POSTING ONLY

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION

ANSHU NAND

DEC 07 2017

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (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 toppers. A tree protection verification letter from the certified arborist shall be submitted to the

Planning Department within five (5) business days from site inspection following root cutting.

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

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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-

priate 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:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				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:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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.

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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		

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:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
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	

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

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

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:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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		

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		

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		

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? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*		X		

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		

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		

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:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
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:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
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:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
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 toppers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.

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:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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
Discussion: Reference response to Section 11.a., above. **Source:** Project Plans, San Mateo County GIS Resource Maps.				

12. NOISE. Would the project result in:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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	
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	
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:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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:

	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
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:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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	
Discussion: Reference response to Section 16.f., above. **Source:** Project Application/Plans.				
16.h. Result in inadequate parking capacity?			X	
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:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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	

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:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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.				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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:			

MITIGATION MEASURES		
	Yes	No
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:

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 toppers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.

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.

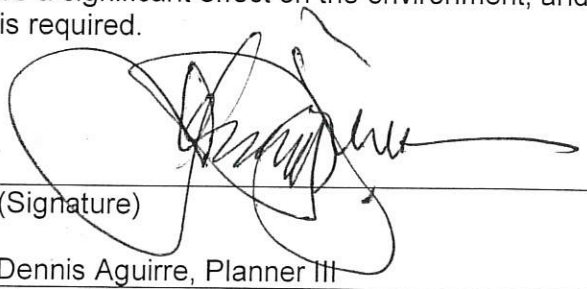
DETERMINATION (to be completed by the Lead Agency).

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)

December 7, 2017
Date

Dennis Aguirre, Planner III
Name, Title

ATTACHMENTS:

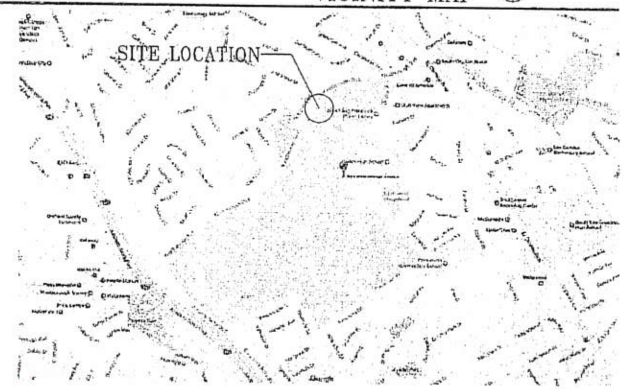
A. Project Plans
B. Geotechnical Investigation report prepared by Sigma Prime Geosciences, Inc., dated August 29, 2016
C. Sonoma State University Northwest Information Center Comment Letter

DPA:pac - DPABB0722_WPH.DOCX

SYMBOLS

ABBREVIATIONS

VICINITY MAP



GREG BUNTON ARCHITECTURE

California Golf Club

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

PROJECT INFORMATION:

AREA SUMMARY:

ALLOWABLE AREA CALCULATIONS:

PARKING SUMMARY:

DRAWING INDEX

MINIMUM PLUMBING FIXTURE CALCULATIONS

MINIMUM PLUMBING FIXTURE
OCCUPANT LOAD CALCULATIONS:

USES:

B-1, AUTO SHOP:	1,643 SF/ 2,000=	1
F-1, WOOD SHOP:	537 SF/ 2,000=	1
B, STAFF DUTY ROOM:	708 SF / 30=	24
B, OFFICES:	3,554 SF / 200=	19
H2, FERTILIZER:	1,032 SF/ 2,000=	1
		= 46

MINIMUM PLUMBING FIXTURE CALCULATIONS

	OCC. LOAD (WITH 50% SEX RATIO)	REQUIRED:			PROVIDED:		
		TOILETS:	URINALS:	LAVS:	TOILETS:	URINALS:	LAVS:
MEN	23	1	1	1	1	1	2
WOMEN	23	2	0	1	2	0	1
TOTALS	46	3	1	2	3	1	3
UNISEX		0	0	0	1	0	1

REVISIONS

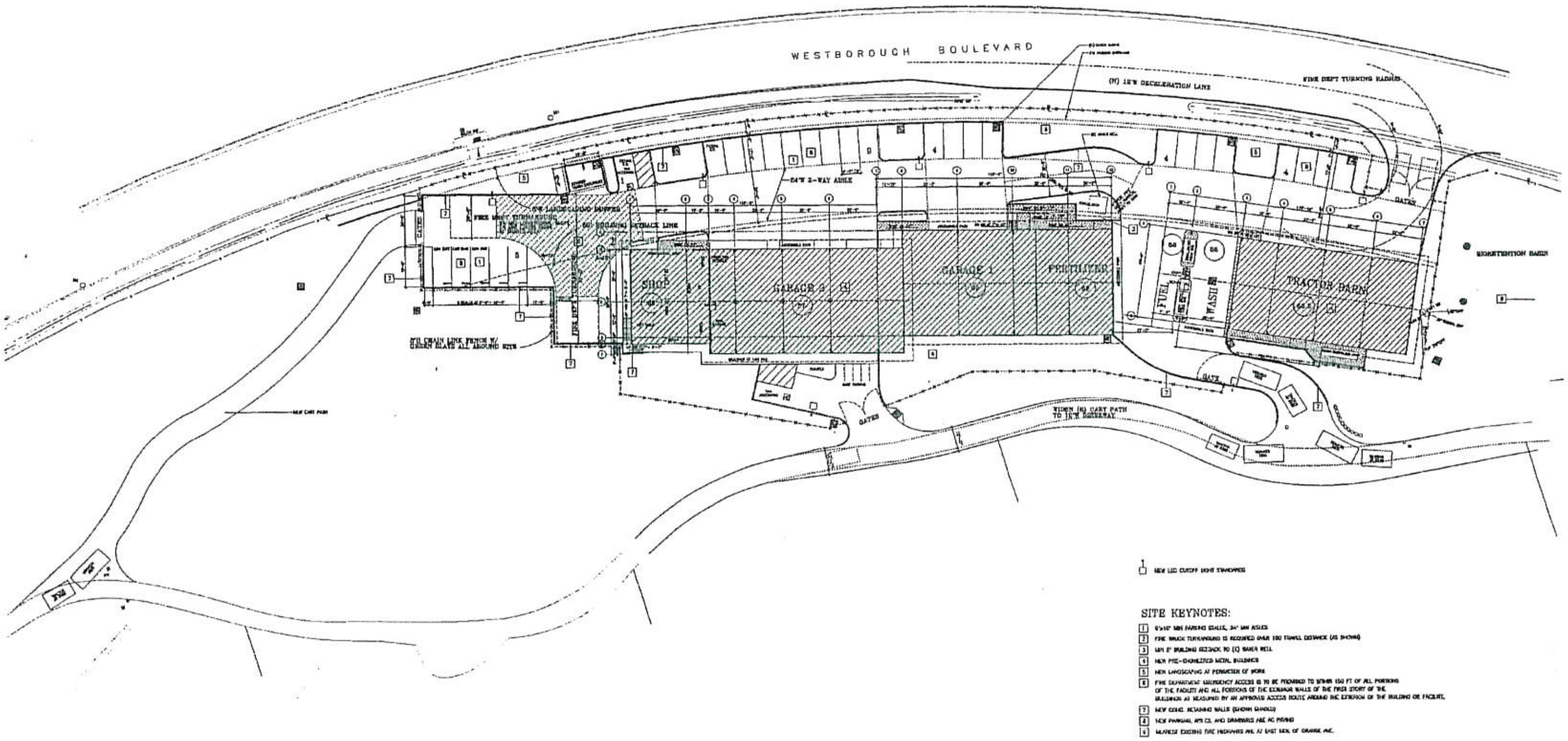
NO.	DATE	CHANGES

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

A0.1

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

File Numbers: **PLN2006-00517**



GREG BUNTON ARCHITECTURE
13370 SKYLINE BOULEVARD
WOODSIDE CALIFORNIA 94062
650 851 6834
FAX 650 840 6179

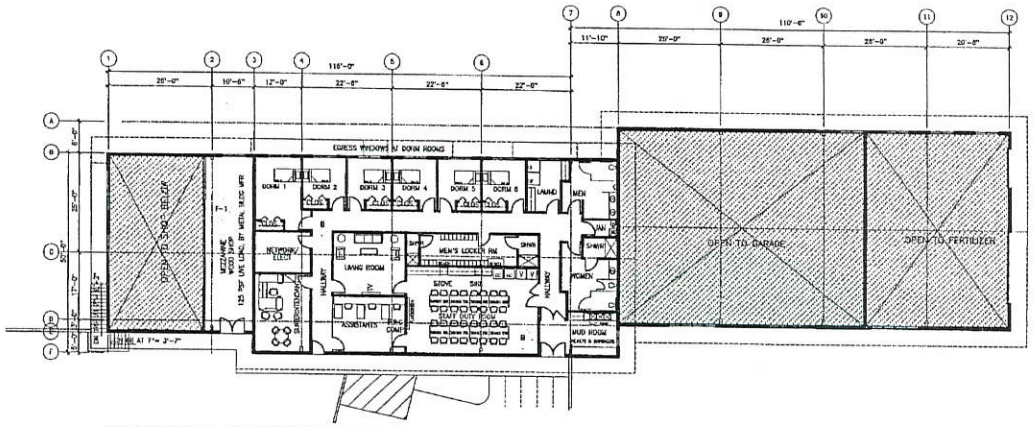
California Golf Club
New Maintenance Facility
844 W. Orange Ave.
South San Francisco, CA

