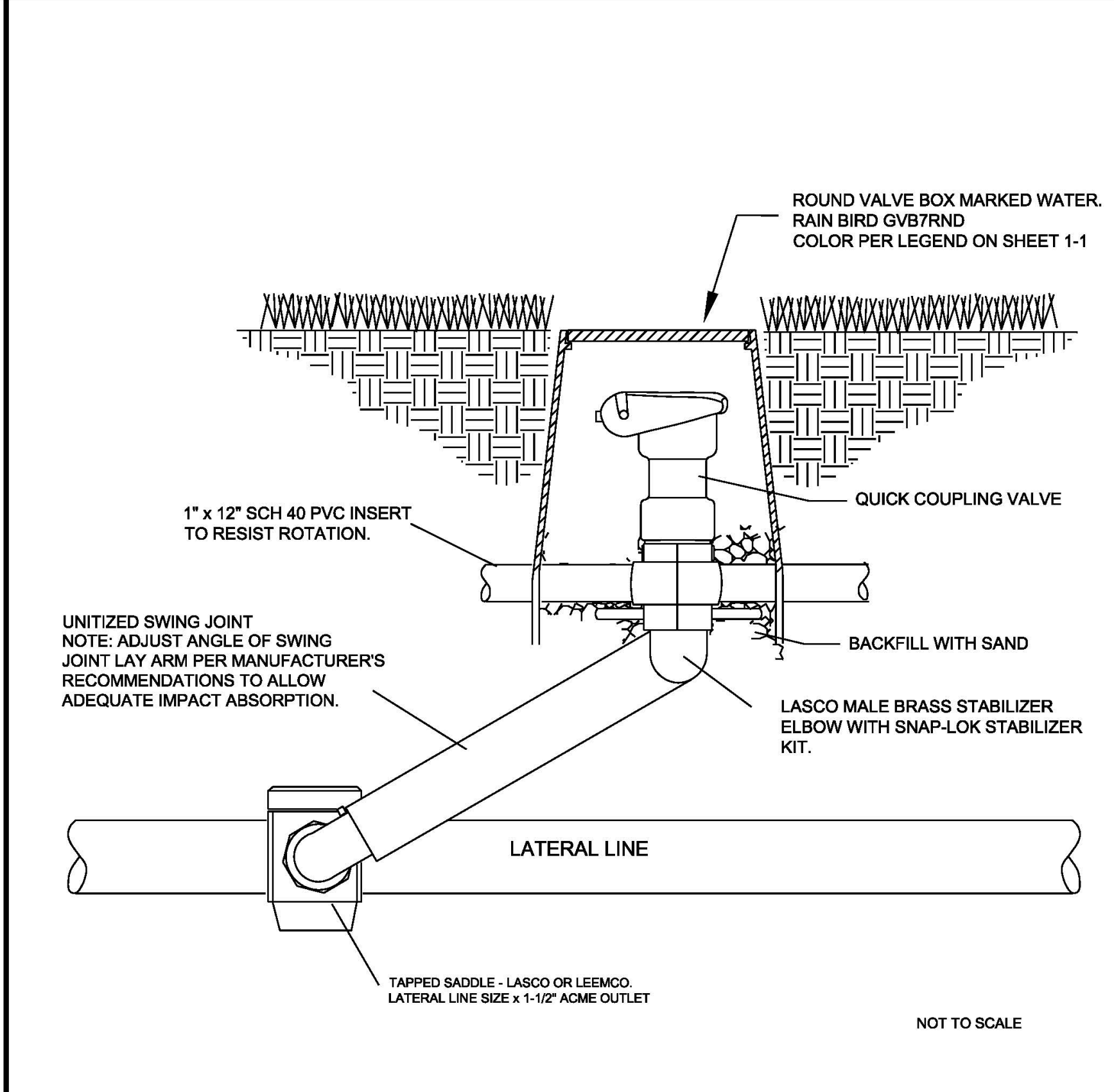
HOLES:
The Olympic Club



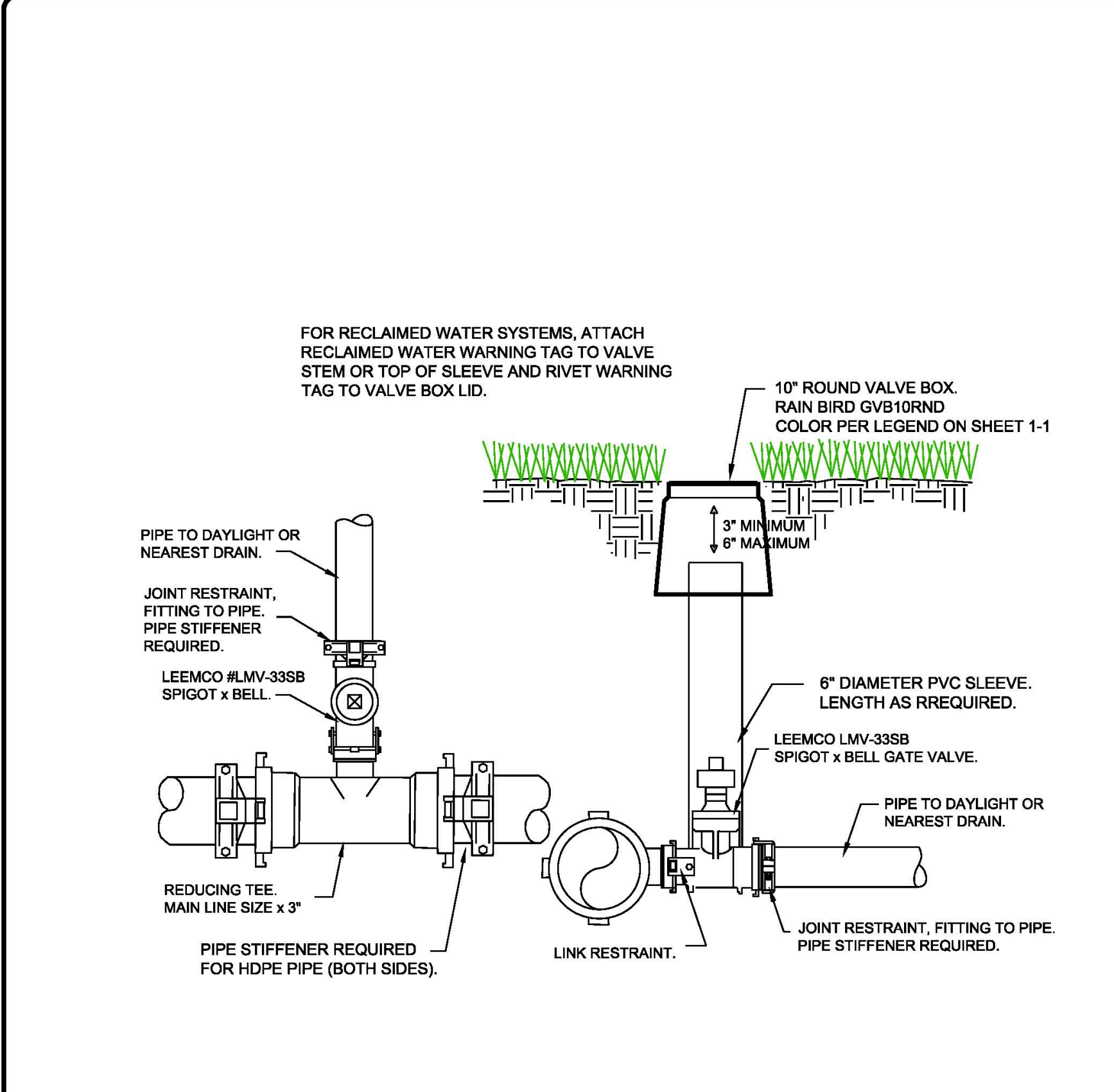
DUAL HEAD PLACEMENT AROUND GREEN



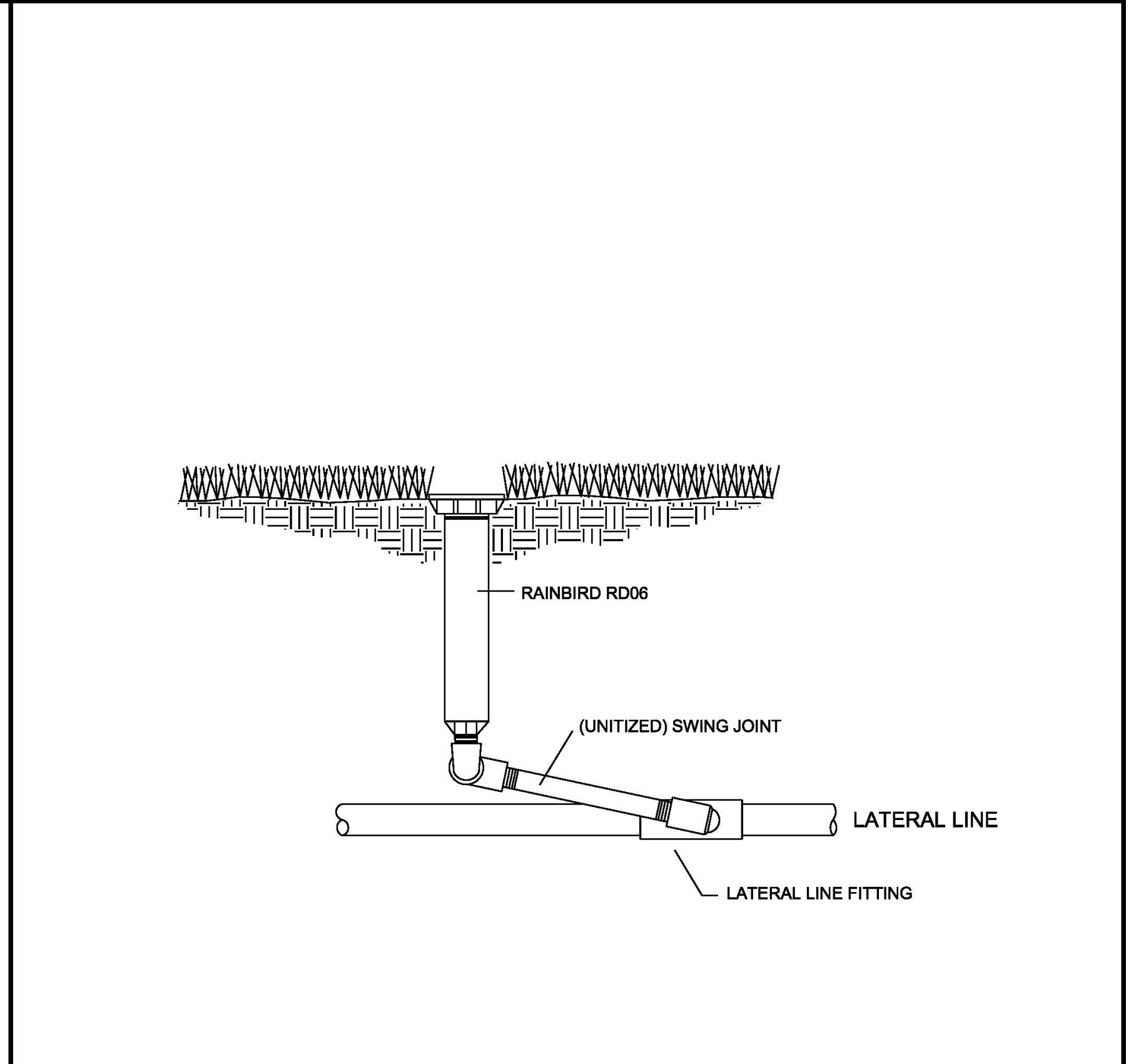
LARGE AREA ROTOR WITH ICM



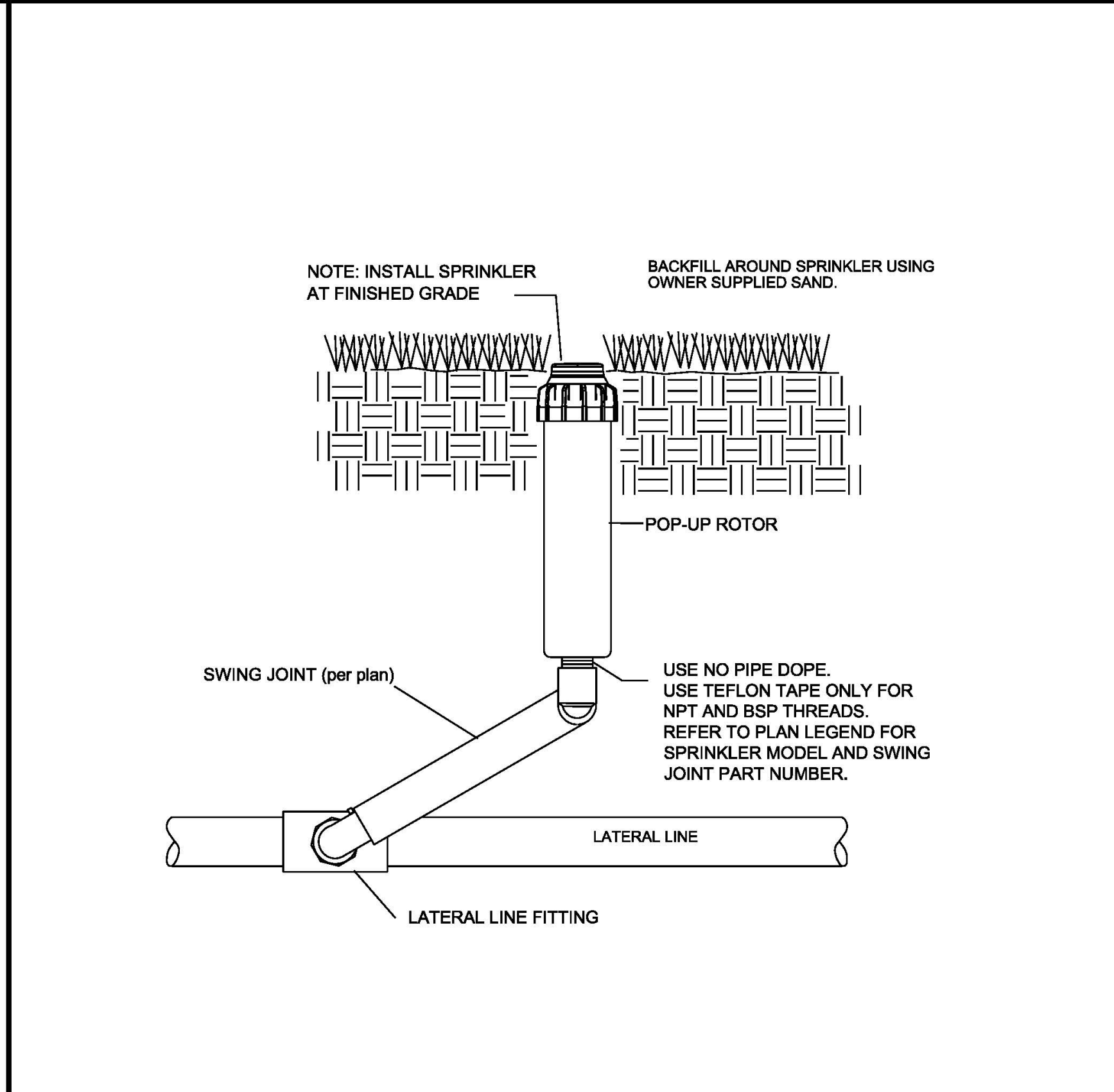
QUICK COUPLING VALVE



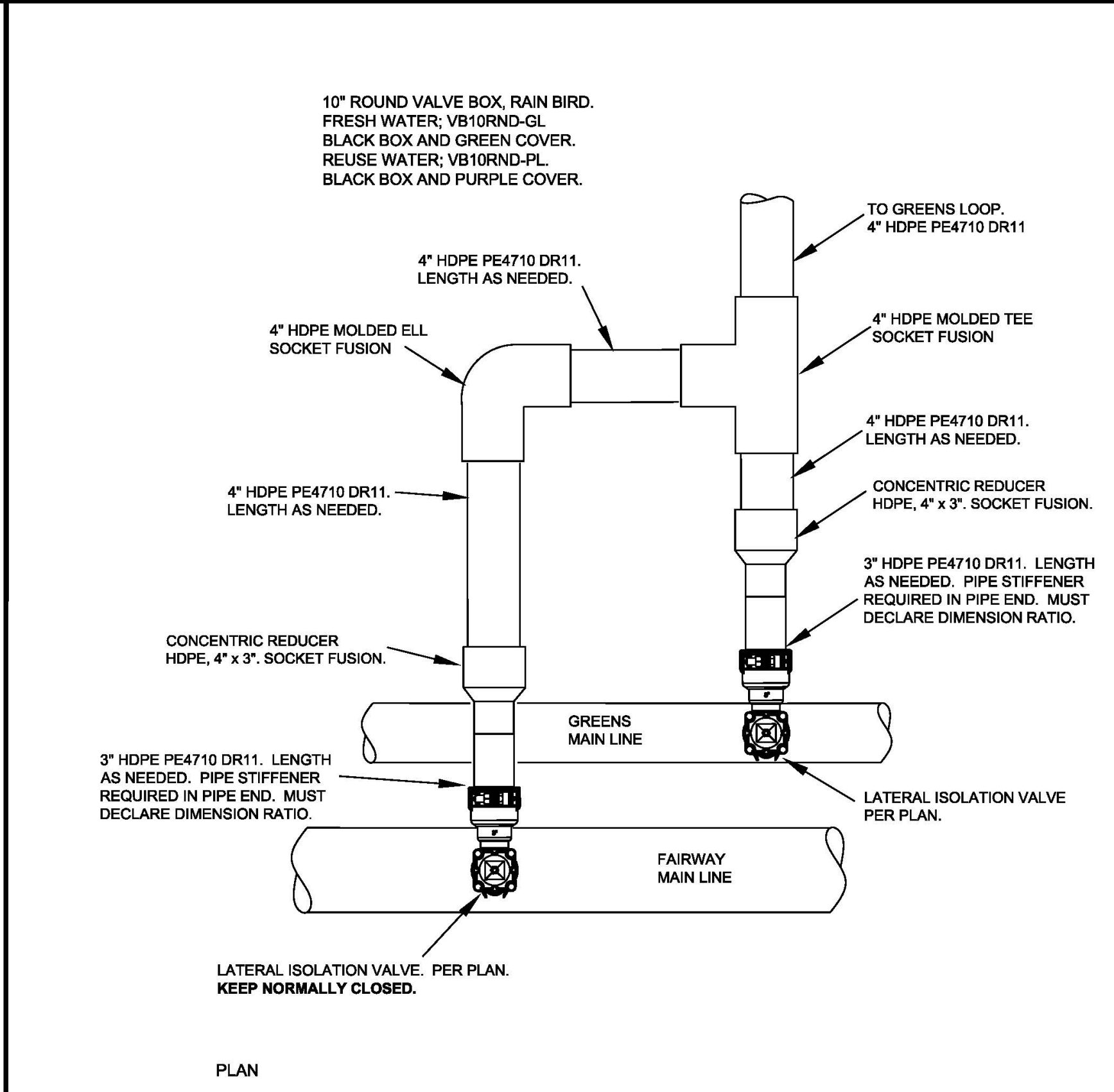
3" DRAIN VALVE - IN LINE - HDPE



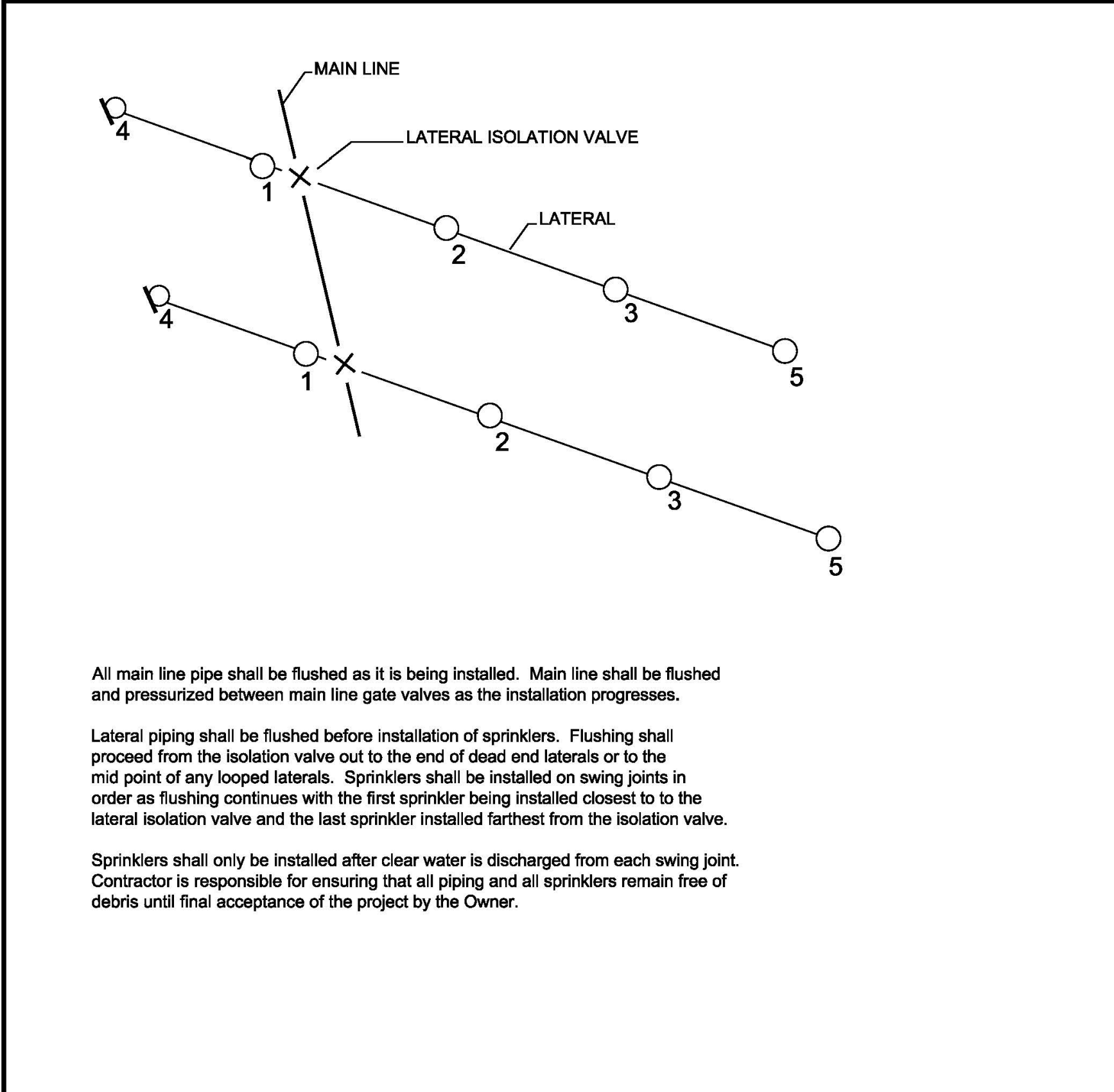
POP-UP SPRAY SPRINKLER



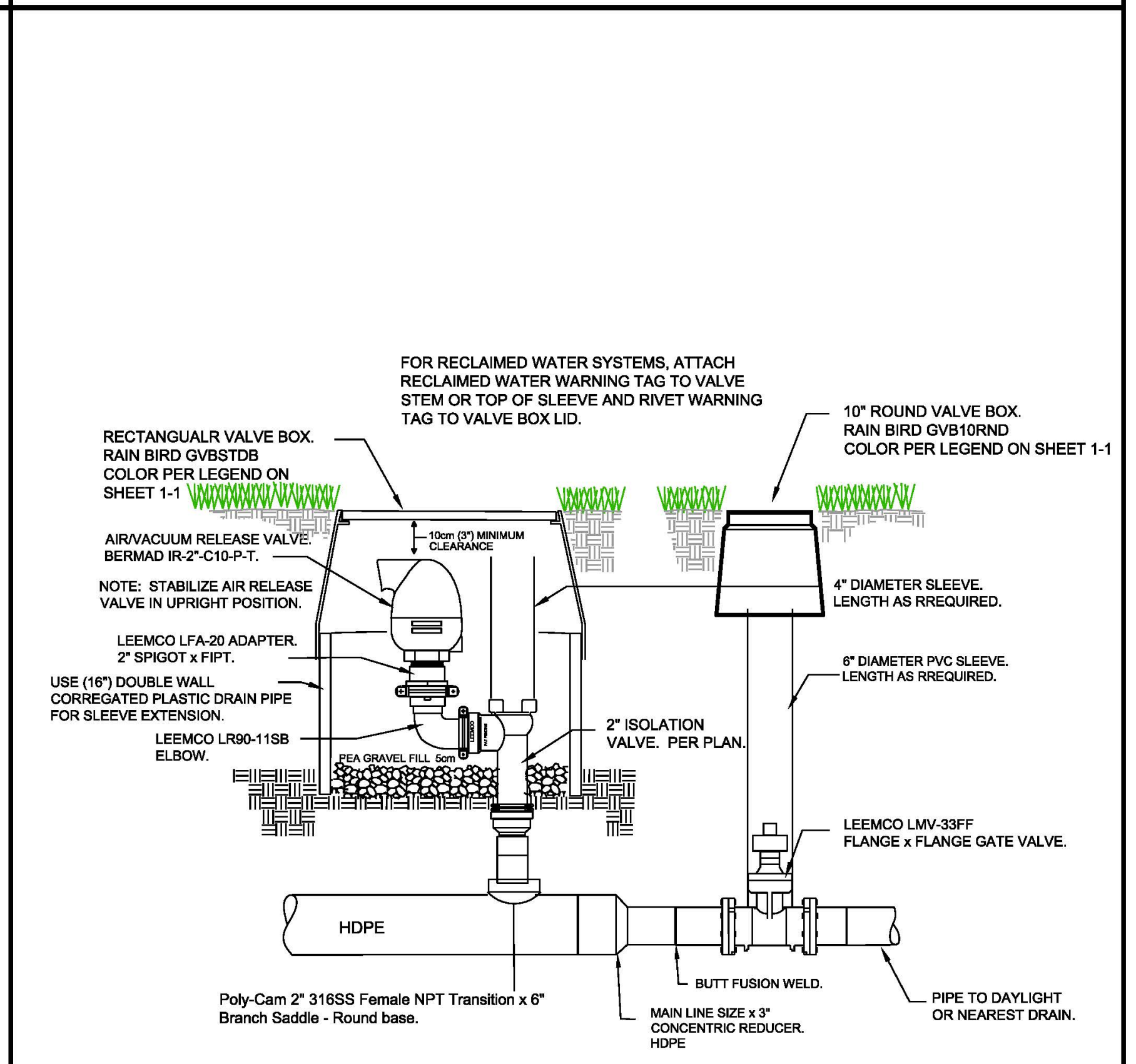
BLOCK ROTOR



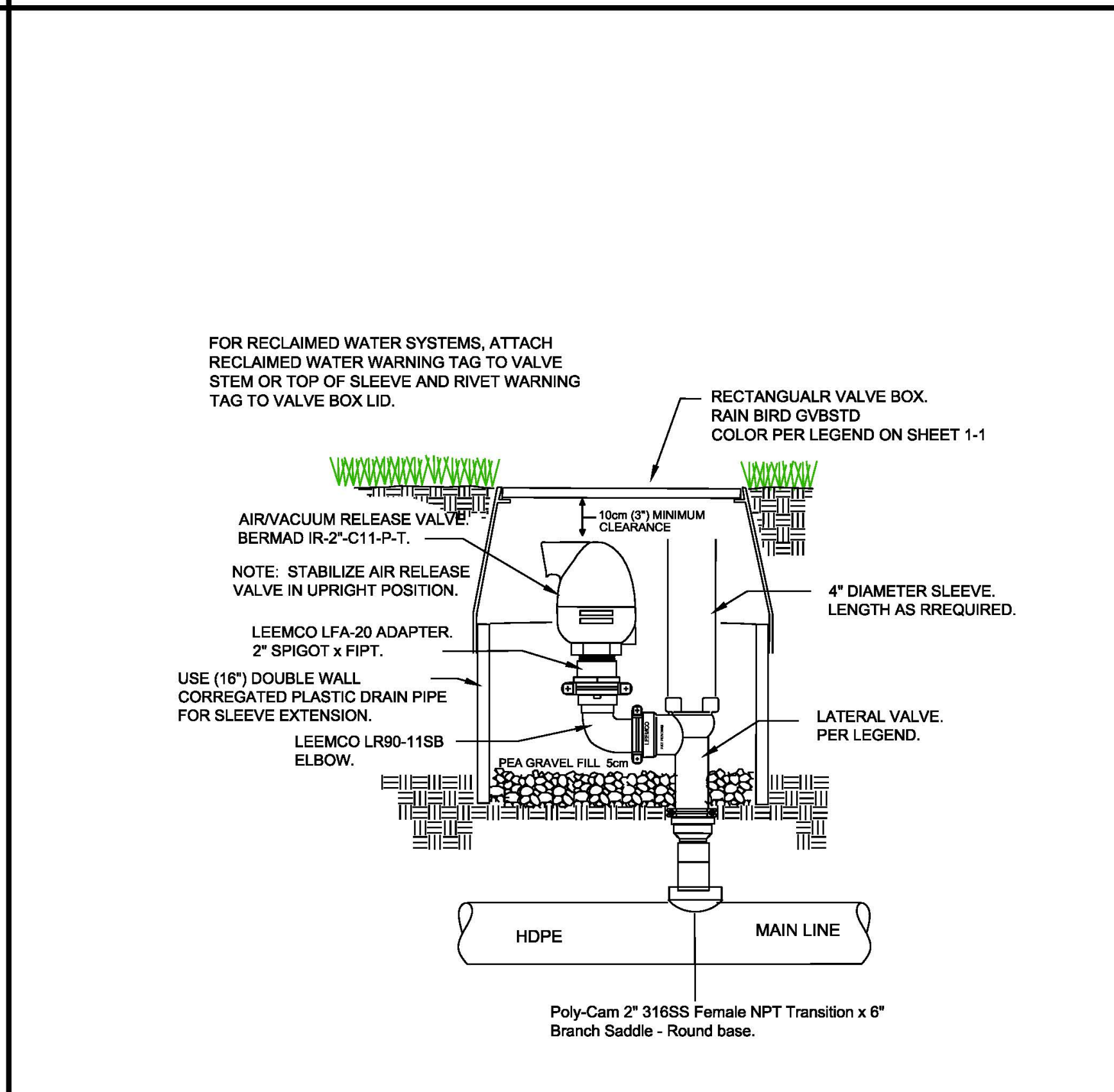
MAIN LINE CROSS CONNECT AT GREENS



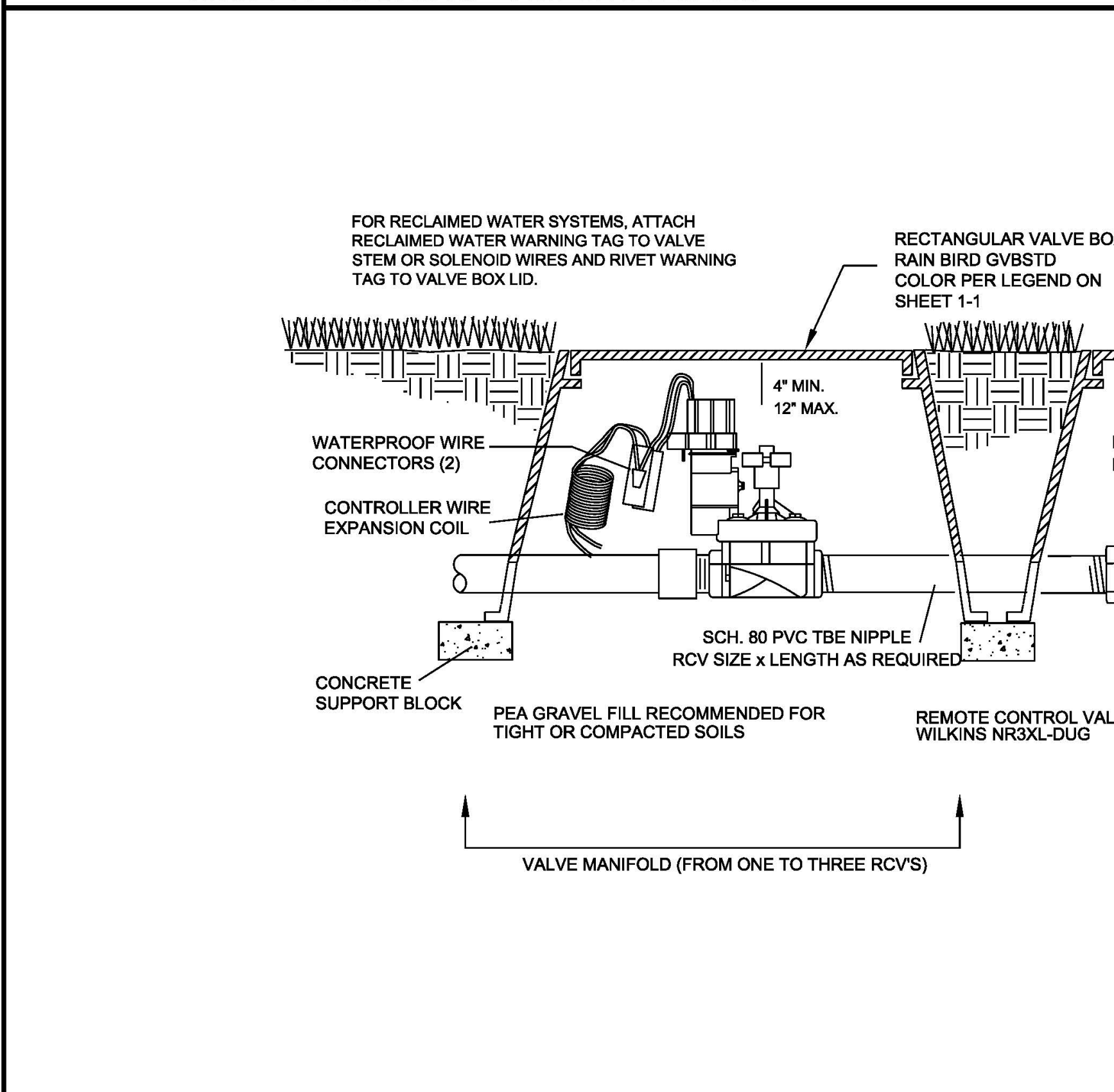
