

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

DATE: February 1, 2018

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of the certification of an Initial Study/Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), a Use Permit Renewal and Amendment, pursuant to Section 6500 of the San Mateo County Zoning Regulations, and a Grading Permit, pursuant to Section 9283 of the San Mateo County Building Regulations (Division VII, Ch. 5), to continue operations of the California Golf Club of San Francisco (Golf Club), and to construct a new 20,000 sq. ft. building (for maintenance, tractor equipment storage, office space and six dorm rooms), new access road, parking and paved areas. Existing temporary maintenance and equipment storage tent structures will be removed. The Grading Permit is for 6,406 cubic yards of grading consisting of 3,203 cubic yards of cut and 3,203 cubic yards of fill. Sixty-five (65) trees are proposed for removal while thirteen (13) trees are proposed to be retained. The project is located at 844 West Orange Avenue, in the unincorporated South San Francisco area of San Mateo County.

County File Number: PLN 2006-00517 (California Golf Club/Bunton)

PROPOSAL

The applicant, Greg Bunton, requests to renew and amend the current use permit to continue the operations of the golf club, and to allow the construction a new 20,000 sq. ft. building comprised of maintenance space, tractor equipment storage, office space and six (6) dorm rooms (for golf club interns undergoing 12-18 months of training). New access road, parking and paved areas, and the removal of existing temporary maintenance and equipment storage tent structures is also included. The maintenance facility in its current location consists of temporary tents that are used for the maintenance work and storage serving the golf course. The project scope excludes and does not affect the existing club house and its associated structures and parking. The project site is located at the northeast area of the golf course. The new entry access to the facility will be from an existing Westborough Avenue gate. The existing clubhouse and cart barn and the associated parking areas will remain intact and are outside the scope of this project. The project proposal involves the construction of a two-story maintenance building and a one-story tractor barn, and the associated grading to accommodate them and the new access driveway and parking. The maintenance building includes equipment and tractor storage areas on the first floor, while the second floor accommodates the woodshop area, six (6) dormitory rooms, living room, offices,

men's and women's restrooms, shower stall, men's locker room and staff break room. The tractor barn is comprised of a single floor for tractor storage. Located adjacent to this barn are the fueling and clean-up areas. Twenty-seven (27) parking spaces are provided, where fifteen (15) is the required minimum for this project.

RECOMMENDATION

That the Zoning Hearing Officer certify the Initial Study/Negative Declaration and approve the Use Permit Renewal/Amendment and Grading Permit, County File Number PLN 2006-00517, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Dennis P. Aguirre, Project Planner, Telephone 650/363-1867

Report Reviewed By: Dave Holbrook, Senior Planner, Telephone 650/363-1850

Applicant/Owner: Greg Bunton (Architect) / California Golf Club

Location: 844 West Orange Avenue, South San Francisco (unincorporated San Mateo County)

APN: 013-250-080

Parcel Size: 189 Acres

Parcel Legality: Developed Parcel

Existing Zoning: R-1/S-11 (One-Family Residential District/S-11 Combining District with 1-5 acres minimum parcel size), where a golf course is allowed subject to the approval of a use permit.

General Plan Designation: Private Recreation

Sphere-of-Influence: City of South San Francisco

Existing Land Use: Private Golf Club

Water Supply: California Water Service Company

Sewage Disposal: City of South San Francisco

Flood Zone: Zone X, Panel Number 06081C0039E, with effective date of October 16, 2012.

Environmental Evaluation: Negative Declaration published with a public review period starting on December 7, 2017 and ending on December 27, 2017 (Attachment F).

Setting: The subject site is located on a 189-acre parcel owned and operated by the Golf Club. The golf club was constructed in 1921 and has undergone numerous improvements. Built-up residential areas surround the golf course northward and westward within the city limits of South San Francisco. Junipero Serra Boulevard is eastward and Westborough Boulevard southward, with access to the site via Orange Avenue. The course features rolling terrains with tree-lined fairways that are typical of golf courses designed in the early 1900s. The site topography is generally hilly, typical of golf courses designed with undulating fairways as the layout of choice. Trees line the northwest/east perimeters of this maintenance site. The Golf Club offers its 345 members the typical clubhouse and pro-shop services found in most private golf clubs, including restaurant and bar facilities, restrooms and parking. The County has issued Use Permit amendments for various past select improvements further described below.

Chronology:

<u>Date</u>	<u>Action</u>
1921	- Golf course developed.
1957	- Residential zoning adopted for this area which required the approval of a use permit to operate a golf course.
September 5, 1980	- UP 80-17, original Use Permit to repair and expand clubhouse.
August 6, 1987	- UP 80-17 amended to increase on-site parking.
August 12, 1991	- Application submitted for USE 91-0020 and GRD 91-0013 requesting an amendment to the existing Use Permit and a Grading Permit to grade 10,125 cubic yards of material to construct two lakes to be used for irrigation on the existing golf course (combined as one application).
January 2, 1992	- Use Permit Use 91-0020 and GRD 91-0013 approved.
July 17, 1997	- Use Permit Renewal and Tree Removal Permit TRT 97-0058 approved.
September 5, 2002	- Use Permit Renewal PLN 2001-00552 approved and valid for a period of five years, ending September 4, 2007.
December 12, 2006	- Use Permit Renewal/Amendment, Grading Permit and Tree Removal Permit (PLN 2006-00517) applied for.
January 11, 2007	- Pre-Application Workshop with the public conducted.
May 9, 2007	- Planning Commission Public Hearing approval on PLN 2006-00517.

- May 2015 - Administrative Review of previous Use Permit.
- May 2017 - Submittal of use permit renewal and amendment to continue operations of the golf club and to construct a new maintenance facility.
- February 1, 2018 - Zoning Hearing Officer meeting.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

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:

Vegetative, Water, Fish and Wildlife Resources Policy 1.24 (Protect Vegetative Resources) calls for development to ensure the minimization of the removal of vegetative resources and/or stabilization of slopes or reduction of water runoff, erosion or sedimentation, and/or protection of historic scenic trees. The applicant has submitted a Maintenance Yard Project Tree Report (Arborist Report) prepared by HortScience, Inc., dated May 24, 2017, that identified and recommended sixty-five (65) trees for removal and thirteen (13) trees to be retained in order to accommodate the development of the maintenance facility. The Arborist Report (Attachment E) recommended mitigation measures to reduce development impacts to existing trees and improve their health and vitality throughout the clearing, grading and construction phases of development, included as Condition Nos. 65 through 82 of this staff report (Attachment A).

Visual Quality Policy 4.35 (*Urban Area Design Concepts*) calls for new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas, and to ensure that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. As discussed in the Initial Study/Mitigated Negative declaration, the project site is located neither within a State or County Scenic corridor nor a Design Review District. The two-story building will not be visible from the neighboring residential areas. The building will be visible from Westborough Boulevard. However, sufficient setback along this thoroughfare, including new landscaping comprised of an 8-foot screening hedge that lines this edge of the project site parallel to Westborough Boulevard assures that visual impacts are reduced relative to this area. The proposed non-reflective metal roof and siding materials further contribute to bringing the visual impact to a less than significant level, thereby complying with this policy.

Park and Recreation Resources Policy 6.49 (*Role of Private Sector*) encourages the private sector to provide park and recreation facilities and services. The golf club offers its members the typical services and facilities found in most private golf clubs such as golf and a clubhouse. The continued operation and proposed improvement of the California Golf Club to provide recreational facilities to private members complies with the policy.

Urban Land Use Policies 8.34 through 8.39 require that the proposed project is consistent with its land use designation and zoning district, including maximum allowed densities, minimum allowed parcel sizes, height, bulk, setback requirements, on-site parking requirements, and specific development standards. The current use of the site includes a golf course and associated facilities which operates under an approved use permit. The golf course use is consistent with the General Plan's Private Recreation Land Use designation and the R-1/S-11 Zoning District Regulations for this site, which permits the golf course use subject to the issuance of a Use Permit. The table in Section 2 elaborates further the project's compliance with the R-1/S-11 Development Standards. The project complies with these policies as the new maintenance facility would be located well within setback boundaries, and would not affect the neighboring homes' access to light and air. A surplus of parking spaces is provided in excess of those required by County parking regulations for this project.

2. Conformance with the Zoning Regulations

a. Development Standards

The following table summarizes the project's compliance with the development standards of the R-1/S-11 Zoning District.

Development Regulations	Required	Proposed (Existing)
Building Site Area	1-5 acres	(189 acres)
Minimum Front Yard Setback	50 ft.	>50 ft.
Minimum Rear Yard Setback	20 ft.	>20 ft.
Minimum Right Side Setback	20 ft.	>20 ft.
Minimum Left Side Setback	20 ft.	55 ft.
Maximum Height	36 ft.	28 ft.
Maximum Lot Coverage	15%	<1%
<u>Parking:</u>		
Required by Parking Standards	15	27

3. Conformance with Parking Regulations

Pursuant to Section 6119 of the Zoning Regulations, 15 parking spaces are required for the project, based on storage areas, office spaces and dormitory rooms. The total proposal includes 27 parking spaces that leaves a surplus of 12 parking spaces. The six parking spaces allotted and permanently marked for the dorm rooms will be part of a condition of approval that will require permanent spaces for these rooms (Condition No. 93).

4. Conformance with the San Francisco Airport (SFO) Airport Land Use Compatibility Plan (ALUCP)

Upon review of the provisions of the San Francisco Airport (SFO) Airport Land Use Compatibility Plan (ALUCP) for the environs of San Francisco Airport, staff has determined that the project site is located outside of the Safety Compatibility Zones within the Airport Influence Area (AIA). Aircraft accident level is considered to be low at the site. Also, the project site is located outside of the Noise Compatibility Zones within the Airport Influence Area (AIA). Aircraft noise level is considered to be low at the site.

5. Previous Use Permit Conditions

The previous use permit renewal in 2012 involved the consideration to allow the continued use of the golf club. Site inspections conducted by staff have confirmed compliance with the conditions associated with the approval of this renewal. The continued operations of the golf club is part of this current project review and upon approval will establish a new Use Permit renewal date of February 1, 2023.

6. Conformance with the Grading Regulations

Staff has determined that the project complies with the required findings for the approval of a grading permit pursuant to Section 8604.6(a) of the San Mateo County Ordinance Code, elaborated as follows:

- a. That the granting of the permit will not have a significant adverse impact on the environment.

The proposed grading would accommodate the development of the maintenance facility into the sloping terrain of the project site. The project has been reviewed by the Department of Public Works and the Geotechnical Section and recommended conditions are included in Attachment A to ensure compliance with their respective standards to mitigate any potential negative environmental impacts, to include project related erosion and sedimentation. An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project, pursuant to the California Environmental Quality Act (CEQA). No comments

were received. In order to reduce the potential environmental impacts to a less than significant level, fifty (50) mitigation measures have been included as Condition Nos. 43 through 92 for this project (Attachment A).

- b. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo Ordinance Code, including the standards referenced in Section 9283.

Upon review by Planning staff, the Department of Public Works and the Geotechnical Section of the grading plan, erosion, sediment control plan and soils report, the project has been deemed to comply with the grading standards. As conditioned, all grading work shall conform to plans prepared and submitted by Sigma Prime Geosciences, Inc., the project's engineering consultants. The project engineers will also be responsible for the inspection and certification of the grading upon completion of the work and will be required to certify that the work is in conformity with the approved plans, and the Grading Regulations.

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

As elaborated in the Section A.1 of this report, the project complies with applicable General Plan Policies, including those pertaining to Urban Land Use, Park and Recreation Resources and Visual Quality.

7. Conformance with Use Permit Findings

Staff's recommendation to approve the project is based on the following finding pursuant to Section 6503 of the San Mateo County Zoning Regulations which states: "That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood."

The proposed new maintenance facility would not involve any operational changes to the existing golf club and would improve its maintenance operations via the establishment of a permanent site. The removal of the temporary tents that constitute the current maintenance areas will make way for potential additional parking areas in the event that future expansion would require additional parking for the golf course. The two-story building will not be visible from the neighboring residential areas. Although the building will be visible from Westborough Boulevard, sufficient setbacks along this thoroughfare, including new landscaping comprised of an 8-foot screening hedge that lines this edge of the project site parallel to Westborough Boulevard assure that visual impacts are reduced relative to this area. The proposed non-reflective metal roof and siding materials further contribute to bringing the visual impact to a less than significant level.

The proposed 27 parking spaces provide surplus since only 15 spaces are the minimum required. An Arborist Report (Attachment E) has been submitted by the applicant that includes the retention of thirteen (13) trees associated with the recommended removal of sixty-five (65) trees in order to accommodate the development of the maintenance facility.

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project, pursuant to the California Environmental Quality Act (CEQA). No comments in response to the IS/MND were received. The IS/MND (Attachment F) was published on December 7, 2017, with a review period ending on December 27, 2017. In order to reduce the potential environmental impacts to a less than significant level, fifty (50) mitigations measures have been included as Condition Nos. 43 through 92 for this project (Attachment A).

Staff has concluded that neither the continued use nor the new development will have a detrimental impact on the surrounding neighborhood.

B. ENVIRONMENTAL REVIEW

Due to potential environmental impacts associated with the project based on the development of a new maintenance facility for the golf club, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project, pursuant to the California Environmental Quality Act (CEQA). The IS/MND (Attachment F) was published on December 7, 2017, with a review period ending on December 27, 2017. No comments were received. In order to reduce the potential environmental impacts to a less than significant level, fifty (50) mitigations measures have been included as Condition Nos. 43 through 92 for this project (Attachment A).

C. OTHER REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Cal-Water
Cal-Fire
Geotechnical Section
Environmental Health Division
City of South San Francisco Sewer District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Site Photos
- E. Maintenance Yard Project Tree Report prepared by HortScience, Inc. dated May 24, 2017.
- F. Initial Study/Mitigated Negative Declaration

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2006-00517

Hearing Date: February 1, 2018

Prepared By: Dennis P. Aguirre
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the Initial Study/Mitigated Negative Declaration is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.
2. That, on the basis of the Initial Study/Mitigated Negative Declaration and comments hereto, there is no evidence that the project, subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.
3. That the Initial Study/Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
4. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, satisfy Mitigation and Reporting Plan requirements established by California Public Resources Code Section 21081.6.

Regarding the Use Permit, Find:

5. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The proposed new maintenance facility would not involve any operational changes to the existing golf club and would improve its maintenance operations via the establishment of a permanent site. The removal of the temporary tents that constitute the current maintenance areas will make way for potential additional parking areas in the event that future expansion would require

additional parking for the golf course. The two-story building will not be visible from the neighboring residential areas. Although the building will be visible from Westborough Boulevard, sufficient setbacks along this thoroughfare, including new landscaping comprised of an 8-foot screen hedge that line this edge of the project site parallel to Westborough Boulevard assure that visual impacts are reduced relative to this area. The proposed non-reflective metal roof and siding materials further contribute to bringing the visual impact to a less than significant level. The proposed 27 parking spaces provide surplus since only 15 spaces are the minimum required. An Arborist Report (Attachment E) has been submitted by the applicant that includes the retention of thirteen (13) trees associated with the recommended removal of sixty-five (65) trees in order to accommodate the development of the maintenance facility.

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project, pursuant to the California Environmental Quality Act (CEQA). No comments in response to the IS/MND were received. The IS/MND (Attachment F) was published on December 7, 2017, with a review period ending on December 27, 2017. In order to reduce the potential environmental impacts to a less than significant level, fifty (50) mitigations measures have been included as Condition Nos. 43 through 92 for this project (Attachment A).

Regarding the Grading Permit, Find:

6. That the granting of the permit will not have a significant adverse impact on the environment. The proposed grading would accommodate the development of the maintenance facility into the sloping terrain of the project site. The project has been reviewed by the Department of Public Works and the Geotechnical Section and recommended conditions are included in Attachment A to ensure compliance with their respective standards to mitigate any potential negative environmental impacts, to include project related erosion and sedimentation. An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project, pursuant to the California Environmental Quality Act (CEQA). No comments were received. In order to reduce the potential environmental impacts to a less than significant level, fifty (50) mitigation measures have been included as Condition Nos. 43 through 92 for this project (Attachment A).
7. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo Ordinance Code, including the standards referenced in Section 9283. Upon review by Planning staff, the Department of Public Works and the Geotechnical Section of the grading plan, erosion, sediment control plan and soils report, the project has been deemed to comply with the grading standards. As conditioned, all grading work shall conform to plans prepared and submitted by Sigma Prime Geosciences, Inc., the project's engineering consultants. The project engineers will also be responsible for the inspection and certification of the grading upon completion of the work and will be required to certify that the work is in conformity with the approved plans, and the Grading Regulations.

8. That the project is consistent with the General Plan. As elaborated in the Section A.1 of this report, the project complies with applicable General Plan Policies, including those pertaining to Urban Land Use, Park and Recreation Resources and Visual Quality.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Zoning Hearing Officer on February 1, 2018. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval.
2. The Use Permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. An extension of this approval will be considered upon written request and payment of the applicable fees sixty (60) days prior to the permit's expiration. The applicant shall apply for a Use Permit renewal with the applicable fees six months prior to the expiration date of February 1, 2023.
3. Any change in use or intensity of the proposed structure or any other structures or uses shall require an amendment to the use permit. Amendment to this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
4. The applicant shall include the approval letter on the top pages of the building plans to ensure that the conditions of approval are included with the on-site plans.
5. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the

construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

- d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing applications of pesticides and fertilizers to avoid polluting runoff.

7. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of grading and construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
9. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and Cal-Fire.
10. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.
11. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on West Orange Avenue and Westborough Boulevard. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on West Orange Avenue and Westborough Boulevard. There shall be no storage of construction vehicles in the public right-of-way.
12. 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 Ordinance Code Section 4.88.360).
13. Installation of the approved landscape plan is required prior to final inspection.

14. The applicant shall submit proof of tree replanting before a final inspection has been scheduled.
15. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant tree(s). Once all review agencies have approved your Building Permit, you will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at the Planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please contact Jeremiah Pons, Building/Erosion Control Inspector, at 650/599-1592 or jpons@smcgov.org, to schedule a pre-site inspection. A \$144 inspection fee will be assessed to the Building Permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Building Inspection Section.
16. Prior to final approval of the building permit by the Department of Public Works, on-site storm drain inlets shall be clearly marked with the words "No Dumping! Flows to Bay," or equivalent using thermoplastic material or a plaque.
17. Trash storage areas (including recycling or food compactor areas or similar areas), wash areas, loading docks, repair/maintenance bays, and equipment or material storage areas shall be completely covered and bermed to ensure that no stormwater enters the covered area. Covered areas shall be sloped to drain to area drains connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.
18. As the project involves over 1 acre of land disturbance, the property owner shall file a Notice of Intent (NOI) with the State Water Resources Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project's NOI, WDID Number, and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Current Planning Section and the Building Inspection Section, prior to the issuance of the grading permit "hard card."
19. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
20. Additional Related Condition:

An erosion control and/or tree protection inspection is required prior to the issuance of a building permit for construction or demolition purposes, or a grading permit, for the following two types of projects:

- a. Projects implemented at any time during the year, which: Require tree protection of any significant or heritage trees.
 - b. Projects implemented during the wet season, which: (i) Disturb 1 acre or more of land; (ii) Require a grading permit; (iii) New residential construction or major remodel/addition, or new commercial or industrial or additions of 3,000 sq. ft. or more, AND: 20% or greater slope; (iv) OR Within 100 feet of a creek, wetland, or coastline, Involve work within a waterway, Involve a sensitive project site due to biological resources or geological conditions; (v) or Any other project as deemed necessary by the Planning and Building Department.
21. Prior to issuance of the grading permit “hard card,” the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
22. The property owner 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 of 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. 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 the site shall be clear and running slowly at all times.
 - e. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
23. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation 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.

24. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (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 Department of Public Works and 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.
25. Applicant shall prepare a Stormwater Management Plan (SWMP) that includes, at a minimum, exhibit(s) showing drainage areas and location of Low Impact Development (LID) treatment measures; project watershed; total project site area and total area of land disturbed; total new and/or replaced impervious area; treatment measures and hydraulic sizing calculations; a listing of source control and site design measures to be implemented at the site; hydromodification management measures and calculations, if applicable; NRCS soil type; saturated hydraulic conductivity rate(s) at relevant locations or hydrologic soil type (A, B, C or D) and source of information; elevation of high seasonal groundwater table; a brief summary of how the project is complying with Provision C.3 of the MRP; and detailed Maintenance Plan(s) for each site design, source control and treatment measure requiring maintenance.
26. LID treatment measures to be shown on final improvement or grading plans shall not differ materially from the LID treatment measures presented on the project's Tentative Map, without written approval from the Planning Department.
27. Project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing LID measures at the site. [Optional: http://www.flowstobay.org/bs_new_development.php]
28. 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.
29. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas. Stormwater treatment of the roof runoff is not required if the vegetated area is

designed as a self-retaining area, as described in Section 4.3 of the C.3 Technical Guidance.

30. Construct sidewalks, walkways, patios, bike lanes, driveways, and/or uncovered parking lots with permeable surfaces. These include porous pavement (asphalt and concrete), turf block, and permeable joint pavers. Use of permeable surfaces may reduce the size of the required treatment measure by lowering the amount of runoff generated; however, runoff from permeable surfaces will not be exempt from having to receive treatment unless properly designed as “self-treating areas” or “self-retaining areas.” Refer to Section 4.2 or 4.3 of the C.3 Technical Guidance, respectively.
31. In-situ infiltration rate shall be determined or confirmed by means of percolation testing for all infiltration treatment measures and devices.
32. Infiltration devices shall not be used where confirmed seasonal high groundwater is less than 10 feet from the bottom of infiltration measure or device.
33. Infiltration treatment measures or devices shall be designed in accordance with the infiltration guidance in Appendix E of the C.3 Technical Guidance.
34. All infiltration devices shall be located and designed to ensure no damage will occur to surrounding improvements from underground water.
35. Soil media within the bioinfiltration measure shall consist of 18 inches of biotreatment soil consistent with Attachment L of the MRP.
36. Other parameters of final design shall be consistent with the design guidelines presented in the latest version of the C.3 Technical Guidance.
37. Biotreatment measures (including bioretention areas, flow-through planters and nonproprietary tree well filters) shall be sized to treat runoff from 100% of the applicable drainage area (all impervious areas and applicable landscaped areas) using flow or volume based sizing criteria as described in the Provision C.3.d of the MRP, or using the simplified sizing method (4% rule of thumb), described in the C.3 Technical Guidance and based on the flow-based sizing criteria in Provision C.3.d.i.(2)(c). (Alternative biotreatment measures that are not in the C.3 Technical Guidance concept shall be pre-approved by the Planning Department.)
38. Plant species used within the biotreatment measure area shall be consistent with Appendix A of the C.3 Technical Guidance.
39. Biotreatment soil mix for biotreatment measures shall have a minimum percolation rate of 5 inches per hour and a maximum percolation rate of 10 inches per hour, and shall be in conformance with Attachment L of the MRP, which is included in Appendix K of the C.3 Technical Guidance.

40. Operational Stormwater Conditions

a. Regarding Landscaping:

- (1) Retain existing vegetation as practicable.
- (2) Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought-tolerant, and/or attract beneficial insects.
- (3) Minimize use of pesticides and quick-release fertilizers.
- (4) Use efficient irrigation system; design to minimize runoff.

b. Regarding Vehicle/ Equipment Cleaning:

- (1) Roofed, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer, and sign as a designated wash area.
- (2) Commercial car wash facilities shall discharge to the sanitary sewer.

c. Regarding Vehicle/ Equipment Repair and Maintenance:

- (1) Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas.
- (2) No floor drains unless pretreated prior to discharge to the sanitary sewer.
- (3) Connect containers or sinks used for parts cleaning to the sanitary sewer.

41. Regarding Fuel Dispensing Areas,

- a. Fueling areas shall have impermeable surface that is 1) minimally graded to prevent ponding and 2) separated from the rest of the site by a grade break.
- b. Canopy shall extend at least 10 feet in each direction from each pump and drain away from fueling area.

42. Regarding Fire Sprinklers, design for discharge of fire sprinkler test water to landscape or sanitary sewer.

43. **Mitigation Measure 1:** The applicant shall install downward directed exterior lighting fixtures to ensure that light and glare are directed away from neighborhood areas and confined to the site.
44. **Mitigation Measure 2:** All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
45. **Mitigation Measure 3:** All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
46. **Mitigation Measure 4:** All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
47. **Mitigation Measure 5:** All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
48. **Mitigation Measure 6:** All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
49. **Mitigation Measure 7:** Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
50. **Mitigation Measure 8:** All construction equipment shall be maintained and properly tuned in accordance with manufacturer's visible emissions evaluator.
51. **Mitigation Measure 9:** Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action with applicable regulations.
52. **Mitigation Measure 10:** All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.
53. **Mitigation Measure 11:** All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
54. **Mitigation Measure 12:** Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.
55. **Mitigation Measure 13:** Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.

56. **Mitigation Measure 14:** The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.
57. **Mitigation Measure 15:** All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
58. **Mitigation Measure 16:** Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12-inch compacted layer of wood chips, mulch, or gravel.
59. **Mitigation Measure 17:** Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.
60. **Mitigation Measure 18:** Minimizing the idling time of diesel powered construction equipment to two minutes.
61. **Mitigation Measure 19:** The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NOX reduction and 45 percent PM reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.
62. **Mitigation Measure 20:** Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).
63. **Mitigation Measure 21:** Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM.
64. **Mitigation Measure 22:** Requiring all contractors use equipment that meets CARB's most recent standard for off-road heavy duty diesel engines.
65. **Mitigation Measure 23:** Any plan affecting trees should be reviewed by the consulting arborist with regard to tree impacts. These Include, but are not limited to, Improvement plans, utility and drainage plans, grading plans, landscape and Irrigation plans and demolition plans.
66. **Mitigation Measure 24:** Include tree trunk locations, canopy limits (driplines), and tree numbers on all plans.
67. **Mitigation Measure 25:** Establish a Tree Protection Zone for trees to be preserved, in which no disturbance is permitted. For design purposes, the Tree Protection Zones shall be from the edge of canopy (dripline). No grading, excavation, construction or storage of materials shall occur within that zone.

68. **Mitigation Measure 26:** Underground services Including utilities, sub-drains, water or sewer shall be routed around the Tree Protection Zone.
69. **Mitigation Measure 27:** Irrigation systems must be designed so that no trenching will occur within the Tree Protection Zone.
70. **Mitigation Measure 28:** Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

Pre-construction treatments and recommendations:

71. **Mitigation Measure 29:** The demolition contractor shall meet with the consulting arborist before beginning work to discuss work procedures and tree protection.
72. **Mitigation Measure 30:** Cap and abandon-in-place all existing underground utilities within the Tree Protection Zone. Removal of utility boxes by hand is acceptable but no trenching should be performed within the Tree Protection Zone in an effort to remove utilities, irrigation lines, etc.
73. **Mitigation Measure 31:** Fence trees to completely enclose the Tree Protection Zone prior to demolition, grubbing, or grading. Fences shall be 6-foot chain link or equivalent as approved by the County of San Mateo. Fences are to remain until all construction is completed.
74. **Mitigation Measure 32:** Trees to be preserved should not be pruned to provide clearance for construction. Low branches are to be retained and define the Tree Protection Zone. Any other pruning shall be completed by a certified arborist or tree worker. Pruning shall adhere to the latest edition of the ANSI Z133 and A300 standards as well as the Best Management Practices – Tree Pruning published by the International Society of Arboriculture.
75. **Mitigation Measure 33:** Structures and underground features to be removed within the Tree Protection Zone shall use the smallest equipment, and operate from outside the Tree Protection Zone. The consultant shall be on-site during all operations within the Tree Protection Zone to monitor demolition activity.

Recommendations for tree protection during construction.

76. **Mitigation Measure 34:** Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the consulting arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
77. **Mitigation Measure 35:** Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the consulting arborist.
78. **Mitigation Measure 36:** Any excavation within the dripline or other work that is expected to encounter tree roots should be approved and monitored by the consulting

arborist. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw. The consulting arborist will identify where root pruning is required.

79. **Mitigation Measure 37:** If injury should occur to any tree during construction, it should be evaluated as soon as possible by the consulting arborist so that appropriate treatments can be applied.
80. **Mitigation Measure 38:** Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the Tree Protection Zone by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw or other approved root pruning equipment. The consulting arborist will identify where root pruning is required.
81. **Mitigation Measure 39:** No materials, equipment, spoil, waste or wash-out water may be deposited, stored, or parked within the Tree Protection Zone (fenced area).
82. **Mitigation Measure 40:** Any additional tree pruning needed for clearance during construction must be performed by a certified arborist and not by construction personnel.
83. **Mitigation Measure 41:** If archaeological and/or cultural resources are encountered during grading or construction activities, work shall be temporarily halted in the vicinity within 30 feet of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.
84. **Mitigation Measure 42:** If concentrations of prehistoric or historic-era materials are encountered during project activities, all work in the immediate vicinity stop until a qualified archaeologist can evaluate the finds and make recommendations.
85. **Mitigation Measure 43:** The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.
86. **Mitigation Measure 44:** A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.
87. **Mitigation Measure 45:** The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the

discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

88. **Mitigation Measure 46:** Prior to Planning approval of the building permit for the project, the applicant shall demonstrate compliance with the recommendations of the Geotechnical Report prepared by Sigma Prime Geosciences, Inc., dated August 29, 2016.
89. **Mitigation Measure 47:** Prior to the beginning of any construction or grading activities, the applicant shall implement the approved erosion and sediment control plan. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including:
- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing 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.
 - d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth-moving activities only during dry weather.

- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.
 - m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.
90. **Mitigation Measure 48:** The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.
91. **Mitigation Measure 49:** The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site. The erosion control plan shall provide for the protection of willow stands and existing vegetation to remain using a barrier as approved by a professional biologist. The fence shall remain in place during all land disturbance, grading and construction activities.
92. **Mitigation Measure 50:** A Tree Protection Zone is required for the existing trees to remain and shall be established according to the following standards:
- a. Establish and maintain Tree Protection Zones throughout the entire length of the project.
 - b. Delineate Tree Protection Zones using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.
 - c. Maintain Tree Protection Zones free of equipment and materials storage; contractors shall not clean any tools, forms or equipment within these areas.
 - d. Should 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 monitored by an arborist or forester and documented. Roots to be cut should be severed cleanly with a saw or topplers. 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.

- e. Normal irrigation shall be maintained, but oaks should not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.
 - f. Street tree trunks should be wrapped with straw wattles, orange fence and 2" x 4" boards in concentric layers to a height of 6 feet.
93. No less than six (6) permanently marked parking spaces shall be dedicated at all times for the six dormitory rooms.

Building Inspection Section

94. The applicant shall apply for a building permit.
95. Vehicle spaces serving van accessible EVCS shall be a minimum of 144 inches in width.
96. Garage 1, Garage 2 and Tractor Barn shall each be designed and constructed based on an occupancy classification of S-1 or S-2 as applicable. Occupancy Classification U is limited to Private Garages that by definition do not exceed 1,000 square feet.

Cal-Water

97. The applicant shall comply with all Cal-Water requirements, standards and regulations.

City of South San Francisco Sewer District

98. The applicant shall pay a Sewer Capacity fee in the amount of \$12,937.13.
99. The applicant shall revise plans to show that sewer discharge of the new facility will be connected to the existing sewer lateral pipe per the South San Francisco Municipal Code where only one sewer connection per parcel is allowed.

Department of Public Works

100. Prior to the issuance of the Building permit or Planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works 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 for review and approval.

101. Prior to the issuance of the BLD permit or PLN permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, revised plans in connection with retaining the bicycle path along Westborough Avenue and the driveway access to the parcel (garage slab), complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

102. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.
103. Applicant shall submit a sight distance and stopping distance analysis for the new driveway on Westborough Boulevard to the Planning Department and the Department of Public Works for review and approval.

Submittal of plans, subject to the satisfaction of the DPW, that reflect the retention of the bicycle lane along Westborough Boulevard already revised and conditionally approved by DPW based on compliance with applicable DPW standards and regulations.

Environmental Health Division

104. New maintenance facility and other associated structures will be connected to the municipal sewer.

Geotechnical Section

105. At the time of building permit application, the Geotechnical Study shall be updated to reference the 2016 California Building Standards Code requirements.

Cal-Fire

106. All buildings will require an NFPA 13D automatic fire sprinkler system. Submit plans to the San Mateo County Planning and Building Division.
107. Provide a flow report for the hydrant closest to the property.
108. Provide fire flow report from water purveyor for hydrant. Hydrant is to flow 1500 gpm at 20 psi.
109. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the San Mateo County Fire Department. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent.
110. Indicate location of nearest fire hydrant.
111. Indicate capacity of water tanks.
112. Knox locks or Knox key switch are required on all access gates. Contact our office for an application at 650/573-3846.

DJH:DPA:aow – DPACC0026_WAU.DOCX



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **B**

File Numbers: **PLN2006-00517**

VICINITY MAP 

New Maintenance Facility
844 W. Orange Ave.
South San Francisco, CA

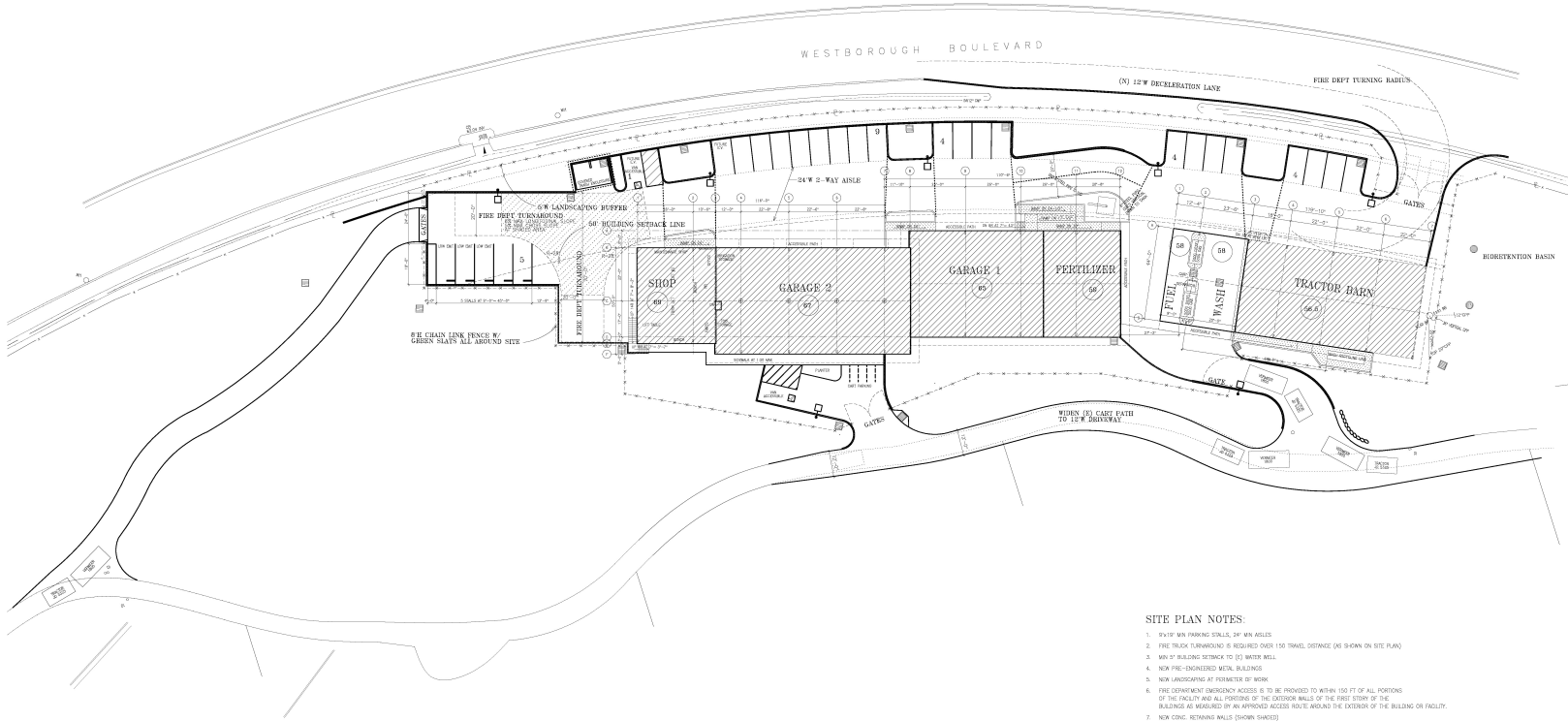
REVISIONS

[illegible]

STAIRS:	26
ACCESSIBLE:	0
NON ACCESSIBLE:	2
TOTAL:	28
PROVIDE DESIGNATED PARKING FOR ANY COMBINATION OF: LAW-ENFORCEMENT, FULL-TIME OFFICIALS, AMBULANCE, STALLS	3 SPOTS
NOTE: IN THE DESIGNATED SPOT, THE OFFICIALS, IN PROVIDING COMPLAINTS, MUST BE ABLE TO FULLY OBSERVE THE VEHICLE AND THE DRIVER OF THE VEHICLE.	
STANDARD	
NOTE: VEHICLE BEING PARKED IN AN AREA DESIGNATED FOR OTHER USE (LAW ENFORCEMENT) WILL BE CONSIDERED VIOLATE THE DESIGNATED PARKING SPACES.	
PROVIDING FOR FUTURE ELLECTRIC VEHICLE CHARGING	2 SPOTS
LONG TERM BICYCLE PARKING (IF AT ALL) CHAINED OR LOCKED:	2 SPOTS
SHORT TERM BICYCLE PARKING (NOT REEDS OR A VEHICLE TRAILER):	



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SITE PLAN NOTES:

1. 10' MIN. PARKING STALLS, 24' MIN. AISLES
2. THE TRUCK TURNING RADIUS IS REQUIRED UNDER 100' TURNING RADIUS (AS SHOWN ON SITE PLAN)
3. MIN. 5' BUILDING SETBACK TO (S) WOODS WELL
4. NEW PRE-ENGINEERED METAL BUILDING
5. NEW LANDSCAPING AT PERIMETER OF WORK
6. THE EXISTING EMERGENCY ACCESS IS TO BE PROVIDED TO WITHIN 150' FT. OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXISTING WALLS OF THE FIRST STORY OF THE BUILDING AS REQUIRED BY AN APPROVED ACCESS ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
7. NEW CONC. RETAINING WALLS (SHOWN SHADINGS)
8. NEW PARKING, AISLES, AND DRIVEWAYS ARE AS SHOWN

California Golf Club
124 W. Orange Ave.
South San Francisco, CA
SITING PLAN

Scale: 1"=20'-0"

Date: 02.09.17

Revisions:

- 1. [Symbol] [Description]
- 2. [Symbol] [Description]
- 3. [Symbol] [Description]
- 4. [Symbol] [Description]
- 5. [Symbol] [Description]
- 6. [Symbol] [Description]

Project: 1512

Drawing:

A1.1

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **C**

File Numbers: **PLN2006-00517**



California Golf Club
New Maintenance Facility
844 W. Orange Ave.
South San Francisco, CA

scale _____
date 22 MAY, 2017
revisions _____
_____ 
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_____ 
project _____
1642
drawing _____

A2.1

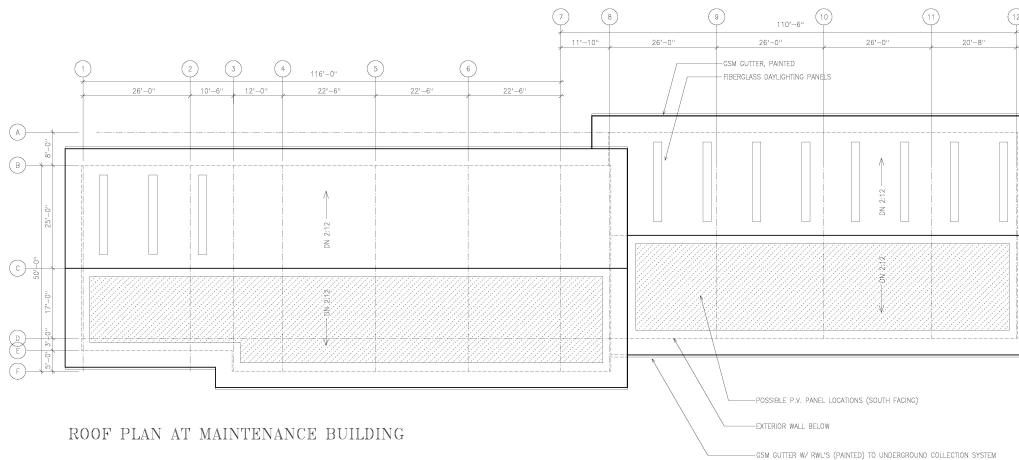


PROVIDE ELECTRICAL MECHANICAL HEATING & COOLING SYSTEM AT 2-STORY OFFICE/DORM AREA
PROVIDE MECHANICAL VENTILATION AT ALL AREAS EXCEPT TRACTOR BARN AND FLEET WASH AREA

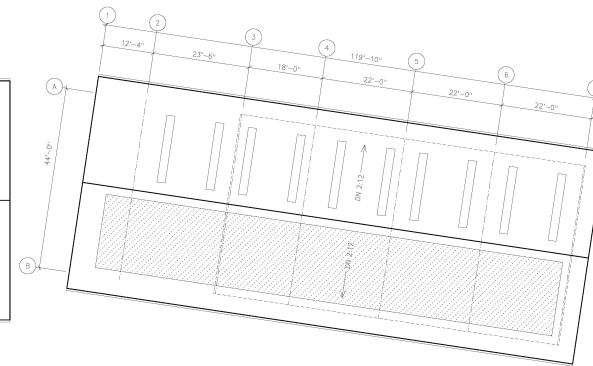




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ROOF PLAN AT MAINTENANCE BUILDING



ROOF PLAN AT TRACTOR BARN

California Golf Club
County
2664 W. Orange Avenue
South San Francisco, CA
PRELIMINARY ROOF PLAN

scale
3/32"=1'-0"
date
22 MAY 2017
revisions
△
△
△
△
△
△
project
1642
drawing

A2.2

San Mateo County Zoning Hearing Officer Meeting

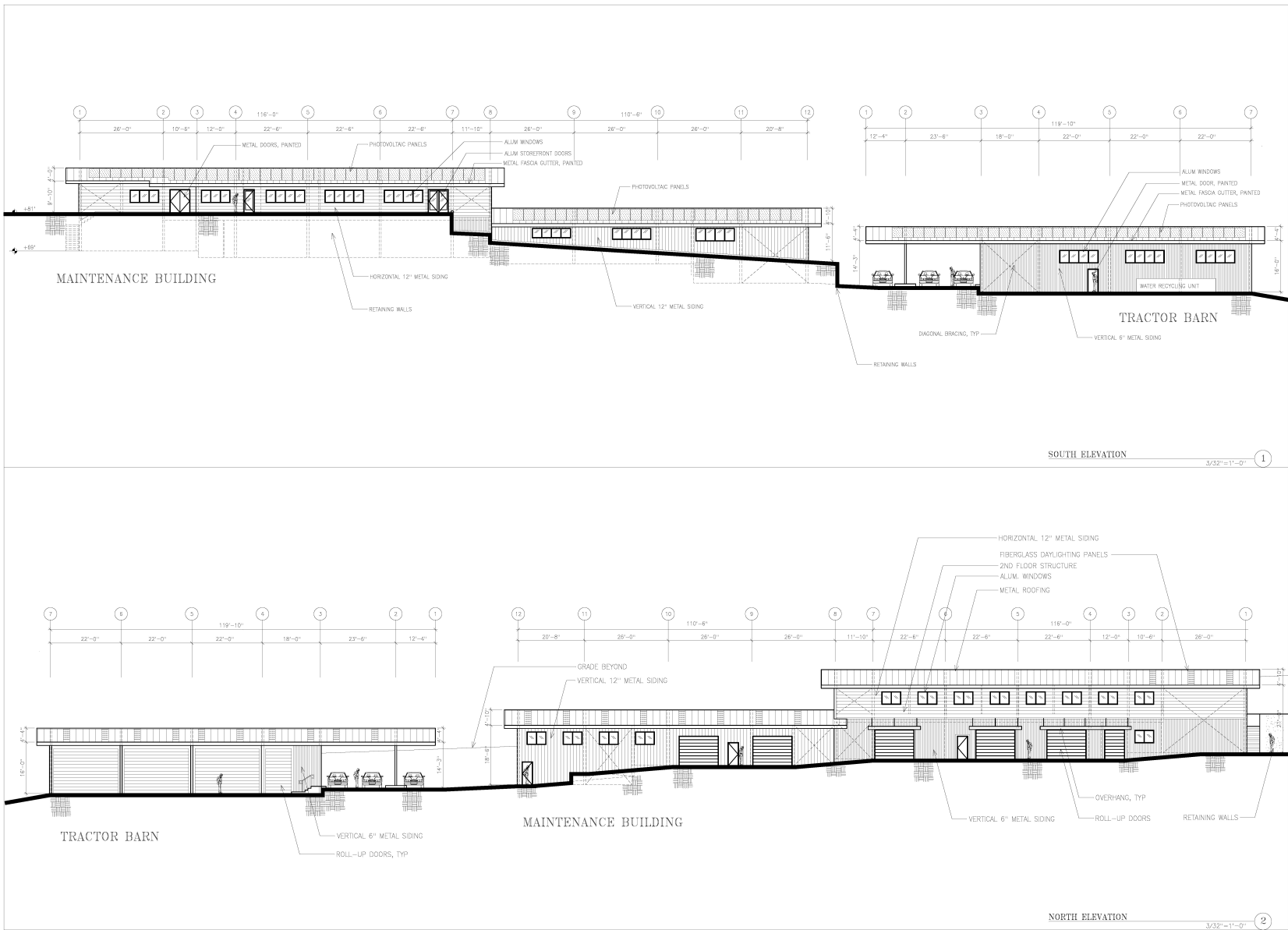
Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **C**

File Numbers: **PLN2006-00517**



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1 3 3 7 0
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California Golf Club
New Maintenance Facility
San Mateo County, CA
PRELIMINARY SITE PLAN

scale 1"=25'-0"
date 17 MAY 2017
revisions
project 1642
drawing

A3.1

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **C**

File Numbers: **PLN2006-00517**



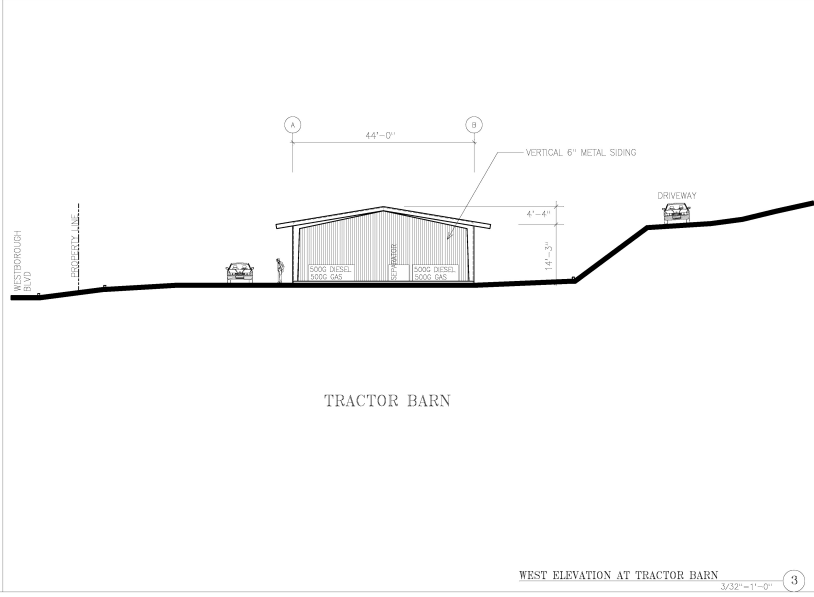
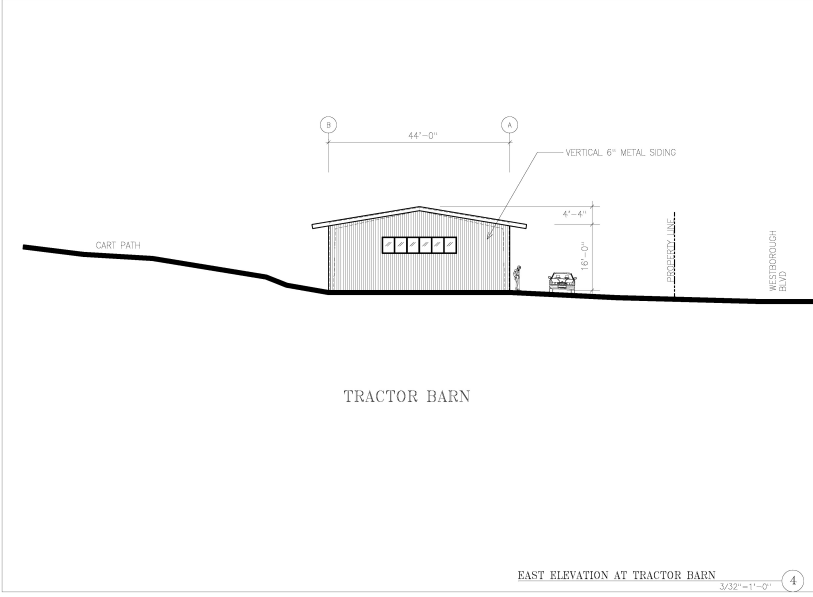
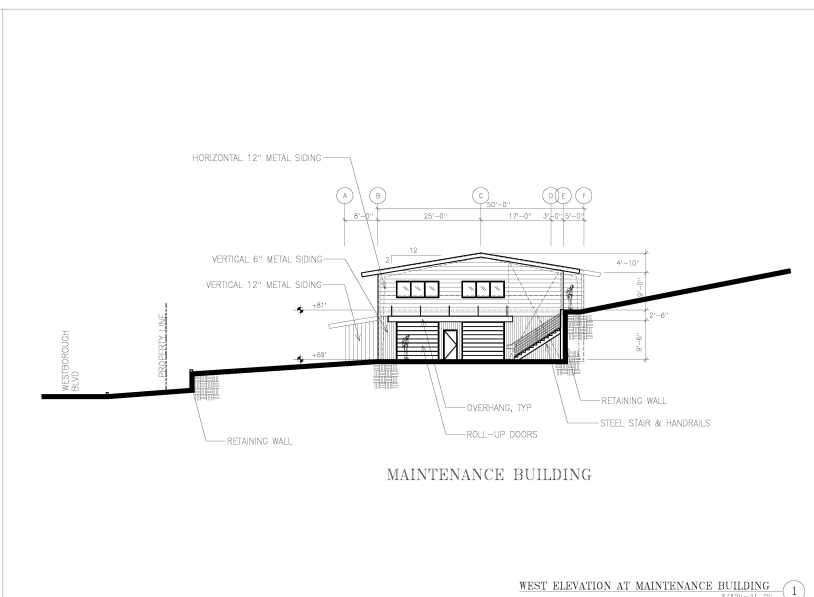
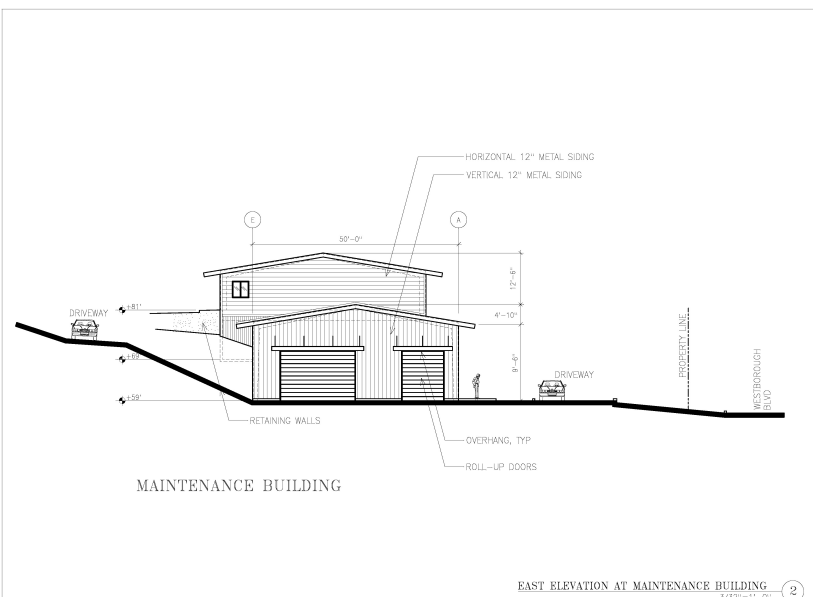
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California Golf Club
County
864 W. Orange Ave.
South San Francisco, CA
EXTERIOR ELEVATIONS

scale
3/32"=1'-0"
date
22 NOV. 2012
revisions
△
△
△
△
△
project
1842
drawing

A3.2

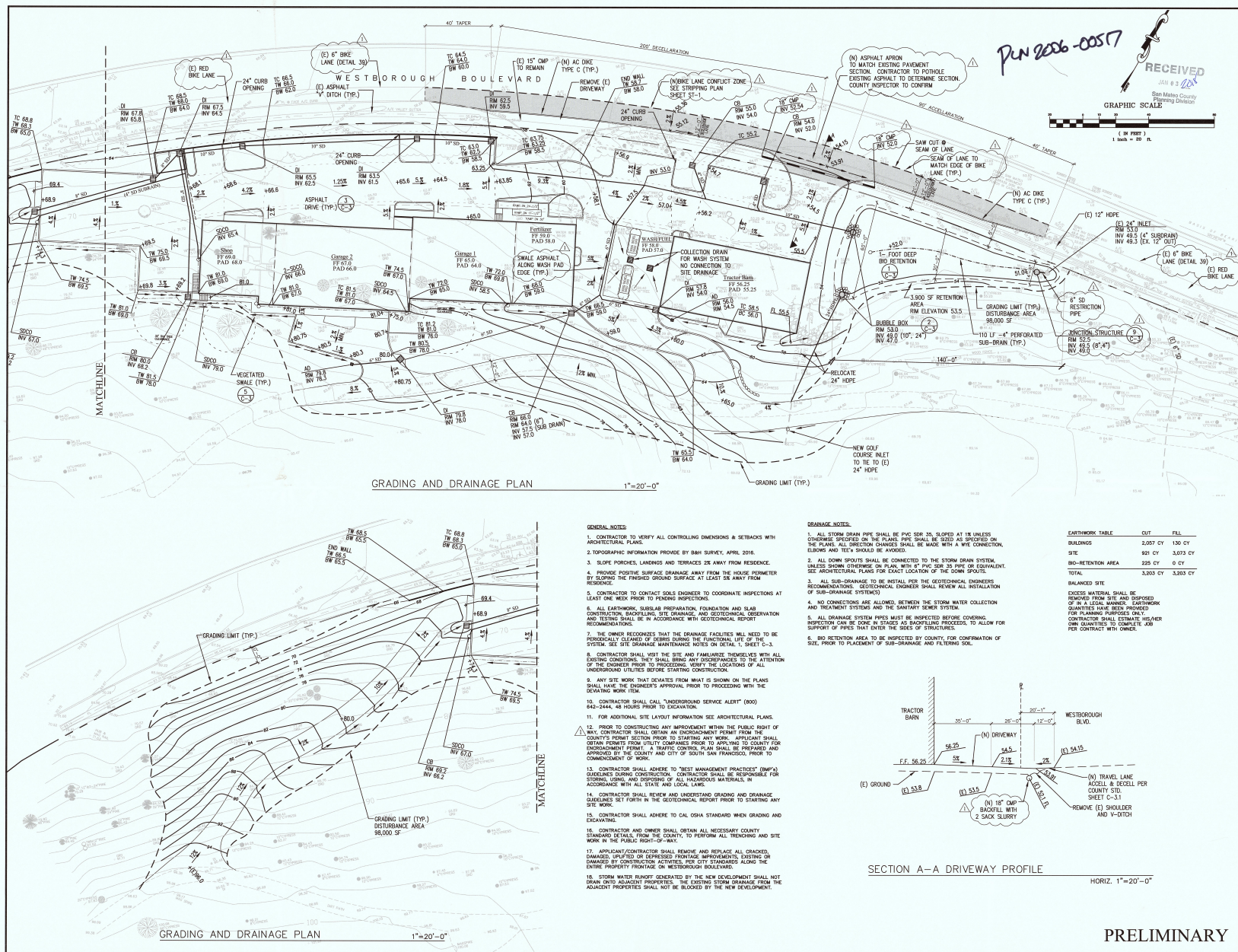


San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **C**

File Numbers: **PLN2006-00517**



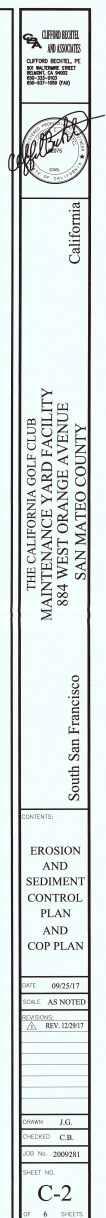
PRELIMINARY

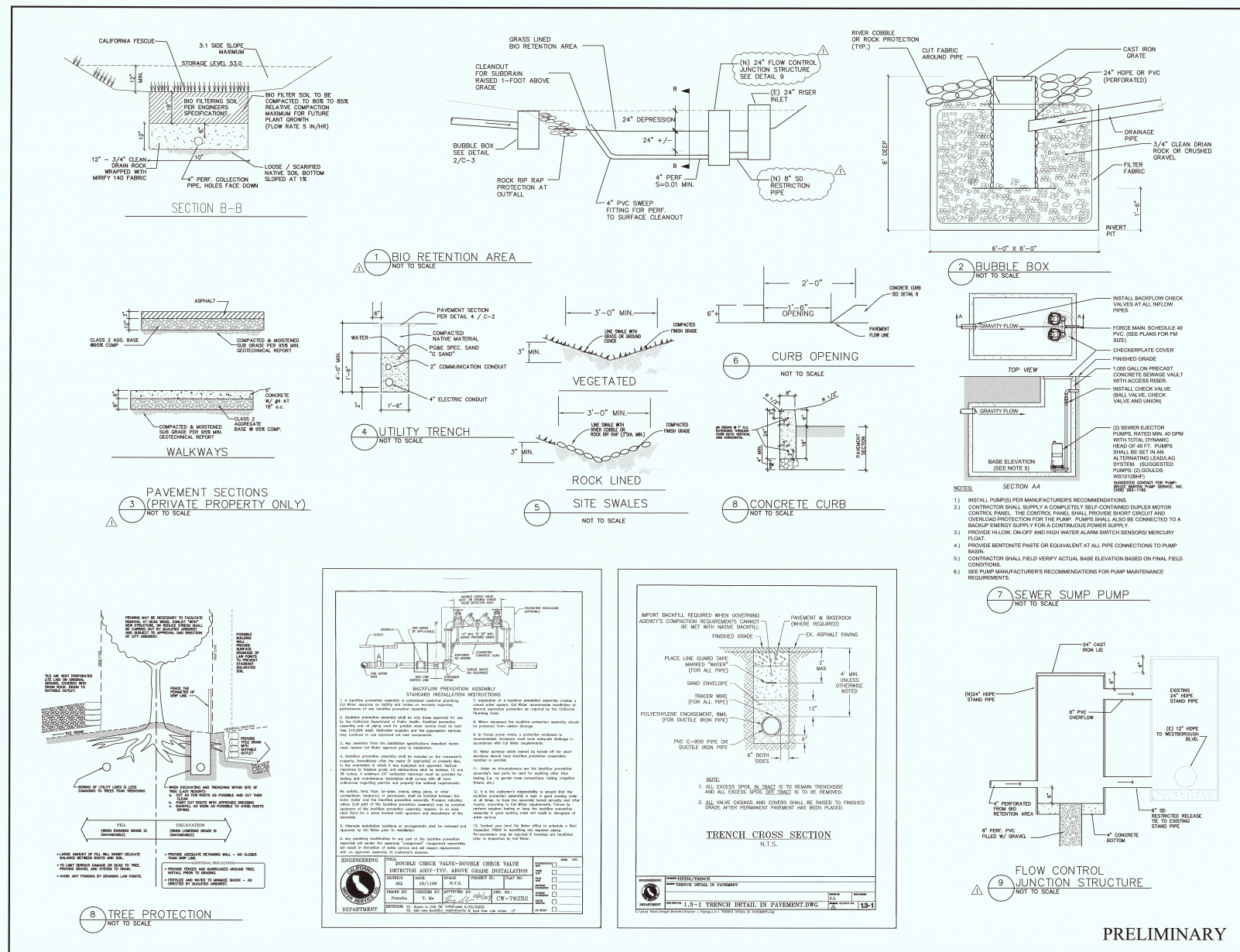
San Mateo County Zoning Hearing Officer Meeting