SITE PLAN

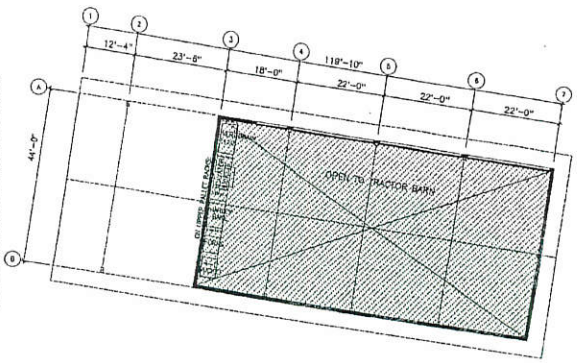
A1.1

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

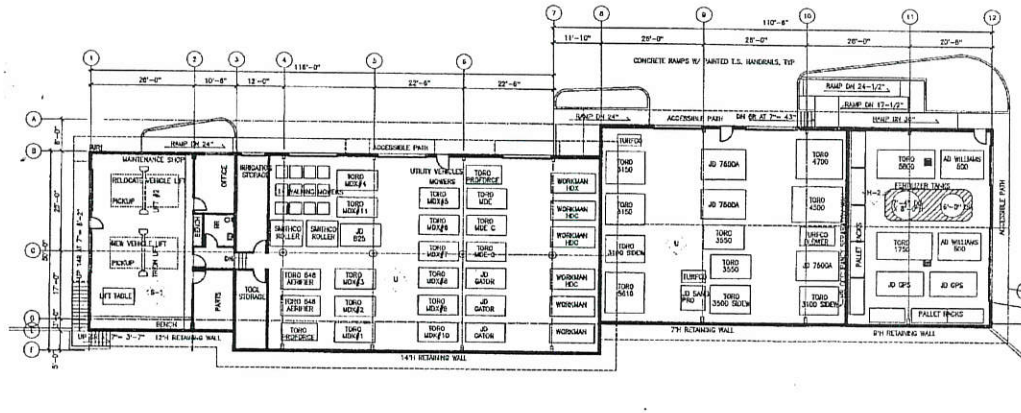
File Numbers: **PLN2006-00517**



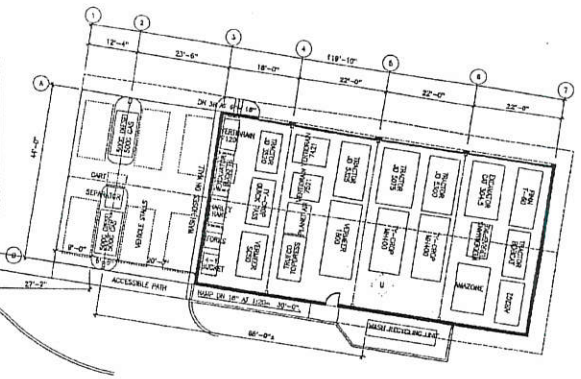
2ND FLOOR PLAN– MAINTENANCE BUILDING



UPPER LEVEL RACKING PLAN– TRACTOR BARN



1ST FLOOR PLAN– MAINTENANCE BUILDING



1ST FLOOR PLAN– TRACTOR BARN

LEGEND:

B OCCUPANCY GROUP

NOTES:

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

GREG BUNTON
ARCHITECTURE
1370
SKYLINE
BOULEVARD
WOODSIDE
CALIFORNIA
94062
650 851 6834

LICENSED ARCHITECT
GREG A. BUNTON
REN 7-31-10
STATE OF CALIFORNIA

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

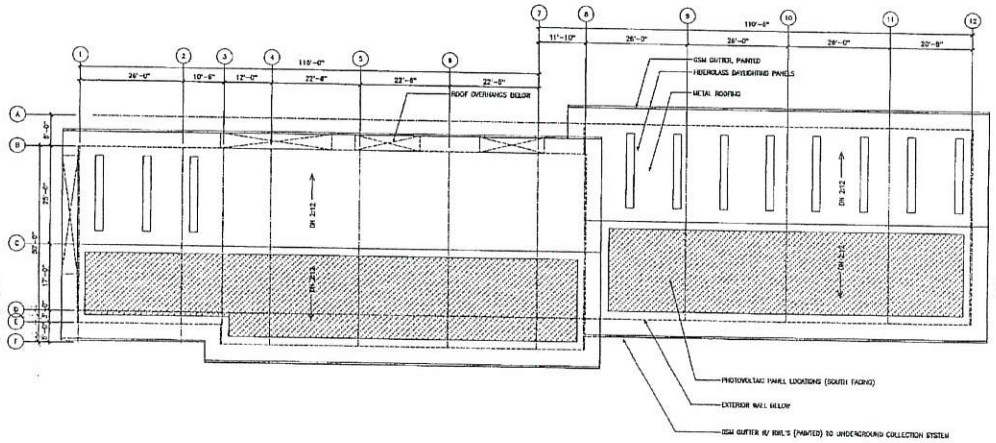
FLOOR PLANS

scale
1/27"=1'-0"
date
22 MAY, 2007
revisions
project
1642
drawing
A2.1

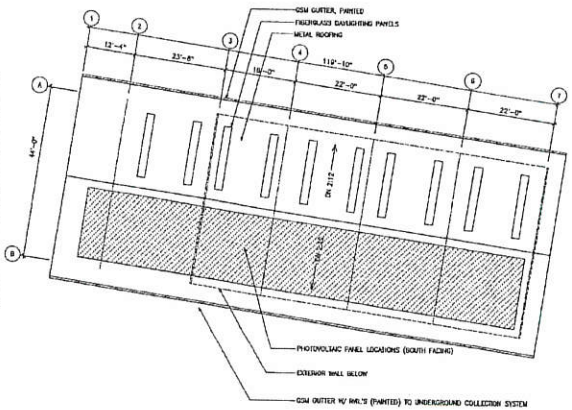
Owner/Applicant: **California Golf Club / Greg Bunton**

Attachment: **A**

File Numbers: **PLN2006-00517**



ROOF PLAN AT MAINTENANCE BUILDING



ROOF PLAN AT TRACTOR BARN

GREG BUNTON
ARCHITECTURE
1 3 3 7 0
S K Y L I N E
BOULEVARD
WOODSIDE
CALIFORNIA
9 4 0 6 2
650 851 8834

California Golf Club
New Maintenance Facility
645 Fairway Drive
South San Francisco, CA