SPRINKLER INSTALLATION SEQUENCE WHILE FLUSHING LATERAL LINES



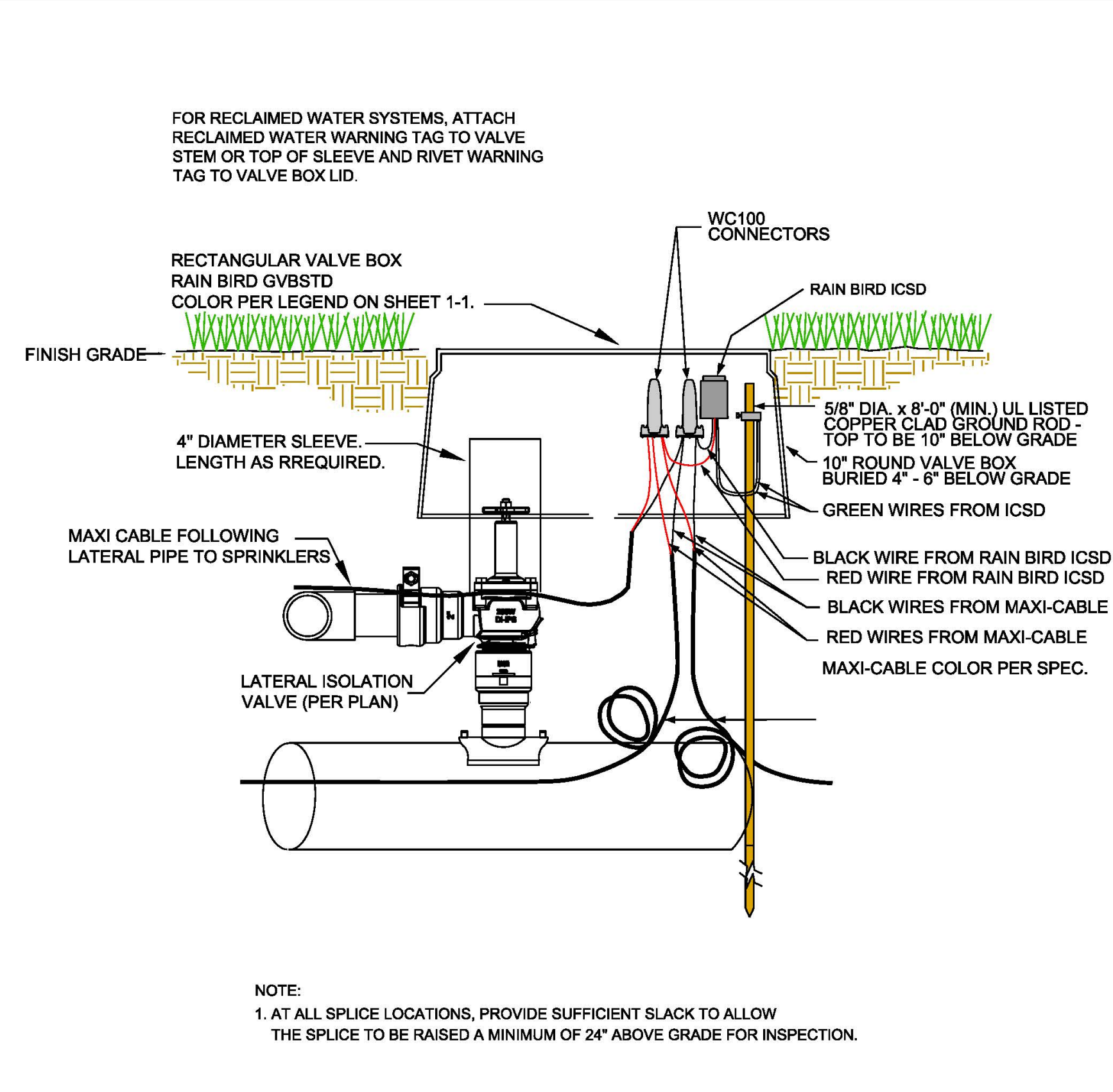
AIR RELIEF / DRAIN VALVE - END OF LINE - LEEMCO



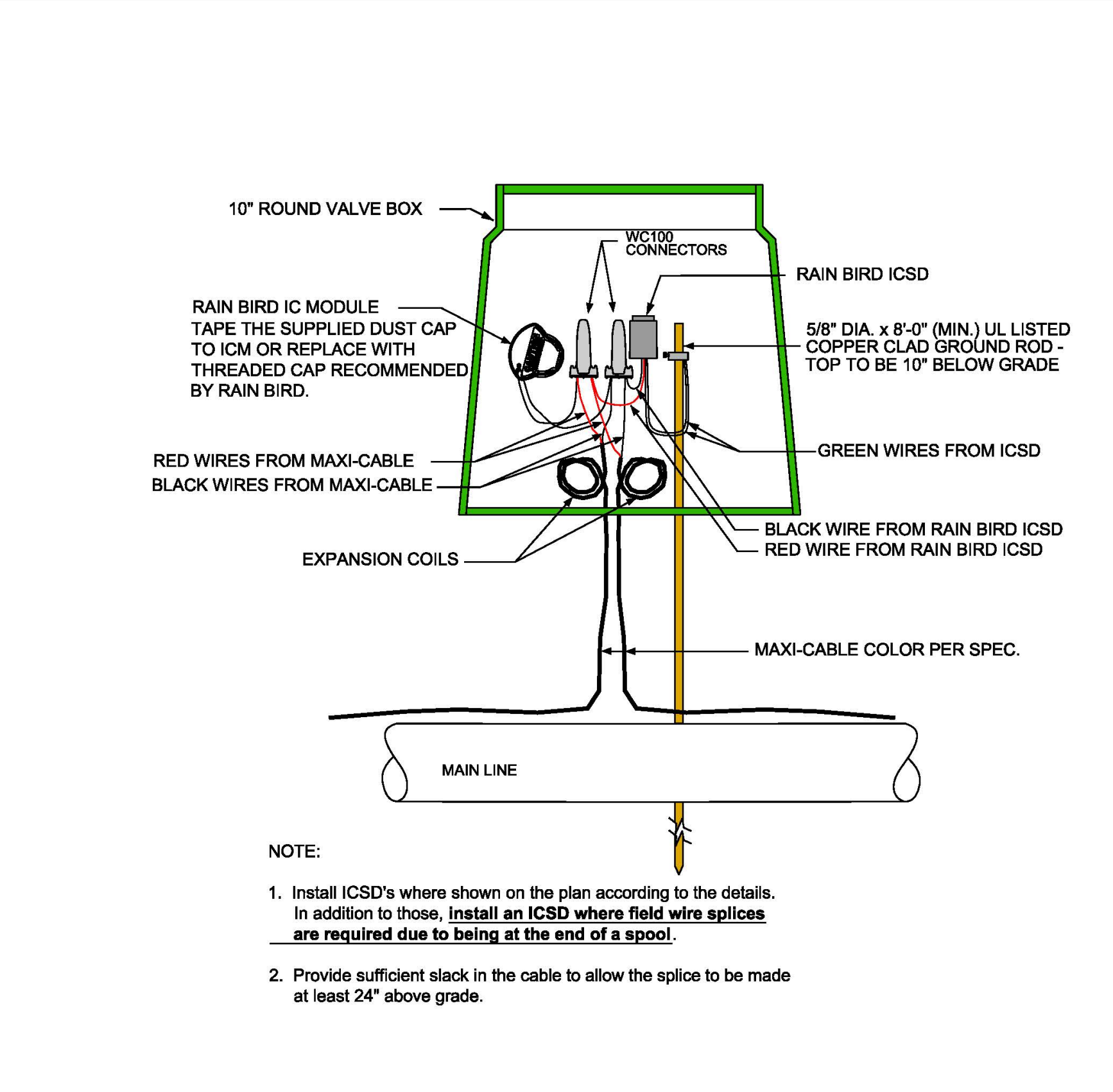
AIR RELIEF VALVE - IN LINE - LEEMCO



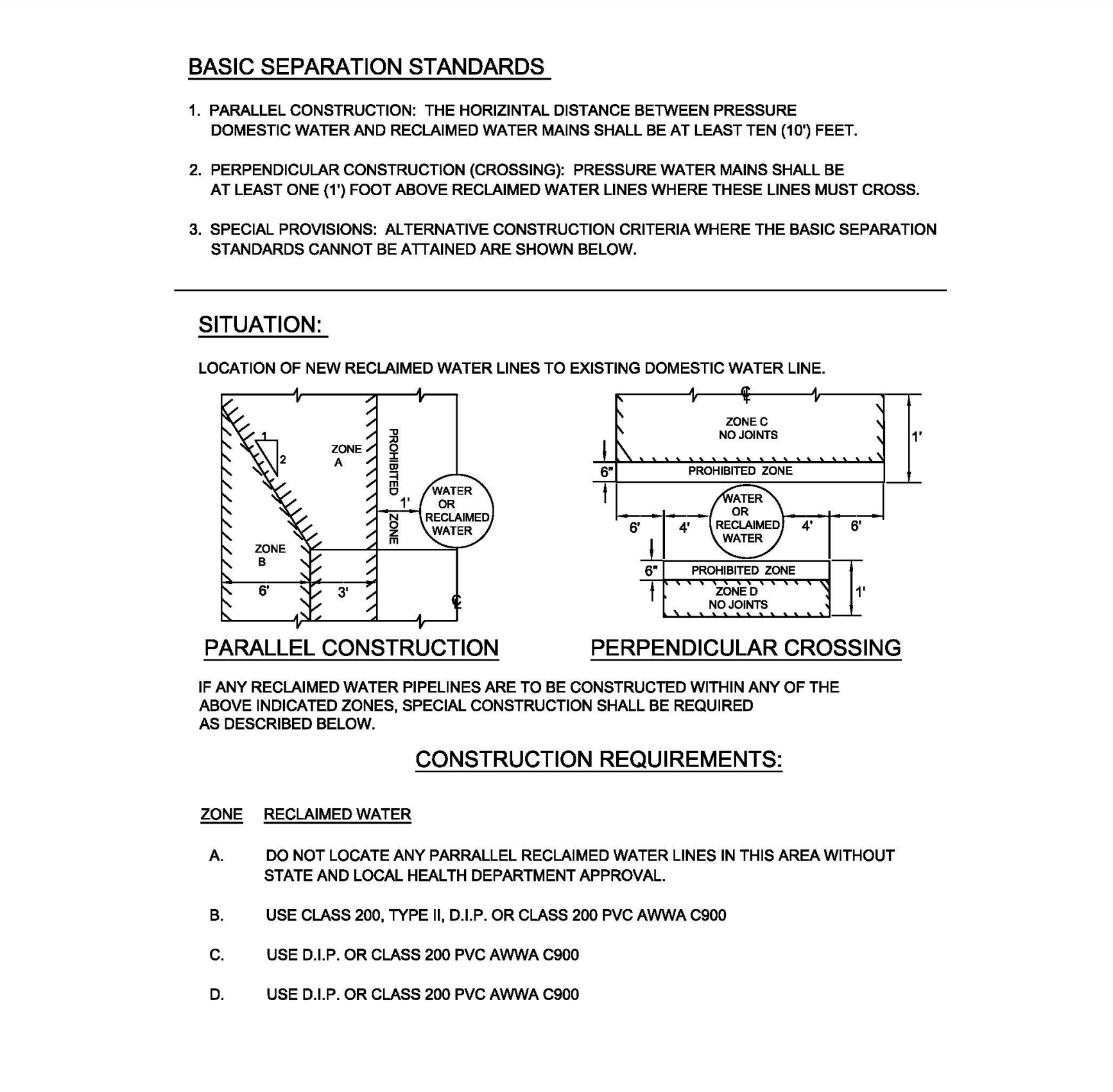
RAIN BIRD GSV SERIES REMOTE CONTROL VALVE



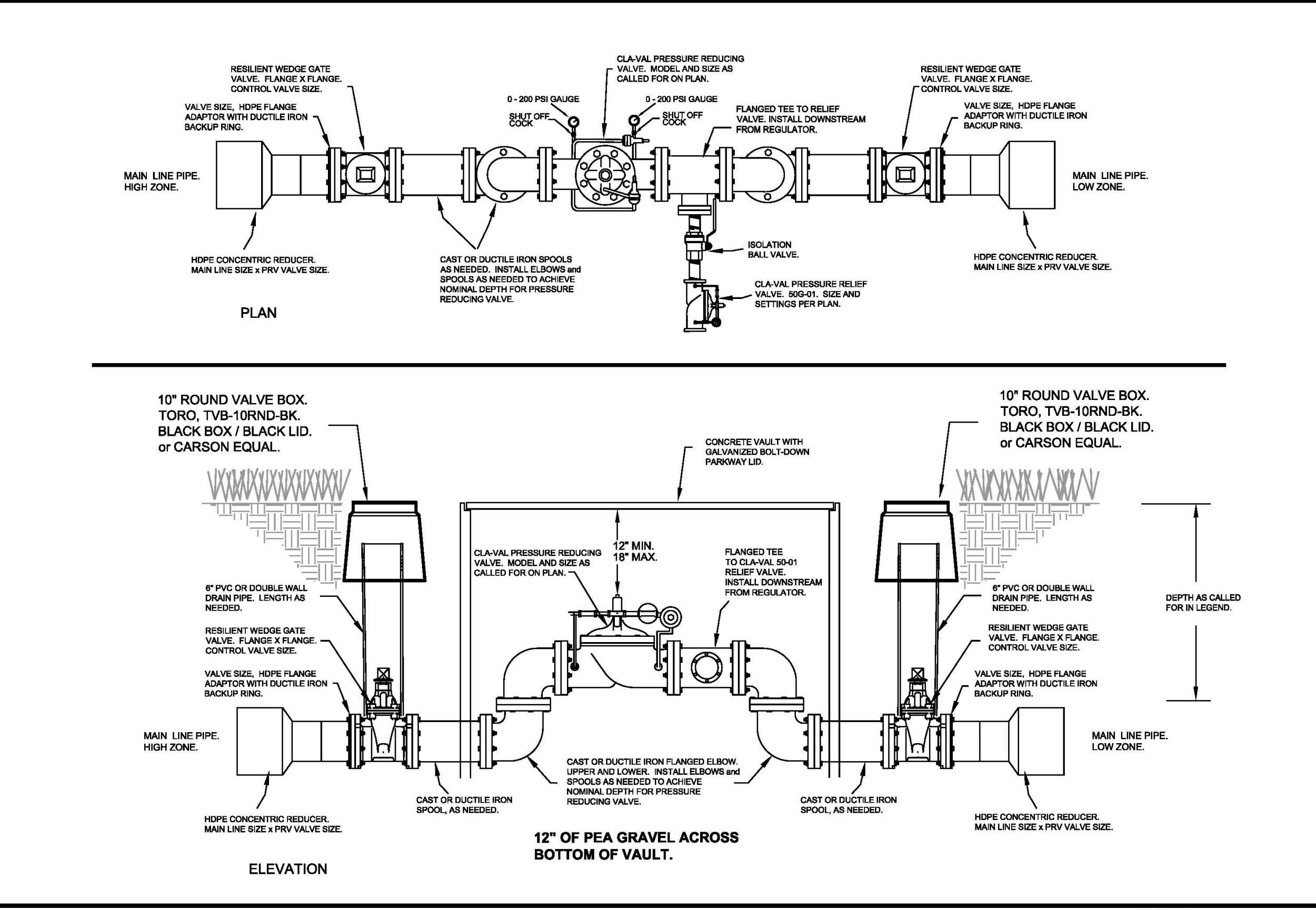
ICS D GROUNDING AT ISO VALVE



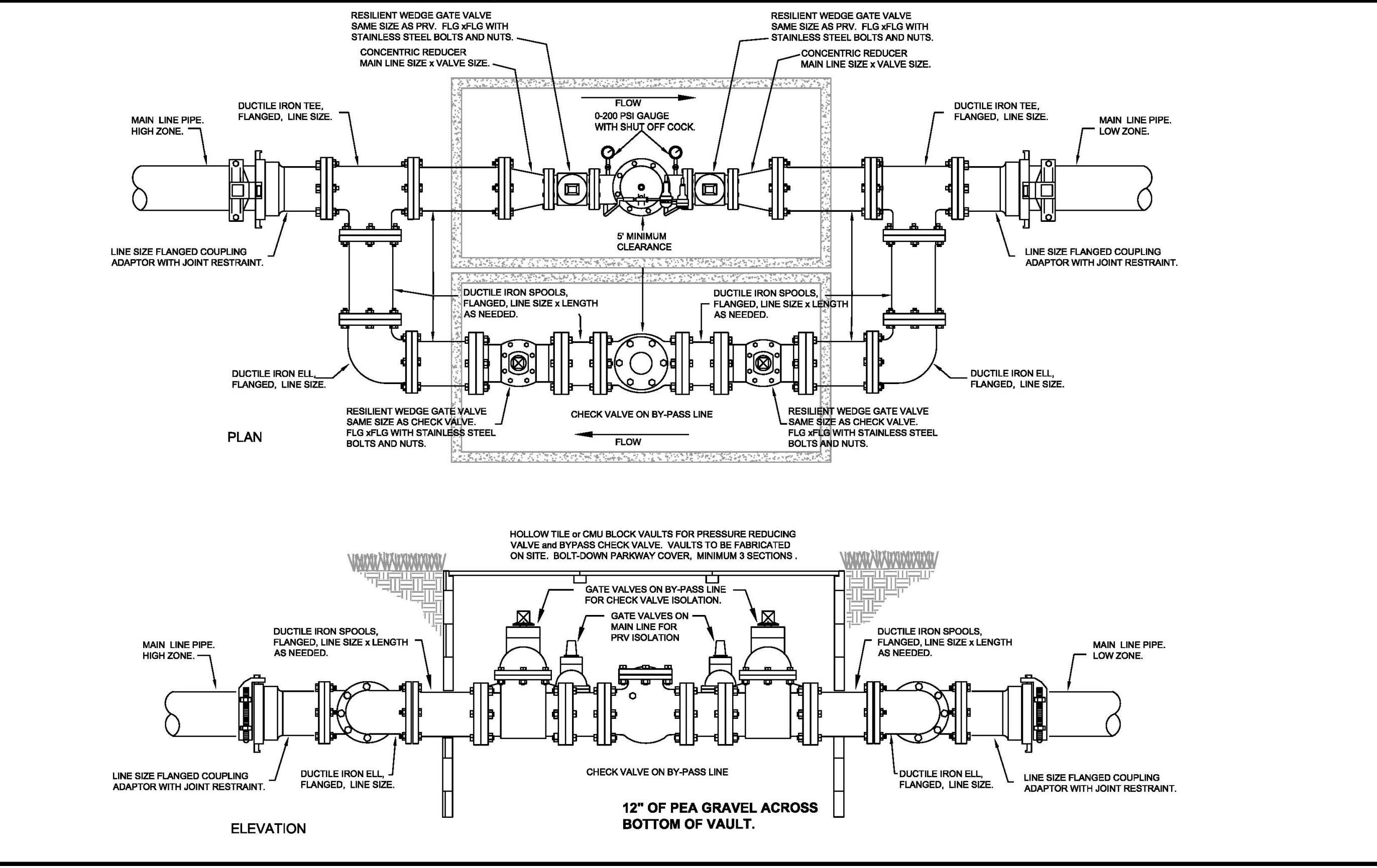
COMMUNICATION GROUNDING NOT AT ISO VALVE



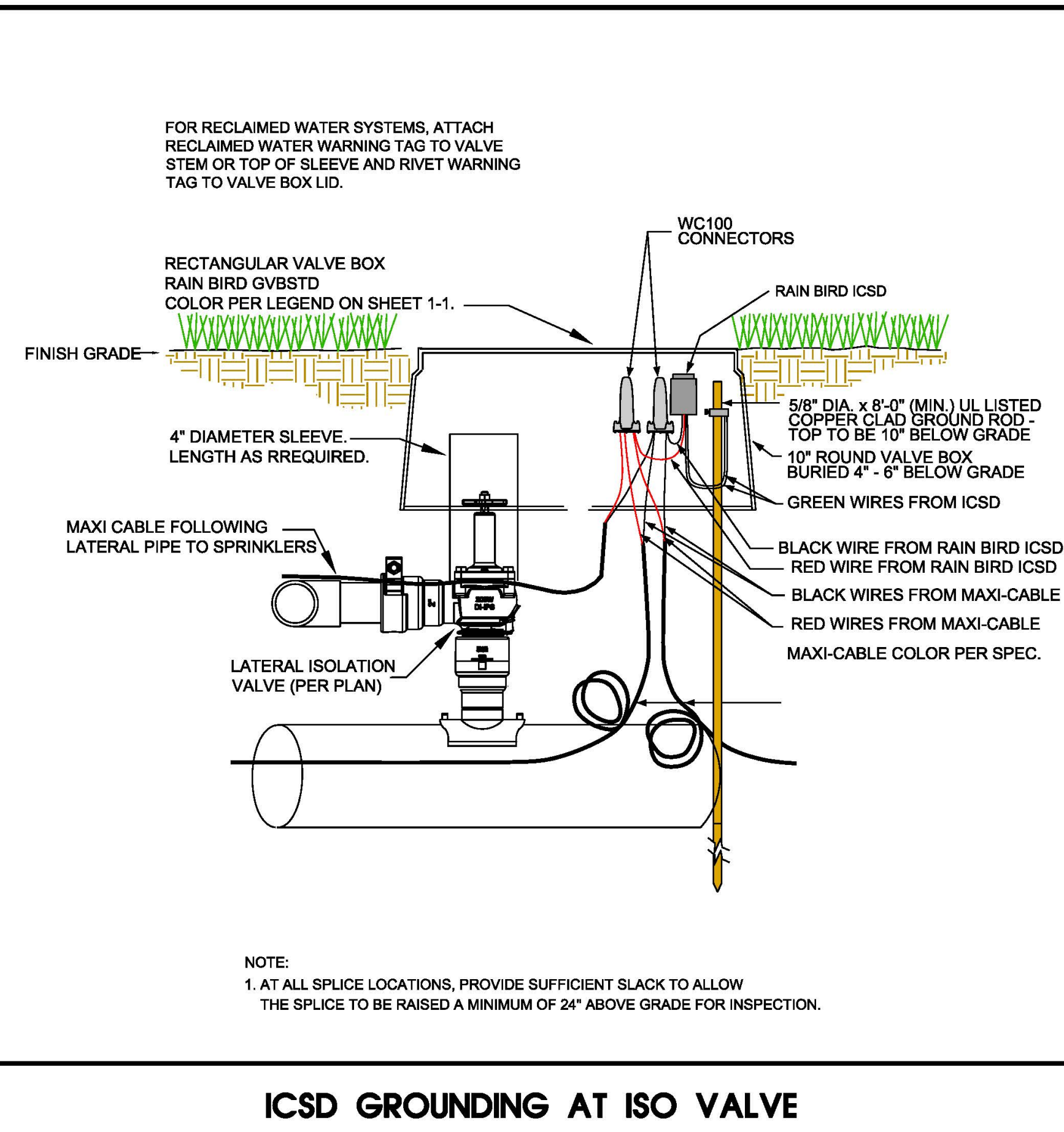
SEPARATION STANDARDS