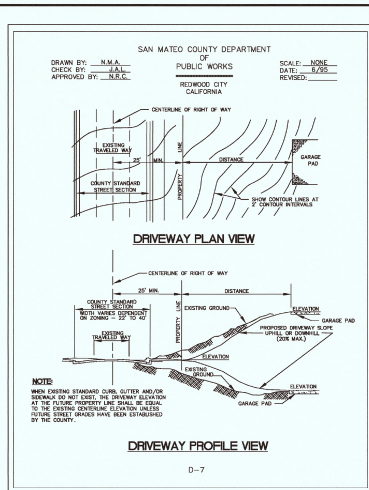
Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **C**

File Numbers: **PLN2006-00517**

Attachment: **C**





PRELIMINARY

THE CALIFORNIA GOLF CLUB MAINTENANCE YARD FACILITY 884 WEST ORANGE AVENUE SAN MATEO COUNTY	
South San Francisco	
COUNTY DETAILS	
DATE	08/25/17
SCALE	AS NOTED
REVISIONS	REV. 12/2017
DRAWN	J.G.
CHECKED	C.B.
JOB No.	2016546
SHEET NO.	C-3.1
OF	6 SHEETS

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

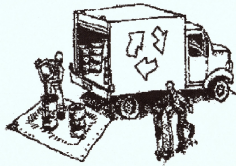
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File Numbers: **PLN2006-00517**

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ☐ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



Maintenance and Parking

- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work



- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ☐ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- ☐ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



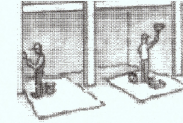
- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☐ Wash out concrete equipment trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bugged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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

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

PRELIMINARY

CUTTING SHEET
 FOR EXEMPT
 CLIPPING PERMIT
 SEE SAN MATEO COUNTY
 WEBSITE FOR MORE INFO
 (650) 330-0940

THE CALIFORNIA GOLF CLUB
MAINTENANCE YARD FACILITY
884 WEST ORANGE AVENUE
SAN MATEO COUNTY

South San Francisco

DATE: 09/25/17
 SCALE: AS NOTED
 REVISIONS:
 1. REV. 12/28/17

DESIGNED: C.B.L.
 JOB NO: 2016564

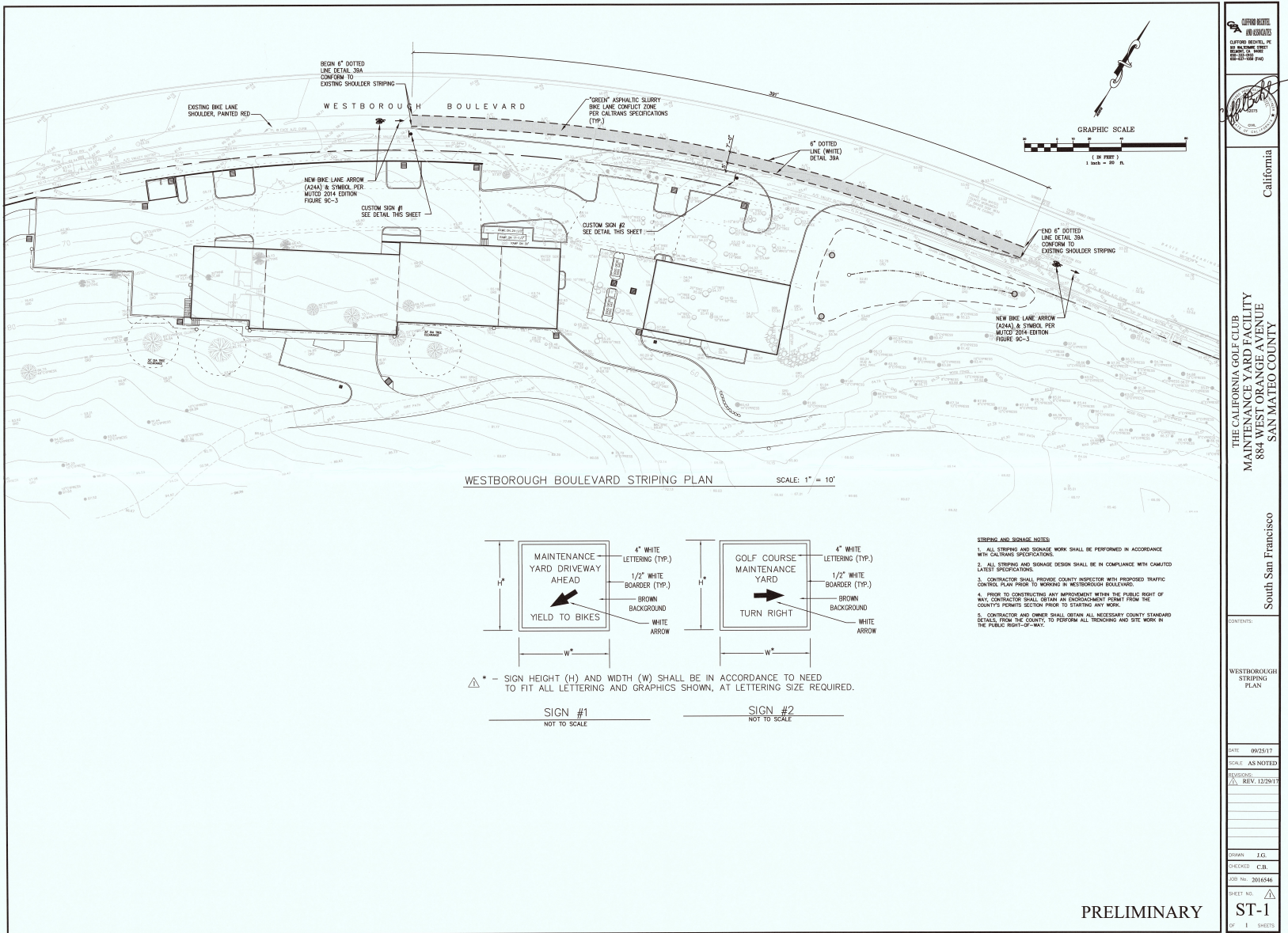
SHEET NO:
C-4
 OF 6 SHEETS

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **C**

File Numbers: **PLN2006-00517**

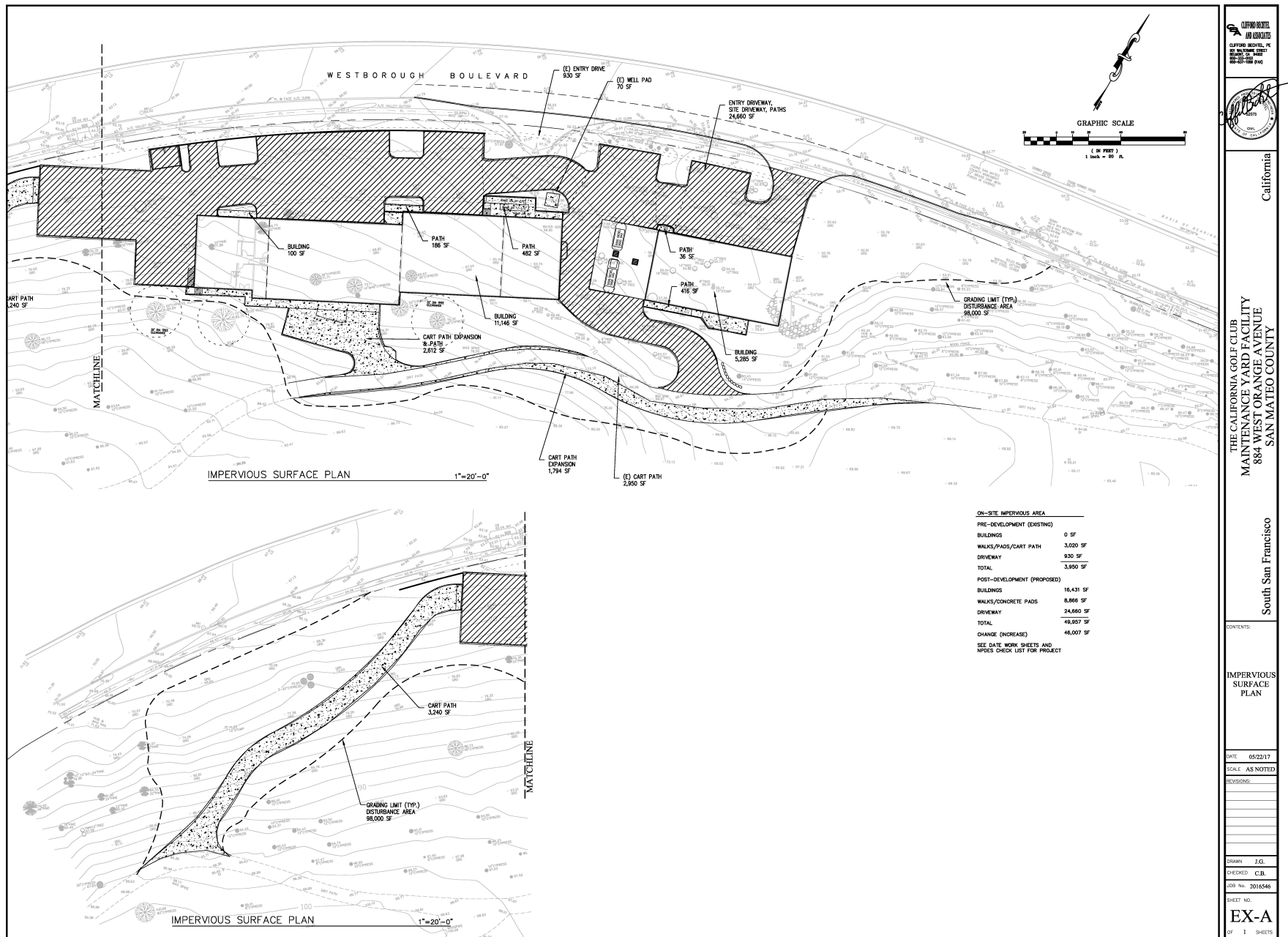


San Mateo County Zoning Hearing Officer Meeting

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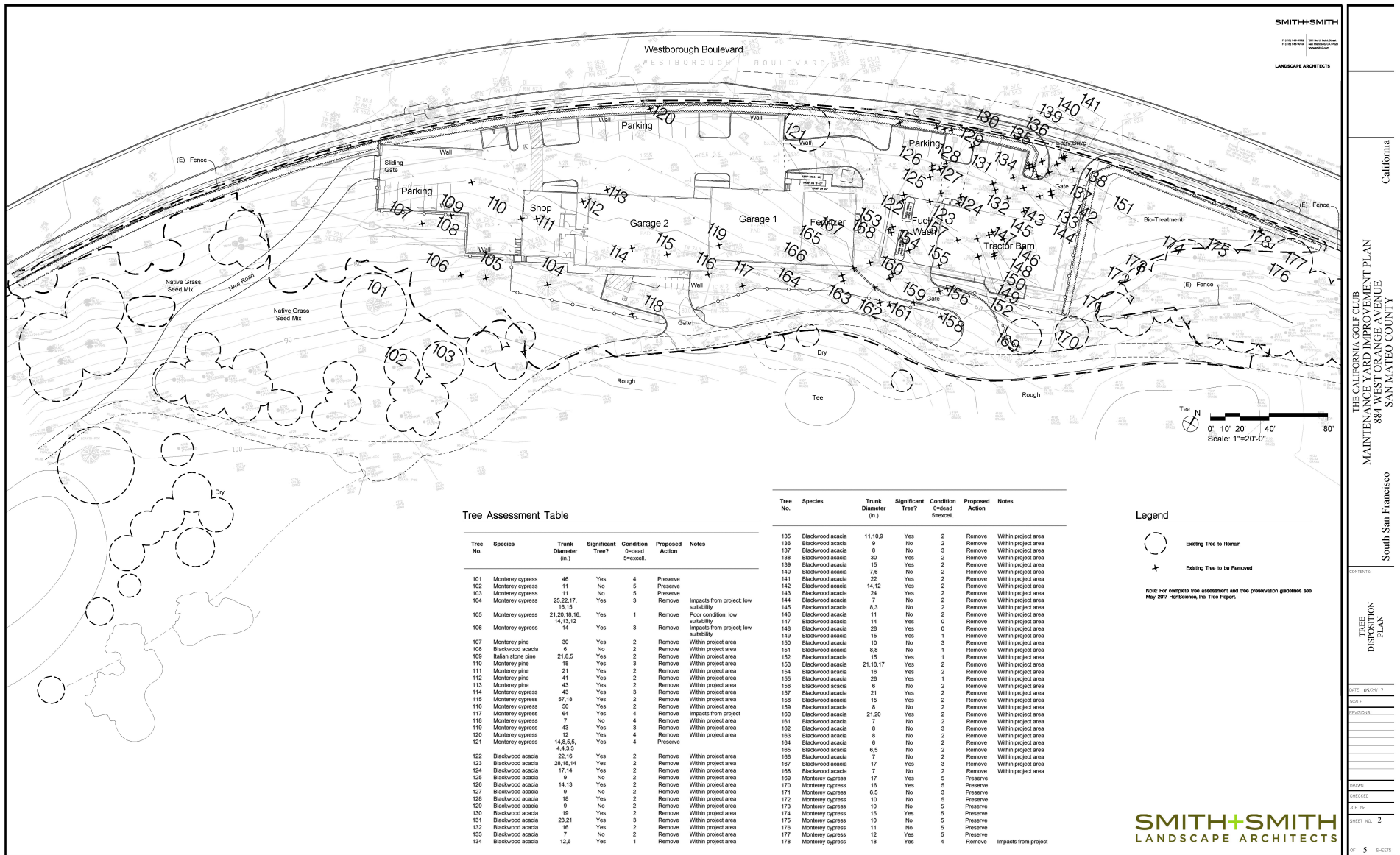


San Mateo County Zoning Hearing Officer Meeting

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San Mateo County Zoning Hearing Officer Meeting

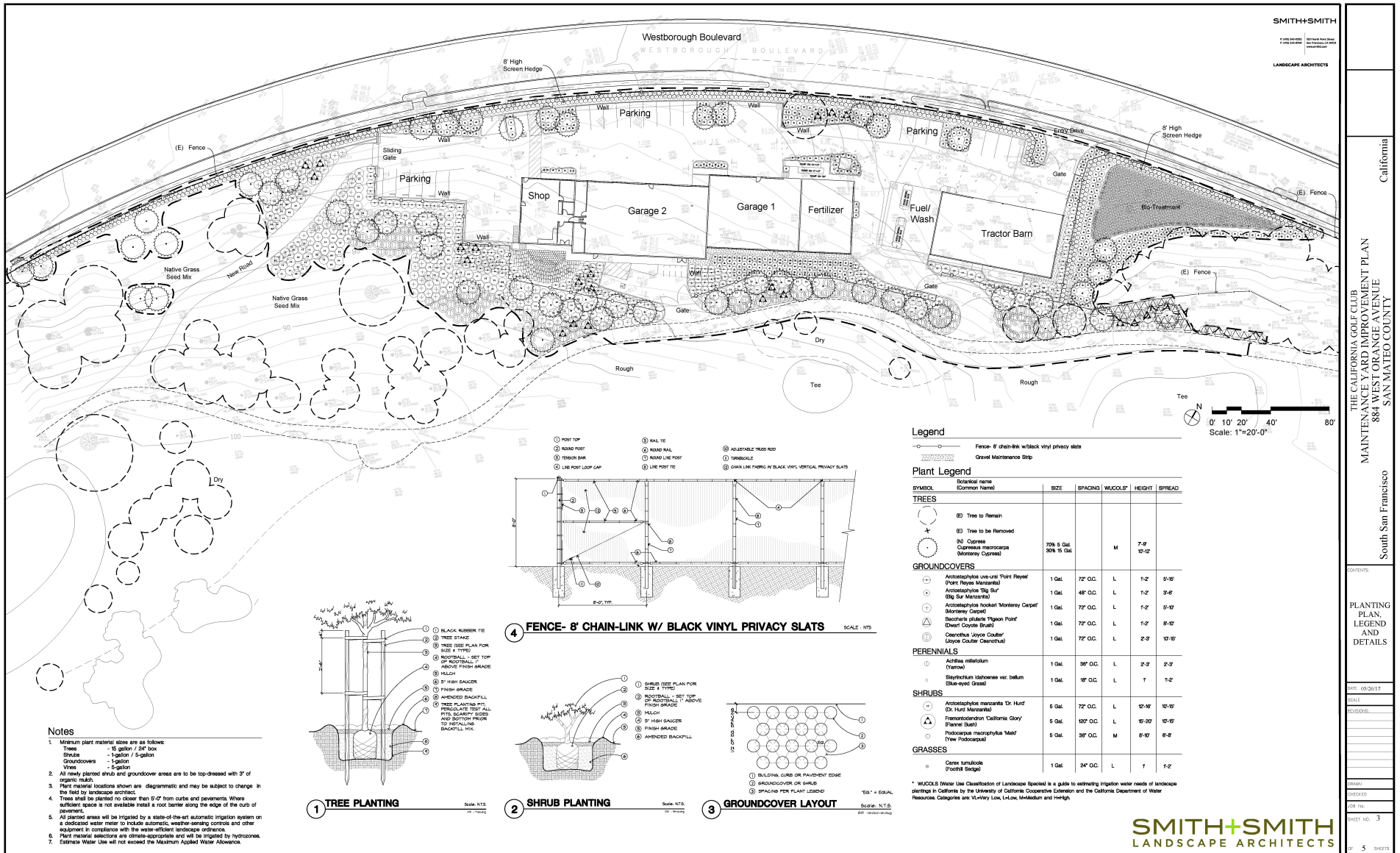
Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **C**

File Numbers: **PLN2006-00517**

THE CALIFORNIA GOLF CLUB
MAINTENANCE YARD IMPROVEMENT PLAN
884 WEST ORANGE AVENUE
SAN MATEO COUNTY
South San Francisco

TREE
DISPOSITION
PLAN
DATE: 05/20/17
SCALE:
DESIGNER:
DRAWN:
CHECKED:
JOB NO.: 2
SHEET NO.: 5 OF 15



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **C**

File Numbers: **PLN2006-00517**



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **D**

File Numbers: **PLN2006-00517**



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **D**

File Numbers: **PLN2006-00517**



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **D**

File Numbers: **PLN2006-00517**



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **D**

File Numbers: **PLN2006-00517**



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **D**

File Numbers: **PLN2006-00517**



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **D**

File Numbers: **PLN2006-00517**



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **D**

File Numbers: **PLN2006-00517**



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **D**

File Numbers: **PLN2006-00517**



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **D**

File Numbers: **PLN2006-00517**



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **D**

File Numbers: **PLN2006-00517**



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **California Golf Club / Greg Bunton (Architect)**

Attachment: **D**

File Numbers: **PLN2006-00517**

ATTACHMENT E

The California Golf Club

Tree Report Maintenance Yard Project

Prepared for:
The California Golf Club
844 West Orange Avenue
South San Francisco CA 94080-3125

Prepared by:
HortScience, Inc.
325 Ray Street
Pleasanton, CA 94566

May 24, 2017



Tree Assessment
Maintenance Yard Project
The California Golf Club
South San Francisco CA

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Evaluations of Impacts and Recommendations for Action	6
Tree Preservation Guidelines	10
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Table 3. Proposed action.	7

Attachments

Tree Assessment Form

Tree Assessment Plan

Introduction and Overview

The California Golf Club is planning to construct a new maintenance facility on its property in South San Francisco. The project site is located along Westborough Boulevard. Smith + Smith, project landscape architects, have prepared plans for the project. HortScience, Inc. was asked to prepare a Tree Report for the project. This report presents the following information:

1. Evaluation of tree health and structural condition within the project area.
2. Assessment of tree suitability for preservation.
3. Evaluation of project plans for impacts to trees.
4. Recommendations for action.
5. Guidelines for tree preservation during the design and construction phases of the project.

Assessment Methods

Trees were assessed in May 2017. The assessment was limited to trees greater than 5" diameter. The assessment procedure was a visual assessment from the ground, consisting of the following steps:

1. Identifying the tree as to species.
2. Attaching a numerically coded metal tag to the trunk of each tree.
3. Recording the tree's location on a map.
4. Measuring the trunk diameter at a point 54" above grade.
5. Evaluating the health and structural condition using a scale of 0 – 5:
 - 5 - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
 - 4 - Tree with slight decline in vigor, small amount of twig dieback, or minor structural defects that could be corrected.
 - 3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormic shoots (secondary shoots that arise along the trunk and branches); extensive structural defects that cannot be abated.
- 0 – Tree is dead.
6. Commenting on the presence of defects in structure, insects or diseases and other aspects of development.
7. Evaluating suitability for preservation as low, moderate and high.

Access to some trees was limited by heavy growth of vines and groundcovers. The presence of vines at the base and along the trunk may have obscured defects in structure or other features that would have otherwise been visible.

Description of Trees

Seventy-eight (78) trees were evaluated, representing four species (Table 1). None of the species were native to San Mateo County. All trees had been either planted or invaded the site as seedlings. The four species were common to landscapes in the San Francisco/San Mateo County area.

Table 1. Species present and tree condition. Maintenance Yard Project. The California Golf Club. South San Francisco CA.

Common name	Scientific name	Condition					No. of Trees	
		Dead (0)	Poor (1,2)	Fair (3)	Good (4)	Excell. (5)	Signifi- cant	Total
Blackwood acacia	<i>Acacia melanoxylon</i>	2	41	5	--	--	24	48
Monterey cypress	<i>Hesperocyparis macrocarpa</i>	--	3	5	6	10	16	24
Italian stone pine	<i>Pinus pinea</i>	--	1	--	--	--	1	1
Monterey pine	<i>Pinus radiata</i>	--	4	1	--	--	5	5
Total, all trees assessed		2	49	11	6	10	46	78

San Mateo County categorizes trees in several ways:

1. **Heritage tree** (County Code, Chapter 1, Section 11.050). Trees either designated by the Board of Supervisors or one of several specified species native to the County. None of the assessed trees met the criteria.
2. **Protected tree** (County Code, Chapter 1, Section 11.050). A tree 1) listed as endangered by the California Native Plant Society's List as amended or the Federal Register or 2) any tree species designated protected by the Board of Supervisors. Monterey cypress and Monterey pine are listed by the California Native Plant Society as endangered.
3. **Exotic tree** (County Code, Chapter 1, Section 11.050). A non-native species introduced to the County. All 78 of the assessed trees met this criterion.
4. **Significant tree** (County Code, Chapter 1, Section 12.012). A tree with a trunk diameter of 12" or greater (38" circumference) measured at 54" (4½') above the ground.
5. **Indigenous tree** (County Code, Chapter 1, Section 12.017). A tree of one of several species native to the County. None of the assessed trees met this criterion.

Blackwood acacia was the most frequently occurring species with 48 trees. With the exception of tree #108, blackwood acacias were restricted to the eastern half of the project area where trees for a dense grove (Photo 1). Extensive vine growth was present. In some cases, tree trunks and canopies were obscured by vines.



Photo 1. Above: looking west at grove of blackwood acacias. Left: interior of grove. Note extensive vine growth into the canopy of some trees (red circle).

Trees ranged from young to overmature in development. Trunk diameters varied from 6" to 30". Small diameter trees were often suppressed in development due to heavy shading from larger trees. Half of the trees were smaller than 12" in diameter. Tree condition was either poor (41) or fair (5). Blackwoods #147 and 148 were dead snags. Factors influencing tree condition included history of stem and branch failure, presence of decay, suppressed development, and poor form and structure.

Twenty-four (24) Monterey cypresses were present. Trees were either semi-mature or mature and overmature in development (Photo 2, following page). Sixteen (16) trees were 18" or smaller in diameter. These had been planted on the periphery of the project site. In contrast, the remaining eight trees either had trunk diameters larger than 40" or multiple stems that arose near the ground (#104 and 105). In general, smaller diameter trees were in good and excellent condition while large diameter trees were more variable. Cypress #101 (46") and 117 (64") were in good condition.

Five Monterey pines were located in the western side of the project area. Trees were mature and overmature in development. Pine #110 was 18" and in fair condition. Pines #107, 112, 113, and 114 were between 21" and 43". They were in poor condition due to asymmetric and one-sided crown development, leaning and bowed stems, and thin canopies of foliage.

Italian stone pine #109 was a mature tree in poor condition. The crown was asymmetric and bowed flat to the northeast.



Photo 2. Above: Monterey cypress #172 was 10" and in excellent condition. Right: Cypress #101 was 46" and in good condition. Note that both tree branch to the ground.



Description of individual trees is found on the enclosed *Tree Assessment Form*. Tree locations are found on the *Tree Assessment Plan*. Both are included as **Attachments**.

Suitability for Preservation

Trees that are preserved on sites where development or other improvements are planned, must be carefully selected to make sure that they may survive construction impacts, adapt to a new environment, and perform well in the landscape. Our goal is to identify trees that have the potential for long-term health, structural stability and longevity.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. Trees in good condition are in better health than those in poor condition.
- **Structural integrity**
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. Defects such as codominant or multiple stems, lean and other deviations from the vertical, heavy branches and decay are problematic and may increase the potential for a tree to fail.
- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. Monterey cypress, blackwood acacia and Monterey pine are sensitive to impacts from construction while Italian stone pine is more moderate in response.

- **Tree age and longevity**
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
- **Species invasiveness**
Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<http://www.cal-ipc.org/paf/>) lists species identified as having being invasive. South San Francisco is part of the Central West Floristic Province. Blackwood acacia is listed as invasive.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (Table 2).

Table 2. Tree suitability for preservation. Maintenance Yard Project. SF The California Golf Club. San Francisco CA.

High	Trees with good health and structural stability that have the potential for longevity at the site. Monterey cypresses #102, 103, 169, 170, 172, 173, 174, 175, 176, and 177 were rated as having high suitability for preservation.
Moderate	Trees in fair health and/or possessing structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Monterey cypresses #101, 117, 118, 120, 121, and 178 were rated as having moderate suitability for preservation.
Low	Trees in poor health or possessing significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Sixty (60) trees were rated as having low suitability for preservation: 46 blackwood acacias; Monterey cypresses #104, 105, 106, 114, 115, 116, 119, 171; Monterey pines #107, 110, 111, 112, 113; and Italian stone pine #109.

We consider trees with high suitability for preservation to be the best candidates for preservation during development. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Evaluation of Impacts and Recommendations for Action

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The tree assessment was the reference point for tree condition and quality. Impacts from the proposed project were assessed using the Preliminary Maintenance Yard Improvement Plan prepared by Clifford Becthel & Associates, project engineers (dated March 2017) and the Maintenance Yard Landscape Concept Plan prepared by Smith+Smith (dated April 2017).

The plan depicted the location and grading of the new facility. A bioretention facility will be constructed on the east. A new access road on the west. A large number of trees are located within areas proposed for the new facility. The most significant impacts to trees would be associated with grading, utilities and the new building.