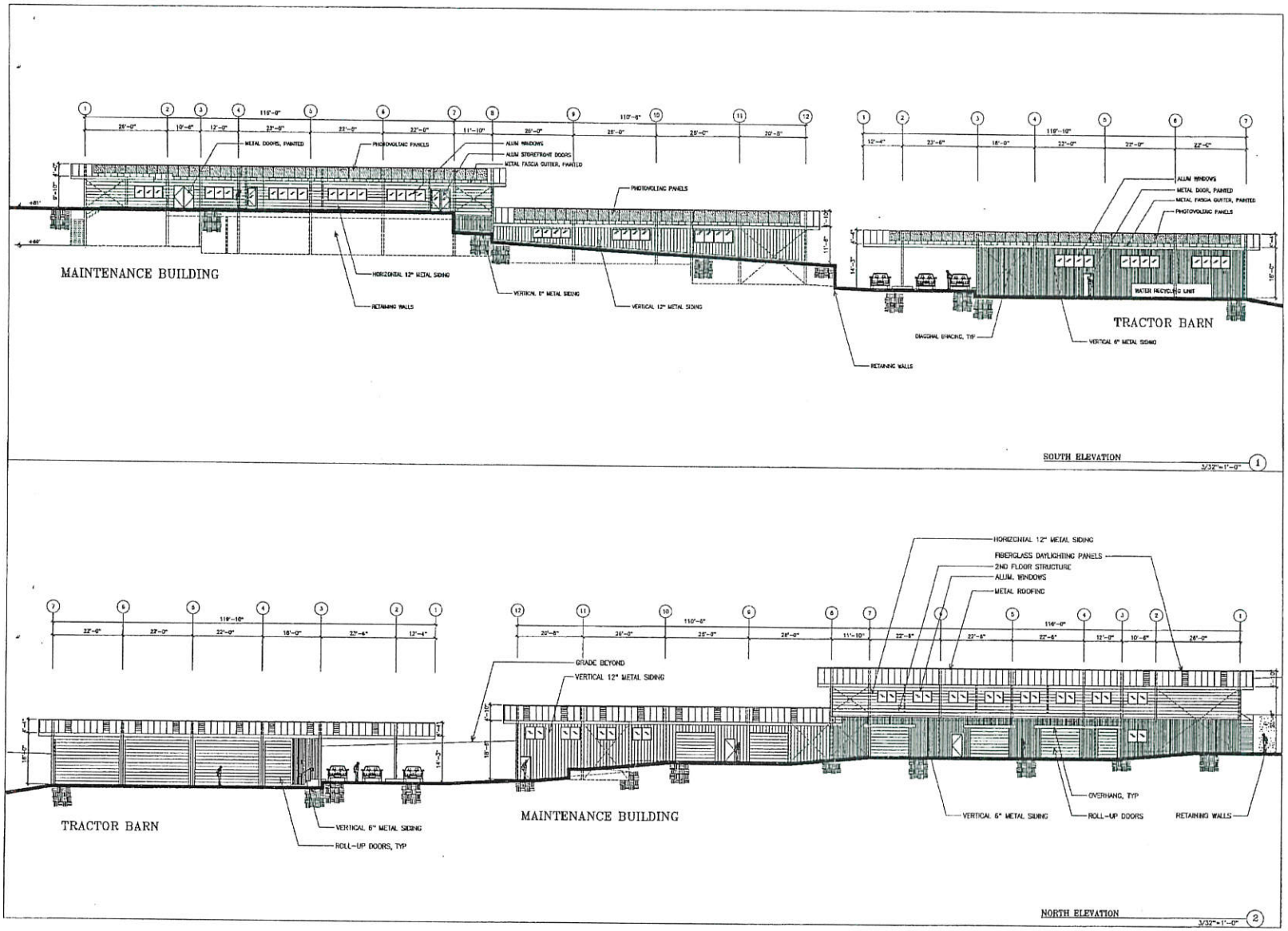
PRELIMINARY ROOF PLAN

scale
1/32"=1'-0"
date
31 MAY, 2017
revisions
project
1642
drawing
A2.2

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

Attachment: **A**

File Numbers: **PLN2006-00517**



GREG BUNTON
ARCHITECTURE
13370
SKYLINE
BOULEVARD
WOODSIDE
CALIFORNIA
94062
650 851 6834

LICENSED ARCHITECT
GREG J. BUNTON
REN. 2-28-18
C-16038
STATE OF CALIFORNIA

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

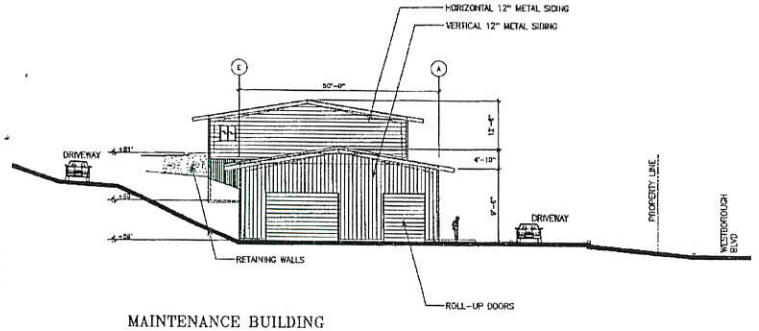
PRELIMINARY SITE PLAN

scale
1"=30'-0"
date
17 MAY, 2017
revisions
project
1643
drawing
A3.1

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

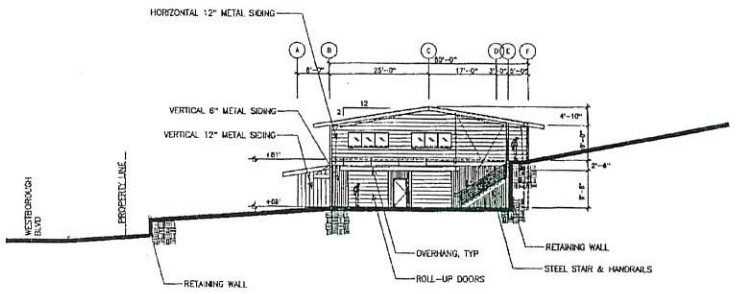
Attachment: **A**

File Numbers: **PLN2006-00517**



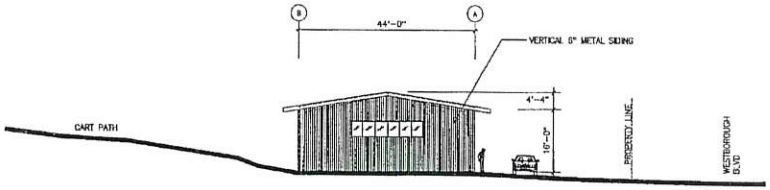
MAINTENANCE BUILDING

EAST ELEVATION AT MAINTENANCE BUILDING (2)
3/32"=1'-0"



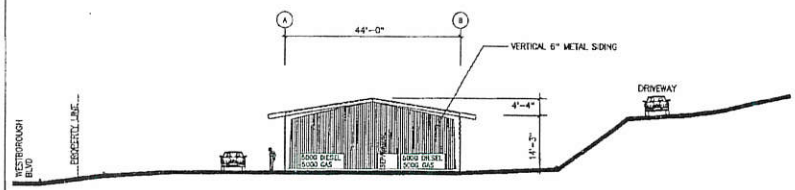
MAINTENANCE BUILDING

WEST ELEVATION AT MAINTENANCE BUILDING (1)
3/32"=1'-0"



TRACTOR BARN

EAST ELEVATION AT TRACTOR BARN (4)
3/32"=1'-0"



TRACTOR BARN

WEST ELEVATION AT TRACTOR BARN (3)
3/32"=1'-0"

GREG BUNTON
ARCHITECTURE
1370
SKYLINE
BOULEVARD
WOODSIDE
CALIFORNIA
94062
650 851 8834

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

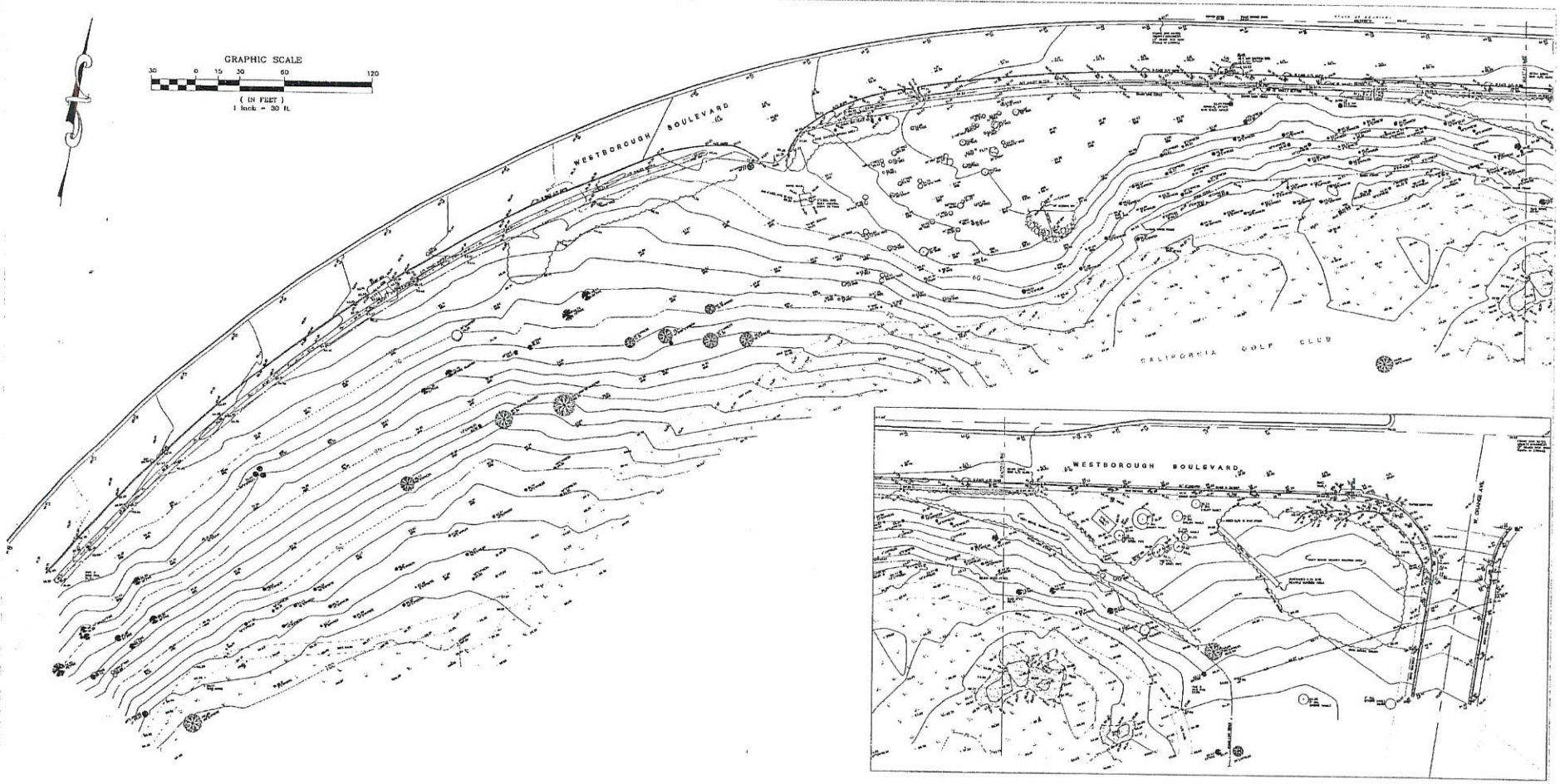
EXTERIOR ELEVATIONS

scale 3/32"=1'-0"
date 22 MAY, 2017
revisions
project 1642
drawing A3.2

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

Attachment: **A**

File Numbers: **PLN2006-00517**



BASIS OF ELEVATIONS:

ELEVATIONS ARE BASED UPON AN ASSUMED DATUM

TBM: SET MAG SPIKE AS SHOWN
ELEVATION = 65.84

BASIS OF BEARINGS:

THE BEARING S81°28'09"W BETWEEN TWO FOUND MONUMENTS ALONG WESTBOROUGH BOULEVARD AS SHOWN ON THAT CERTAIN PARCEL MAP, 44 PM 19 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND:

A/C	ASPHALTIC CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
CBF	CAST IRON TYPE
CSMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CO	CLEAN-OUT
DI	DROP INLET
EM	ELECTRIC METER
FD	FOUND
FF	FINISHED FLOOR
FL	FLOW LINE
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
GRND	GROUND
HCR	HANDICAP RAMP
INV	INVERT
IP	IRON PIPE
LAT.	LATERAL
LG	LIP OF GUTTER
MH	MANHOLE
O/H	OVERHEAD
P.U.E.	PUBLIC UTILITIES EASEMENT
RCP	REINFORCED CONCRETE PIPE
RWALL	RETAINING WALL
R/W	RIGHT OF WAY
SDCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK OF CURB
TW	TOP OF WALL
U/E	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-SS-	SANITARY SEWER LINE
-SD-	STORM DRAIN LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, WORKABLE LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

TOPOGRAPHIC SURVEY

CALIFORNIA GOLF CLUB

(5144 W. ORANGE AVENUE)

S. SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 30' MAY, 2016

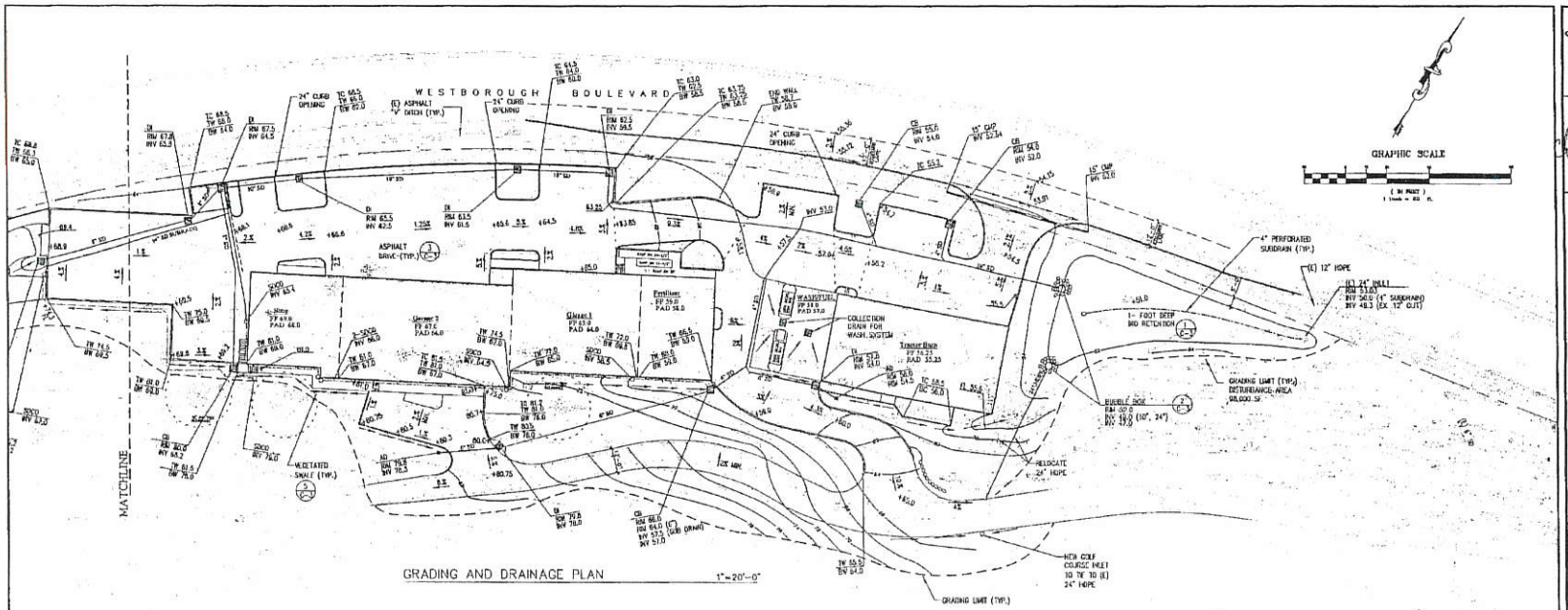
B & H SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
901 WALTERMIRE ST.
BELMONT, CA 94002
OFFICE (650) 637-1590
FAX (650) 637-1599

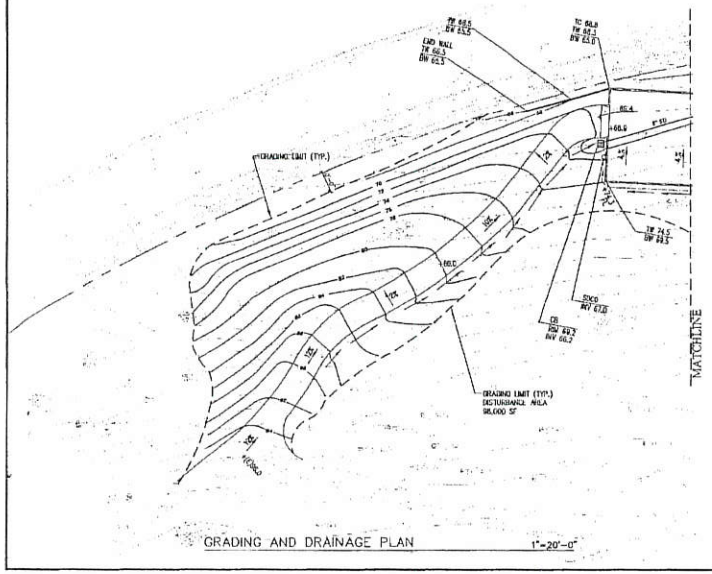
JOB: 5626C-TM
DWG: 5626-08

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

Attachment: **A**

File Numbers: **PLN2006-00517**





GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS & SETBACKS WITH ARCHITECTURAL PLANS.
2. TOPOGRAPHIC INFORMATION PROVIDE BY BASE SURVEY, APRIL 2015.
3. SLOPE PORCHES, LANDINGS AND TERRACES 2% AWAY FROM RESIDENCE.
4. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM THE HOUSE PERIMETER BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5% AWAY FROM RESIDENCE.
5. CONTRACTOR TO CONTACT SOILS ENGINEER TO COORDINATE INSPECTIONS AT LEAST ONE WEEK PRIOR TO PERFORM INSPECTIONS.
6. ALL EARTHWORK, SUBSLAB PREPARATION, FOUNDATION AND REAR CONSTRUCTION, BACKFILLING, SITE DRAINAGE, AND GEOTECHNICAL OBSERVATION AND TESTING SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS.
7. THE OWNER RECOGNIZES THAT SITE DRAINAGE FACILITIES WILL NEED TO BE PERIODICALLY CLEANED OF DEBRIS DURING THE FUNCTIONAL LIFE OF THE SYSTEM. SEE SITE DRAINAGE MAINTENANCE NOTES ON DETAIL 1, SHEET D-3.
8. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY ON LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.
9. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM.
10. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444, 48 HOURS PRIOR TO EXCAVATION.
11. FOR ADDITIONAL SITE LAYOUT INFORMATION SEE ARCHITECTURAL PLANS.
12. PRIOR TO CONSTRUCTING ANY IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY, CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY'S ENGINEERING DIVISION PRIOR TO STARTING ANY WORK. APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING TO CITY FOR ENCROACHMENT PERMIT.
13. CONTRACTOR SHALL ADHERE TO "INLET MANAGEMENT PRACTICES" (BMP's) GUIDELINES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR STORING, USING, AND DISPOSING OF ALL HAZARDOUS MATERIALS IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
14. CONTRACTOR SHALL REVIEW AND UNDERSTAND GRADING AND DRAINAGE GUIDELINES SET FORTH IN THE GEOTECHNICAL REPORT PRIOR TO STARTING ANY SITE WORK.
15. CONTRACTOR SHALL ADHERE TO CAL OSHA STANDARDS WHEN GRADING AND EXCAVATING.
16. CONTRACTOR AND OWNER SHALL OBTAIN ALL NECESSARY COUNTY STANDARD DETAILS FROM THE COUNTY, TO PERFORM ALL GRUBBING AND SITE WORK IN THE PUBLIC RIGHT-OF-WAY.
17. APPLICANT/CONTRACTOR SHALL REPAIR AND REPLACE ALL CRACKED, DAMAGED, SPLITTED OR DEPRESSED FRONTAGE IMPROVEMENTS, EXISTING OR DAMAGED BY CONSTRUCTION ACTIVITIES, PER CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE ON GORDON AVENUE.
18. STORM WATER RUNOFF GENERATED BY THE NEW DEVELOPMENT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.