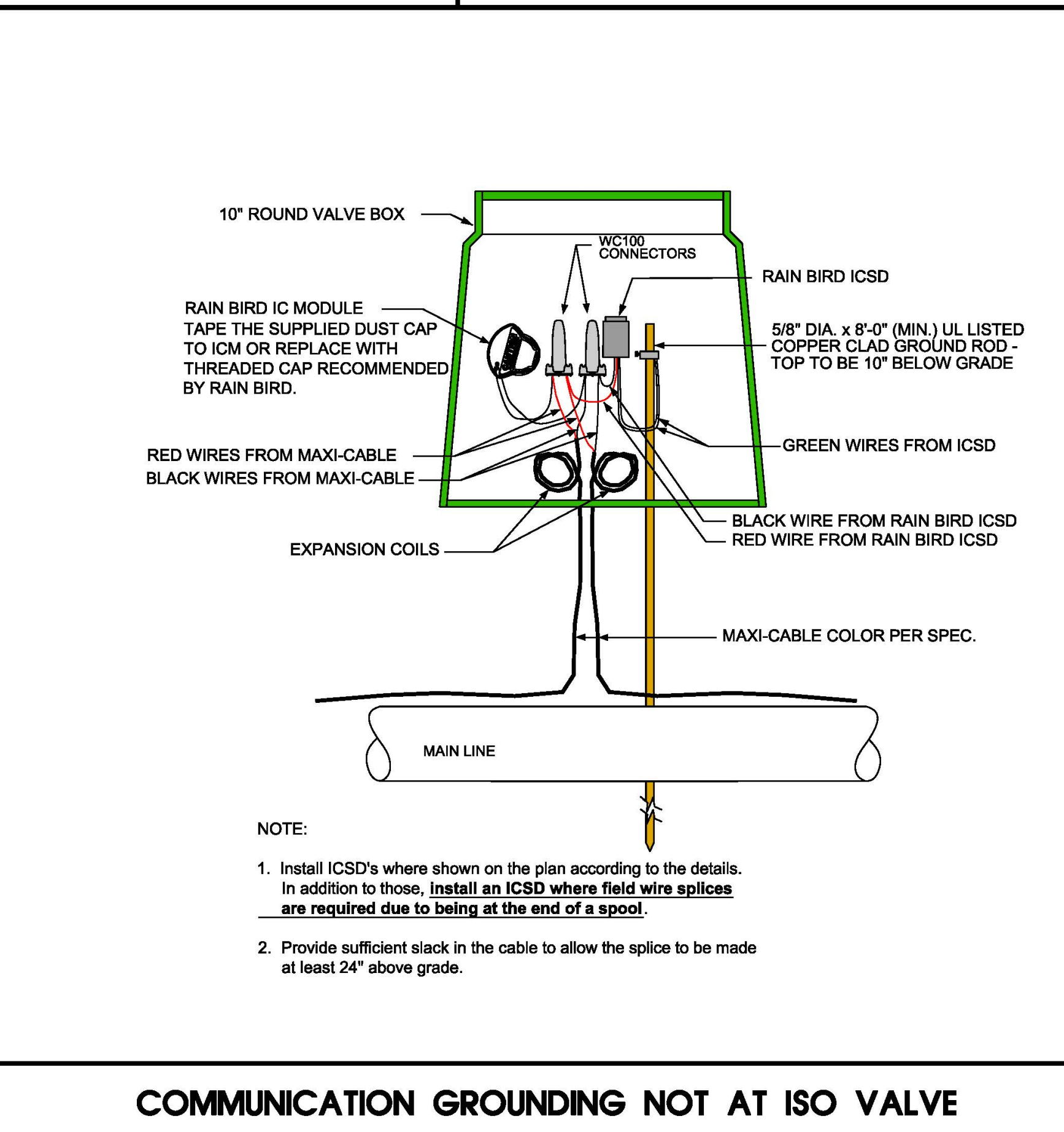
PRESSURE REDUCING VALVE with PRESSURE RELEASE



PRESSURE REGULATING VALVE with CHECK VALVE BY-PASS



ICS D GROUNDING AT ISO VALVE



COMMUNICATION GROUNDING NOT AT ISO VALVE



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

MEMORANDUM

TO:	Troy Flanagan	FROM:	Leslie Lazarotti
CC:		Tommy Dryer and Rachel Miller	
DATE:	March 3, 2025		
SUBJECT:	Biological Reconnaissance of the Ocean Course, Driving Range, Short Game Practice Area, and Upper Parking Lot, Olympic Club, San Francisco, California		

The purpose of this memorandum is to provide the results of a Biological Reconnaissance performed for the Olympic Club Golf Course, located in the City of San Francisco, San Francisco County and San Mateo County, California (**Attachment A – Figure 1**). The approximately 130-acre Study Area covers a subset of areas within the Olympic Club Golf Course where various improvements are currently proposed, including the Ocean Course, driving range, short game practice area, and upper parking lot (Study Area). WRA previously assessed these areas during site visits that occurred on the following dates: April 4, 2022, February 6, 2024, and October 7, 2024¹. WRA biologists traversed the Study Area to determine if any potential biological or jurisdictional constraints are present and assess the Study Area for the following: (1) presence of special-status species; (2) potential habitats to support special-status species; and (3) the presence of other sensitive biological resources protected by local, state, and federal laws and regulations. This memorandum describes the results of that assessment and includes any avoidance measures and recommendations that are relevant to the areas evaluated herein.