Based on my evaluation of the plans, I recommend preservation of 13 Monterey cypress trees (6 Protected) and removal of 65 (40 Protected) (Table 3). Among the 13 trees recommended for preservation is Monterey cypress #101, a large mature specimen. The remaining trees recommended for preservation are smaller diameter cypresses.

Recommendations for tree preservation are predicated on adherence to the ***Tree Preservation Guidelines*** (following section).

**Table 3. Proposed action. Maintenance Yard Project. The California Golf Club.
South San Francisco Ca.**

Tree No.	Species	Trunk Diameter (in.)	Significant Tree?	Condition 0=dead 5=excell.	Proposed Action	Notes
101	Monterey cypress	46	Yes	4	Preserve	
102	Monterey cypress	11	No	5	Preserve	
103	Monterey cypress	11	No	5	Preserve	
104	Monterey cypress	25,22,17, 16,15	Yes	3	Remove	Impacts from project; low suitability
105	Monterey cypress	21,20,18,16, 14,13,12	Yes	1	Remove	Poor condition; low suitability
106	Monterey cypress	14	Yes	3	Remove	Impacts from project; low suitability
107	Monterey pine	30	Yes	2	Remove	Within project area
108	Blackwood acacia	6	No	2	Remove	Within project area
109	Italian stone pine	21,8,5	Yes	2	Remove	Within project area
110	Monterey pine	18	Yes	3	Remove	Within project area
111	Monterey pine	21	Yes	2	Remove	Within project area
112	Monterey pine	41	Yes	2	Remove	Within project area
113	Monterey pine	43	Yes	2	Remove	Within project area
114	Monterey cypress	43	Yes	3	Remove	Within project area
115	Monterey cypress	57,18	Yes	2	Remove	Within project area
116	Monterey cypress	50	Yes	2	Remove	Within project area
117	Monterey cypress	64	Yes	4	Remove	Impacts from project
118	Monterey cypress	7	No	4	Remove	Within project area
119	Monterey cypress	43	Yes	3	Remove	Within project area
120	Monterey cypress	12	Yes	4	Remove	Within project area
121	Monterey cypress	14,8,5,5, 4,4,3,3	Yes	4	Preserve	
122	Blackwood acacia	22,16	Yes	2	Remove	Within project area
123	Blackwood acacia	28,18,14	Yes	2	Remove	Within project area
124	Blackwood acacia	17,14	Yes	2	Remove	Within project area
125	Blackwood acacia	9	No	2	Remove	Within project area
126	Blackwood acacia	14,13	Yes	2	Remove	Within project area
127	Blackwood acacia	9	No	2	Remove	Within project area
128	Blackwood acacia	18	Yes	2	Remove	Within project area
129	Blackwood acacia	9	No	2	Remove	Within project area
130	Blackwood acacia	19	Yes	2	Remove	Within project area
131	Blackwood acacia	23,21	Yes	3	Remove	Within project area
132	Blackwood acacia	16	Yes	2	Remove	Within project area
133	Blackwood acacia	7	No	2	Remove	Within project area
134	Blackwood acacia	12,6	Yes	1	Remove	Within project area

**Table 3. Proposed action. Maintenance Yard Project. The California Golf Club.
South San Francisco Ca.**

Tree No.	Species	Trunk Diameter (in.)	Significant Tree?	Condition 0=dead 5=excell.	Proposed Action	Notes
135	Blackwood acacia	11,10,9	Yes	2	Remove	Within project area
136	Blackwood acacia	9	No	2	Remove	Within project area
137	Blackwood acacia	8	No	3	Remove	Within project area
138	Blackwood acacia	30	Yes	2	Remove	Within project area
139	Blackwood acacia	15	Yes	2	Remove	Within project area
140	Blackwood acacia	7,6	No	2	Remove	Within project area
141	Blackwood acacia	22	Yes	2	Remove	Within project area
142	Blackwood acacia	14,12	Yes	2	Remove	Within project area
143	Blackwood acacia	24	Yes	2	Remove	Within project area
144	Blackwood acacia	7	No	2	Remove	Within project area
145	Blackwood acacia	8,3	No	2	Remove	Within project area
146	Blackwood acacia	11	No	2	Remove	Within project area
147	Blackwood acacia	14	Yes	0	Remove	Within project area
148	Blackwood acacia	28	Yes	0	Remove	Within project area
149	Blackwood acacia	15	Yes	1	Remove	Within project area
150	Blackwood acacia	10	No	3	Remove	Within project area
151	Blackwood acacia	8,8	No	1	Remove	Within project area
152	Blackwood acacia	15	Yes	1	Remove	Within project area
153	Blackwood acacia	21,18,17	Yes	2	Remove	Within project area
154	Blackwood acacia	18	Yes	2	Remove	Within project area
155	Blackwood acacia	26	Yes	1	Remove	Within project area
156	Blackwood acacia	6	No	2	Remove	Within project area
157	Blackwood acacia	21	Yes	2	Remove	Within project area
158	Blackwood acacia	15	Yes	2	Remove	Within project area
159	Blackwood acacia	8	No	2	Remove	Within project area
160	Blackwood acacia	21,20	Yes	2	Remove	Within project area
161	Blackwood acacia	7	No	2	Remove	Within project area
162	Blackwood acacia	8	No	3	Remove	Within project area
163	Blackwood acacia	8	No	2	Remove	Within project area
164	Blackwood acacia	6	No	2	Remove	Within project area
165	Blackwood acacia	6,5	No	2	Remove	Within project area
166	Blackwood acacia	7	No	2	Remove	Within project area
167	Blackwood acacia	17	Yes	3	Remove	Within project area
168	Blackwood acacia	7	No	2	Remove	Within project area
169	Monterey cypress	17	Yes	5	Preserve	
170	Monterey cypress	16	Yes	5	Preserve	
171	Monterey cypress	6,5	No	3	Preserve	
172	Monterey cypress	10	No	5	Preserve	

**Table 3. Proposed action. Maintenance Yard Project. The California Golf Club.
South San Francisco Ca.**

Tree No.	Species	Trunk Diameter (in.)	Significant Tree?	Condition 0=dead 5=excell.	Proposed Action	Notes
173	Monterey cypress	10	No	5	Preserve	
174	Monterey cypress	15	Yes	5	Preserve	
175	Monterey cypress	10	No	5	Preserve	
176	Monterey cypress	11	No	5	Preserve	
177	Monterey cypress	12	Yes	5	Preserve	
178	Monterey cypress	18	Yes	4	Remove	Impacts from project

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Impacts can be minimized by avoiding any construction activities inside the **TREE PROTECTION ZONE**. Because Monterey cypress has a very low tolerance for impacts from construction, it requires a large **TREE PROTECTION ZONE** and irrigation during construction.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Design recommendations

1. Any plan affecting trees should be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans and demolition plans.
2. Include tree trunk locations, canopy limits (drip lines), and tree numbers on all plans.
3. Establish a **TREE PROTECTION ZONE** must be established for trees to be preserved, in which no disturbance is permitted. For design purposes, the **TREE PROTECTION ZONES** shall be edge of canopy (drip line). No grading, excavation, construction or storage of materials shall occur within that zone.
4. Underground services including utilities, sub-drains, water or sewer shall be routed around the **TREE PROTECTION ZONE**.
5. Irrigation systems must be designed so that no trenching will occur within the **TREE PROTECTION ZONE**.
6. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

Pre-construction treatments and recommendations

1. The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. Cap and abandon-in-place all existing underground utilities within the **TREE PROTECTION ZONE**. Removal of utility boxes by hand is acceptable but no trenching should be performed within the **TREE PROTECTION ZONE** in an effort to remove utilities, irrigation lines, etc.
3. Fence trees to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing, or grading. Fences shall be 6 ft. chain link or equivalent as approved by the County of San Mateo. Fences are to remain until all construction is completed.

4. Trees to be preserved should not be pruned to provide clearance for construction. Low branches are to be retained and define the **TREE PROTECTION ZONE**. Any other pruning shall be completed by a Certified Arborist or Tree Worker. Pruning shall adhere to the latest edition of the ANSI Z133 and A300 standards as well as the *Best Management Practices -- Tree Pruning* published by the International Society of Arboriculture.
5. Structures and underground features to be removed within the **TREE PROTECTION ZONE** shall use the smallest equipment, and operate from outside the **TREE PROTECTION ZONE**. The consultant shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.

Recommendations for tree protection during construction

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
2. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.
3. Any excavation within the dripline or other work that is expected to encounter tree roots should be approved and monitored by the Consulting Arborist. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw. The Consulting Arborist will identify where root pruning is required.
4. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
5. Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the **TREE PROTECTION ZONE** by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required.
6. No materials, equipment, spoil, waste or wash-out water may be deposited, stored, or parked within the **TREE PROTECTION ZONE** (fenced area).
7. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

Summary and Recommendations

Seventy-eight (78) trees were assessed in the area of the new Maintenance Yard facility. Four species were present: blackwood acacia (48 trees), Monterey cypress (24), Monterey pine (5) and one Italian stone pine. No Heritage trees were present. Forty-six (46) of 78 trees met San Mateo County's criterion for Significant status. Tree condition varied by both species and age. Almost all blackwood acacias were in poor condition. A number of semi-mature and mature Monterey cypresses were in good and excellent condition.

Proposed project plans call for construction of a new facility. Most of the assessed trees were located within the project footprint. Several others would be adversely affected by impacts associated with construction. I recommend preservation of 13 trees and removal of 65.

HortScience, Inc.



James R. Clark, Ph.D.
Certified Arborist WE-0846
Registered Consulting Arborist #357

ATTACHMENTS

Tree Assessment Form

Tree Assessment Plan

Tree Assessment Form

Maintenance Yard site
California Golf Club
South San Francisco CA
May 2017



TREE No.	SPECIES	TRUNK DIAMETER (in.)	SIGNIFICANT TREE?	CONDITION 0=dead 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
101	Monterey cypress	46	Yes	4	Moderate	Typical form & structure; low branched; small branch failures.
102	Monterey cypress	11	No	5	High	Good young tree.
103	Monterey cypress	11	No	5	High	Good young tree.
104	Monterey cypress	25,22,17,16,15	Yes	3	Low	Multiple attachments from base to 2'; stems vertical except for 17" which leans flat to S.
105	Monterey cypress	21,20,18,16,14,13,12	Yes	1	Low	Multiple attachments @ 3'; vertical but largely defoliated; crack btwn. 21" & 18" stems.
106	Monterey cypress	14	Yes	3	Low	Lost central leader; one-sided to W.
107	Monterey pine	30	Yes	2	Low	One-sided & leans N.; buckled bark @ base; base outside of dripline; lost central leader high in crown.
108	Blackwood acacia	6	No	2	Low	Suppressed; poor form & structure.
109	Italian stone pine	21,8,5	Yes	2	Low	Suppressed; poor form & structure; codominant trunks @ 3' & above; bowed flat to NE.; base outside of dripline.
110	Monterey pine	18	Yes	3	Low	Partially corrected lean to NW.; one-sided to W.
111	Monterey pine	21	Yes	2	Low	Dying, lost central leader, thin canopy.
112	Monterey pine	41	Yes	2	Low	Poor form & structure; lost central leader; one-sided to W.
113	Monterey pine	43	Yes	2	Low	Partially corrected lean E.; high, flat-topped crown; lost central leader.
114	Monterey cypress	43	Yes	3	Low	High, flat-topped crown; branch failures.
115	Monterey cypress	57,18	Yes	2	Low	Unusual vase-shaped form; codominant trunks @ 5'; lost central leader, flat-topped; thin canopy; numerous branch failures; multiple attachments @ 8' & above sweep vertical.

Tree Assessment Form

Maintenance Yard site
California Golf Club
South San Francisco CA
May 2017



TREE No.	SPECIES	TRUNK DIAMETER (in.)	SIGNIFICANT TREE?	CONDITION 0=dead 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
116	Monterey cypress	50	Yes	2	Low	Codominant trunks @ 6', 8', 12' & 16'; attachment @ 16' cracking apart; stems bowing outwards; high crown.
117	Monterey cypress	64	Yes	4	Moderate	Typical form & structure; high, flat-topped crown; thin canopy.
118	Monterey cypress	7	No	4	Moderate	Leans E., good tree. Re-stake!
119	Monterey cypress	43	Yes	3	Low	Poor form & structure; codominant trunks @ 8'; flat-topped; one-sided to N.
120	Monterey cypress	12	Yes	4	Moderate	Tag on small branch on S. ; lost central leader; low branching; as wide as tall.
121	Monterey cypress	14,8,5,5,4,4,3,3	Yes	4	Moderate	Multiple attachments @ 2'; okay tree.
122	Blackwood acacia	22,16	Yes	2	Low	Codominant trunks @ 4'; separated with gap in canopy; 22" stem multiple attachments @ 15'; separated; engulfed by ivy.
123	Blackwood acacia	28,18,14	Yes	2	Low	Multiple attachments @ base; 28" stem leaning & one-sided to S.; 18" & 14" failed @ base to N.; engulfed by ivy.
124	Blackwood acacia	17,14	Yes	2	Low	Codominant trunks @ 2'; separated; rangy form with thin canopy; engulfed by ivy.
125	Blackwood acacia	9	No	2	Low	Suppressed; poor form & structure.
126	Blackwood acacia	14,13	Yes	2	Low	Codominant trunks @ 1'; lean apart; engulfed by ivy.
127	Blackwood acacia	9	No	2	Low	Narrow & upright form; supports large branch from #123.
128	Blackwood acacia	18	Yes	2	Low	Suppressed; poor form & structure; bowed N.; base outside of dripline; gap in canopy.

Tree Assessment Form

Maintenance Yard site
California Golf Club
South San Francisco CA
May 2017



TREE No.	SPECIES	TRUNK DIAMETER (in.)	SIGNIFICANT TREE?	CONDITION 0=dead 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
129	Blackwood acacia	9	No	2	Low	Codominant trunks @ 6'; separated; lean N.; small crown.
130	Blackwood acacia	19	Yes	2	Low	Bowed flat to N.; base outside of dripline; engulfed by ivy.
131	Blackwood acacia	23,21	Yes	3	Low	Codominant trunks @ base; high rangy crown.
132	Blackwood acacia	16	Yes	2	Low	Partially corrected lean N.; sinuous trunk; engulfed by ivy.
133	Blackwood acacia	7	No	2	Low	Narrow & upright form; codominant trunks high in crown.
134	Blackwood acacia	12,6	Yes	1	Low	Codominant trunks @ 5'; 12" stem with extensive dead bark; 6' suppressed; engulfed by ivy.
135	Blackwood acacia	11,10,9	Yes	2	Low	Stump sprouts; lean N.; engulfed by ivy.
136	Blackwood acacia	9	No	2	Low	Suppressed; poor form & structure; bowed N., engulfed by ivy.
137	Blackwood acacia	8	No	3	Low	Narrow & upright form; high crown; engulfed by ivy.
138	Blackwood acacia	30	Yes	2	Low	Poor, asymmetric crown; bowed SE.; codominant failed on N.; decayed.
139	Blackwood acacia	15	Yes	2	Low	Poor form & structure; leans N.; curves back to S.
140	Blackwood acacia	7,6	No	2	Low	3rd stem dead; codominant trunks @ base; poor form & structure.
141	Blackwood acacia	22	Yes	2	Low	Bowed E.; branch failures; engulfed by ivy.
142	Blackwood acacia	14,12	Yes	2	Low	Codominant trunks @ base; 14" stem had codominant stem failure @ 8'; engulfed by ivy.
143	Blackwood acacia	24	Yes	2	Low	Codominant trunk failed @ base; ext. decay; narrow & upright form; engulfed by ivy.
144	Blackwood acacia	7	No	2	Low	One-sided to E.; lost central leader.

Tree Assessment Form

Maintenance Yard site
California Golf Club
South San Francisco CA
May 2017



TREE No.	SPECIES	TRUNK DIAMETER (in.)	SIGNIFICANT TREE?	CONDITION 0=dead 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
145	Blackwood acacia	8,3	No	2	Low	Suppressed; codominant trunks @ base; engulfed by ivy.
146	Blackwood acacia	11	No	2	Low	Leans NE.; base outside of dripline.
147	Blackwood acacia	14	Yes	0	—	10' snag; engulfed by ivy.
148	Blackwood acacia	28	Yes	0	--	20' snag; failing @ base to E.; extensive dead tissue & decay on lower trunk; engulfed by ivy.
149	Blackwood acacia	15	Yes	1	Low	Leaning & bowed S.; base outside of dripline.
150	Blackwood acacia	10	No	3	Low	Small high crown; engulfed by ivy.
151	Blackwood acacia	8,8	No	1	Low	Failed @ base; both stems on ground but alive.
152	Blackwood acacia	15	Yes	1	Low	Failed @ base to S.; stem on ground but alive; engulfed by ivy.
153	Blackwood acacia	21,18,17	Yes	2	Low	Codominant trunks @ base & 2'; 18" stem failed to W. but alive; 21" & 17" upright with rangy form; engulfed by ivy.
154	Blackwood acacia	16	Yes	2	Low	Bowed SE. with high crown; engulfed by ivy.
155	Blackwood acacia	26	Yes	1	Low	Low branch failed on W.; rest of tree failing @ base to E.; engulfed by ivy.
156	Blackwood acacia	6	No	2	Low	Suppressed; poor form & structure.
157	Blackwood acacia	21	Yes	2	Low	Leans S.; base outside of dripline; engulfed by ivy.
158	Blackwood acacia	15	Yes	2	Low	Leaning & one-sided to S.
159	Blackwood acacia	8	No	2	Low	Suppressed; leaning & one-sided to E.; trunk wounds.
160	Blackwood acacia	21,20	Yes	2	Low	Codominant trunks @ 3'; 3rd stem failed; 21" stem vertical with rangy form; 20" leans E. with gap in canopy & large wound near attachment; engulfed by ivy.
161	Blackwood acacia	7	No	2	Low	Codominant trunk failed @ 4'.

Tree Assessment Form

Maintenance Yard site
California Golf Club
South San Francisco CA
May 2017



TREE No.	SPECIES	TRUNK DIAMETER (in.)	SIGNIFICANT TREE?	CONDITION 0=dead 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
162	Blackwood acacia	8	No	3	Low	One-sided to S.; multiple attachment high in crown.
163	Blackwood acacia	8	No	2	Low	Poor form & structure; bark wound.
164	Blackwood acacia	6	No	2	Low	Suppressed; poor form & structure.
165	Blackwood acacia	6,5	No	2	Low	Codominant trunks @ 4' with included bark; one-sided to S.; ext. basal wounds.
166	Blackwood acacia	7	No	2	Low	Suppressed; poor form & structure.
167	Blackwood acacia	17	Yes	3	Low	Rangy form; codominant trunks high in crown.
168	Blackwood acacia	7	No	2	Low	Suppressed; poor form & structure.
169	Monterey cypress	17	Yes	5	High	Good young tree.
170	Monterey cypress	16	Yes	5	High	Good young tree.
171	Monterey cypress	6,5	No	3	Low	Topped @ 4'; trying.
172	Monterey cypress	10	No	5	High	Good young tree.
173	Monterey cypress	10	No	5	High	Good young tree.
174	Monterey cypress	15	Yes	5	High	Good young tree.
175	Monterey cypress	10	No	5	High	Good young tree.
176	Monterey cypress	11	No	5	High	Good young tree.
177	Monterey cypress	12	Yes	5	High	Good young tree.
178	Monterey cypress	18	Yes	4	Moderate	Lost central leader; dense canopy.

Tree Assessment Plan

The California Golf Club
Maintenance Yard
Improvement
South San Francisco, CA

Prepared for:
The California Golf Club
South San Francisco, CA

May 2017



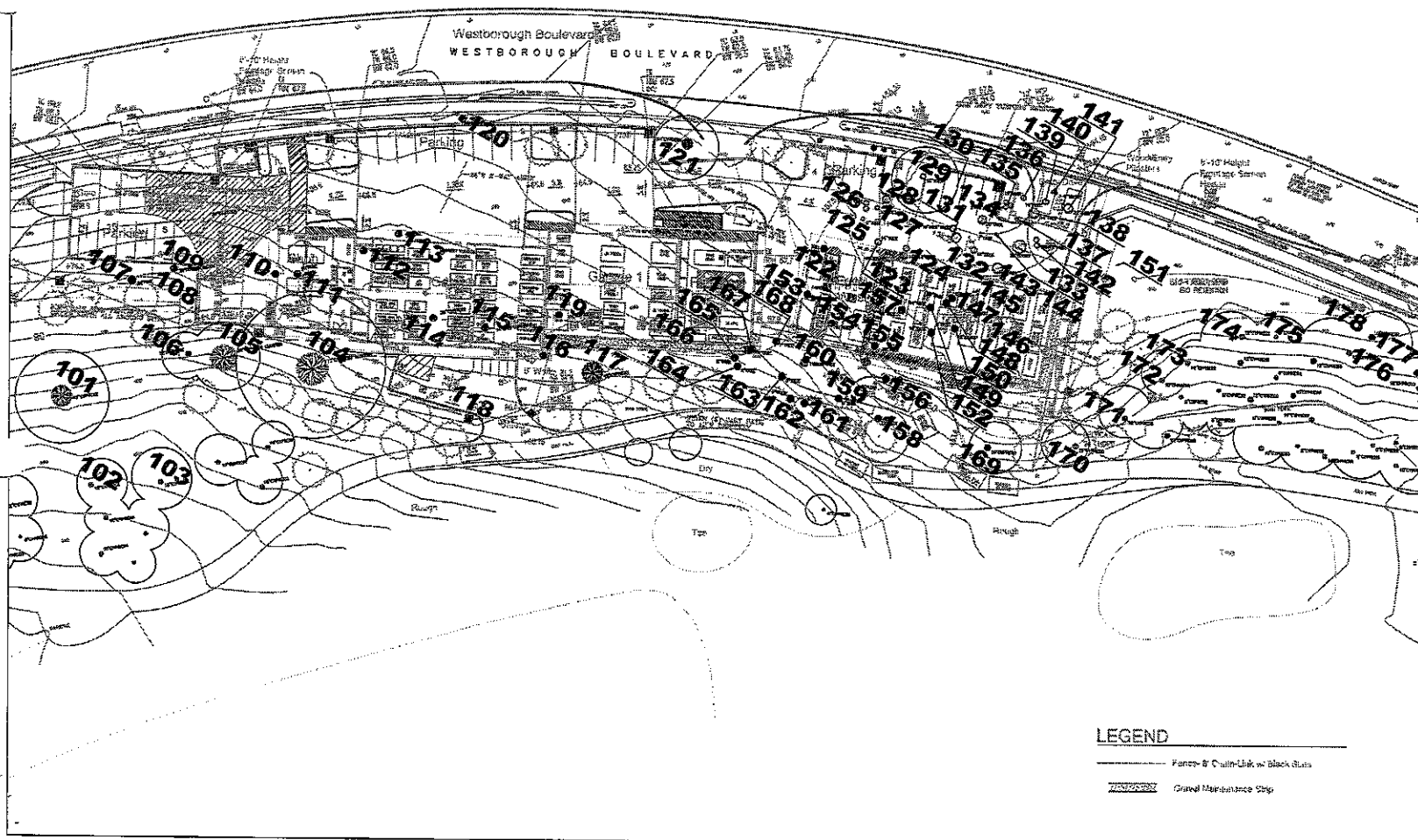
No Scale

Notes:
Base map provided by:
The California Club
South San Francisco, CA

Trees with no survey point were approximately located
in the field by HortScience, Inc.



325 Ray Street
Pleasanton, CA 94566
Phone 925.484.0211
Fax 925.484.0586
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COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION**

ANSHU NAND

A notice, pursuant to the California Environmental Quality Act of 1970, as amended **DEC 07 2017**
(Public Resources Code 21,000, et seq.), that the following project: New California Golf
Club Maintenance Facility, when adopted and implemented, will not have a significant
impact on the environment.

FILE NO.: PLN 2006-00517

OWNER: California Golf Club

APPLICANT: Greg Bunton

ASSESSOR'S PARCEL NO.: 013-250-080

LOCATION: 844 W. Orange Avenue, South San Francisco CA 94080

PROJECT DESCRIPTION: The applicant is requesting the renewal of a use permit to continue operations of the California Golf Club of San Francisco (Golf Club), and an amendment to their use permit to construct a new 20,000 sq. ft. building (comprised of maintenance, tractor equipment storage, offices and six (6) dorm rooms for golf club interns), including 6,300 cubic yards of grading, new access road, parking and paved areas. The Golf Club currently consists of a club house, cart barn and temporary tent structures, with the latter accommodating maintenance and storage equipment. The existing temporary maintenance and equipment storage tent structures are proposed for removal. Sixty-five (65) trees are proposed for removal while thirteen (13) trees are proposed to be retained. Main access to the golf course is via Orange Avenue. A new driveway is proposed for the project site via Westborough Boulevard. The new building and associated improvements will not change the operations of the Golf Club.

FINDINGS AND BASIS FOR A MITIGATED NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project, as proposed and mitigated, will not adversely affect water or air quality or increase noise levels substantially.
2. The project, as proposed and mitigated, will not have adverse impacts on the flora or fauna of the area.
3. The project, as proposed and mitigated, will not degrade the aesthetic quality of the area.
4. The project, as proposed, will not have adverse impacts on traffic or land use.
5. In addition, the project, as proposed and mitigated, will not:

- a. Create impacts which have the potential to degrade the quality of the environment.
- b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
- c. Create impacts for a project which are individually limited, but cumulatively considerable.
- d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is less than significant.

MITIGATION MEASURES recommended for project implementation to avoid potentially significant effects:

Mitigation Measure 1: The applicant shall install downward directed exterior lighting fixtures to ensure that light and glare are directed away from neighborhood areas and confined to the site.

Mitigation Measure 2: All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

Mitigation Measure 3: All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

Mitigation Measure 4: All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

Mitigation Measure 5: All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).

Mitigation Measure 6: All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

Mitigation Measure 7: Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

Mitigation Measure 8: All construction equipment shall be maintained and properly tuned in accordance with manufacturer's visible emissions evaluator.

Mitigation Measure 9: Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action with applicable regulations.

Mitigation Measure 10: All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.

Mitigation Measure 11: All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.

Mitigation Measure 12: Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.

Mitigation Measure 13: Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.

Mitigation Measure 14: The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.

Mitigation Measure 15: All trucks and equipment, including their tires, shall be washed off prior to leaving the site.

Mitigation Measure 16: Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.

Mitigation Measure 17: Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.

Mitigation Measure 18: Minimizing the idling time of diesel powered construction equipment to two minutes.

Mitigation Measure 19: The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NOX reduction and 45 percent PM reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.

Mitigation Measure 20: Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).

Mitigation Measure 21: Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM.

Mitigation Measure 22: Requiring all contractors use equipment that meets CARB's most recent standard for off-road heavy duty diesel engines.

Mitigation Measure 23: Any plan affecting trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans and demolition plans.

Mitigation Measure 24: Include tree trunk locations, canopy limits (driplines), and tree numbers on all plans.

Mitigation Measure 25: Establish a Tree Protection Zone must be established for trees to be preserved, in which no disturbance is permitted. For design purposes, the Tree Protection Zones shall be edge of canopy (dripline). No grading, excavation, construction or storage of materials shall occur within that zone.

Mitigation Measure 26: Underground services including utilities, sub-drains, water or sewer shall be routed around the Tree Protection Zone.

Mitigation Measure 27: Irrigation systems must be designed so that no trenching will occur within the Tree Protection Zone.

Mitigation Measure 28: Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

Pre-construction treatments and recommendations:

Mitigation Measure 29: The demolition contractor shall meet with the consulting arborist before beginning work to discuss work procedures and tree protection.

Mitigation Measure 30: Cap and abandon-in-place all existing underground utilities within the Tree Protection Zone. Removal of utility boxes by hand is acceptable but no trenching should be performed within the Tree Protection Zone in an effort to remove utilities, irrigation lines, etc.

Mitigation Measure 31: Fence trees to completely enclose the Tree Protection Zone prior to demolition, grubbing, or grading. Fences shall be 6-foot chain link or equivalent as approved by the County of San Mateo. Fences are to remain until all construction is completed.

Mitigation Measure 32: Trees to be preserved should not be pruned to provide clearance for construction. Low branches are to be retained and define the Tree Protection Zone. Any other pruning shall be completed by a certified arborist or tree worker. Pruning shall adhere to the latest edition of the ANSI Z133 and A300 standards as well as the Best Management Practices – Tree Pruning published by the International Society of Arboriculture.

Mitigation Measure 33: Structures and underground features to be removed within the Tree Protection Zone shall use the smallest equipment, and operate from outside the Tree

Protection Zone. The consultant shall be on-site during all operations within the Tree Protection Zone to monitor demolition activity.

Recommendations for tree protection during construction.

Mitigation Measure 34: Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the consulting arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.

Mitigation Measure 35: Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the consulting arborist.

Mitigation Measure 36: Any excavation within the dripline or other work that is expected to encounter tree roots should be approved and monitored by the consulting arborist. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw. The consulting arborist will identify where root pruning is required.

Mitigation Measure 37: If injury should occur to any tree during construction, it should be evaluated as soon as possible by the consulting arborist so that appropriate treatments can be applied.