DRAINAGE NOTES:

1. ALL STORM DRAIN PIPE SHALL BE PVC SDR 35, SLOPED AT 1% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION. ELBOWS AND TEE'S SHOULD BE AVOIDED.
2. ALL DOWN SPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM, UNLESS SHOWN OTHERWISE ON PLAN, WITH 6" PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
3. ALL SUB-DRAINAGE TO BE INSTALL PER THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS. GEOTECHNICAL ENGINEER SHALL REVIEW ALL INSTALLATION OF SUB-DRAINAGE SYSTEM(S)
4. NO CONNECTIONS ARE ALLOWED BETWEEN THE STORM WATER COLLECTION AND TREATMENT SYSTEMS AND THE SANITARY SEWER SYSTEM.
5. ALL DRAINAGE SYSTEM PIPES MUST BE INSPECTED BEFORE COVERING. INSPECTION CAN BE DONE IN STAGES AS BACKFILLING PROCEEDS, TO ALLOW FOR SUPPORT OF PIPES THAT UNDER THE SIDES OF STRUCTURES.
6. BIO RETENTION AREA TO BE INSPECTED BY COUNTY, FOR CONFIRMATION OF SIZE, PRIOR TO PLACEMENT OF SUB-DRAINAGE AND FILTERING SOIL.

EARTHWORK QUANT.	CUT	FILL
BUILDINGS	2,067 CY	130 CY
SITE	921 CY	3,073 CY
BIO-RETENTION AREA	235 CY	0 CY
TOTAL	3,223 CY	3,203 CY

BALANCED SITE

EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER. EARTHWORK QUANTITIES HAVE BEEN PROVIDED FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL ESTIMATE HIS/HER OWN QUANTITIES TO COMPLETE JOB PER CONTRACT WITH OWNER.