1.0 INTRODUCTION

1.1 Study Area Description

The Study Area consists of the Ocean Course and surrounding areas including the driving range, short game practice area, and upper parking lot where various upgrades and maintenance activities are proposed. Based on grading plans provided by Jim Urbina Golf Design and Sage Consulting Engineers, Inc. (Plans), activities proposed within the Study Area include the following: creation of new cart paths and/or realignment of existing cart paths; removal of a tunnel and infill of tunnel with compacted material; re-grading green and/or tees; trimming, reshaping, relocating, and/or removal of trees and shrubs; planting of new cypress trees; replacement, removal, reshaping and/or addition of dunes and bunkers; reshaping tee and green areas, installation of protective netting, and addition of fine fescue to the courses. The Plans would require site grading, demolition, tree trimming, and construction of paved surfaces, within the existing course and parking footprints.

¹ The Study Area has remained unchanged since the most recent site visit on October 7, 2024.

The Study Area straddles the county line between San Mateo County and San Francisco County, shown as the gray line in **Figures 2 and 3**. For the purposes of this memo, local regulations for both counties are included within the regulatory background section.

1.2 Regulatory Background

1.2.1 Local Coastal Plans

The Study Area is within the Local Coastal Zone Permit Area defined by the California Coastal Commission (CCC), which requires the Applicant to apply for a Coastal Development Permit or an exemption from the Coastal Development Permit Requirements. The proposed Projects must comply with the County Ordinance Codes (San Francisco and San Mateo) as well as any Local Coastal Program (LCP) and CCC policies. LCP and CCC policies, as they apply to the Study Area, are listed below.

SAN MATEO LCP

Sensitive Habitats, defined in Section 7.1 of the San Mateo Local Coastal Program (County of San Mateo 2021) are:

“any area in which plant or animal life or their habitats are either rare or especially valuable and any area which meets one of the following criteria: (1) habitats containing or supporting “rare and endangered” species as defined by the State Fish and Game Commission, (2) all perennial and intermittent streams and their tributaries, (3) coastal tide lands and marshes, (4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding, (5) areas used for scientific study and research concerning fish and wildlife, (6) lakes and ponds and adjacent shore habitat, (7) existing game and wildlife refuges and reserves, and (8) sand dunes. Sensitive habitat areas include, but are not limited to, riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs, and habitats supporting rare, endangered, and unique species”.

This assessment determined that the Study Area does not contain any Environmentally Sensitive Habitat Areas (ESHA), as defined in the LCP. However, there is a moderate potential for the Study Area to provide habitat for two special-status species, as discussed in section 3.2. LCP sections related to special-status species are provided below:

RARE AND ENDANGERED SPECIES

7.34 Permit Conditions

In addition to the conditions set forth in Policy 7.5, require, prior to permit issuance, that a qualified biologist prepare a report which defines the requirements of rare and endangered organisms. At minimum, require the report to:

a. Discuss:

- (1) Animal food, water, nesting or denning sites and reproduction, predation and migration requirements, and*
- (2) Plants life histories and soils, climate and geographic requirements.*

- b. *Include a map depicting the locations of plants or animals and/or their habitats.*
- c. *Demonstrate that any development will not impact the functional capacity of the habitat.*
- d. *Recommend mitigation*

UNIQUE SPECIES

7.48 Monterey Pine (*Pinus radiata*)

- a. *Require any development to keep to a minimum the number of native Monterey pine cut in the natural pine habitat near the San Mateo-Santa Cruz County line.*
- b. *Allow the commercial cutting of Monterey pine if it: (1) perpetuates the long-term viability of stands, (2) prevents environmental degradation, and (3) protects the viewshed within the Cabrillo Highway Scenic Corridor.*
- c. *To preserve the productivity of prime agricultural soils, encourage the control of invasive Monterey pine onto the soils.*

7.49 California Wild Strawberry (*Fragaria californica*)

Require any development, within one-half mile of the coast, to mitigate against the destruction of any California wild strawberry in one of the following ways:

- a. *Prevent any development, trampling, or other destructive activity which would destroy the plant; or*
- b. *After determining specifically if the plants involved are of particular value, successfully transplant them or have them successfully transplanted to some other suitable site. Determination of the importance of the plants can only be made by a professional doing work in strawberry breeding.*

7.50 Champion Monterey Cypress (*Cupressus macrocarpa*)

Declare the Champion Monterey Cypress Tree a Class I Heritage Tree.

(County of San Mateo 2021).

SAN FRANCISCO LCP

In 2018, an amendment to the Western Shoreline Plan incorporated the policies of the Local Coastal Program for the City of San Francisco to protect natural resources in the six mile stretch of shoreline from Fort Funston to Point Lobos. While the Western Shoreline Plan contains general objectives pertaining to the protection of coastal resources and public access, the Olympic Club is located in an area of deferred certification and is not subject to the San Francisco LCP. As such, the Olympic Club is directly subject to CCC oversight through Coastal Development Permit processes.

1.2.2 Tree Ordinances

COUNTY OF SAN MATEO

Removal of Significant Trees

A permit is required for the removal (including pruning/trimming that effectively removes a tree) of any significant tree or community of trees, whether native or non-native.

Significant Tree is defined as:

“any live woody plant rising above the ground with a single stem or trunk of a circumference of thirty-eight inches (38”) or more measured at four and one half feet (4 1/2’) vertically above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes” (County of San Mateo 1990, Section 12,012).

Removal and Trimming of Heritage Trees

If construction on a site that requires building permits (grading and demolition) for development may impact a Heritage Tree, an Existing Tree Plan assessing tree impacts associated with proposed demolition or development shall be submitted to the County. Additionally, removal or trimming of one or more Heritage Trees requires a Heritage Tree Removal/Trimming Permit through the San Mateo County Planning Department.

Heritage Trees are defined as:

- (1) *Acer macrophyllum* - Bigleaf Maple of more than 36 inches in diameter at breast height (DBH) west of Skyline Boulevard or 28 inches DBH east of Skyline Boulevard.
- (2) *Arbutus menziesii* - Madrone with a single stem or multiple stems touching each other 4.5 feet above the ground of more than 48 inches DBH, or clumps visibly connected above ground with a basal area greater than 20 square feet measured 4.5 feet above average ground level.
- (3) *Chrysolepis chrysophylla* - Golden Chinquapin of more than 20 inches DBH.
- (4) *Cupressus abramsiana* - All Santa Cruz Cypress trees.
- (5) *Fraxinus latifolia* - Oregon Ash of more than 12 inches DBH.
- (6) *Lithocarpus densiflorus* - Tan Oak of more than 48 inches DBH.
- (7) *Pseudotsuga menziesii* - Douglas Fir of more than 60 inches DBH. east of Skyline Boulevard and north of Highway 92.
- (8) *Quercus agrifolia* - Coast Live Oak of more than 48 inches DBH.
- (9) *Quercus chrysolepis* - Canyon Live Oak of more than 40 inches DBH.
- (10) *Quercus garryana* - All Oregon White Oak trees.
- (11) *Quercus kelloggii* - Black Oak of more than 32 inches DBH.
- (12) *Quercus wislizenii* - Interior Live Oak of more than 40 inches DBH.
- (13) *Quercus lobata* - Valley Oak of more than 48 inches DBH.
- (14) *Quercus douglasii* - Blue Oak of more than 30 inches DBH.
- (15) *Umbellularia californica* - California Bay or Laurel with a single stem or multiple stems touching each other 4.5 feet above the ground of more than 48 inches DBH, or clumps visibly connected above ground with a basal area of 20 square feet measured 4.5 feet above average ground level.
- (16) *Torreya californica* - California Nutmeg of more than 30 inches DBH.

(17) *Sequoia sempervirens* - Redwood of more than 84 inches DBH west of Skyline Boulevard or 72 inches DBH east of Skyline Boulevard” (County of San Mateo 1977, Section 11,050).

In addition, the San Mateo Local Coastal Plan (LCP) defines all Monterey cypress (*Cupressus macrocarpa*) trees as Heritage Trees.

CITY AND COUNTY OF SAN FRANCISCO

Protected Trees within the City and County of San Francisco are Street Trees, Significant Trees, and Landmark Trees. The Study Area does not contain any trees within the public right-of-way, therefore Street Tree ordinances do not apply. Additionally, no trees within the Study Area are listed in the “Landmark Tree Book”, therefore Landmark Tree ordinances do not apply. Lastly, Significant Trees, defined as trees within 10 feet of the public right-of-way, do not occur within the Study Area, and thus no Significant Tree ordinance applies (San Francisco Public Works 2024).

2.0 ASSESSMENT METHODS

2.1 Literature Review

Prior to each site visit, WRA biologists reviewed the following literature and performed database searches to assess the potential for sensitive natural communities (e.g., wetlands) and special-status species (e.g., endangered plants):

- San Francisco South 7.5-minute quadrangle (USGS 2021)
- Contemporary aerial photographs (Google Earth 2025)
- National Wetlands Inventory (NWI, USFWS 2025)
- California Natural Diversity Database (CNDDB, CDFW 2025a)
- CDFW Biogeographic Information and Observation System (BIOS; CDFW 2025b)
- California Native Plant Society (CNPS) Rare Plant Inventory (CNPS 2025b)
- CDFW and University of California Press publication *California Amphibian and Reptile Species of Special Concern* (Thomson et al. 2016)
- *The Marin County Breeding Bird Atlas* (Shuford 1993)
- *A Field Guide to Western Reptiles and Amphibians* (Stebbins 2003)
- *A Manual of California Vegetation Online* (CNPS 2025a)
- San Mateo County Local Coastal Program Policies (LCP; San Mateo County 2021)
- San Francisco General Plan, Local Coastal Plan, Western Shoreline (LCP; 2018)
- California Coastal Act of 1976

Database searches for special-status species (i.e., CNDDB, CNPS) focused on the San Francisco North, San Francisco South, and Montara Mountain USGS 7.5-minute quadrangles.

2.2 Site Assessment

During each site visit, the Study Area was traversed to determine (1) biological communities present within the Study Area, (2) if existing conditions provide suitable habitat for any special-status plant or wildlife species, and (3) if sensitive habitats including ESHAs are present. A 9.2-acre portion of the Study Area, consisting of the Olympic Club driving range, was remotely mapped and analyzed based on previous on-the-ground data collected during prior site visits.

Remote mapping and analysis were deemed appropriate for this area based on its long history as a developed area and the high frequency of human activity within the driving range. The potential for each special-status species to occur in the Study Area was then evaluated according to the following criteria:

No Potential. Habitat on and adjacent to the site is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).

Unlikely. Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.

Moderate Potential. Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.

High Potential. All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.

Documented. Species is observed on the site or has been recorded (i.e. CNDDDB, other reports) on the site recently.

3.0 RESULTS

3.1 Land Cover Types

Sensitive biological communities are defined as habitats that fulfill special functions or have special values, such as wetlands, streams, and riparian habitat. These habitats are regulated under federal regulations, state regulations, or local ordinances. Because the Study Area is within the Coastal Zone, sensitive habitat areas listed in the San Francisco County LCP and San Mateo LCP were considered in this review. The Study Area contains five land cover types (Figure 3), including: developed (golf course), Monterey cypress/pine stands, eucalyptus groves, ruderal/unmaintained, and ornamental/unmaintained. All land cover types within the Study Area are not classified as sensitive.



Photo 1. The Developed (golf course) with Monterey Cypress trees in the background.

Developed (Golf Course) (No vegetation alliance). Not sensitive.

Developed areas comprise the majority of the Study Area, covering 89.44 acres. Developed areas include the non-native mowed golf course grasses, paved access roads, and course infrastructure such as restrooms and construction equipment storage yards. The golf course grasses are maintained by regular mowing, watering, and treating with herbicide and fertilizer. The golf course is planted with non-native grasses including annual bluegrass (*Poa annua*), ryegrass (*Festuca perennis*), and creeping bentgrass (*Agrostis stolonifera*). The paved areas are devoid of vegetation. This land cover type does not qualify for any vegetation alliance, and it is not classified as sensitive by CDFW, San Mateo County, or San Francisco County.

Monterey Cypress/Pine Stands (*Hesperocyparis macrocarpa* - *Pinus radiata* Forest & Woodland Semi-Natural Alliance). Not sensitive.

Planted stands of Monterey cypress and Monterey pine woodland stands are interspersed throughout the developed golf greens of the Study Area, covering 23.46 acres. They are generally planted as windbreaks and groves and can be naturalized in coastal areas. The Monterey cypress/pine stands within the Study Area were dominated by either Monterey cypress or Monterey pine (*Pinus radiata*) and had a sparse understory. Understory shrubs were sparse, while the herbaceous layer was commonly dominated by non-native turf grass, or non-native annual grasses including ripgut brome (*Bromus diandrus*), Italian rye grass (*Festuca perennis*), and upright veldt grass (*Ehrharta erecta*). Although individual trees within this land cover type have the potential to be protected, Monterey Cypress/Pine Stands are not considered sensitive by CDFW, the San Mateo LCP, or San Francisco LCP.