Mitigation Measure 38: Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the Tree Protection Zone by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw or other approved root pruning equipment. The consulting arborist will identify where root pruning is required.

Mitigation Measure 39: No materials, equipment, spoil, waste or wash-out water may be deposited, stored, or parked within the Tree Protection Zone (fenced area).

Mitigation Measure 40: Any additional tree pruning needed for clearance during construction must be performed by a certified arborist and not by construction personnel.

Mitigation Measure 41: If archaeological and/or cultural resources are encountered during grading or construction activities, work shall be temporarily halted in the vicinity within 30 feet of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.

Mitigation Measure 42: If concentrations of prehistoric or historic-era materials are encountered during project activities, all work in the immediate vicinity stop until a qualified archaeologist can evaluate the finds and make recommendations.

Mitigation Measure 43: The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.

Mitigation Measure 44: A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.

Mitigation Measure 45: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 46: Prior to Planning approval of the building permit for the project, the applicant shall demonstrate compliance with the recommendations of the Geotechnical Report prepared by Sigma Prime Geosciences, Inc., dated August 29, 2016.

Mitigation Measure 47: Prior to the beginning of any construction or grading activities, the applicant shall implement the approved erosion and sediment control plan. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
- c. Controlling and preventing 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.
- d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.

- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth-moving activities only during dry weather.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.
- m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.

Mitigation Measure 48: The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.

Mitigation Measure 49: The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site. The erosion control plan shall provide for the protection of willow stands and existing vegetation to remain using a barrier as approved by a professional biologist. The fence shall remain in place during all land disturbance, grading and construction activities.

Mitigation Measure 50: A Tree Protection Zone is required for the existing trees to remain and shall be established according to the following standards:

- a. Establish and maintain Tree Protection Zones throughout the entire length of the project.
- b. Delineate Tree Protection Zones using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.
- c. Maintain Tree Protection Zones free of equipment and materials storage; contractors shall not clean any tools, forms or equipment within these areas.
- d. Should 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 monitored by an arborist or forester and documented. Roots to be cut should be severed cleanly with a saw or topers. 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.

- e. Normal irrigation shall be maintained, but oaks should not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.
- f. Street tree trunks should be wrapped with straw wattles, orange fence and 2" x 4" boards in concentric layers to a height of 6 feet.

RESPONSIBLE AGENCY CONSULTATION: None.

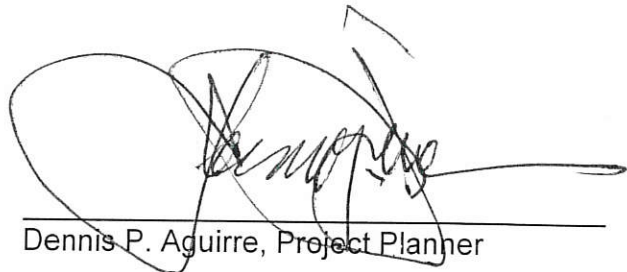
INITIAL STUDY: The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are less than significant. A copy of the initial study is attached.

REVIEW PERIOD: December 7, 2017 to December 27, 2017

All comments regarding the correctness, completeness, or adequacy of this Mitigated Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., December 27, 2017.**

CONTACT PERSON

Dennis P. Aguirre
Project Planner, 650/363-1867
daguirre@smcgov.org



Dennis P. Aguirre, Project Planner

DPA:pac: DPABB0723_WPH.DOCX

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed by Planning Department)

1. **Project Title:** New California Golf Club Maintenance Facility
2. **County File Number:** PLN 2006-00517
3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Dennis P. Aguirre
5. **Project Location:** 844 West Orange Avenue, South San Francisco, CA 94080
6. **Assessor's Parcel Number and Size of Parcel:** 013-250-080, 189 acres
7. **Project Sponsor's Name and Address:** Greg Bunton, 13370 Skyline Boulevard, Woodside CA 94062
8. **General Plan Designation:** Private Recreation
9. **Zoning:** R-1/S-11 (One-Family Residential/Residential Density District Number 11 with 1-5 acres minimum parcel size).
10. **Description of the Project:** The applicant is requesting the renewal of a use permit to continue operations of the California Golf Club of San Francisco (Golf Club), and an amendment to their use permit to construct a new 20,000 sq. ft. building (comprised of maintenance, tractor equipment storage, offices and six (6) dorm rooms (for golf club interns), including 6,300 cubic yards of grading, new access road, parking and paved areas. The Golf Club currently consists of a club house, cart barn and temporary tent structures, with the latter accommodating maintenance and storage equipment. The existing temporary maintenance and equipment storage tent structures are proposed for removal. Sixty-five (65) trees are proposed for removal while thirteen (13) trees are proposed to be retained. Main access to the golf course is via Orange Avenue. A new driveway is proposed for the project site via Westborough Boulevard. The new building and associated improvements will not change the operations of the Golf Club.
11. **Surrounding Land Uses and Setting:** Surrounding Land Uses and Setting: The subject site is located on a 189-acre parcel owned and operated by the Golf Club. The project site is located within the unincorporated South San Francisco area of San Mateo County. Built-up residential areas surround the golf course northward and westward, Junipero Serra Highway eastward and Westborough Boulevard southward, with access to the site via Orange Avenue. The course features rolling terrains with tree-lined fairways that are typical of golf courses designed in the early 1900s. The site topography is generally hilly, typical of golf courses designed with undulating fairways as the layout of choice. Trees line the northwest/east

perimeters of this maintenance site. The Golf Club offers its members the typical clubhouse and pro-shop services found in most private golf clubs.

12. **Other Public Agencies Whose Approval is Required:** None
13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?** Since the inception of the golf course in 1921, no California Native American Tribes have been affiliated with the project site and therefore no consultation has been requested pursuant to Public Resources Code section 21080.3.1.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Significant Unless Mitigated" as indicated by the checklist on the following pages.

	Aesthetics		Hazards and Hazardous Materials		Recreation
	Agricultural and Forest Resources	X	Hydrology/Water Quality		Transportation/Traffic
X	Air Quality		Land Use/Planning		Tribal Cultural Resources
	Biological Resources		Mineral Resources	X	Utilities/Service Systems
X	Cultural Resources		Noise	X	Mandatory Findings of Significance
X	Geology/Soils		Population/Housing		
X	Climate Change		Public Services		

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appro-

ropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
Discussion: The project site is located neither within a State or County Scenic corridor nor a Design Review District. The two-story building will not be visible from the neighboring residential areas. Sixty-five (65) trees are proposed for removal while thirteen (13) trees are proposed to be retained. The building will be visible from Westborough Boulevard. However, sufficient setback along this thoroughfare, including new landscaping comprised of an 8-foot screen hedge that line this edge of the project site parallel to Westborough Boulevard assures that visual impacts are reduced relative to this area. The proposed non-reflective metal roof and siding materials further				

contribute to bringing the visual impact to a less than significant level. The project site is located in the R-1/S-11 Zoning District.

Source: Project Plans, Field Observation and County GIS Resource Maps.

1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

X

Discussion: The project site is located neither in a State or County Scenic Corridor. Reference responses to Section 1.a. above.

Source: Project Plans, Field Observation and County GIS Resource Maps.

1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?

X

Discussion: Reference responses to Section 1.a. and b., above. The development project is not located on a ridgeline.

Source: Project Plans, Field Observation and County GIS Resource Maps.

1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?

X

Discussion: The Golf Club operations are typically conducted during daylight hours and therefore light and glare will not affect the daytime or nighttime views in the area. No additional traffic will be generated by this projects since the operations of the Golf Club will remain the same. The following mitigation measure has been included to the project in order to reduce potential impacts from light and glare to a less than significant level:

Mitigation Measure 1: The applicant shall install downward directed exterior lighting fixtures to ensure that light and glare are directed away from neighborhood areas and confined to the site.

Source: Project Plans, Field Observation and County GIS Resource Maps.

1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?

X

Discussion: Reference responses to Section 1.a. and b., above.

Source: Project Plans, Field Observation and County GIS Resource Maps.

1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?

X

Discussion: Reference responses to Section 1.a. and b., above.

Source: Project Plans, Field Observation and County GIS Resource Maps.				
1.g. Visually intrude into an area having natural scenic qualities?			X	
Discussion: Reference responses to Section 1.a. and b., above.				
Source: Project Plans, Field Observation and County GIS Resource Maps.				

2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
Discussion: Not Applicable. The project site is not located within the Coastal Zone, does not contain farmland and is not located in an agricultural zoning district, nor is it adjacent to such lands. The project site does not contain an open space easement and is not subject to a Williamson Act contract. Source: Project Plans, California Department of Conservation, Farmland Mapping and Monitoring Program Map; County Zoning Maps.				
2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: Reference response to Section 2.a., above. Source: Project Plans, County Agricultural Preservation Map.				

2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
Discussion: Reference response to Section 2.a., above. Source: Project Plans and Field Observation, County GIS Resource Maps.					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: Reference response to Section 2.a., above. Source: Project Plans, Natural Resources Conservation Service (NRCS), County GIS Resource Maps.					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
Discussion: Reference response to Section 2.a., above. Source: Project Plans, Field Observation and County GIS Resource Maps.					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>				X
Discussion: Not Applicable. The project site does not contain forestland/timberland and is not located in an area containing or zoned for forestland/timberland. Source: Project Location, NCRS, Farmland Mapping and Monitoring Program Map (2017); Public Resources Code Section 12220(g).					

3. **AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3.a. Conflict with or obstruct implementation of the applicable air quality plan?		X		

Discussion: The project involves construction of a Maintenance Facility for the existing Golf Club. The construction of the Building may result in temporary generation of pollutants related to construction and grading which may temporarily impact occupants of nearby residences. However, the project would not result in the regular generation of air pollutants. Section 2-1-113 (*Exemption, Sources and Operations*) of the General Requirements of the Bay Area Air Quality Management District exempts sources of air pollution associated with any vehicle.

Since the operations of the Golf Club will not change, mitigation measures have been included to the project in order to address temporary impacts to air quality during construction of the building in order to reduce construction-related air emissions to a less than significant level.

Bay Area Air Quality Management District recommends implementing the following Basic Construction Mitigation Measures (1- 8), and if necessary, the Additional Construction Mitigation Measures (9 - 21) to mitigate construction impacts.

Mitigation Measure 2: All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

Mitigation Measure 3: All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

Mitigation Measure 4: All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

Mitigation Measure 5: All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).

Mitigation Measure 6: All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

Mitigation Measure 7: Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

Mitigation Measure 8: All construction equipment shall be maintained and properly tuned in accordance with manufacturer's visible emissions evaluator.

Mitigation Measure 9: Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action with applicable regulations.

Mitigation Measure 10: All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.

Mitigation Measure 11: All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.

Mitigation Measure 12: Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.

Mitigation Measure 13: Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.

Mitigation Measure 14: The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.

Mitigation Measure 15: All trucks and equipment, including their tires, shall be washed off prior to leaving the site.

Mitigation Measure 16: Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.

Mitigation Measure 17: Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.

Mitigation Measure 18: Minimizing the idling time of diesel powered construction equipment to two minutes.

Mitigation Measure 19: The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NOX reduction and 45 percent PM reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.

Mitigation Measure 20: Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).

Mitigation Measure 21: Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM.

Mitigation Measure 22: Requiring all contractors use equipment that meets CARB's most recent standard for off-road heavy duty diesel engines.

Source: Project Plans, County GIS Resource Maps; Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1: General Requirements.

3.b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?		X		
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Discussion: Reference response to Section 3.a., above. No changes will occur relative to the Golf Club's operations. Aside from the temporary construction activities what would temporarily impact the air quality of the area, the standard of air quality will remain within the currently maintained original level.

Source: Project Plans, County GIS Resource Maps; Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1: General Requirements.

3.c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		
Discussion: Reference response to Section 3.a., above. Source: Project Plans, County GIS Resource Maps; Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1: General Requirements.					
3.d.	Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?		X		
Discussion: Reference response to Section 3.a., above. Source: Project Plans, Field Observation and County GIS Resource Maps; Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1: General Requirements.					
3.e.	Create objectionable odors affecting a significant number of people?		X		
Discussion: Reference response to Section 3.a., above. Source: Project Plans, County GIS Resource Maps; Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1: General Requirements.					
3.f.	Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?		X		
Discussion: Reference response to Section 3.a., above. Source: Project Plans, County GIS Resource Maps; Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1: General Requirements.					

4. BIOLOGICAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
Discussion: The project site is not located within an environmentally sensitive area and therefore is not subject to regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Source: Project Plans, Field Observation and County GIS Resource Maps.				
4.b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
Discussion: No riparian habitats are located in the project site. Also, reference response to Section 4.a., above. Source: Project Plans, Field Observation and County GIS Resource Maps.				
4.c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
Discussion: No federally protected wetlands are located on-site. Source: Project Plans, Field Observation and County GIS Resource Maps.				
4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X

Discussion: Reference response to Section 4.a., above.

Source: Project Plans, Field Observation and County GIS Resource Maps.

4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?

X

Discussion: A Maintenance Yard Project Tree Report (Arborist Report) prepared by HortScience, Inc., dated May 24, 2017, submitted for the project identified and recommended sixty-five (65) trees for removal and thirteen (13) trees to be retained. The Arborist Report recommends the following mitigation measures to reduce development impacts to trees and improve their health and vitality throughout the clearing, grading and construction phases of development:

Mitigation Measure 23: Any plan affecting trees should be reviewed by the consulting arborist with regard to tree Impacts. These Include, but are not limited to, Improvement plans, utility and drainage plans, grading plans, landscape and Irrigation plans and demolition plans.

Mitigation Measure 24: Include tree trunk locations, canopy limits (driplines), and tree numbers on all plans.

Mitigation Measure 25: Establish a Tree Protection Zone must be established for trees to be preserved, in which no disturbance is permitted. For design purposes, the Tree Protection Zones shall be edge of canopy (dripline). No grading, excavation, construction or storage of materials shall occur within that zone.

Mitigation Measure 26: Underground services including utilities, sub-drains, water or sewer shall be routed around the Tree Protection Zone.

Mitigation Measure 27: Irrigation systems must be designed so that no trenching will occur within the Tree Protection Zone.

Mitigation Measure 28: Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

Pre-construction treatments and recommendations:

Mitigation Measure 29: The demolition contractor shall meet with the consulting arborist before beginning work to discuss work procedures and tree protection.

Mitigation Measure 30: Cap and abandon-in-place all existing underground utilities within the Tree Protection Zone. Removal of utility boxes by hand is acceptable but no trenching should be performed within the Tree Protection Zone in an effort to remove utilities, irrigation lines, etc.

Mitigation Measure 31: Fence trees to completely enclose the Tree Protection Zone prior to demolition, grubbing, or grading. Fences shall be 6-foot chain link or equivalent as approved by the County of San Mateo. Fences are to remain until all construction is completed.

Mitigation Measure 32: Trees to be preserved should not be pruned to provide clearance for construction. Low branches are to be retained and define the Tree Protection Zone. Any other pruning shall be completed by a certified arborist or tree worker. Pruning shall adhere to the latest edition of the ANSI Z133 and A300 standards as well as the Best Management Practices – Tree Pruning published by the International Society of Arboriculture.

Mitigation Measure 33: Structures and underground features to be removed within the Tree Protection Zone shall use the smallest equipment, and operate from outside the Tree Protection

Zone. The consultant shall be on-site during all operations within the Tree Protection Zone to monitor demolition activity.

Recommendations for tree protection during construction.

Mitigation Measure 34: Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the consulting arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.

Mitigation Measure 35: Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the consulting arborist.

Mitigation Measure 36: Any excavation within the dripline or other work that is expected to encounter tree roots should be approved and monitored by the consulting arborist. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw. The consulting arborist will identify where root pruning is required.

Mitigation Measure 37: If injury should occur to any tree during construction, it should be evaluated as soon as possible by the consulting arborist so that appropriate treatments can be applied.

Mitigation Measure 38: Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the Tree Protection Zone by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw or other approved root pruning equipment. The consulting arborist will identify where root pruning is required.

Mitigation Measure 39: No materials, equipment, spoil, waste or wash-out water may be deposited, stored, or parked within the Tree Protection Zone (fenced area).

Mitigation Measure 40: Any additional tree pruning needed for clearance during construction must be performed by a certified arborist and not by construction personnel.

Source: Applicant's Arborist Report; Project Plans, Field Observation, County GIS Resource Maps.

4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?			X	
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Discussion: Reference response to Section 4.a., above.

Source: Project Plans, Field Observation and County GIS Resource Maps.

4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
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Discussion: Not Applicable. The project site is not located within 200 feet of a marine or wildlife reserve.

Source: Project Plans, Field Observation and County GIS Resource Maps.

4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
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Discussion: The project would not result in the loss of oak woodlands or other non-timber woodlands. Reference response to Section 4.e., above.

Source: Project Plans, Field Observation, County GIS Resource Maps.

5. CULTURAL RESOURCES. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?			X	

Discussion: The project was referred to Northwest Information Center of Sonoma State University where it was determined that no cultural resource studies have been conducted to date. The golf course was established in 1921 and has undergone expansions during which time (including to the subject project area), no historical resources have been discovered and in all likelihood will continue to be the case.

Source: Project Application/Plans and San Mateo County General Plan.

5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
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Discussion: The following mitigation measure has been recommended to ensure that potential impacts are mitigated to a less than significant level in the event that archaeological and/or cultural resources are encountered:

Mitigation Measure 41: If archaeological and/or cultural resources are encountered during grading or construction activities, work shall be temporarily halted in the vicinity within 30 feet of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.

Mitigation Measure 42: If concentrations of prehistoric or historic-era materials are encountered during project activities, all work in the immediate vicinity stop until a qualified archaeologist can evaluate the finds and make recommendations.

Mitigation Measure 43: The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.

Source: Sonoma State University Northwest Information Center Comment Letter, County General Plan.

5.c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
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Discussion: The following mitigation measure has been recommended to ensure that potential impacts are mitigated to a less than significant level in the event any paleontological resources or unique geologic features are discovered:

Mitigation Measure 44: A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.

Source: Project Application/Plans and San Mateo County General Plan.

5.d.	Disturb any human remains, including those interred outside of formal cemeteries?		X		
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Discussion: The following mitigation measure has been recommended to ensure that potential impacts are mitigated to a less than significant level in the event that they are discovered:

Mitigation Measure 45: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Source: Project Application/Plans and San Mateo County General Plan.

6. GEOLOGY AND SOILS. Would the project:					
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
6.a.	Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>		X		
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Discussion: A Geotechnical Investigation prepared by Sigma Prime Geosciences, Inc., dated August 29, 2016 (Geotechnical Report), for the project determined the following:

“Fault Rupture – The site is not located in an active fault zone where fault rupture is considered likely (California Division of Mines and Geology, 1974). Therefore, active faults are not believed to exist beneath the site, and the potential for fault rupture to occur at the site is considered to be very low, in our opinion.”

Mitigation Measure 46: Prior to Planning approval of the building permit for the project, the applicant shall demonstrate compliance with the recommendations of the Geotechnical Report prepared by Sigma Prime Geosciences, Inc., dated August 29, 2016.

Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Report.

ii. Strong seismic ground shaking?		X		
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Discussion: A Geotechnical Investigation prepared by Sigma Prime Geosciences, Inc., dated August 29, 2016 (Geotechnical Report) (Attachment C), for the project determined the following:

“Ground Shaking – The site is located in an active seismic area. Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30 to 50 year design life. Strong ground shaking should therefore be expected several times during the design life of the structures, as is typical for sites throughout the Bay Area. The improvements should be designed and constructed in accordance with current earthquake resistance standards.” Reference response to Section 6.a., above regarding mitigation measure.

Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Report.

iii. Seismic-related ground failure, including liquefaction and differential settling?		X		
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Discussion: A Geotechnical Investigation prepared by Sigma Prime Geosciences, Inc., dated August 29, 2016 (Geotechnical Report) (Attachment C), for the project determined the following:

“Differential Compaction – Differential compaction occurs during moderate and large earthquakes when soft or loose, natural or fill soils are densified and settle, often unevenly across a site. Because the site is underlain by very dense silty sand or stiff clay/silt, there is a low potential for seismically-induced differential settlement.”

"Liquefaction – Liquefaction occurs when loose, saturated sandy soils lose strength and flow like a liquid during earthquake shaking. Ground settlement often accompanies liquefaction. Soils most susceptible to liquefaction are saturated, loose, silty sands, and uniformly graded sands. Because the groundwater is deep, the potential for damage due to liquefaction is low. Reference response to Section 2.a., above regarding mitigation measure."

Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Report.

iv. Landslides?

X

Discussion: Not Applicable. The site is not located within a landslide area.

Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Report.

v. Coastal cliff/bluff instability or erosion?

Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).

X

Discussion: Not Applicable. The site is not located on a cliff/bluff.

Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Report.

6.b. Result in significant soil erosion or the loss of topsoil?

X

Discussion: The Geotechnical Study does not identify soil erosion or loss of topsoil as a significant concern at the property.

Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Report.

6.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?

X

Discussion: The site is not located within a landslide area.

Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Report.

6.d.	Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?			X	
Discussion: The Geotechnical Study does not identify expansive soils as a significant concern at the property. Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Report.					
6.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Discussion: A septic tank will not be required for this project. Sewer service will be provided by the City of South San Francisco Utility District. Source: Project Application/Plans.					

7. CLIMATE CHANGE. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X	
Discussion: Reference response to Section 3.a., above. Source: Project Plans, Field Observation and County GIS Resource Maps; Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1: General Requirements.				
7.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X	
Discussion: Reference response to Section 3.a., above. Source: Project Plans, Field Observation and County GIS Resource Maps; Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1: General Requirements.				
7.c.	Result in the loss of forestland or conversion of forestland to non-forest			X

use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				
Discussion: Not Applicable. The project does not involve loss or conversion of forestland, as the project site does not contain forestland. The project does not involve removal of live trees. Source: Project Application/Plans.				
7.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: Not Applicable. The project site is not located on or adjacent to a cliff or bluff. Source: Project Application/Plans; San Mateo County GIS Resource Maps.				
7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: Not Applicable. The projected site is not located along a shoreline area. Source: Project Application/Plans; San Mateo County GIS Resource Maps.				
7.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The project site is located in Flood Zone X designated as an area of minimal flood hazard, usually depicted on FIRMS as above the 500-year flood level (Community Panel No. 06081 C0039E, map revised 2017). Source: FEMA Flood Insurance Rate Map and County GIS Resource Maps.				
7.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?			X	
Discussion: Reference response to Section 7.f., above. As a result, the project would be less than significant. Source: FEMA Flood Insurance Rate Map and County GIS Resource Maps.				

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?			X	
Discussion: The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material) since the operations of the golf course will not change resulting from this project. The temporary facilities have been removed to be replaced with this permanent building where all maintenance operations will remain the same. The project would be less than significant. Source: Project Application/Plans, County GIS Resource Maps.				
8.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
Discussion: Reference response to Section 8.a., above. Source: Project Application/Plans, County GIS Resource Maps.				
8.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
Discussion: Reference response to Section 8.a., above. The maintenance operations will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within an existing school (which is located within one-quarter mile of the project site). Source:				
8.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	

Discussion: The project site is not considered a hazardous material site, according to the latest Hazardous Waste and Substance Site List posted by the California Department of Toxic Substances Control (mandated by Government Code Section 65962.5).

Source: Project Application/Plans, County GIS Resource Maps.

8.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?

X

Discussion: Based on the San Francisco Airport Land Use Compatibility Plan, the project site is located outside of the Safety Compatibility Zones within the Airport Influence Area (AIA). Aircraft accident level is considered to be low at the site.

Source: Project application/Plans; San Francisco Airport Land Use Compatibility Plan.

8.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?

X

Discussion: The project site is not located within the vicinity of a private airstrip.

Source: Project Application/Plans, County GIS Resource Maps.

8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

X

Discussion: The project will not physically interfere with an adopted emergency plan. The project site is located in a developed area and is served by local emergency response agencies.

Source: Project Application/Plans, County GIS Resource Maps, San Mateo County Emergency Response Plan.

8.h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

X

Discussion: The project site is not located within a wildland urban interface area nor is the project site within a designated moderate, high, or very high fire severity zone.

Source: Project Application/Plans, County GIS Resource Maps.

8.i.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
Discussion: Reference response to Section 7.f., above. Although dorms are proposed to house interns who are in short-term greenskeeping training, the project does not involve housing development. Source: Project application/Plans.					
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?			X	
Discussion: Reference response to Section 7.f., above. Source: FEMA Flood Insurance Rate Map and County GIS Resource Maps.					
8.k.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
Discussion: Reference response to Section 7.f., above. Source: Project application/Plans, FEMA Flood Insurance Rate Map and County GIS Resource Maps.					
8.l.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: The site is not located along the coast where there is exposure to seiches and tsunamis. Source: Project application/Plans, FEMA Flood Insurance Rate Map and County GIS Resource Maps.					

9. HYDROLOGY AND WATER QUALITY. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?		X		

Discussion: The project, as proposed, would result in significant impact to stormwater quality unless mitigated per measures indicated below. Regarding wastewater service to the project, see Section 18.a, below. The applicant has submitted a drainage plan which has been reviewed and conditionally approved by the San Mateo County Department of Public Works.

Mitigation Measure 47: Prior to the beginning of any construction or grading activities, the applicant shall implement the approved erosion and sediment control plan. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
- c. Controlling and preventing 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.
- d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth-moving activities only during dry weather.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.

- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.
- m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.

Mitigation Measure 48: The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.

Mitigation Measure 49: The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site. The erosion control plan shall provide for the protection of willow stands and existing vegetation to remain using a barrier as approved by a professional biologist. The fence shall remain in place during all land disturbance, grading and construction activities.

Mitigation Measure 50: A Tree Protection Zone is required for the existing trees to remain and shall be established according to the following standards:

- a. Establish and maintain Tree Protection Zones throughout the entire length of the project.
- b. Delineate Tree Protection Zones using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.
- c. Maintain Tree Protection Zones free of equipment and materials storage; contractors shall not clean any tools, forms or equipment within these areas.
- d. Should 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 monitored by an arborist or forester and documented. Roots to be cut should be severed cleanly with a saw or topers. 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.
- e. Normal irrigation shall be maintained, but oaks should not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.
- f. Street tree trunks should be wrapped with straw wattles, orange fence and 2 x 4 boards in concentric layers to a height of 6 feet.

Source: Project Application/Drainage Plans.

9.b.	Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
Discussion: The project will not change the operations of the Golf Club that does not involve direct use of groundwater as a domestic water source. Maintenance operations include the use of an existing irrigation pond. Water service will continue to be provided by Cal Water. Source: Project Application/Drainage Plans.					
9.c.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?		X		
Discussion: The project involves 6,300 cubic yards of grading associated with the development of the new maintenance facility. The project would not significantly alter site topography. The project's impervious areas will increase but proposed new drainage facilities (as shown on the project plans) would capture and filter increased site runoff flow and volume in compliance with the County's Guidelines for Drainage Review. Reference response and mitigation measures to Section 9.a., above. Source: Project Application/Drainage Plans.					
9.d.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?		X		
Discussion: Reference response to Section 9.a., above. Source: Project Application/Plans, Drainage Plans.					
9.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?		X		
Discussion: Reference response to Section 9.a., above.					

Source: Project Application/Drainage Plans.				
9.f.	Significantly degrade surface or ground-water water quality?		X	
Discussion: Reference response to Section 9.a., above. Source: Project Application/Drainage Plans.				
9.g.	Result in increased impervious surfaces and associated increased runoff?		X	
Discussion: Reference response to Section 9.a., above. Source: Project Application/Plans.				

10. LAND USE AND PLANNING. Would the project:				
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>
10.a.	Physically divide an established community?			X
Discussion: The project involves the removal and relocation of existing temporary maintenance and storage tents to a new maintenance facility that will not divide the established community. Source: Project Application/Plans.				
10.b.	Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X
Discussion: The project is allowed as an amendment to the Use Permit which allows a golf course in this Zoning District (R-1/S-11), where the impact will be less than significant. Source: Project Application/Plans.				
10.c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?			X
Discussion: Not applicable. Reference response to Section 4.a., above. Source: Project Application/Plans.				

10.d. Result in the congregating of more than 50 people on a regular basis?				X
Discussion: The maintenance operations of the Golf Club will not result in the congregation of more than 50 people on a regular basis. Source: Project application/Plans.				
10.e. Result in the introduction of activities not currently found within the community?				X
Discussion: The proposed project would not result in the introduction of new activities in the area. Source: Project Application/Plans.				
10.f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?			X	
Discussion: The project will not encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas because it does not involve the establishment of new industry, commercial facilities or recreation activities. Source: Project Application/Plans.				
10.g. Create a significant new demand for housing?			X	
Discussion: No increase in population will be generated by this project and therefore will not trigger the need for new housing. The interns are currently housed in the clubhouse and will be transferred to the dorms upon completion on the project. Source: Project Application/Plans.				

11. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X

Discussion: The project site is not located in an area known for mineral resources nor does the project involve mineral extraction.

Source: Project Plans, San Mateo County GIS Resource Maps.

11.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
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Discussion: Reference response to Section 11.a., above.

Source: Project Plans, San Mateo County GIS Resource Maps.

12. NOISE. Would the project result in:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	

Discussion: While this project will not generate noise levels in excess of residential levels once implemented, during construction activities increased noise levels may occur. However, noise sources associated with demolition, construction or grading of any real property are exempt from the County Noise Ordinance provided these activities occur during designated timeframes.