PRELIMINARY

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

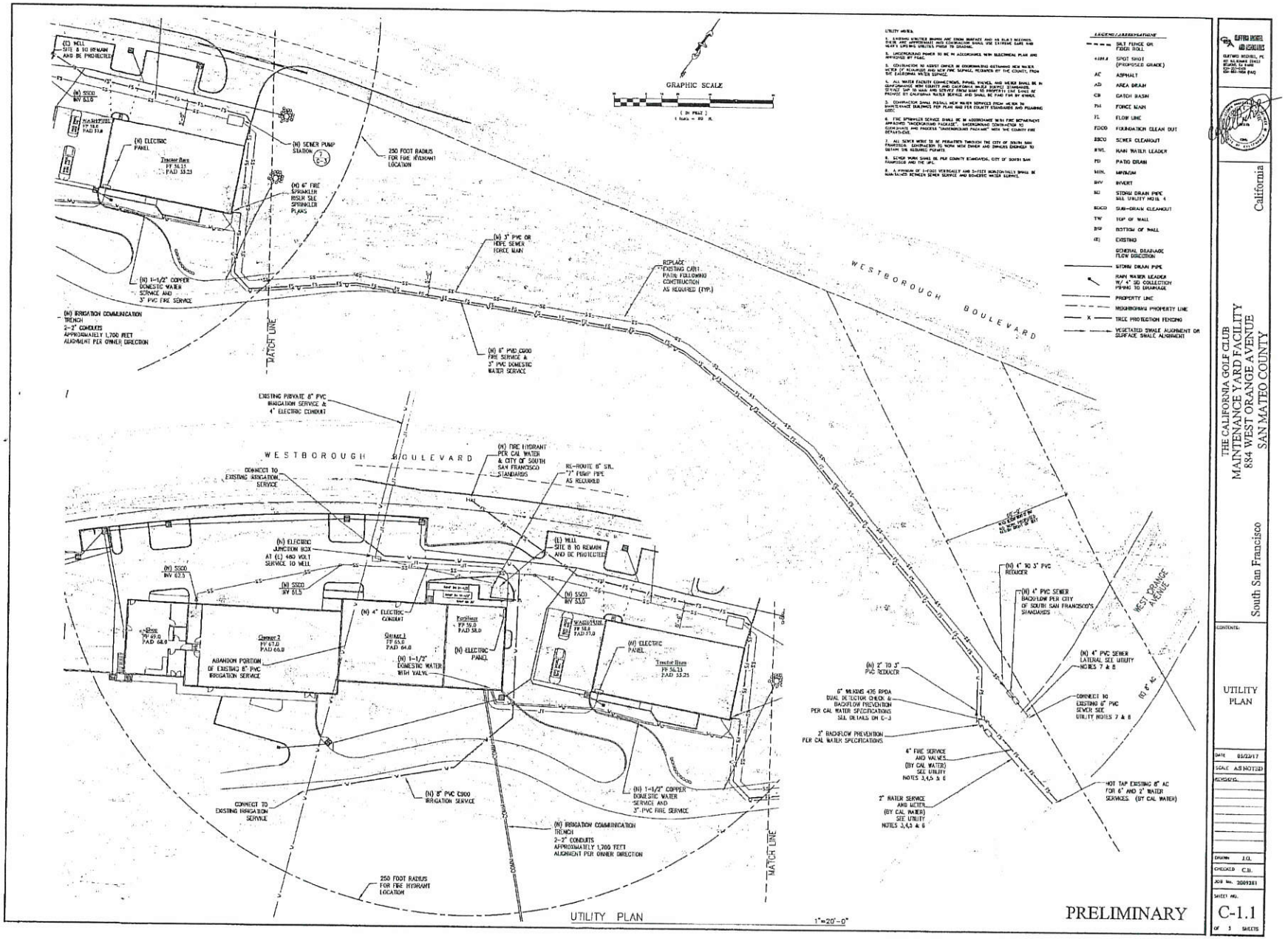
CONTENTS:
GRADING AND DRAINAGE PLAN

DATE 05/22/17
SCALE AS NOTED
DESIGNED
DRAWN J.G.
CHECKED C.B.
JOB No. 2016546
SHEET NO. C-1
OF 5 SHEETS

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

Attachment: **A**

File Numbers: **PLN2006-00517**



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

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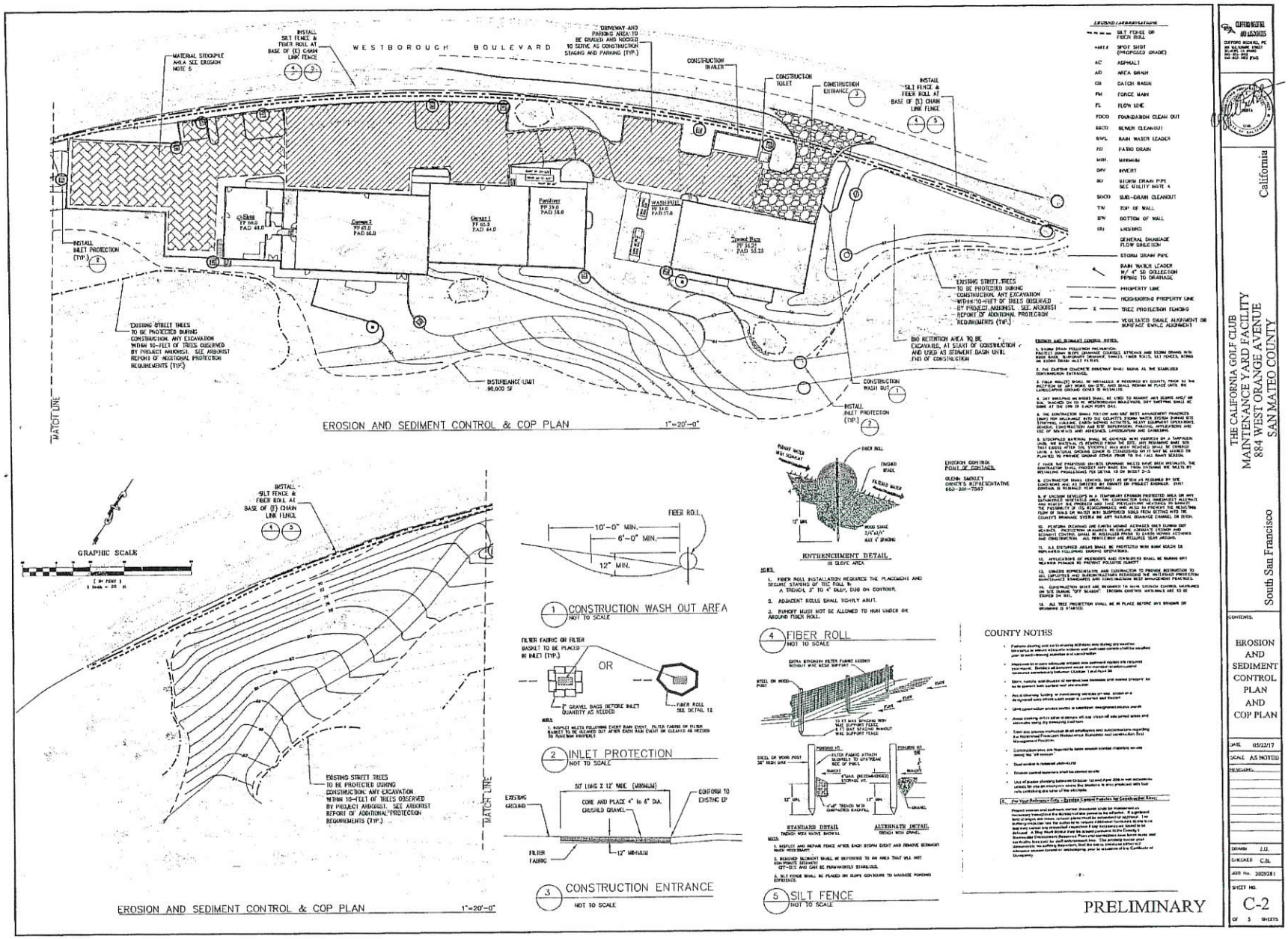
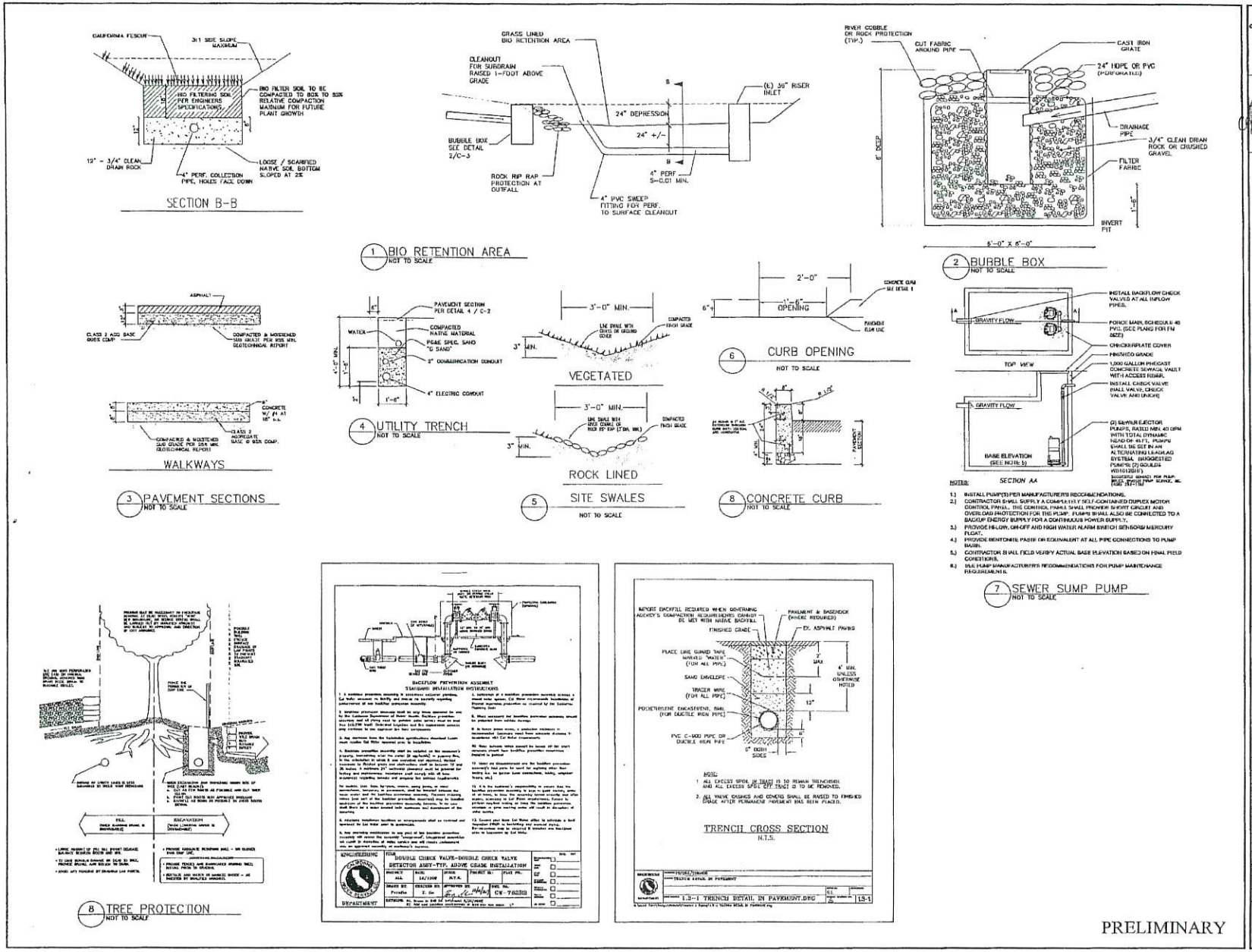
File Numbers: **PLN2006-00517**



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

Attachment: **A**

File Numbers: **PLN2006-00517**



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

Attachment: **A**

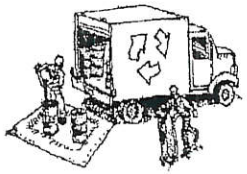
File Numbers: **PLN2006-00517**

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

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)

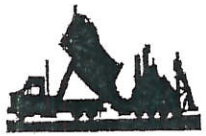
Earthmoving

- ☐ 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

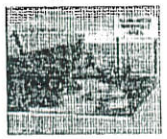


- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose 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

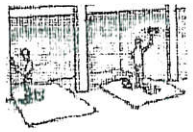


- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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 bagged 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.