Photo 2. Monterey Cypress/Pine Stands adjacent to Developed (golf course) areas.

Eucalyptus groves (*Eucalyptus* spp. Woodland Semi-Natural Alliance). **Not sensitive.** A few eucalyptus groves are interspersed within the Study Area, covering 0.62 acre. Within the Study Area, this land cover is dominated by blue gum eucalyptus (*Eucalyptus globulus*). Eucalyptus groves within the Study Area were composed of mature trees which produced a fairly thin canopy ($\leq 40\%$ absolute cover). Eucalyptus stands are not considered sensitive by CDFW, the San Mateo LCP, or San Francisco LCP.



Photo 3. Eucalyptus stand adjacent to Developed (golf course) areas.



Photo 4. Ruderal/unmaintained area dominated by coast tea tree, California blackberry, and Cape ivy.

Ruderal/Unmaintained (No vegetation alliance). **Not sensitive.** The ruderal/unmaintained land cover type covers 15.96 acres of the Study Area and is composed of non-native and ornamental trees, shrubs, and herbs/forbs included in the courses as golf hazards as well as unmaintained areas near the course borders. Tree and shrub species found throughout the land cover type include coast tea tree (*Leptospermum laevigatum*), blackwood acacia (*Acacia melanoxylon*), lance leaf nightshade (*Solanum lanceolatum*), California blackberry (*Rubus ursinus*), and Ngaio tree (*Myoporum laetum*). Common understory species included New Zealand spinach (*Tetragonia tetragonoides*), iceplant (*Carpobrotus edulis*), curly dock (*Rumex crispus*), sourgrass (*Oxalis pes-caprae*), and cape ivy (*Delairea odorata*). This land cover type has no alliance and is not considered sensitive by CDFW, the San Mateo LCP, or San Francisco LCP.

Ornamental (No vegetation alliance). **Not sensitive.** The Ornamental land cover type covers 0.20 acre along the south border of the parking lot of the Short Game Practice Area. This land cover type is composed of ornamental trees, shrubs, and herbs/forbs, including blueblossom (*Ceanothus thyrsiflorus* var. *thyrsiflorus*), red passionflower (*Passiflora manicata*), and yarrow (*Achillea millefolium*). This land cover type has no alliance and is not considered sensitive according to CDFW.

3.2 Special Status Species

Special-status species include plants and wildlife species that have been formally protected under the federal Endangered Species Act or California Endangered Species Act. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, species listed in the CNPS Rare Plant Rank, and species identified by the San Mateo County LCP and San Francisco County LCP were considered special status for the purpose of this review.

3.2.1 Special-status Plant Species

A total of 84 special-status plant species have been documented in the vicinity of the Study Area (CDFW 2025a). Of these 84 species, none have a moderate or high potential to occur within the Study Area. Special status plant species documented in the vicinity were classified as unlikely or having no potential to occur because of one or more of the following reasons:

- Hydrologic conditions (e.g. salt marsh habitat, swamps, seeps) necessary to support the special-status plant(s) are not present in the Study Area;
- Edaphic (soil) conditions (e.g. serpentine, clay) necessary to support the special-status plant(s) are not present in the Study Area;
- Topographic positions (e.g. elevation) necessary to support the special-status plant(s) are not present in the Study Area;
- Associated vegetation communities (e.g. chaparral, coastal prairie, valley and foothill grassland, broadleaved upland forest) necessary to support the special-status plant(s) are not present in the Study Area;
- The Study Area is outside the documented geographical range of the species; or, if it is within the species' historical range, all occurrences in the vicinity are historical (e.g. over 20 years old) or presumed extirpated;
- The Study Area is highly disturbed, and based on historic aerial imagery, it has been so for decades (Google Earth 2025).

Since the Study Area has been highly modified for decades and experiences a high frequency of human activity, it is highly unlikely that a special-status plant species would have the potential to occur within the Study Area. The Ocean Course at the Olympic Club was formally opened in 1927. Since then, the Study Area has been highly managed and regularly modified by heavy landscaping, including regular herbicide application and mowing. The Ocean Course boundaries and hole locations have stayed consistent since as early as 1946 (NETR 2025). As such, special-status plant species with only historical occurrences in the vicinity of the Study Area are highly unlikely to occur or persist within the current footprint of the golf course.

3.2.2 Special-status Wildlife Species

No special-status wildlife species were observed within the Study Area during any of the site visits. Thirty-five (35) special-status wildlife species have been documented to occur in the vicinity of the Study Area (CDFW 2025a). Most of these species were determined to have no potential or are unlikely to occur within the Study Area due to the absence of suitable habitat features and lack of connectivity to suitable habitat areas. Features not found within the Study Area that are required to support special-status wildlife species include the following:

- Perennial aquatic habitat
- Tidal marsh habitat
- High elevation woodlands
- Presence of specific host plants
- Large mammal burrows
- Serpentine soils
- Rock outcrops
- Caves, mine shafts, bridges, or abandoned buildings

The absence of such habitat features eliminates components critical to the survival or movement of most special-status species found in the vicinity. Additionally, given the Study Area's relative proximity to sensitive habitats associated with the San Francisco Bay and Lake Merced, many species documented nearby are obligates to tidal marsh and freshwater lake habitats which are not present within the Study Area. For example, California red-legged frog (*Rana draytonii*; CRLF) was historically reported to occur in Lake Merced, in the late 1800s and early 1900s (USFWS 2002). However, the Study Area does not provide suitable aquatic breeding habitat that could support populations of CRLF and upland refugia is limited to scattered gopher burrows in isolated ruderal areas. Overall, the Study Area provides little habitat value for CRLF due to intensive recreational land use (e.g., golf course maintenance) and hardscaped areas (e.g., parking lots).

Additionally, potential dispersal habitat between the Study Area and Lake Merced are of low quality. There is a concrete-lined drainage ditch that occurs on the eastern boundary of the Study Area. However, this drainage ditch has steep (~60°) concrete banks over 6-feet in height, lacks emergent vegetation/structure, and is generally too shallow to provide suitable foraging habitat or offer protection from predators. Therefore, this ditch is highly unlikely to facilitate CRLF movement. Furthermore, urban development around the golf course provides an effective barrier to CRLF upland movement between potential source populations and the Study Area.

Similarly, northwestern pond turtle (NPT; *Actinemys marmorata*) is known to occur in Lake Merced, approximately 0.3 miles east of the Study Area, but is excluded from the Study Area due to the absence of suitable aquatic or upland habitat to support this species. Additionally, there are multiple effective barriers to NPT movement between Lake Merced and the Study Area including the steep concrete-lined drainage ditch, a busy arterial road (John Muir Drive), and chain-linked fencing. Due to the absence of suitable habitat within the Study Area and lack of connectivity to other suitable habitats, both CRLF and NPT are unlikely to disperse into the Study Area from potential habitats nearby.

Several special-status species of butterfly have been documented in the vicinity of the Study Area including mission blue butterfly (*Callophrys mossii bayensis*), San Bruno elfin butterfly (*Callophrys mossii bayensis*), and Callippe silverspot butterfly (*Speyeria callippe callippe*). All of these species are unlikely to occur within the Study Area due to the absence of specific host plants necessary to provide larval and nectar resources required for the completion of life cycles. Individual monarch butterflies (*Danaus plexippus plexippus* pop. 1) have been detected within portions of the Study Area during previous site visits. However, no suitable winter roosting sites are present and there are no previous records of monarch winter roosts within the Study Area or immediate vicinity. Although numerous large Monterey pine trees are present on the site, they are not organized in groves with sufficient density to resist offshore winds and protect roosting butterflies. Furthermore, the host plant for this species, milkweed (*Plantago erecta*), was not found in the Study Area. As such, monarch butterflies are unlikely to use the Study Area for winter roosting. However, out of an abundance of caution, additional recommendations are included for these species.

Two (2) special-status species were determined to have a moderate potential to occur within the Study Area: western red bat (*Lasiurus frantzii*) and hoary bat (*Lasiurus cinereus*). These species are discussed in greater detail below. Other bat species including Townsend's big-eared bat (*Corynorhinus townsendii*) and Fringed myotis (*Myotis thysanodes*) are unlikely to occur within the Study Area due to the absence of suitable roosting sites (e.g., caves, mines, abandoned

buildings, bridges) and preferred habitat types (i.e. desert scrub, grassland, high elevation woodlands).

Western red bat (*Lasiurus blossevillii*), CDFW Species of Special Concern, WBWG High Priority.

This species is highly migratory and broadly distributed, ranging from southern Canada through much of the western United States. Western red bats are believed to make seasonal shifts in their distribution, although there is no evidence of mass migrations (Pierson et al. 2006). They are typically solitary, roosting primarily in the foliage of broad-leaved trees or shrubs. Day roosts are commonly in edge habitats adjacent to streams or open fields, in orchards, and sometimes in urban areas possibly and association with riparian trees (particularly willows, cottonwoods, and sycamores; Pierson et al. 2006). It is believed that males and females maintain different distributions during pupping, where females take advantage of warmer inland areas and males occur in cooler areas along the coast. There are multiple mature, large trees in the Study Area with the potential to provide roosting habitat for this species.

Hoary bat (*Lasiurus cinereus*), WBWG Medium Priority. Hoary bats are highly associated with forested habitats in the western United States, particularly in the Pacific Northwest. They are a solitary species and roost primarily in foliage of both coniferous and deciduous trees, near the ends of branches, usually at the edge of a clearing. Roosts are typically 10 to 30 feet above the ground. Hoary bats are thought to be highly migratory, however, wintering sites and migratory routes have not been well documented. This species tolerates a wide range of temperatures and has been captured at air temperatures between 0 and 22 degrees Celsius. Hoary bats probably mate in the fall, with delayed implantation leading to birth in May through July. They usually emerge late in the evening to forage, typically from just over one hour after sunset to after midnight. This species reportedly has a strong preference for moths, but is also known to eat beetles, flies, grasshoppers, termites, dragonflies, and wasps (WBWG 2015). Trees within the Study Area may provide suitable roost habitat for this species.

4.0 RECOMMENDATIONS

4.1.1 Sensitive Natural Communities

The Study Area does not contain sensitive natural communities. No further recommendations are required.

4.1.2 Special-Status Plant Species

The Study Area does not have the potential to support special-status plant species due to the well-documented history of disturbance. No further recommendations are required.

4.1.3 Special-Status Wildlife Species

ROOSTING BATS

Trees within the Study Area may support special-status and non-status bat roosts protected under the California Fish and Game Code (CFGC). As such, the removal or trimming of trees during the bat maternity season (generally April through September) could adversely affect bat breeding and potentially result in the loss of dependent young.

It is recommended that the removal or trimming of all trees with a diameter at breast height greater than 16 inches be conducted outside of the bat maternity season (October through March). If this is not feasible, WRA recommends that bat roost assessment be performed by a qualified biologist no more than 30 days prior to tree removal to determine if roosting bats are present. If special-status bat species or potential maternity roosts of any species are detected during these surveys, the roost trees shall be fully protected and avoided until maternity activities have ceased. Irrespective of time of year, all felled trees should remain on the ground for at least 24 hours prior to chipping, off-site removal, or other processing to allow any bats to escape.

NATIVE NESTING BIRDS

No special-status bird species were determined to have potential to nest within the Study Area. However, non-special-status native birds (e.g., passerines, raptors) may nest in trees and in vegetation within and immediately surrounding the Study Area. The active nests of such birds are protected under the federal Migratory Bird Treaty Act (MBTA) as well as by the CFGC. If construction begins during the avian nesting season, generally February 1 to August 31, nesting birds may be impacted through the removal of nest structures or through localized disturbance sufficient to cause nest abandonment. To avoid and minimize these potential impacts and maintain compliance with the MBTA and CFGC, the following is recommended:

- If construction activities are initiated during the nesting season (February 1 – August 31), a nesting bird survey should be conducted by a qualified biologist within 7 days prior to the start of ground disturbance and/or vegetation removal within the Study Area. If active nests are found, exclusion buffers appropriate to the species should be established by a qualified biologist to prevent impacts to nesting birds. Buffers should be maintained until the biologist determines that young have fledged, or the nest becomes inactive.
- If construction activities are initiated outside of the nesting season (September 1 – January 31), no pre-construction nesting bird surveys are necessary.

With the implementation of surveys and exclusion buffers, any potential impacts to native nesting birds resulting from construction within the Study Area would be minimized.