Source: Project Application/Plans, San Mateo County Noise Ordinance.

12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
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Discussion: Pile driving for pier foundations can be a potential source of excessive ground-borne vibration or ground-borne noise levels. The Geotechnical Report recommends conventional spread footings and slabs-on-grade, and therefore does not involve pile driving. Also, reference response to Section 12.a., above.

Source: Project Application/Plans and San Mateo County Noise Ordinance.

12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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Discussion: Reference response to 12.a., above.

Source: Project Application/Plans, San Mateo County Noise Ordinance.				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				
Discussion: Reference response to 12.a., above.				
Source: Project Application/Plans, San Mateo County Noise Ordinance.				
12.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?			X	
Discussion: Based on the San Francisco Airport Land Use Compatibility Plan, the project site is located outside of the Noise Compatibility Zones within the Airport Influence Area (AIA). Aircraft noise level is considered to be low at the site.				
Source: Project application/Plans, San Francisco Airport Land Use Compatibility Plan.				
12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: Not Applicable. The project site is not located within the vicinity of a private airstrip.				
Source: Project Application/Plans, San Mateo County Noise Ordinance.				

13. POPULATION AND HOUSING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: The project is a non-residential use that will not generate an increase in the population of the neighborhood area. Upon its completion, the ongoing short-term housing accommodations of the interns in training will revert to the dorms.				
Source: Project Application/Plans.				

13.b. Displace existing housing (including low- or moderate-income housing), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: The project involves the construction of a new maintenance facility with dorms for the Golf Club that will not displace existing housing. Source: Project Application/Plans.				

14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Fire protection?			X	
14.b. Police protection?			X	
14.c. Schools?			X	
14.d. Parks?			X	
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?			X	
Discussion: The current level of public services will not be significantly affected by the construction of the building since no changes to the existing operations of the Golf club will occur, where the impact will be less than significant. Source: Project Application/Plans.				

15. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X
Discussion: The project will not generate an increase in the use of existing recreational facilities since the project involves the construction of a maintenance facility that would not trigger an increase in the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated. Source: Project Application/Plans				
15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Discussion: Reference response to Section 15.a., above. Source: Project Application/Plans				

16. TRANSPORTATION/TRAFFIC. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	

Discussion: Since the Golf Club operations will remain the same, the project will not significantly increase the vehicular or pedestrian traffic nor change their patterns in the area beyond the levels anticipated for the area. No new employees will be added, nor additional vehicular trips generated by this project. The San Mateo County Department of Public Works has reviewed and conditionally approved the proposed access driveway from Westborough Boulevard.

Source: Project Application/Plans, Field Observations.

16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?

X

Discussion: Reference response to Section 16.a., above.

Source: Project Application/Plans, Field Observations.

16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?

X

Discussion: Reference response to Section 8.e., above.

Source: Project application/Plans; San Francisco Airport Land Use Compatibility Plan.

16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

X

Discussion: The project includes a new access driveway from Westborough Boulevard that has been reviewed and conditionally approved, as proposed by the Department of Public Works.

Source: Project Application/Plans.

16.e. Result in inadequate emergency access?

X

Discussion: The project will not impact emergency access to the area. Reference response to Section 8.g., above.

Source: Project Application/Plans.

16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

X

Discussion: The project involves the construction of a new maintenance facility located within a private Golf Club that would not conflict with pedestrian facilities or adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.

Source: Project Application/Plans.

16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?			X	
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Discussion: Reference response to Section 16.f., above.

Source: Project Application/Plans.

16.h. Result in inadequate parking capacity?			X	
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Discussion: The project proposal includes twenty-eight (28) new parking spaces.

Source: Project Application/Plans, San Mateo County Parking Regulations.

17. TRIBAL CULTURAL RESOURCES. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)			X	

Discussion: The Native American Tribal has not requested the County for consultation.

Source: Project Application/Plans

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria			X	
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set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)				
Discussion: Reference response to 5.a., above Source: Project Application/Plans.				

18. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
Discussion: Since the operations of the Golf Club will remain the same, the current sanitary sewer service from the City of South San Francisco Utility District will not change. Source: Project Application/Plans.				
18.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
Discussion: Reference response to Section 18.a., above. The construction of new water or wastewater treatment facilities or expansion of existing facilities are not required for this project. Source: Project Application/Plans.				
18.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		X		
Discussion: Proposed new on-site drainage facilities would minimize the impacts of runoff to off-site areas and facilities. Reference Section 9.a. and mitigation measures, above. Source: Project Application/Plans, Field Observations.				

18.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
Discussion: No changes to existing operations will occur, and therefore the project does not impact the water supply needs of the project. Water service will continue to be provided by Cal Water. Source: Project Application/Plans.				
18.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
Discussion: No changes to existing operations will occur, and therefore the project does not impact the wastewater service needs of the project. Source: Project Application/Plans.				
18.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
Discussion: No changes to existing operations will occur, and therefore the project does not impact the solid waste disposal needs of the project. Source: Project Application/Plans.				
18.g. Comply with Federal, State, and local statutes and regulations related to solid waste?			X	
Discussion: Reference response to Section 18.f., above. Source: Project Application/Plans.				
18.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?			X	
Discussion: No changes to existing operations will occur, and therefore the project does not impact energy consumption, transportation energy; water conservation and solid waste reduction measures. No new solar energy sources are proposed. Source: Project Application/Plans.				

18.i.	Generate any demands that will cause a public facility or utility to reach or exceed its capacity?			X	
Discussion: Reference response to Section 14 and Sections 18.a. through 18.f., above. Source: Project Application/Plans.					
19. MANDATORY FINDINGS OF SIGNIFICANCE.					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a.	Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
Discussion: As previously discussed, the project could result in environmental impacts that could both directly and indirectly cause impacts on human beings. However, implementation of mitigation measures included in this document would reduce project impacts to less-than-significant levels. Source: All previously referenced sources in this document.					
19.b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
Discussion: No cumulative effects are associated with this project. The project only involves the transfer of temporary maintenance facility operations to a new permanent site. Source: All previously referenced sources in this document.					
19.c.	Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	

Discussion: As previously discussed, the project could result in environmental impacts that could both directly and indirectly cause impacts on human beings. However, implementation of mitigation measures included in this document would reduce project impacts to less-than-significant levels.

Source: All previously referenced sources in this document.

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
Caltrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:			

<u>MITIGATION MEASURES</u>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.		X
The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines: <u>Mitigation Measure 1:</u> The applicant shall install downward directed exterior lighting fixtures to ensure that light and glare are directed away from neighborhood areas and confined to the site.		

Mitigation Measure 2: All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

Mitigation Measure 3: All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

Mitigation Measure 4: All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

Mitigation Measure 5: All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).

Mitigation Measure 6: All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

Mitigation Measure 7: Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

Mitigation Measure 8: All construction equipment shall be maintained and properly tuned in accordance with manufacturer's visible emissions evaluator.

Mitigation Measure 9: Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action with applicable regulations.

Mitigation Measure 10: All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.

Mitigation Measure 11: All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.

Mitigation Measure 12: Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.

Mitigation Measure 13: Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.

Mitigation Measure 14: The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.

Mitigation Measure 15: All trucks and equipment, including their tires, shall be washed off prior to leaving the site.

Mitigation Measure 16: Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.

Mitigation Measure 17: Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.

Mitigation Measure 18: Minimizing the idling time of diesel powered construction equipment to two minutes.

Mitigation Measure 19: The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NOX reduction and 45 percent PM reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products,

alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.

Mitigation Measure 20: Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).

Mitigation Measure 21: Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM.

Mitigation Measure 22: Requiring all contractors use equipment that meets CARB's most recent standard for off-road heavy duty diesel engines.

Mitigation Measure 23: Any plan affecting trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, Improvement plans, utility and drainage plans, grading plans, landscape and Irrigation plans and demolition plans.

Mitigation Measure 24: Include tree trunk locations, canopy limits (driplines), and tree numbers on all plans.

Mitigation Measure 25: Establish a Tree Protection Zone must be established for trees to be preserved, in which no disturbance is permitted. For design purposes, the Tree Protection Zones shall be edge of canopy (dripline). No grading, excavation, construction or storage of materials shall occur within that zone.

Mitigation Measure 26: Underground services including utilities, sub-drains, water or sewer shall be routed around the Tree Protection Zone.

Mitigation Measure 27: Irrigation systems must be designed so that no trenching will occur within the Tree Protection Zone.

Mitigation Measure 28: Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

Pre-construction treatments and recommendations:

Mitigation Measure 29: The demolition contractor shall meet with the consulting arborist before beginning work to discuss work procedures and tree protection.

Mitigation Measure 30: Cap and abandon-in-place all existing underground utilities within the Tree Protection Zone. Removal of utility boxes by hand is acceptable but no trenching should be performed within the Tree Protection Zone in an effort to remove utilities, irrigation lines, etc.

Mitigation Measure 31: Fence trees to completely enclose the Tree Protection Zone prior to demolition, grubbing, or grading. Fences shall be 6-foot chain link or equivalent as approved by the County of San Mateo. Fences are to remain until all construction is completed.

Mitigation Measure 32: Trees to be preserved should not be pruned to provide clearance for construction. Low branches are to be retained and define the Tree Protection Zone. Any other pruning shall be completed by a certified arborist or tree worker. Pruning shall adhere to the latest edition of the ANSI Z133 and A300 standards as well as the Best Management Practices – Tree Pruning published by the International Society of Arboriculture.

Mitigation Measure 33: Structures and underground features to be removed within the Tree Protection Zone shall use the smallest equipment, and operate from outside the Tree Protection Zone. The consultant shall be on-site during all operations within the Tree Protection Zone to monitor demolition activity.

Recommendations for tree protection during construction.

Mitigation Measure 34: Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the consulting arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.

Mitigation Measure 35: Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the consulting arborist.

Mitigation Measure 36: Any excavation within the dripline or other work that is expected to encounter tree roots should be approved and monitored by the consulting arborist. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw. The consulting arborist will identify where root pruning is required.

Mitigation Measure 37: If injury should occur to any tree during construction, it should be evaluated as soon as possible by the consulting arborist so that appropriate treatments can be applied.

Mitigation Measure 38: Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the Tree Protection Zone by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw or other approved root pruning equipment. The consulting arborist will identify where root pruning is required.

Mitigation Measure 39: No materials, equipment, spoil, waste or wash-out water may be deposited, stored, or parked within the Tree Protection Zone (fenced area).

Mitigation Measure 40: Any additional tree pruning needed for clearance during construction must be performed by a certified arborist and not by construction personnel.

Mitigation Measure 41: If archaeological and/or cultural resources are encountered during grading or construction activities, work shall be temporarily halted in the vicinity within 30 feet of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.

Mitigation Measure 42: If concentrations of prehistoric or historic-era materials are encountered during project activities, all work in the immediate vicinity stop until a qualified archaeologist can evaluate the finds and make recommendations.

Mitigation Measure 43: The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.

Mitigation Measure 44: A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.

Mitigation Measure 45: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 46: Prior to Planning approval of the building permit for the project, the applicant shall demonstrate compliance with the recommendations of the Geotechnical Report prepared by Sigma Prime Geosciences, Inc., dated August 29, 2016.

Mitigation Measure 47: Prior to the beginning of any construction or grading activities, the applicant shall implement the approved erosion and sediment control plan. Erosion control

measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
- c. Controlling and preventing 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.
- d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth-moving activities only during dry weather.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.
- m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.

Mitigation Measure 48: The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.

Mitigation Measure 49: The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site. The erosion control plan shall provide for the protection of willow stands and existing vegetation to remain using a barrier as approved by a professional biologist. The fence shall remain in place during all land disturbance, grading and construction activities.

Mitigation Measure 50: A Tree Protection Zone is required for the existing trees to remain and shall be established according to the following standards:

- a. Establish and maintain Tree Protection Zones throughout the entire length of the project.
- b. Delineate Tree Protection Zones using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.
- c. Maintain Tree Protection Zones free of equipment and materials storage; contractors shall not clean any tools, forms or equipment within these areas.
- d. Should 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 monitored by an arborist or forester and documented. Roots to be cut should be severed cleanly with a saw or topers. 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.
- e. Normal irrigation shall be maintained, but oaks should not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.
- f. Street tree trunks should be wrapped with straw wattles, orange fence and 2" x 4" boards in concentric layers to a height of 6 feet.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

X I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

(Signature)

Dennis Aguirre, Planner III
Name, Title

December 7, 2017
Date

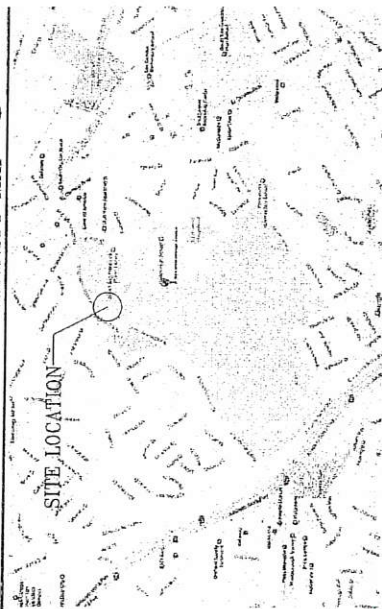
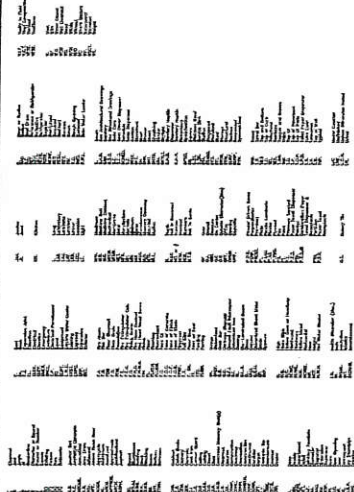
ATTACHMENTS:

- A. Project Plans
- B. Geotechnical Investigation report prepared by Sigma Prime Geosciences, Inc., dated August 29, 2016
- C. Sonoma State University Northwest Information Center Comment Letter

DPA:pac - DPABB0722_WPH.DOCX



VICINITY MAP



New Maintenance Facility
844 W. Orange Ave.
South San Francisco, CA

INDIVIDUAL NAME

[illegible]

SEX	AGE	ACTUAL	ADJUSTED	BASE ALLOWANCE PER TABLE (AGE 2)	PER EMPLOYERS' WELD-INDUSTRY	PER MAN-EMPLOYMENT
M	4-65	18,000	18,000	18,000	18,000	18,000
F	4-65	18,000	18,000	18,000	18,000	18,000
M	16-65	18,000	18,000	18,000	18,000	18,000
F	16-65	18,000	18,000	18,000	18,000	18,000
M	66-70	18,000	18,000	18,000	18,000	18,000
F	66-70	18,000	18,000	18,000	18,000	18,000
M	71-75	18,000	18,000	18,000	18,000	18,000
F	71-75	18,000	18,000	18,000	18,000	18,000
M	76-80	18,000	18,000	18,000	18,000	18,000
F	76-80	18,000	18,000	18,000	18,000	18,000
M	81-85	18,000	18,000	18,000	18,000	18,000
F	81-85	18,000	18,000	18,000	18,000	18,000
M	86-90	18,000	18,000	18,000	18,000	18,000
F	86-90	18,000	18,000	18,000	18,000	18,000
M	91-95	18,000	18,000	18,000	18,000	18,000
F	91-95	18,000	18,000	18,000	18,000	18,000
M	96-100	18,000	18,000	18,000	18,000	18,000
F	96-100	18,000	18,000	18,000	18,000	18,000
TOTAL		18,000	18,000	18,000	18,000	18,000

* Absolute area [a.u.]
 ** Intense absorption area factor per liter 0.042
 *** Soluble absorbance area factor per liter 0.042 for a non-methylated sample
 **** Area factor increase due to linkage [arbitrary] on reduction per fraction 0.042

[illegible]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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8004 + 8412 + 8428 + 8430 + 8448 = 33708

[illegible]

2	During 2004, the State of Texas received approval from the Federal Reserve Bank of Dallas to conduct a limited pilot program to accept deposits from the State of Texas and its political subdivisions. The program was approved by the Federal Reserve Bank of Dallas on 11/11/04.
3	The State of Texas received approval from the Federal Reserve Bank of Dallas to accept deposits from the State of Texas and its political subdivisions. The program was approved by the Federal Reserve Bank of Dallas on 11/11/04.

10

Golf Club / Greg
00517

10.10

NO.	DATE	CH
REVISIONS		

[illegible]

[illegible]

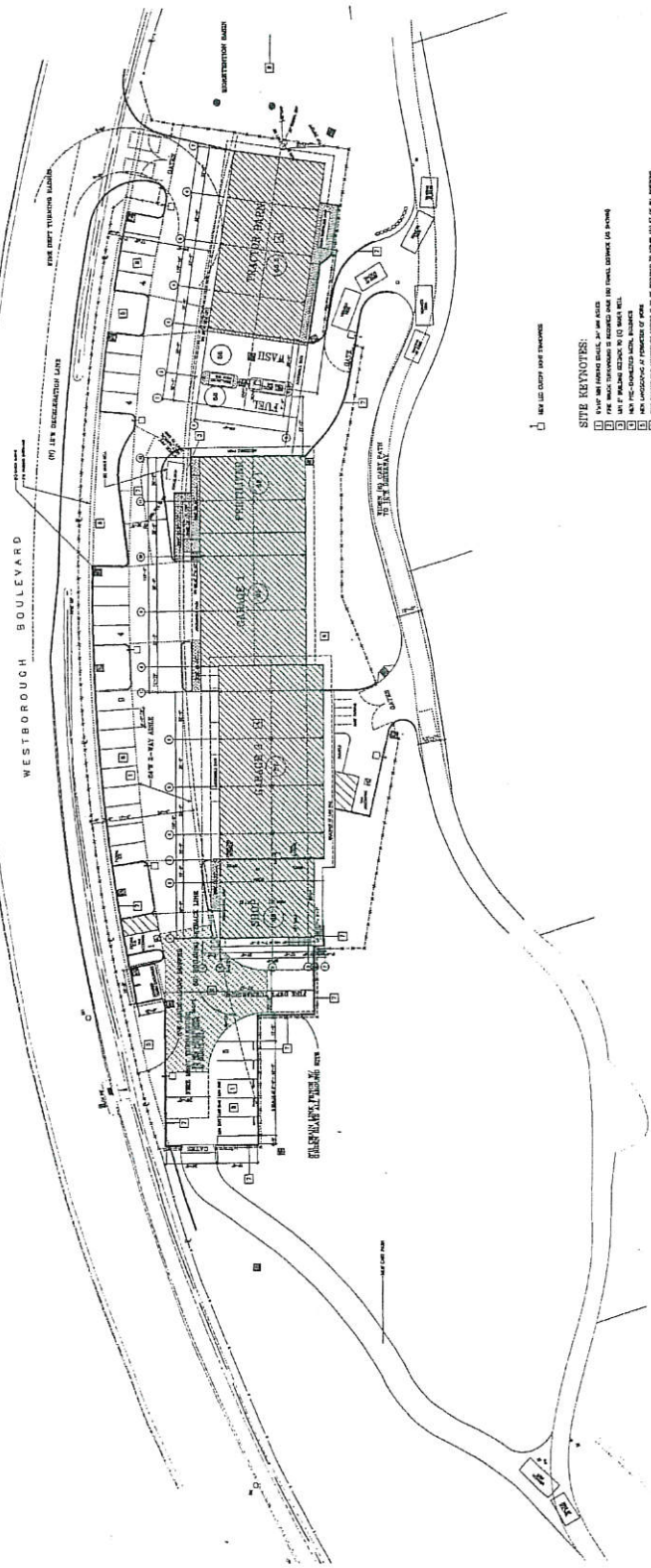
1

At

1

File Numbers: **PLN2006-00517**

Attachment: A



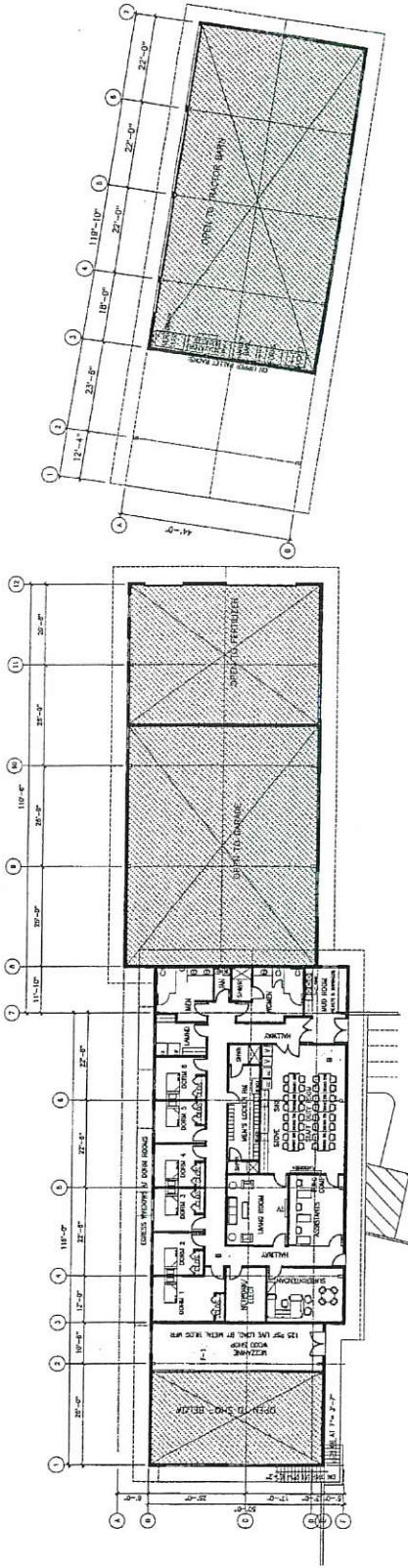
NEW AND EXISTING ROAD TOWNSHIP

- SITE KEYNOTES:**
- 1. ALL AREAS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
 - 2. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
 - 3. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
 - 4. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
 - 5. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
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 - 10. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

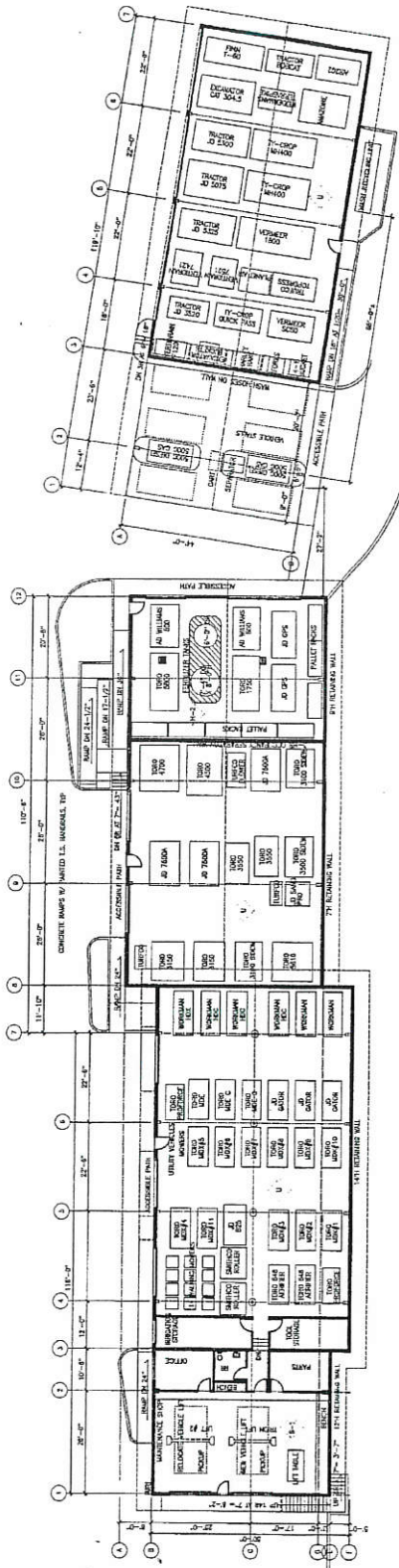
SITE PLAN
California Golf Club
1. ALL AREAS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
2. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
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10. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

Owner/Applicant: **California Golf Club / Greg Bunton**
File Numbers: **PLN2006-00517**

Attachment: **A**



UPPER LEVEL RACKING PLAN - TRACTOR BARN



1ST FLOOR PLAN - TRACTOR BARN

NOTES:

1. PROVIDE ELECTRICAL MECHANICAL HEATING & COOLING SYSTEM AT 3-STORY OFFICE/DOOR AREA
2. PROVIDE MECHANICAL VENTILATION AT ALL AREAS EXCEPT TRACTOR BAY AND FUEL/OIL AREA

LEGEND:

Abstract

California Golf Club
New Medicine Facility
844 W. Orange Ave.
South San Francisco, CA
FLOOR PLANS

A2.1

Attachment: **A**Owner/Applicant: **California Golf Club / Greg Bunton**

File Numbers: **PLN2006-00517**



ROOF PLAN AT TRACTOR BARN

California Golf Club
New Mediterranean Facility
844 W. Orange Ave.
South San Francisco, CA

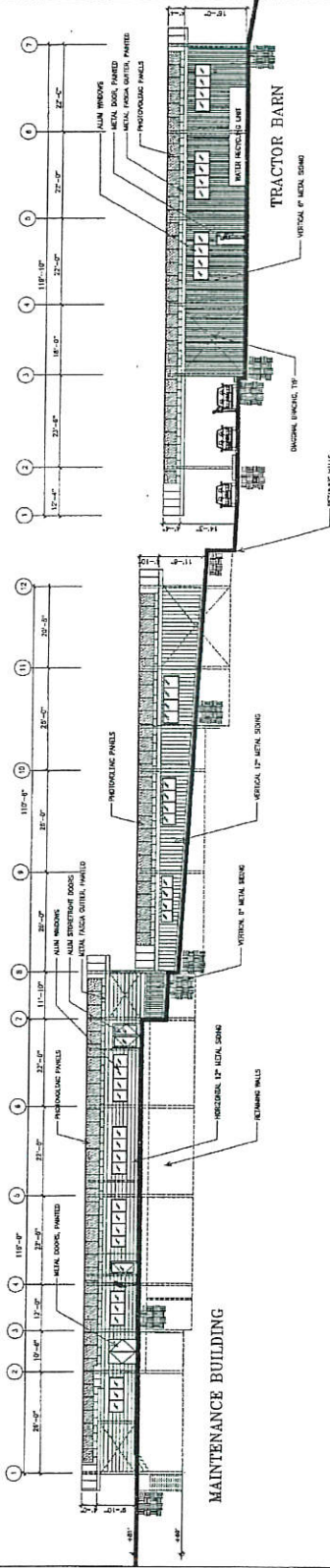
[illegible]Owner/Applicant: **California Golf Club / Greg Bunton**

File Numbers: **PLN2006-00517**

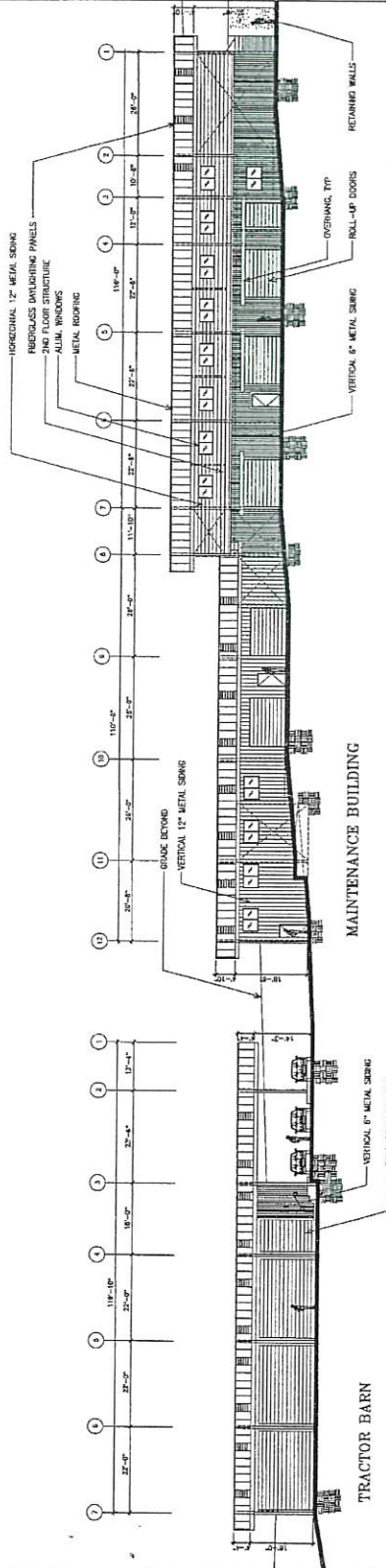
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GREG BUNTON
ARCHITECTURE
3131 17th
BOULEVARD
COSTA MESA
92626
949.441.8834
WWW.GBUNTON.COM