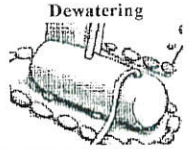
Painting & Paint Removal



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

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

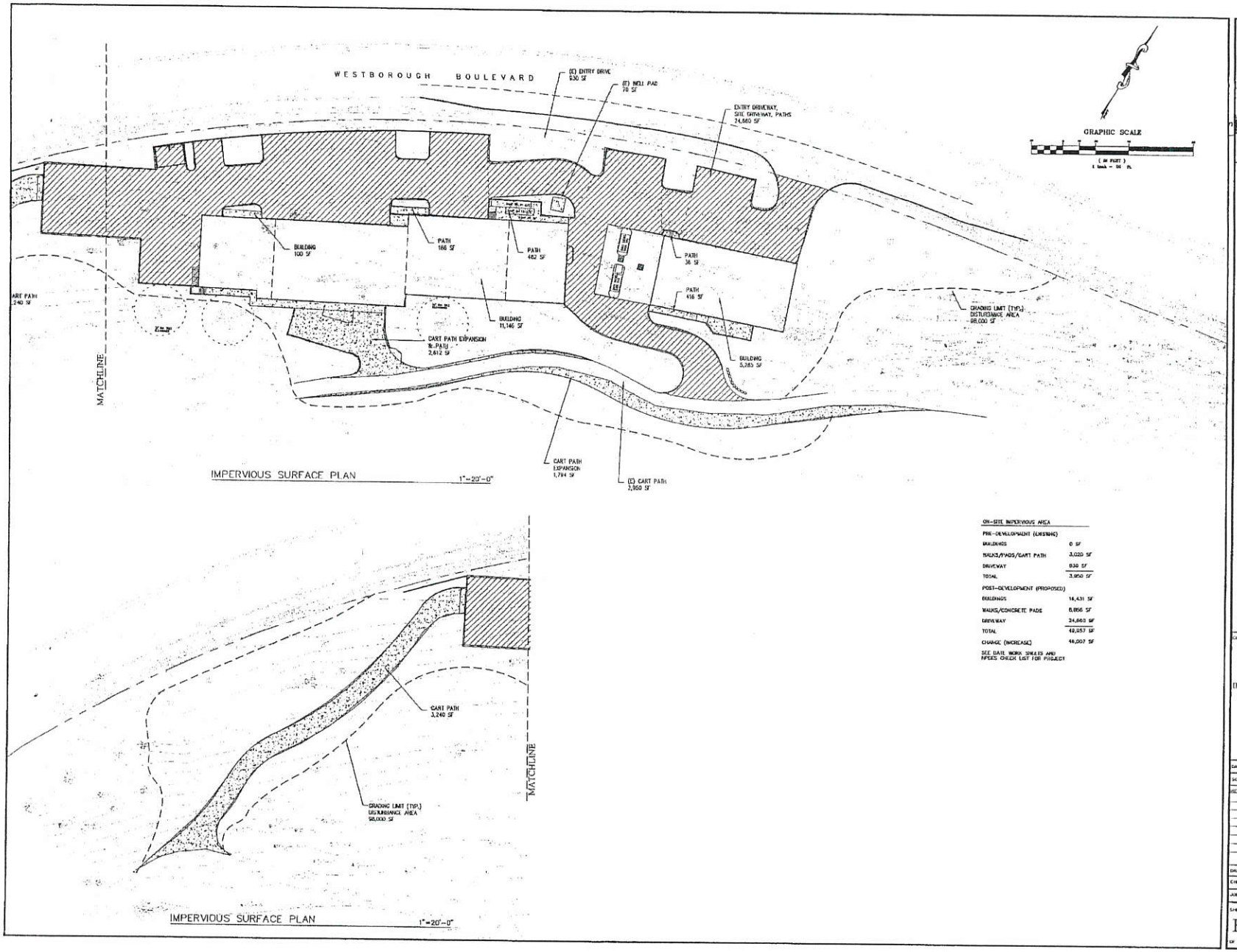
CONTENTS:
CONSTRUCTION BMP CHECKLIST

DATE 05/22/17
SCALE AS NOTED
REVISIONS
DRAWN J.J.
CHECKED C.B.
JOB No. 2016164
SHEET NO.
C-4
OF 5 SHEETS

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

Attachment: **A**

File Numbers: **PLN2006-00517**



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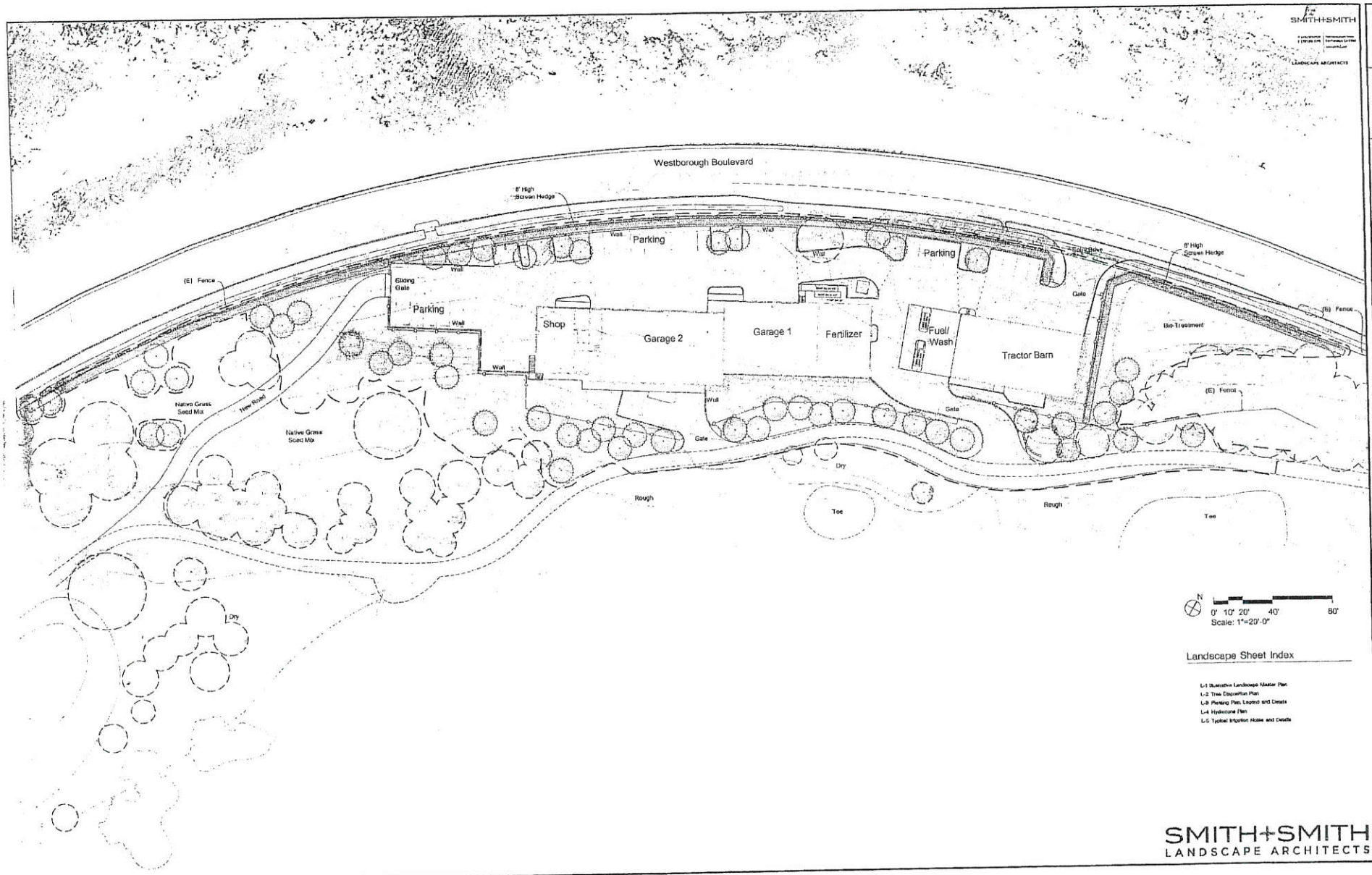

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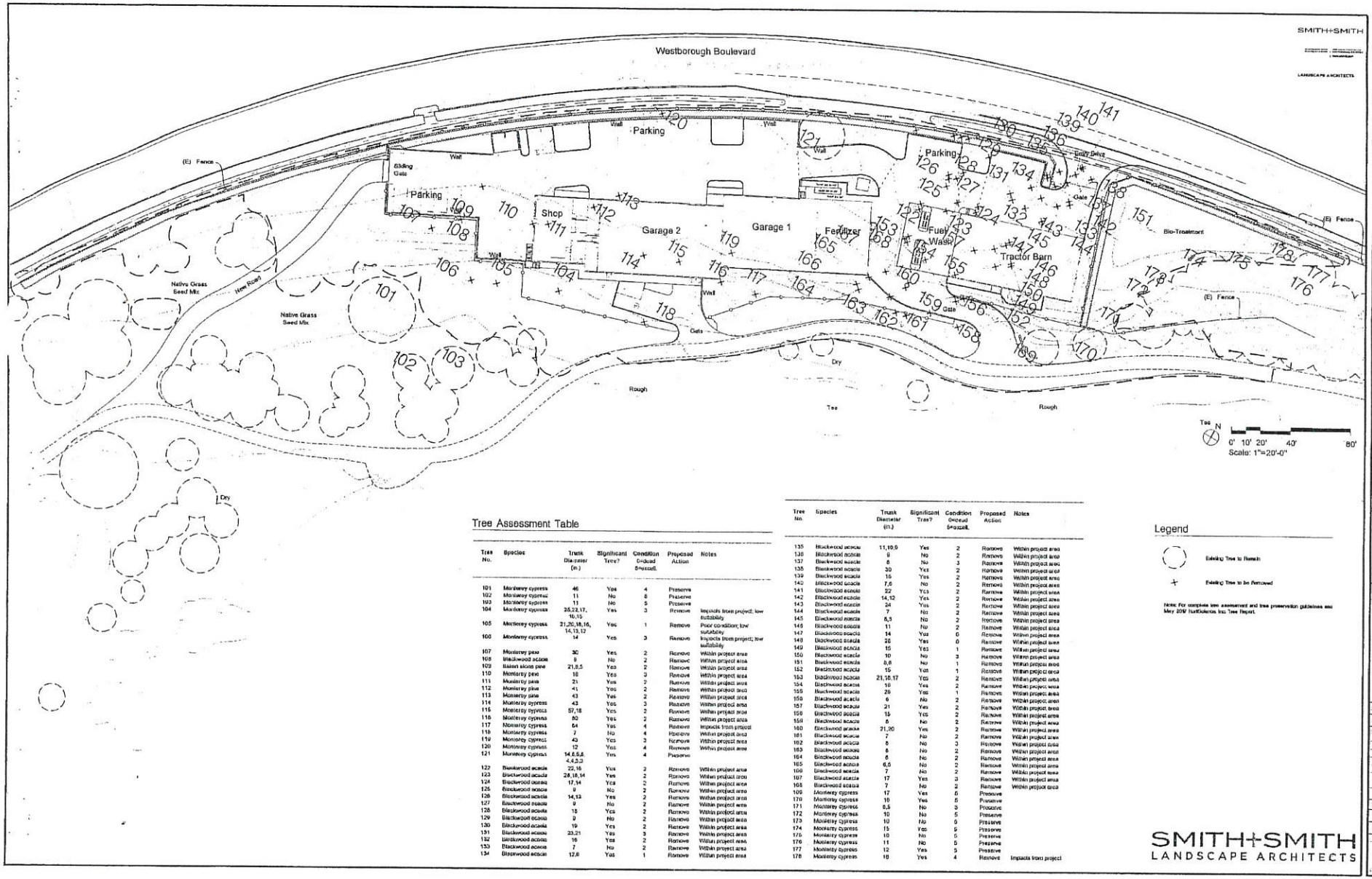

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LANDSCAPE ARCHITECTS

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

TREE DISPOSITION PLAN

DATE 05/26/17

SHEET 2 OF 5 SHEETS

Tree Assessment Table

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	9	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	54	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	14,8,6,6, 4,4,3,2	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	12,8	Yes	1	Remove	Within project area
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	6	No	3	Remove	Within project area
138	Blackwood acacia	30	Yes	2	Remove	Within project area
139	Blackwood acacia	16	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	6,3	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	26	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	8,6	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	6	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	8	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	8,5	No	5	Preserve	
172	Monterey cypress	10	No	5	Preserve	
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	16	Yes	4	Remove	Impacts from project

Legend

Existing Tree to Remain

Existing Tree to be Removed

Note: For complete tree assessment and tree preservation guidelines see May 2017 Horticulture Inc. Tree Report.