MONARCH BUTTERFLY (OPTIONAL)

This assessment determined that the Study Area is unlikely to provide suitable overwintering habitat for monarch butterflies. However, out of an abundance of caution, the following measure is recommended. Implementation of this measure will ensure project construction exceeds necessary caution for the safety of this species.

- If construction will occur during overwintering months (November through March), a pre-construction butterfly survey shall be conducted for any eucalyptus or Monterey pine trees that occur within 300 feet of construction activities. The survey shall follow the methods specified by the Xerces Society for Invertebrate Conservation (Xerces 2024). If overwintering monarch butterflies are not found, construction activities can proceed as planned. If overwintering monarch butterflies are found, the qualified biologist conducting the survey shall establish a no-disturbance buffer until the qualified biologist has confirmed that monarch butterflies have left the site.

5.0 CONCLUSION

Based on WRA's analysis, likely biological constraints for the Projects relate to protected trees within the Study Area, as well as the potential for the Study Area to support roosting bats and nesting birds protected under the MBTA and CFGC. Project-specific measures have been recommended to minimize potential impacts to wildlife. If tree removal is necessary for construction, tree removal permits would be required from the appropriate entity.

ATTACHMENTS

Attachment A. Figures

Figure 1. Study Area Regional Location Map

Figure 2. Aerial Site Map

Figure 3. Land Cover Types

6.0 REFERENCES

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Figure 1. Study Area Regional Location Map

Ocean Course
 Driving Range, Short Game Practice Area,
 and Upper Parking Lot
 Olympic Club
 San Francisco, CA

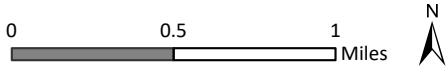




Figure 2. Aerial Site Map

Ocean Course
 Driving Range, Short Game Practice Area, and Upper Parking Lot
 Olympic Club
 San Francisco, CA

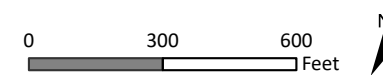
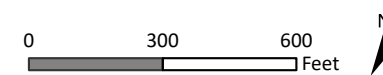




Figure 3. Land Cover Types

Ocean Course
 Driving Range, Short Game Practice Area, and Upper Parking Lot
 Olympic Club
 San Francisco, CA





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
WEB: WWW.COASTAL.CA.GOV



September 15, 2025

NOTICE OF PERMIT WAIVER EFFECTIVENESS

To: Mr. Troy Flanagan, on behalf of The Olympic Club (San Francisco)

From: Stephanie Rexing, North Central Coast District Manager
Luke Henningsen, Coastal Planner

Subject: Coastal Development Permit (CDP) 2-25-0279-W

Please note that CDP Waiver 2-25-0279-W was reported to the California Coastal Commission on September 12, 2025, and became effective as of that date. CDP Waiver 2-25-0279-W allows for:

Repair, maintenance, and minor improvements to portions of the Olympic Club's 18-hole "Ocean Course" - including: installation of a modernized replacement irrigation system; minor changes to tee areas, bunkers, and greens complexes, including grading and turf updates; tree removal, with native replacement plantings; and minor improvements and repairs to the practice facility, all within the existing developed footprint of the Olympic Club located at 599 Skyline Boulevard, situated in both San Francisco and San Mateo Counties.

Please be advised that CDP Waiver 2-25-0279-W only authorizes the development as proposed and described in the Commission's files; any changes to the proposed and described project may require a CDP to account for the changes or a CDP for the entire project. If you have any questions, please contact Luke Henningsen in the North Central Coast District Office at the address and phone number above.

Sincerely,

Kate Huckelbridge
Executive Director

Original on File signed by:

DocuSigned by:

035996259AAE49E
Stephanie Rexing
North Central Coast District Manager

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
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F10

Prepared August 29, 2025 for September 12, 2025 Hearing

To: Coastal Commissioners and Interested Persons

From: Dan Carl, North Central Coast District Director

Subject: North Central Coast District Director's Report for September 2025

The California Coastal Commission's North Central Coast District is reporting the following coastal development permit (CDP) waivers, immaterial CDP amendments, immaterial CDP extensions, emergency CDPs (ECDPs), and LCP certification reviews to the Commission **on September 12, 2025** via public hearing. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review from the Commission's North Central Coast District Office in San Francisco (see location/contact information above). ECDPs and LCP certification reviews are being reported for informational purposes only, and don't require Commission concurrence, but staff is asking for the Commission's concurrence on the other reported items and will report any objections received and any other relevant information on these items when such items are considered **on September 12th**. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual items attached for specific requirements).

Items being reported on September 12, 2025 (see attached)

CDP Waivers and LCP Certification Reviews

- 2-25-0279-W, Olympic Club "Ocean Course" Improvements (San Francisco)

CDP Amendments

- None

CDP Extensions

- None

Emergency CDPs

- None

How to provide testimony at this hearing

To provide verbal testimony to the Commission, interested parties must sign up to speak on this item before the Commission's Chairperson opens the hearing for it on **September 12th**, where such parties can sign up to speak either on-line or in-person, and where such parties can choose to testify either virtually or in-person. More detail

North Central Coast District Director's Report

on how to do so can be found in the Coastal Commission's "Public Participation Procedures", where such procedures are available on the Coastal Commission's website (www.coastal.ca.gov) under the "Meetings" and "Rules and Procedures" tab, from Commission staff at any Commission office, or at the meeting itself. In any case, the hearing will physically take place **at Fort Bragg Town Hall, 363 N. Main Street, Fort Bragg, CA, 95437.**

How to provide written comments for this hearing

To submit written materials for Commission review, interested parties may email (to NorthCentralCoast@coastal.ca.gov), mail (to 455 Market Street, Suite 228, San Francisco, CA 94105), or directly submit such materials to Commission staff. **If such materials are received by Commission staff by 5pm on the Friday before the hearing, staff will distribute your materials to the Commission. However, materials received after this time will not be distributed to the Commission.** Alternatively, including where the above deadline is missed, interested parties may also submit such materials directly to the Commissioners (a current list of Commissioner names and email addresses is available from Commission staff or from the Commission's website) if such materials are submitted to all Commissioners and their alternates, and to Commission staff. Please succinctly summarize the reasons for your position – and avoid lengthy submittals – as much as possible.

Questions?

Questions regarding this agenda item and/or this hearing should be directed to the Commission's North Central Coast District office at 455 Market Street, Suite 228, San Francisco, CA 94105, 415-904-5260; or at NorthCentralCoast@coastal.ca.gov.

CALIFORNIA COASTAL COMMISSION

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NOTICE OF PROPOSED PERMIT WAIVER

Date: August 29, 2025
To: All Interested Parties
From: Stephanie Rexing, North Central Coast District Manager
Luke Henningsen, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 2-25-0279-W
Applicant: The Olympic Club

Proposed Development

Repair, maintenance, and minor improvements to portions of the Olympic Club's 18-hole "Ocean Course" - including: installation of a modernized replacement irrigation system; minor changes to tee areas, bunkers, and greens complexes, including grading and turf updates; tree removal, with native replacement plantings; and minor improvements and repairs to the practice facility, all within the existing developed footprint of the Olympic Club located at 599 Skyline Boulevard, situated in both San Francisco and San Mateo Counties.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the Applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed repair and minor improvements project will restore and enhance areas of the Ocean Course but not change the current use of the land, expand the existing course footprint, or otherwise intensify the historical use of the property; and certain improvements such as the irrigation system will modernize course operations, through improved water usage efficiency. All construction activities will occur within the existing footprint of the developed golf course and away from known sensitive habitats and public access areas. All non-native tree removal activities proposed are subject to pre-construction surveys and stop work requirements, as well as required best management practices for any nesting birds and roosting bats if found. Finally, the project incorporates an erosion and sediment control plan that requires best management practices to ensure offsite drainage will not be impacted by construction or grading activities, and no material will be exported off-site. Accordingly, the potential for adverse impacts to coastal resources - including biological resources and public access - is minimal, consistent with Coastal Act Chapter 3 and the certified City of San Francisco and San Mateo County Local Coastal Programs.

California Environmental Quality Act (CEQA)

CEQA Section 21080.5(d)(2)(a) prohibits a proposed development from being approved if there are feasible alternatives and/or feasible mitigation measures available that would substantially lessen any significant adverse effect that the development may have on the environment. San Francisco and San Mateo Counties, acting as lead CEQA agencies, determined that the proposed project was Categorically Exempt - with both citing CEQA Section 15304 (Class 4) - and thus did not identify any significant adverse environmental effects from the project. The Commission's review, analysis, and decision-making process for CDPs and CDP amendments has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA (CCR Section 15251(c)). Accordingly, in fulfilling that review, relevant coastal resource issues with the proposal have been considered and the approval of the proposed CDP waiver is not expected to result in any significant environmental effects, including as those terms are understood in CEQA. Accordingly, it is not necessary for the Commission to suggest modifications (including through alternatives and/or mitigation measures) as there are no significant adverse environmental effects that approval of the proposed CDP waiver would necessitate. Thus, the proposed CDP waiver will not result in any significant adverse environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).

Coastal Commission Review Procedure

This waiver is not valid until it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Friday, September 12, 2025. If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have questions about the proposal or wish to register an objection, please contact Luke Henningsen in the North Central Coast District office.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H

Conditions:

- DRA 1. Project will comply with County drainage policy to prevent stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the Building permit or Planning permit for new residential development, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Planning and Building Department for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works and Planning and Building Department for review and approval.
- DRA 2. Each lot of the subdivision will come in as a separate building permit. A final C.3 and C.6 Development Review Checklist, drainage analysis/drainage report, and drainage plan prepared by a registered Civil Engineer will be provided at the time of building permit submittal for each lot of the subdivision.
- DRA 3. Project collectively creates greater than 5000 sq ft of impervious surface. Per the Municipal Regional Stormwater NPDES Permit, new development projects that create 5000 sq ft or more of impervious surface (collectively over the entire project site), including residential housing subdivision, are subject to C3 requirements. Project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Regulated Projects Guide for assistance in implementing LID measures at the site.
- DRA 4. Design of stormwater treatment measures shall be consistent with technical guidance for the applicable type per C3 Regulated Guidebook (e.g., biotreatment measure provided in Chapter 6 of the C.3 Regulated Projects Guide, etc.).
- DRA 5. Redevelopment projects that replace or alter more than 50 percent of the existing on-site impervious surface are required to treat stormwater runoff from the entire site consisting of all existing, new, and/or replaced impervious surfaces (as well as any frontage area that is redeveloped). Treatment controls shall be designed and sized to treat runoff from the entire redevelopment project (including all existing, new, and/or replaced impervious areas) using flow or volume-based sizing criteria specified in Provision C.3.d of the Municipal Regional Stormwater Permit.
- DRA 6. No treatment measures (other than properly sealed and screened cisterns or rain barrels) shall have standing water more than five (5) days, for vector control
- DRA 7. Prior to the final of the building permit for the project, the property owner shall coordinate with the Project Planner to enter into an Operation and Maintenance Agreement (O&M Agreement) with the County (executed by the Community Development Director) to

ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control and HM measures according to the approved Maintenance Plan(s), for the life of the project. The O&M Agreement shall provide County access to the property for inspection. The Maintenance Agreement(s) shall be recorded for the property and/or made part of the CC&Rs.

- DRA 8. Property owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) Maintenance Plan(s). Maintenance of all site design and treatment control measures shall be the owner's responsibility.
- DRA 9. The property owner is responsible for submitting an Annual Report accompanied by a review fee to the County by December 31 of each year, as required by the O&M Agreement. The property owner is also responsible for the payment of an inspection fee for County inspections of the stormwater facility, conducted as required by the NPDES Municipal Regional Permit.
- DRA 10. Approved Maintenance Plan(s) shall be kept on-site and made readily available to maintenance crews. Maintenance Plan(s) shall be strictly adhered to.
- DRA 11. Site access shall be granted to representatives of the County, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems and runoff controls. A statement to that effect shall be made a part of the Maintenance Agreement and/or CC&Rs recorded for the property.
- DRA 12. Property owner shall be required to pay for all County inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the County.
- DRA 13. Your project is classified as a SWRS site. Project is subject to all requirements of the Municipal Regional Stormwater NPDES Permit (MRP) provision C.6. Projects subject to MRP provision C.6 are subject to monthly inspections from October 1 to April 30. Please refer to the most recent edition of the MRP for C.6 as well as C.6.e.ii.
- DRA 14. Advisory Comment: Based on the information provided, this project is classified as a "C.3 Regulated" (Standard Review). This classification of project is required to have a comprehensive precise drainage plan and drainage report prepared by a California Registered Professional Civil Engineer (PE). Ensure to reference the SMCWPPP - San Mateo County Wide C.3 Regulated Projects Guide for requirements and Site Design Measures. Please also refer to the County of San Mateo Drainage Manual.