SOUTH ELEVATION



NORTH ELEVATION

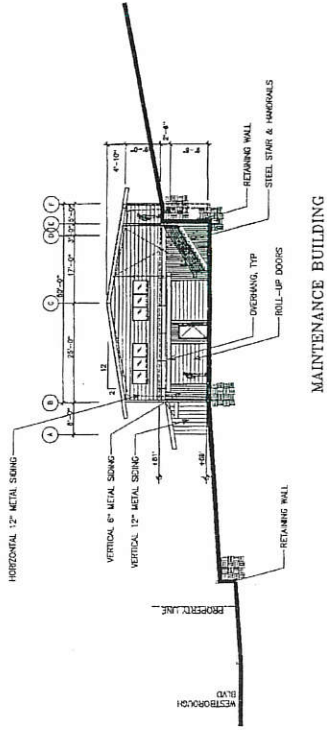
PRELIMINARY SITE PLAN
California Golf Club
1444 W. Orange Ave.
Costa Mesa, CA 92626
Scale: 1/8\"/>

A3.1

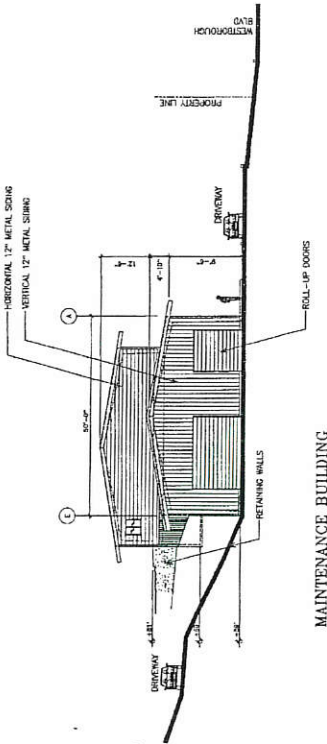
Owner/Applicant: California Golf Club / Greg Bunton

File Numbers: PLN2006-00517

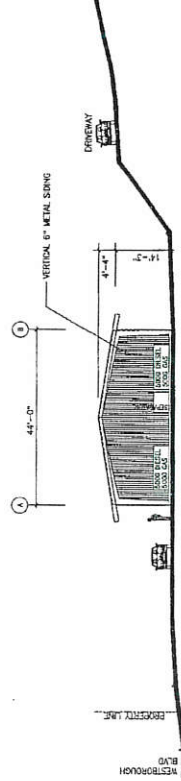
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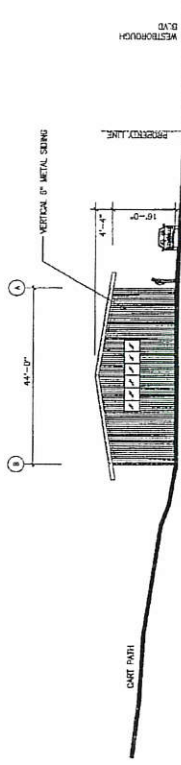
WEST ELEVATION AT MAINTENANCE BUILDING 3/32\"/>



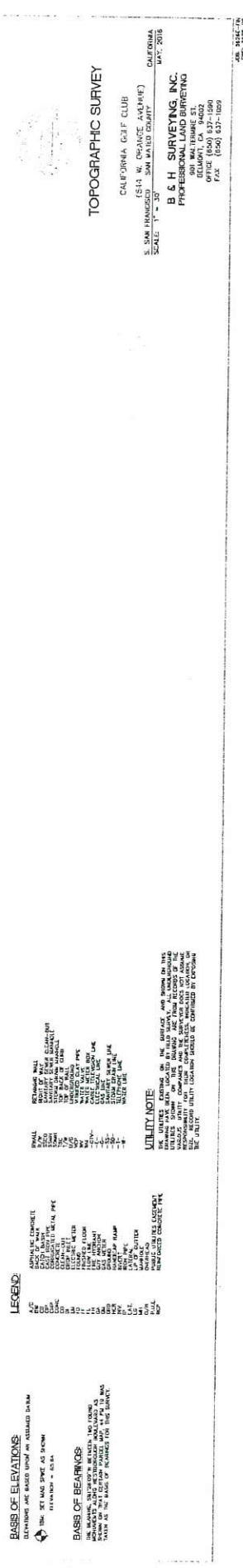
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WEST ELEVATION AT TRACTOR BARN 3/32\"/>

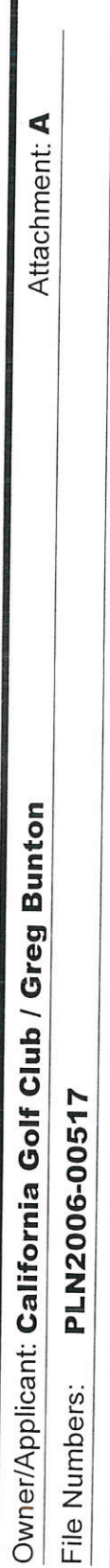


EAST ELEVATION AT TRACTOR BARN 3/32\"/>

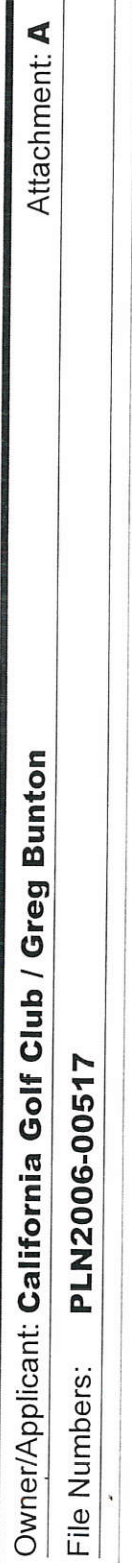


File Numbers: **PLN2006-00517**

Attachment: **A**







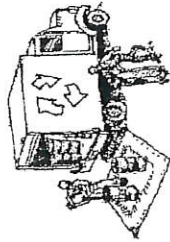


Construction Best Management Practices (BMPs)

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

Water Pollution Prevention Program
Clean Water. Healthy Community.

Materials & Waste Management



- Non-Hazardous Materials**
- Use and cover piles of sand, dirt or other construction material that may erode or be blown away if not properly managed within 14 days.
 - Use flow down (runoff) retention water for dust control.

- Hazardous Materials**
- Label all drums, tanks, and containers with hazardous waste (such as oil, paint, solvents, acids, etc.) and federal regulations.
 - Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
 - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
 - Arrange for appropriate disposal of all hazardous waste.

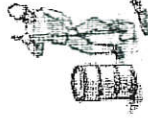
Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are properly sealed. Never hose down a dump pile on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all waste and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate, lime materials, wood, dry board, pipe, etc.)
- Dispose of liquid residues (from paints, thinners, solvents, glue, and cleaning fluids) as hazardous waste.

Construction Erosion and Sedimentation

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to effectively control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any area 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**
- Designate an area, lined with appropriate BMPs, for vehicle and equipment parking and storage.
 - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
 - If refueling or vehicle maintenance must be done outside, work in a bonded area away from storm drains and over a drip pan or drip cloth big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
 - If vehicle or equipment cleaning must be done outside, clean with water only in a bonded area that will not allow rinse water to run into gutters, ditches, storm drains or surface waters.
 - Do not clean vehicle or equipment outside using soap, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and oil) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down areas where fluids have spilled (use dry cleanup methods like heat materials, cat litter, sawdust, etc.).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water or hosing them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report spills to the local emergency response team or your local emergency response number. 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7559 (24 hours).

Earthmoving



- Schedule grading and excavation work during the wettest season, in fall and winter.
- Stabilize all disturbed areas, install and maintain temporary erosion control (such as erosion control fabric or bonded fiber matting) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seal or plant vegetation 12" or more apart on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as filter socks, silt fence, sediment basins, and mulching.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and clean up the contaminated area: Contaminated soil conditions, disintegration, or other:
 - Abandoned underground tanks.
 - Abandoned wells.
 - Buried barrels, drums, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast to prevent material that has not cured from collecting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sewerage & Asphalt Concrete Removal

- Prevent nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- If sawcut slurry enters a catch basin, clean it up immediately.

Landscaping



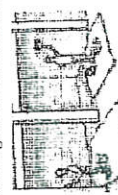
- Prevent stockpiled landscaping materials from wind and rain by storing them under cover.
- Stock baged material on pallets and under cover.
- Discourage application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Dewatering



- Discharge of groundwater or captured runoff from dewatering operations must be properly managed and directed to a designated area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine if the water should be tested. Pumped groundwater may need to be collected and landfilled off-site for treatment and proper disposal.

Painting & Paint Removal



- Painting Cleanup and Removal**
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
 - For water-based paints, paint out brushdies to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
 - For oil-based paints, paint out brushdies to the extent possible, and dispose of them in a hazardous waste container. Filter and reuse thinners and solvents. Dispose of excess liquids and dust from non-hazardous dry stripping and blasting may be swept up or collected in plastic drop cloth and disposed of as trash.
 - Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a certified contractor.

California

THE CALIFORNIA GOLF CLUB
MAINTENANCE YARD FACILITY
884 WEST ORANGE AVENUE
SAN MATEO COUNTY

South San Francisco

CONSTRUCTION
BMP
CHECKLIST

DATE	02/27/17
PROJECT	AS HOTTED
LOCATION	02/27/17
NAME	J.L.
PHONE	02/27/17
ADDRESS	02/27/17
CITY	02/27/17
STATE	02/27/17
ZIP	02/27/17
PROJECT NO.	02/27/17
PROJECT NAME	02/27/17
PROJECT ADDRESS	02/27/17
PROJECT CITY	02/27/17
PROJECT STATE	02/27/17
PROJECT ZIP	02/27/17
PROJECT NO.	02/27/17
PROJECT NAME	02/27/17
PROJECT ADDRESS	02/27/17
PROJECT CITY	02/27/17
PROJECT STATE	02/27/17
PROJECT ZIP	02/27/17

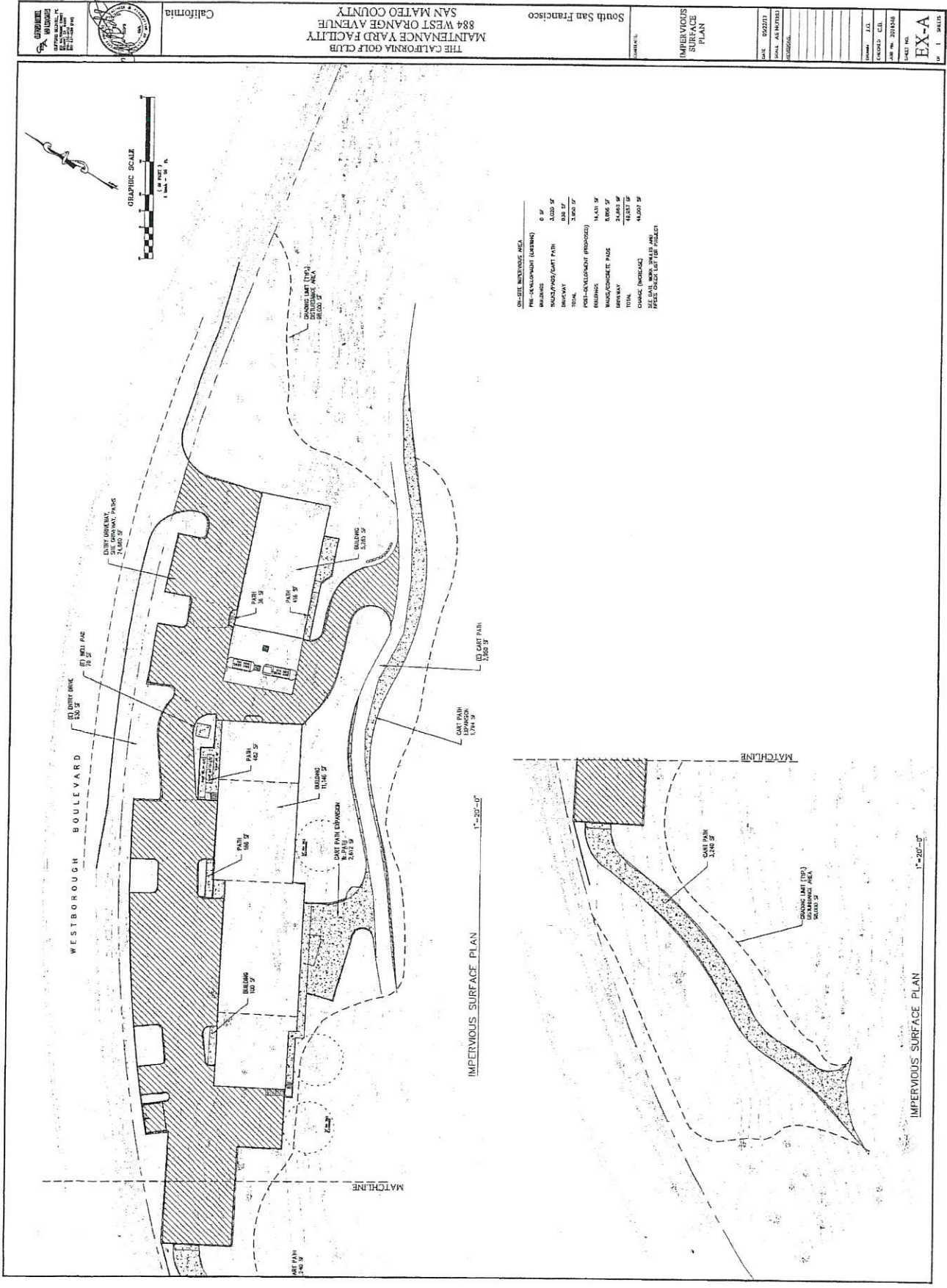
PRELIMINARY

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

Owner/Applicant: California Golf Club / Greg Bunton

File Numbers: PLN2006-00517

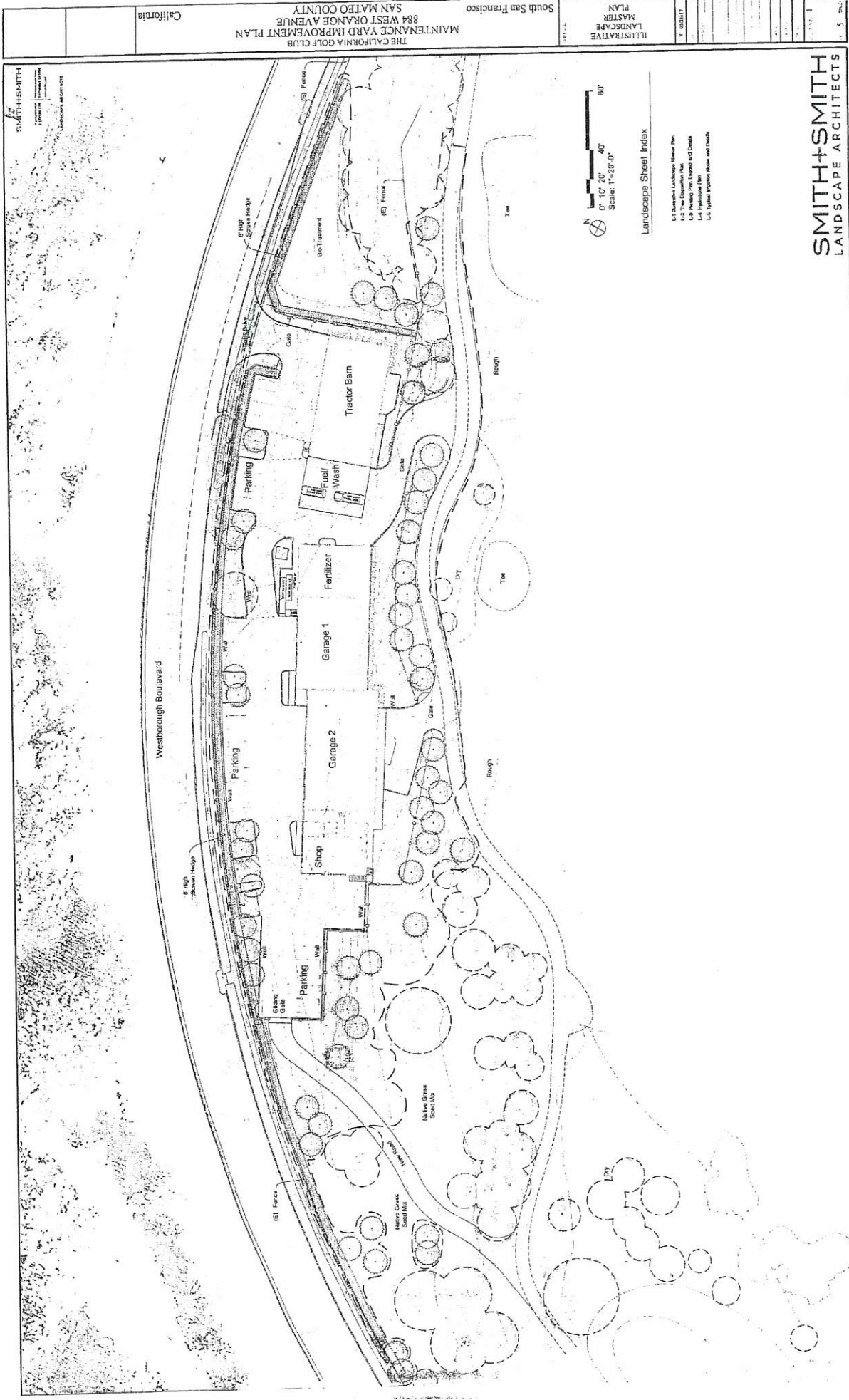
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Owner/Applicant: **California Golf Club / Greg Bunton**

File Numbers: **PLN2006-00517**

Attachment: **A**



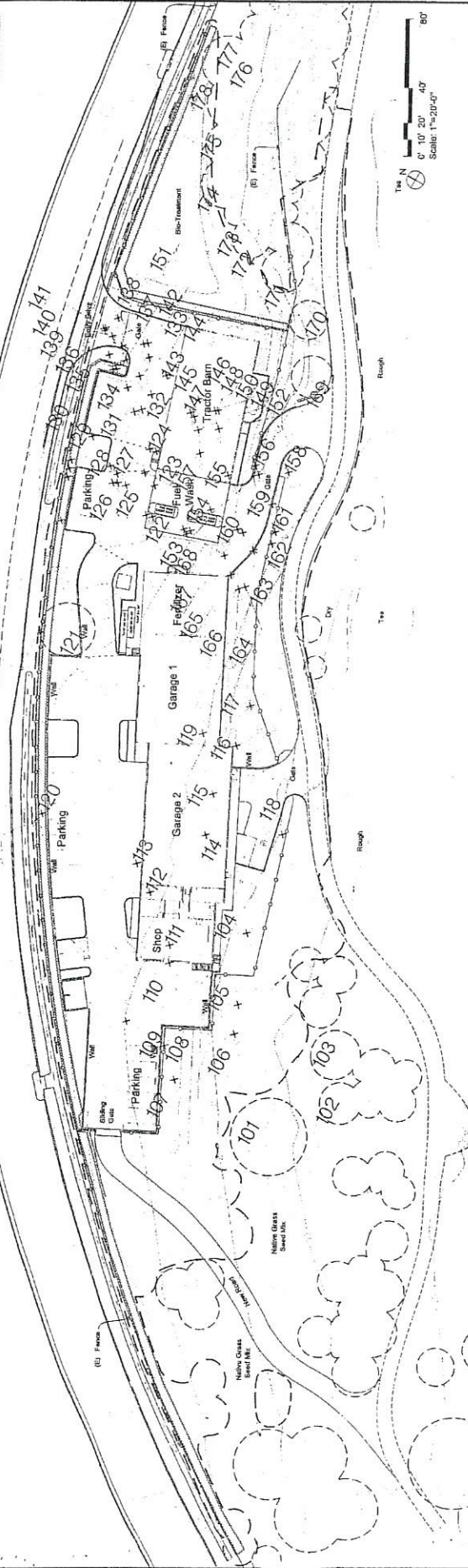
SMITH+SMITH
LANDSCAPE ARCHITECTS

Owner/Applicant: **California Golf Club / Greg Bunton** Attachment: **A**

File Numbers: **PLN2006-00517**

ILLUSTRATIVE
LANDSCAPE
MASTER
PLAN
PLAN
THE CALIFORNIA GOLF CLUB
MAINTENANCE YARD IMPROVEMENT PLAN
884 WEST ORANGE AVENUE
SAN MATEO COUNTY
South San Francisco
California

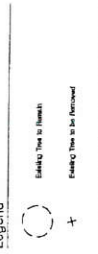
Westborough Boulevard

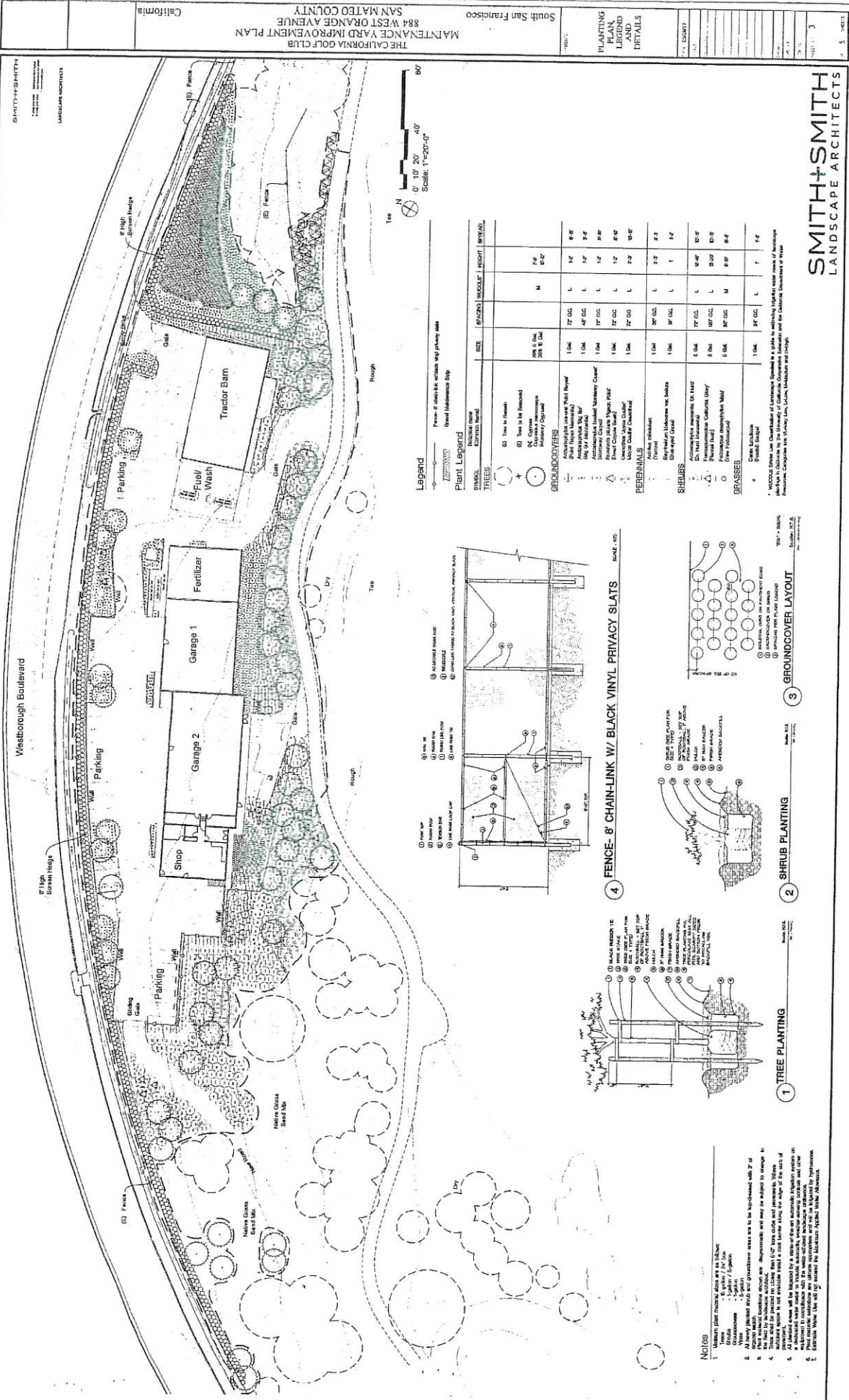


Tree Assessment Table

Tree No.	Species	Trunk Diameter (in.)	Significant Tree?	Condition	Proposed Action	Notes
101	Monterey cypress	46	Yes	3	Remove	Remove tree project, low
102	Monterey cypress	11	No	4	Preserve	Preserve
103	Monterey cypress	25, 23, 17	Yes	3	Preserve	Preserve
104	Monterey cypress	16, 13, 12	Yes	1	Remove	Remove tree project, low
105	Monterey cypress	14	Yes	3	Remove	Remove tree project, low
106	Monterey cypress	30	Yes	3	Remove	Remove tree project, low
107	Monterey cypress	21, 3, 2	Yes	2	Remove	Remove tree project, low
108	Monterey cypress	18	Yes	2	Remove	Remove tree project, low
109	Monterey cypress	41	Yes	2	Remove	Remove tree project, low
110	Monterey cypress	43	Yes	2	Remove	Remove tree project, low
111	Monterey cypress	84	Yes	2	Remove	Remove tree project, low
112	Monterey cypress	57, 18	Yes	2	Remove	Remove tree project, low
113	Monterey cypress	7	No	4	Preserve	Preserve
114	Monterey cypress	12	No	4	Preserve	Preserve
115	Monterey cypress	4, 2, 3	Yes	4	Remove	Remove tree project, low
116	Monterey cypress	22, 16	Yes	2	Remove	Remove tree project, low
117	Monterey cypress	17, 14	Yes	2	Remove	Remove tree project, low
118	Monterey cypress	14, 5	Yes	2	Remove	Remove tree project, low
119	Monterey cypress	9	No	2	Remove	Remove tree project, low
120	Monterey cypress	9	No	2	Remove	Remove tree project, low
121	Monterey cypress	9	No	2	Remove	Remove tree project, low
122	Monterey cypress	22, 17	Yes	2	Remove	Remove tree project, low
123	Monterey cypress	15	Yes	2	Remove	Remove tree project, low
124	Monterey cypress	15	Yes	2	Remove	Remove tree project, low
125	Monterey cypress	15	Yes	2	Remove	Remove tree project, low
126	Monterey cypress	15	Yes	2	Remove	Remove tree project, low
127	Monterey cypress	15	Yes	2	Remove	Remove tree project, low
128	Monterey cypress	15	Yes	2	Remove	Remove tree project, low
129	Monterey cypress	15	Yes	2	Remove	Remove tree project, low
130	Monterey cypress	15	Yes	2	Remove	Remove tree project, low
131	Monterey cypress	15	Yes	2	Remove	Remove tree project, low
132	Monterey cypress	15	Yes	2	Remove	Remove tree project, low
133	Monterey cypress	15	Yes	2	Remove	Remove tree project, low
134	Monterey cypress	15	Yes	2	Remove	Remove tree project, low

Legend





Legend

Plant Legend

TREES

GROUNDCOVERS

PERENNIALS

SHRUBS

GRASSES

1 TREE PLANTING

2 SHRUB PLANTING

3 GROUNDCOVER LAYOUT

4 FENCE- 8' CHAIN-LINK W/ BLACK VINYL PRIVACY SLATS

SMITH+SMITH
LANDSCAPE ARCHITECTS

Attachment: A

Owner/Applicant: California Golf Club / Greg Bunton

File Numbers: PLN2006-00517

IRRIGATION LEGEND	
1	MAIN LINE
2	1" SUB MAIN
3	1/2" SUB MAIN
4	1/4" SUB MAIN
5	1/8" SUB MAIN
6	1/16" SUB MAIN
7	1/32" SUB MAIN
8	1/64" SUB MAIN
9	1/128" SUB MAIN
10	1/256" SUB MAIN
11	1/512" SUB MAIN
12	1/1024" SUB MAIN
13	1/2048" SUB MAIN
14	1/4096" SUB MAIN
15	1/8192" SUB MAIN
16	1/16384" SUB MAIN
17	1/32768" SUB MAIN
18	1/65536" SUB MAIN
19	1/131072" SUB MAIN
20	1/262144" SUB MAIN
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Sigma Prime Geosciences, Inc.
Effective Solutions

ATTACHMENT B

GEOTECHNICAL STUDY

**CALIFORNIA GOLF CLUB
844 W. ORANGE AVENUE
SOUTH SAN FRANCISCO, CALIFORNIA**

**PREPARED FOR:
CALIFORNIA GOLF CLUB
C/O GREG BUNTON ARCHITECTURE
13370 SKYLINE BOULEVARD
WOODSIDE, CA 94062**

**PREPARED BY:
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CALIFORNIA 94019**

AUGUST, 2016



Sigma Prime Geosciences, Inc.
Effective Solutions

August 29, 2016

California Golf Club
c/o: Greg Bunton Architecture
13370 Skyline Boulevard
Woodside, CA 94062

Subject: Geotechnical Study for Proposed Structures: California Golf Club, 844
West Orange Avenue, South San Francisco, California.
Job Number 16-151

Dear Mr. Bunton:

As per your request, we have performed a geotechnical study for the proposed structures at 844 West Orange Avenue, South San Francisco. The accompanying report summarizes the results of our field study and engineering analyses, and presents geotechnical recommendations for the planned structures.

Thank you for the opportunity to work with you on this project. If you have any questions concerning our study, please call.

Yours,
Sigma Prime Geosciences, Inc.

Charles M. Kissick, P.E.





GEOTECHNICAL STUDY

**CALIFORNIA GOLF CLUB
844 WEST ORANGE AVENUE
SOUTH SAN FRANCISCO, CALIFORNIA**

**PREPARED FOR:
CALIFORNIA GOLF CLUB
C/O: GREG BUNTON ARCHITECTURE
13370 SKYLINE BOULEVARD
WOODSIDE, CA 94062**

**PREPARED BY:
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CALIFORNIA 94019**

AUGUST 29, 2016



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1. INTRODUCTION

We are pleased to present this geotechnical study report for the California Club golf course located at 844 West Orange Avenue in South San Francisco, California, as shown in Figure 1. The purposes of this study were to evaluate the subsurface conditions at the site, evaluate geologic hazards, and to provide geotechnical design recommendations to be applied toward the development of the site.

1.1 PROJECT DESCRIPTION

The proposed development is to consist of two large buildings that will serve as operations and maintenance facilities, as well as an office space and employee dorms. There will also be a parking lot. The backs of the buildings will be set into a hillside, requiring retaining walls, a site plan of the site is included in Figure 2.

1.2 SCOPE OF WORK

In order to complete this project, we have performed the following tasks:

- Reviewed published information on the geologic and seismic conditions in the site vicinity;
- Geologic site reconnaissance;
- Subsurface study, including 4 soil borings at the site;
- Laboratory testing;
- Engineering analysis and evaluation of the subsurface data to develop geotechnical design criteria;
- Preparation of this report, presenting our recommendations for the foundations.



2. FINDINGS

2.1 GENERAL

The site reconnaissance and subsurface study were performed on July 13, 2016. The subsurface study consisted of drilling 4 soil borings with continuous sampling. The soil borings, numbered B-1 through B-4, were advanced to depths of 6 to 12 feet below ground surface (bgs). The boring locations are shown in Figure 2. The boring logs are attached in Appendix A.

2.2 SITE CONDITIONS

The site is in an area that slopes gently to the north and is adjacent to a fairway. Vegetation on the site consists of meadows with tall grass and large pine trees, and areas of thick brush.

2.3 LOCAL GEOLOGY

Based on Brabb et. al. (1998), the site vicinity is underlain by the Pleistocene age Colma formation. This unit is described as friable to loose, fine to medium grained arkosic sand with smaller amounts of gravel, silt, and clay. The thickness is typically more than 100 feet.

2.4 SITE SUBSURFACE CONDITIONS

Based on soil borings B-1 through B-3, the eastern portion of the site is underlain by silty sand that is loose in the upper foot, then quickly becomes very dense and weakly cemented, to the maximum depth drilled of 8 feet. The blow counts became very high at a depth of 5 to 7 feet. In Boring B-4, at the site of the proposed westernmost building, the soil is finer grained. The upper 4 feet consists of silt sand, much like the other soil borings, but is underlain by medium dense clayey sand, stiff sandy clay, and stiff silt.

2.5 GROUNDWATER

Groundwater was not encountered in the soil borings. Groundwater studies of the Westside Basin aquifer studies estimate a groundwater elevation in the area of 75 feet below sea level. Groundwater is not expected to impact the project.



2.6 FAULTS AND SEISMICITY

The site is in an area of high seismicity, with active faults associated with the San Andreas fault system. The closest active fault to the site is the San Andreas fault, located about 3 km to the west. Other faults most likely to produce significant seismic ground motions include the San Gregorio, Hayward, Rodgers Creek, and Calaveras faults. Selected historical earthquakes in the area with an estimated magnitude greater than 6-1/4, are presented in Table 1 below.

TABLE 1 - HISTORICAL EARTHQUAKES

<u>Date</u>	<u>Magnitude</u>	<u>Fault</u>	<u>Locale</u>
June 10, 1836	6.5 ¹	San Andreas	San Juan Bautista
June 1838	7.0 ²	San Andreas	Peninsula
October 8, 1865	6.3 ²	San Andreas	Santa Cruz Mountains
October 21, 1868	7.0 ²	Hayward	Berkeley Hills, San Leandro
April 18, 1906	7.9 ³	San Andreas	Golden Gate
July 1, 1911	6.6 ⁴	Calaveras	Diablo Range, East of San Jose
October 17, 1989	7.1 ⁵	San Andreas	Loma Prieta, Santa Cruz Mountains

1) Borchardt & Topozada (1996)

2) Topozada et al (1981)

3) Petersen (1996)

4) Topozada (1984)

5) USGS (1989)

2.7 2013 CBC EARTHQUAKE DESIGN PARAMETERS

Based on the 2013 California Building Code (CBC) and our site evaluation, we recommend using Site Class Definition D (stiff soil) for the site. The other pertinent CBC seismic parameters are given in Table 2 below.

Table 2

CBC SEISMIC DESIGN PARAMETERS

S_s	S₁	S_{MS}	S_{M1}	S_{DS}	S_{D1}
2.395	1.151	2.395	1.726	1.597	1.151

Because the S₁ value is greater than 0.75, Seismic Design Category E is recommended, per CBC Section 1613.5.6. The values in the table above were obtained from a USGS software program which provides the values based on the latitude and longitude of the site, and the Site Class Definition. The latitude and longitude were 37.6535 and -122.4388, respectively, and were accurately obtained from Google Earth™. These same values can be obtained directly from maps in the CBC, however the scale of the map makes it impractical to achieve



satisfactory accuracy. The map in the CBC was derived from the same work that led to the USGS software. The remaining parameters were also obtained by the same USGS program.



3. CONCLUSIONS AND RECOMMENDATIONS

3.1 GENERAL

It is our opinion that, from a geotechnical standpoint, the site is suitable for the proposed construction, provided the recommendations presented in this report are followed during design and construction. Detailed recommendations are presented in the following sections of this report.

Because subsurface conditions may vary from those encountered at the location of our soil borings, and to observe that our recommendations are properly implemented, we recommend that we be retained to 1) review the project plans (including the grading plan) and structural calculations to check for conformance with our report recommendations and 2) observe the earthwork and foundation installation phases of construction.

3.2 GEOLOGIC HAZARDS

We reviewed the potential for geologic hazards to impact the site, considering the geologic setting, and the soils encountered during our study. The results of our review are presented below:

- Fault Rupture - The site is not located in an active fault zone where fault rupture is considered likely (California Division of Mines and Geology, 1974). Therefore, active faults are not believed to exist beneath the site, and the potential for fault rupture to occur at the site is considered to be very low, in our opinion.
- Ground Shaking - The site is located in an active seismic area. Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30 to 50 year design life. Strong ground shaking should therefore be expected several times during the design life of the structures, as is typical for sites throughout the Bay Area. The improvements should be designed and constructed in accordance with current earthquake resistance standards.
- Differential Compaction - Differential compaction occurs during moderate and large earthquakes when soft or loose, natural or fill soils are densified and settle, often unevenly across a site. Because the site



is underlain by very dense silty sand or stiff clay/silt, there is a low potential for seismically-induced differential settlement.

- Liquefaction - Liquefaction occurs when loose, saturated sandy soils lose strength and flow like a liquid during earthquake shaking. Ground settlement often accompanies liquefaction. Soils most susceptible to liquefaction are saturated, loose, silty sands, and uniformly graded sands. Because the groundwater is deep, the potential for damage due to liquefaction is low.

3.3 EARTHWORK

3.3.1 Clearing & Subgrade Preparation

All deleterious materials, including topsoil, roots, vegetation, designated utility lines, etc., should be cleared from building and parking areas. The actual stripping depth required will depend on site usage prior to construction, and should be established by the Contractor during construction.

3.3.2 Fills

Fills are not recommended beneath the base of foundations. If any part of the building is founded on fill, it should be supported by piers that penetrate the fill and extend into the very dense silty sand.

3.3.3 Compaction

Scarified surface soils should be moisture conditioned to 3-5 percent above the optimum moisture content and compacted to at least 95 percent of the maximum dry density, as determined by ASTM D1157-78. All trench backfill should be moisture conditioned to 3-5 percent above the optimum moisture content and compacted to at least 92 percent of the maximum dry density.

3.3.4 Surface Drainage

The finish grades should be designed to drain surface water away from foundations and slab areas to suitable discharge points. For permeable surfaces, slopes of at least 5 percent within 10 feet of the structures are recommended, where possible. For impermeable surfaces, slopes of at least 2 percent within 10 feet of the structures are recommended, where possible. Ponding of water should not be allowed adjacent to the structure.



3.4 FOUNDATIONS

For both structures, a reinforced mat slab foundation may be designed for allowable bearing pressures of 2,500 pounds per square foot for dead plus live loads, with a one-third increase allowed for total loads including wind or seismic forces. We recommend that the mat be underlain by at least 6 inches of non-expansive granular fill that is compacted to at least 95 percent of the maximum dry density.

The mat should be reinforced to provide structural continuity and to permit spanning of local irregularities. The mat should be capable of spanning 25 feet, point to point, and should cantilever a minimum of 8 feet. The subgrade should be compacted prior to the placement of granular fill. Our representative should observe the excavation prior to placing reinforcing steel to see that the subgrade has been properly prepared.

3.4.1 Lateral Loads

Resistance to lateral loads may be mobilized via skin friction. A skin friction value of 0.3 may be used.

3.5 RETAINING WALLS

For level backfill, we recommend that walls that are restrained from lateral movement be designed to resist an at-rest equivalent fluid pressure of 60 pounds per cubic foot (pcf). Retaining walls that are not restrained from lateral movement should be designed to resist an active equivalent fluid pressure of 45 pcf.

For sloping backfill, we recommend that walls that are restrained from lateral movement be designed to resist an at-rest equivalent fluid pressure of 70 pounds per cubic foot (pcf). Retaining walls that are not restrained from lateral movement should be designed to resist an active equivalent fluid pressure of 50 pcf.

To account for seismic loads, we recommend adding a dynamic pressure increment of $19H$, where H is the height of the wall. The dynamic load is a rectangular distribution acting halfway up the wall. This value is obtained using a modified Mononobe-Okabe procedure, by first estimating the peak ground acceleration at the site, based on the average of four published attenuation relationships. The peak ground acceleration at the project site is estimated to be $0.64g$. This peak value is reduced by 0.65 (denoted as k_h) because peak accelerations are too short in duration to have an impact. Therefore, $k_h = 0.416g$. The static coefficient of lateral earth pressure, K_A , equal to 0.271 in this case, is



applied. A relationship between K_h and K_A is used to obtain the total lateral earth pressure coefficient, K_{AE-TOT} , due to both the dynamic and the static increments. The static increment is then subtracted to obtain the dynamic increment, K_{AE-DYN} . The dynamic increment, K_{AE-DYN} , is then applied to obtain the dynamic pressure, P_{AE-DYN} , using the equation,

$$P_{AE-DYN} = 0.5(\gamma)(K_{AE-DYN})(H^2),$$

where γ is the unit weight of soil.

Retaining walls should include a subsurface drainage system behind the walls to prevent any buildup of water pressure from surface water infiltration. The drainage system should consist of a 4-inch (Schedule 40 PVC) perforated pipe (perforations placed down) located below the adjacent slab elevation. The pipe should be embedded in a 12-inch width of 1/2-inch crushed rock. The remaining backfill may consist of 1/2-inch crushed rock, extending to within 2 feet of the level of the outside finish grade. A filter fabric should be wrapped around the crushed rock to protect it from infiltration of native soil. The upper 2 feet of backfill should consist of native soil. The subdrain should slope to a free draining outlet. Cleanouts should be provided. Damp proofing of walls should be included in areas where wall moisture would be undesirable. Miridrain, Enkadrain or other drainage fabrics approved by our office may be used for wall drainage as an alternative. If used, the drainage fabric should extend from a depth of 2 feet to the drain pipe at the base of the wall. The 12-inch width of 1/2-inch crushed rock and filter fabric should be placed around the drainpipe, as discussed in the earlier section.

3.6 CONSTRUCTION OBSERVATION AND TESTING

The earthwork and foundation phases of construction should be observed and tested by us to 1) Establish that subsurface conditions are compatible with those used in the analysis and design; 2) Observe compliance with the design concepts, specifications and recommendations; and 3) Allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations in this report are based on a limited number of soil borings. The nature and extent of variation across the site may not become evident until construction. If variations are then exposed, it will be necessary to reevaluate our recommendations.



4. LIMITATIONS

This report has been prepared for the exclusive use of the property owner, for specific application in developing geotechnical design criteria for development of the project at 844 West Orange Avenue in South San Francisco, California. We make no warranty, expressed or implied, except that our services were performed in accordance with geotechnical engineering principles generally accepted at this time and location. The report was prepared to provide engineering opinions and recommendations only.

The analyses, conclusions and recommendations contained in this report are based on site conditions as they existed at the time of our study; the currently planned improvements; review of previous reports relevant to the site conditions; and laboratory results. In addition, it should be recognized that certain limitations are inherent in the evaluation of subsurface conditions, and that certain conditions may not be detected during a study of this type. Changes in the information or data gained from any of these sources could result in changes in our conclusions or recommendations. If such changes do occur, we should be advised so that we can review our report in light of those changes.



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- Working Group on California Earthquake Probabilities, 1999, Earthquake Probabilities in the San Francisco Bay Region: 2000 to 2030 – A Summary of Findings, U.S. Geological Survey Open File Report 99-517, version 1.

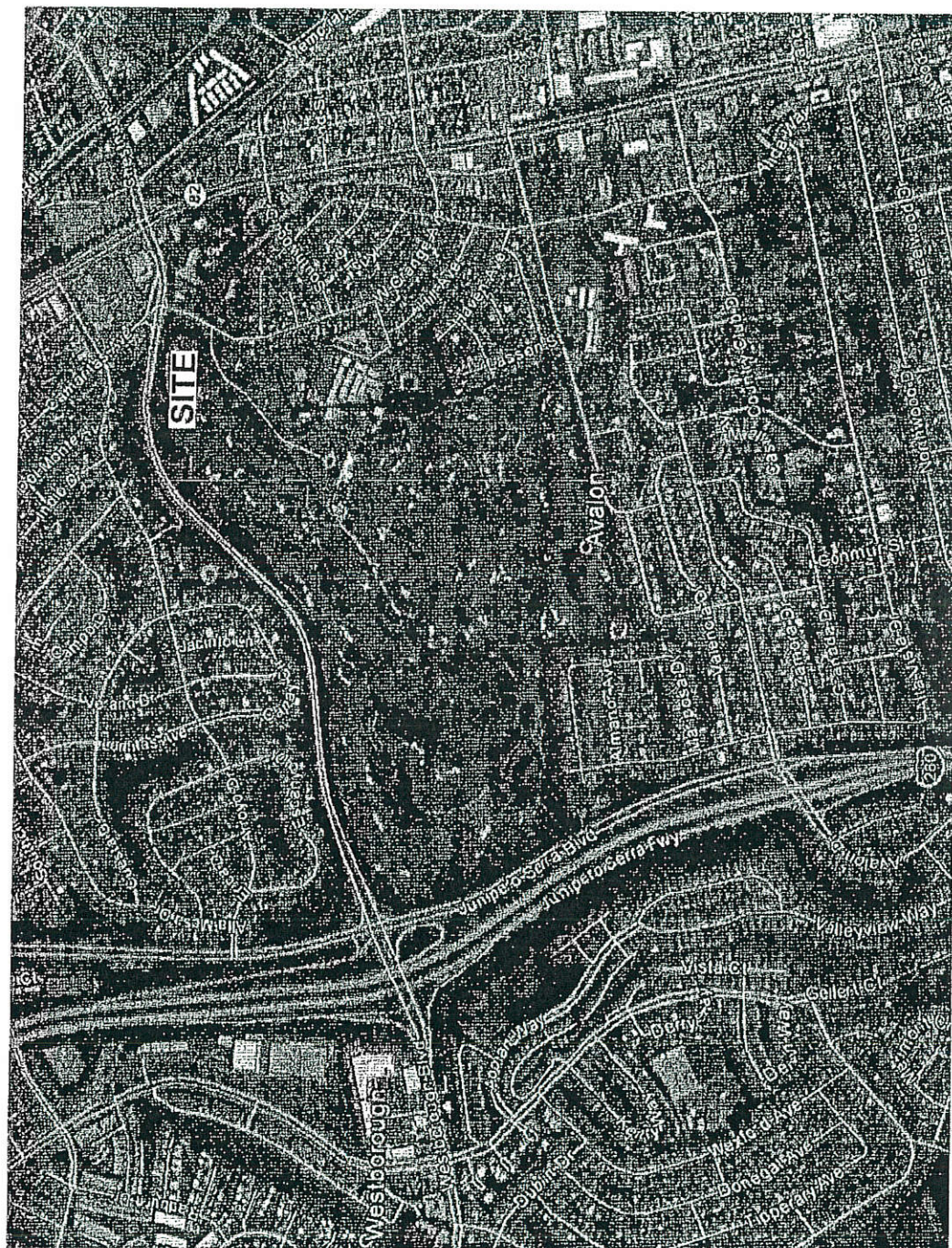


Figure 1

Date: 8/26/16

Job No.: 16-151

Location Map

CA Golf Club, 844 W. Orange Ave., SSF



Explanation

- B-1 Soil Boring, Drilled 7-13-16

NOTE: Proposed buildings (in red) are approximately located.



Figure 2

Date: 8/26/16

Job No.: 16-151

Site Plan

CA Golf Club, 844 W. Orange Ave., SSF



APPENDIX A

SUBSURFACE STUDY

The soils encountered during drilling were logged by our representative, and samples were obtained at depths appropriate to the investigation. The samples were taken to our laboratory where they were carefully observed and classified in accordance with the Unified Soil Classification System. The logs of our boring, as well as a summary of the soil classification system, are attached.

Several tests were performed in the field during drilling. The standard penetration resistance was determined by dropping a 140-pound hammer through a 30-inch free fall, and recording the blows required to drive the 2-inch (outside diameter) sampler 24 inches. The standard penetration resistance is the number of blows required to drive the sampler the last 12 inches of an 18-inch drive. Because the sampler was driven 24 inches instead of 18 inches, the blow counts are a modification of a standard penetration test. Accordingly, we use engineering judgment when evaluating the soils. The results of these field tests are presented on the boring logs.

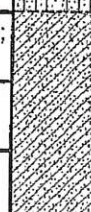
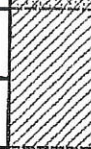
The boring logs and related information depict our interpretation of subsurface conditions only at the specific location and time indicated. Subsurface conditions and ground water levels at other locations may differ from conditions at the locations where sampling was conducted. The passage of time may also result in changes in the subsurface conditions.

Project Name Cal Club					Project Number 16-151		 Sigma Prime Geosciences, Inc.	
Location See Figure 2								
Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum		
Cont. Sampling	4"	8'	8'	0			Boring No.	B-1
Drilling Company Access Soil Drilling, Inc.				Logged By: C. Kissick		Page		1 of 1
Type of Drill Rig N/A		Type of Sampler(s) MC, SPT, 2.5" ID		Hammer Weight and Fall 140 lb, 30"		Date(s)		7/13/16
Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments	
5	0'-1.5': Silty Sand; moderate brown; loose; dry; fine sand.		SM	2		MC	Lab. Sample #2: Moisture%=12.2% Density=113.2 pcf Lab. Sample #3: %Sand=67% %Fines=33%	
	5							
	1.5' - 8': Silty Sand; tan; medium dense; dry; fine sand.		7		MC			
			13	1				
			20					
			19					
	Weakly cemented.		16		2.5" ID			
			22	2				
			12					
			12					
	14	3	SPT					
	27							
	18							
	22							
10	Bottom of Hole @ 8' No groundwater encountered.			30				
				35				
15								
20								

Project Name Cal Club					Project Number 16-151		 Sigma Prime Geosciences, Inc.		
Location See Figure 2									
Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum			
Cont. Sampling	4"	6'	6'	0			Boring No.	B-2	
Drilling Company Access Soil Drilling, Inc.				Logged By: C. Kissick		Page		1 of 1	
Type of Drill Rig N/A		Type of Sampler(s) MC, SPT, 2.5" ID		Hammer Weight and Fall 140 lb, 30"		Date(s)		7/13/16	
Depth (feet)	Description			Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
5	0'-2': <u>Silty Sand</u> ; moderate brown; loose; dry; fine sand.				SM	3	1	MC	
						7			
						15			
						17			
5	2' - 6': <u>Silty Sand</u> ; tan; medium dense; dry; fine sand.				SM	9	2	2.5" ID	
						9			
						11			
						18			
5	Weakly cemented.				SM	33	3	2.5" ID	
						46			
						42	4	SPT	
						60			
10	Bottom of Hole @ 6'								
	No groundwater encountered.								
15									
20									

Project Name Cal Club					Project Number 16-151		 Sigma Prime Geosciences, Inc.	
Location See Figure 2								
Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum		
Cont. Sampling	4"	6'	6'	0			Boring No.	B-3
Drilling Company Access Soil Drilling, Inc.				Logged By: C. Kissick		Page		1 of 1
Type of Drill Rig N/A	Type of Sampler(s) MC, SPT, 2.5" ID		Hammer Weight and Fall 140 lb, 30"		Date(s)		7/13/16	
Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments	
5	0'-3': <u>Silty Sand</u> ; moderate brown; loose; dry; fine sand.		SM	8		MC		
				12				
				12				
				15				
				1				
	3' - 6': <u>Silty Sand</u> ; tan; medium dense; dry; fine sand.		SM	11		2.5" ID		
				14				
				20				
				23				
				2				
Bottom of Hole @ 6' No groundwater encountered.			30		SPT			
			32					
			42					
			55					
			3					
10								
15								
20								

Project Name Cal Club					Project Number 16-151		 Sigma Prime Geosciences, Inc.	
Location See Figure 2								
Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum		
Cont. Sampling	4"	12'	12'	0			Boring No.	B-4
Drilling Company Access Soil Drilling, Inc.				Logged By: C. Kissick		Page		1 of 1
Type of Drill Rig N/A		Type of Sampler(s) MC, SPT, 2.5" ID		Hammer Weight and Fall 140 lb, 30"		Date(s)		7/13/16

Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments				
	0'-4': <u>Silty Sand</u> ; moderate brown; loose; dry; fine sand.		SM	7	1	MC	Lab, Sample #4: Moisture%=13.9% LL=34 ,PL=15 ,PI=19				
				10							
				12							
				12							
5	4' - 7': <u>Clayey Sand</u> ; olive-brown; medium dense; moist.		SM	7	2	2.5" ID					
				7							
				6							
				7							
									9	3	SPT
									8		
									10		
									7		
					7' - 9': <u>Sandy Clay</u> ; orange-brown; stiff; moist.		SM	9	4	SPT	
								8			
								6			
								6			
10	9' - 12': <u>Silt</u> ; dark brown; stiff; moist.		SM	6	5	SPT					
				4							
				6							
				7							
				9	6	SPT					
				8							
				9							
				7							
15	Bottom of Hole @ 12' No groundwater encountered.										
20											

UNIFIED SOIL CLASSIFICATION (ASTM D-2487-85)

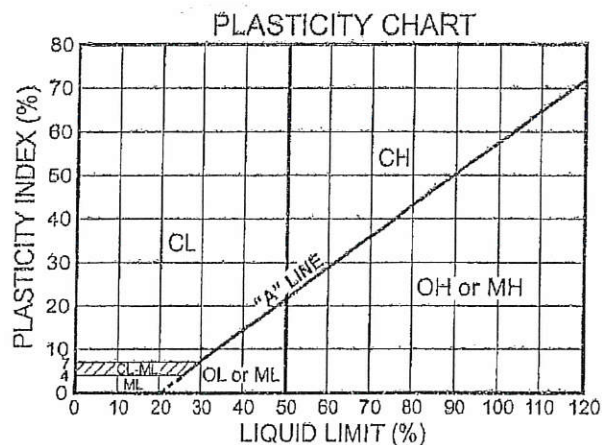
MATERIAL TYPES	CRITERIA FOR ASSIGNING SOIL GROUP NAMES			GROUP SYMBOL	SOIL GROUP NAMES & LEGEND	
COARSE-GRAINED SOILS > 50% RETAINED ON NO. 4 SIEVE	GRAVELS > 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS < 5% FINES	Cu > 4 AND 1 < Cc < 3	GW	WELL-GRADED GRAVEL	
			Cu < 4 AND/OR 1 > Cc > 3	GP	POORLY-GRADED GRAVEL	
		GRAVELS WITH FINES > 12% FINES	FINES CLASSIFY AS ML OR CL	GM	SILTY GRAVEL	
			FINES CLASSIFY AS CL OR CH	GC	CLAYEY GRAVEL	
	SANDS > 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN SANDS < 5% FINES	Cu > 6 AND 1 < Cc < 3	SW	WELL-GRADED SAND	
			Cu < 6 AND/OR 1 > Cc > 3	SP	POORLY-GRADED SAND	
		SANDS WITH FINES > 12% FINES	FINES CLASSIFY AS ML OR CL	SM	SILTY SAND	
			FINES CLASSIFY AS CL OR CH	SC	CLAYEY SAND	
FINE-GRAINED SOILS > 50% PASSING NO. 200 SIEVE	SILTS AND CLAYS LIQUID LIMIT < 50	INORGANIC	PI > 7 AND PLOTS > "A" LINE	CL	LOW-PLASTICITY CLAY	
			PI > 4 AND PLOTS < "A" LINE	ML	LOW-PLASTICITY SILT	
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OL	ORGANIC CLAY OR SILT	
	SILTS AND CLAYS LIQUID LIMIT > 50	INORGANIC	PI PLOTS > "A" LINE	CH	HIGH-PLASTICITY CLAY	
			PI PLOTS < "A" LINE	MH	HIGH-PLASTICITY SILT	
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OH	ORGANIC CLAY OR SILT	
HIGHLY ORGANIC SOILS		PRIMARILY ORGANIC MATTER, DARK COLOR, ORGANIC ODOR		PT	PEAT	

SAMPLE TYPES

- B BULK SAMPLE
- ST PUSHED SHELBY TUBE
- SPT STANDARD PENETRATION
- MC MODIFIED CALIFORNIA
- P PITCHER SAMPLE
- C ROCK CORE

ADDITIONAL TESTS

- CA - CHEMICAL ANALYSIS
- CN - CONSOLIDATION
- CP - COMPACTION
- DS - DIRECT SHEAR
- PM - PERMEABILITY
- PP - POCKET PENETROMETER
- Cor. - CORROSIVITY
- SA - GRAIN SIZE ANALYSIS
- (20%) - (PERCENT PASSING #200 SIEVE)
- SW - SWELL TEST
- TC - CYCLIC TRIAXIAL
- TU - CONSOLIDATED UNDRAINED TRIAXIAL
- TV - TORVANE SHEAR
- UC - UNCONFINED COMPRESSION
- WA - WASH ANALYSIS
- WATER LEVEL AT TIME OF DRILLING AND DATE MEASURED
- LATER WATER LEVEL AND DATE MEASURED



LEGEND TO SOIL DESCRIPTIONS

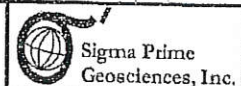


FIGURE A-1



APPENDIX B

LABORATORY STUDY

Samples from the subsurface study were selected for tests to establish the physical and engineering properties of the soils. The tests performed are briefly described below.

The natural moisture content and dry density were determined in accordance with ASTM D 2216 on selected samples recovered from the borings. This test determines the moisture content and density, representative of field conditions, at the time the samples were collected. The results are presented on the boring logs, at the appropriate sample depth.

One sample of clayey soil was tested for its expansive potential, using an Atterberg Limit test, as per ASTM D-4318. The results of the test are presented in the boring log.

One sample from the subsurface study was selected for tests to establish the physical and engineering properties of the soils. A soil sample of was tested for grain size distribution, as per ASTM D-422. The results of the test are presented in the boring log.

ATTACHMENT C

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

October 23, 2017

File No.: 17-1133

Pete Bentley, Project Planner
San Mateo County Planning and Building Division
455 County Center
Redwood City, CA 94063

re: PLN2006-00517 / 844 West Orange Ave., South San Francisco, CA 94080 / APN: 013-250-080 / Greg Bunton

Dear Planner,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.

Project Description: Proposal to construct a 20,000 sq./ft. total maintenance, office, and dorm room facility. The project maintenance facility (approx. 12,000 sq./ft.) would replace the current maintenance facility which is currently housed under temporary tents. The offices (approx. 8,000 sq./ft.) will serve between 5-20 existing employees and house six dorm rooms for interns. Use Permit amendment required (to be combined with UP Renewal). The project will be located on the north border of the parcel off of Westborough and is serviced by an existing road.

Previous Studies:

XX This office has no record of any previous cultural resource studies for the proposed project area (*see recommendation below*).

Archaeological and Native American Resources Recommendations:

XX The proposed project area has the possibility of containing unrecorded archaeological site(s). A study is recommended prior to commencement of project activities.

XX We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

Built Environment Recommendations:

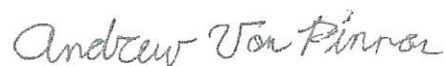
XX The 1939 USGS San Mateo 15' quad depicts a building in the proposed project area. Also, the 1947 and 1956 USGS San Francisco South 7.5' quads show 2 and 4 buildings, respectively, within the proposed project area. Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if these, or similarly aged buildings, are present then it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of San Mateo County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,

A handwritten signature in cursive script that reads "Andrew Von Pinner".

For Bryan Much
Coordinator

cc: (Greg Bunton, gbuntonarch@comcast.net)