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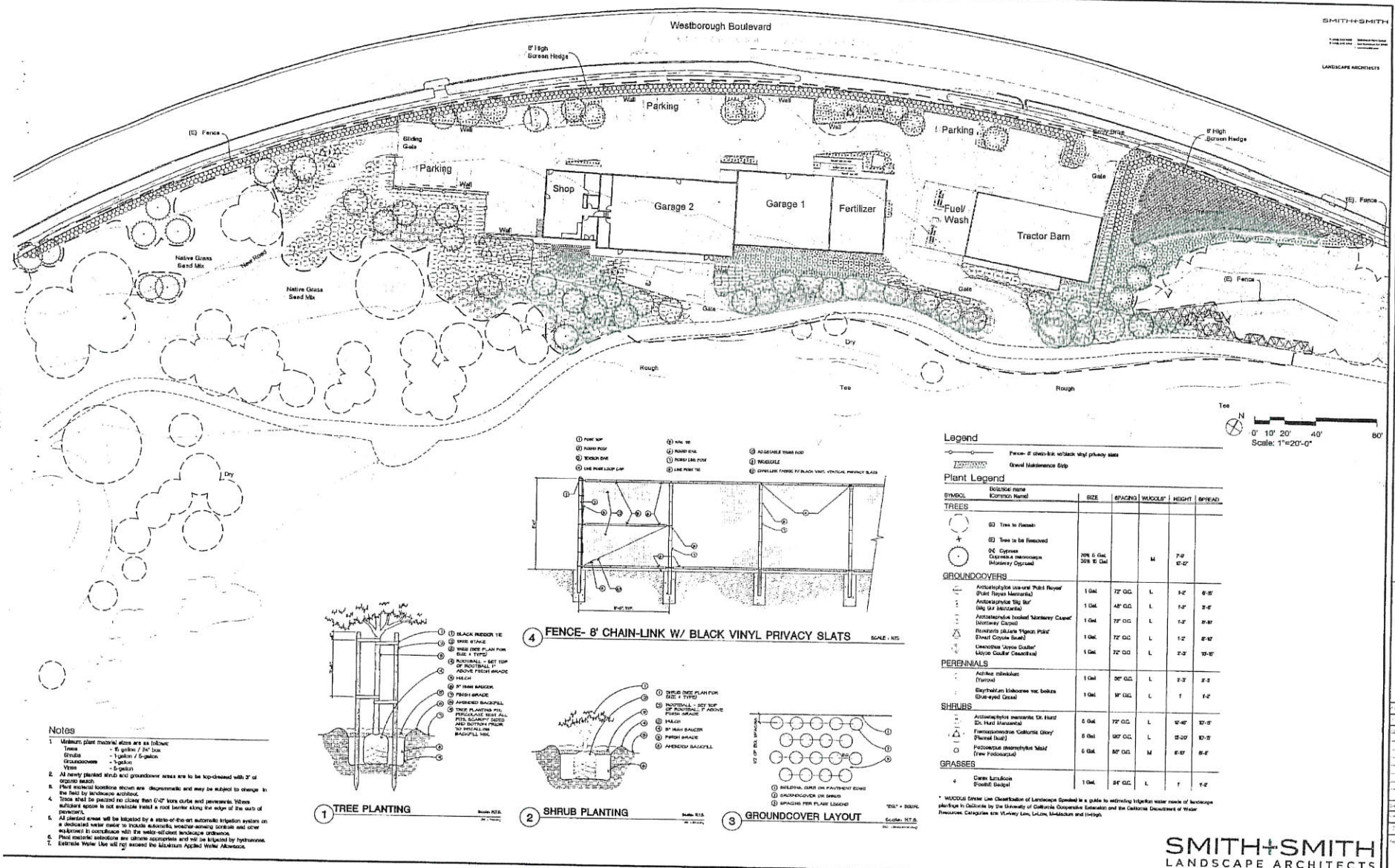
LANDSCAPE ARCHITECTS

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

Attachment: **A**

File Numbers: **PLN2006-00517**



4 FENCE- 8' CHAIN-LINK W/ BLACK VINYL PRIVACY SLATES SCALE : NTS

1 TREE PLANTING Scale: N.T.S.

2 SHRUB PLANTING Scale: N.T.S.

3 GROUNDCOVER LAYOUT Scale: N.T.S.

Notes

1. Minimum plant material sizes are as follows:
   - Trees - 15 gallon / 24" box
   - Shrubs - 1-gallon / 5-gallon
   - Groundcovers - 1-gallon
   - Vines - 5-gallon
2. All newly planted shrub and groundcover areas are to be top-dressed with 3" of organic mulch.
3. Plant material locations shown are diagrammatic and may be subject to change in the field by landscape architect.
4. Trees shall be planted no closer than 6'-0" from curbs and pavements. Where sufficient space is not available install a root barrier along the edge of the curb of pavement.
5. All planted areas will be irrigated by a state-of-the-art automatic irrigation system on a dedicated water meter to include automatic weather-sensing controls and other equipment in compliance with the water-efficient landscape ordinance.
6. Plant material selections are ultimate recommends and will be irrigated by hydroseed.
7. Estimate Water Use will not exceed the Maximum Applied Water Allowance.

Legend

- Fence- 8' chain-link w/black vinyl privacy slats
- Gravel Maintenance Strip

Plant Legend

SYMBOL	Botanical name / Common Name	SIZE	SPACING	WUCOLS*	HEIGHT	SPREAD
TREES						
	(E) Tree to Remain					
	(E) Tree to be Removed					
	(N) Cypress *Cupressus macrocarpa* (Monterey Cypress)	70% 5 Gal, 30% 15 Gal		M	7'-0" 12'-0"	
GROUNDCOVERS						
	Arctostaphylos uva-ursi 'Point Reyes' (Point Reyes Manzanita)	1 Gal.	72" O.C.	L	1'-0"	6'-0"
	Arctostaphylos 'Big Bur' (Big Sur Manzanita)	1 Gal.	48" O.C.	L	1'-0"	3'-0"
	Arctostaphylos hookeri 'Monterey Carpet' (Monterey Carpet)	1 Gal.	72" O.C.	L	1'-0"	6'-0"
	Ruschia pulvini 'Pigeon Point' (Dwarf Coyote Bush)	1 Gal.	72" O.C.	L	1'-0"	6'-0"
	Geranium 'Joyce Coulter' (Joyce Coulter Geranium)	1 Gal.	72" O.C.	L	2'-0"	10'-0"
PERENNIALS						
	Achillea clavennae (Yarrow)	1 Gal	36" O.C.	L	2'-0"	2'-0"
	Elaeyhalrum kiskoense var. *boikos* (Blue-eyed Grass)	1 Gal.	18" O.C.	L	1'	1'-0"
SHRUBS						
	Arctostaphylos manzanita 'Dr. Hurd' (Dr. Hurd Manzanita)	5 Gal.	72" O.C.	L	12'-0"	10'-0"
	Fremontodendron 'California Glory' (Flannel Bush)	5 Gal	120" O.C.	L	15'-0"	10'-0"
	Heteromeles arbutifolia 'Wild' (Toyon Toyon)	5 Gal.	60" O.C.	M	8'-0"	8'-0"
GRASSES						
	Carex tumulicola (Foothill Sedge)	1 Gal.	24" O.C.	L	1'	1'-0"

* WUCOLS Water Use Classification of Landscape Species) is a guide to estimating irrigation water needs of landscape plantings in California by the University of California Cooperative Extension and the California Department of Water Resources. Categories are: VL=very Low, L=Low, M=Medium and H=High.

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LANDSCAPE ARCHITECTS

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

PLANTING PLAN, LEGEND AND DETAILS

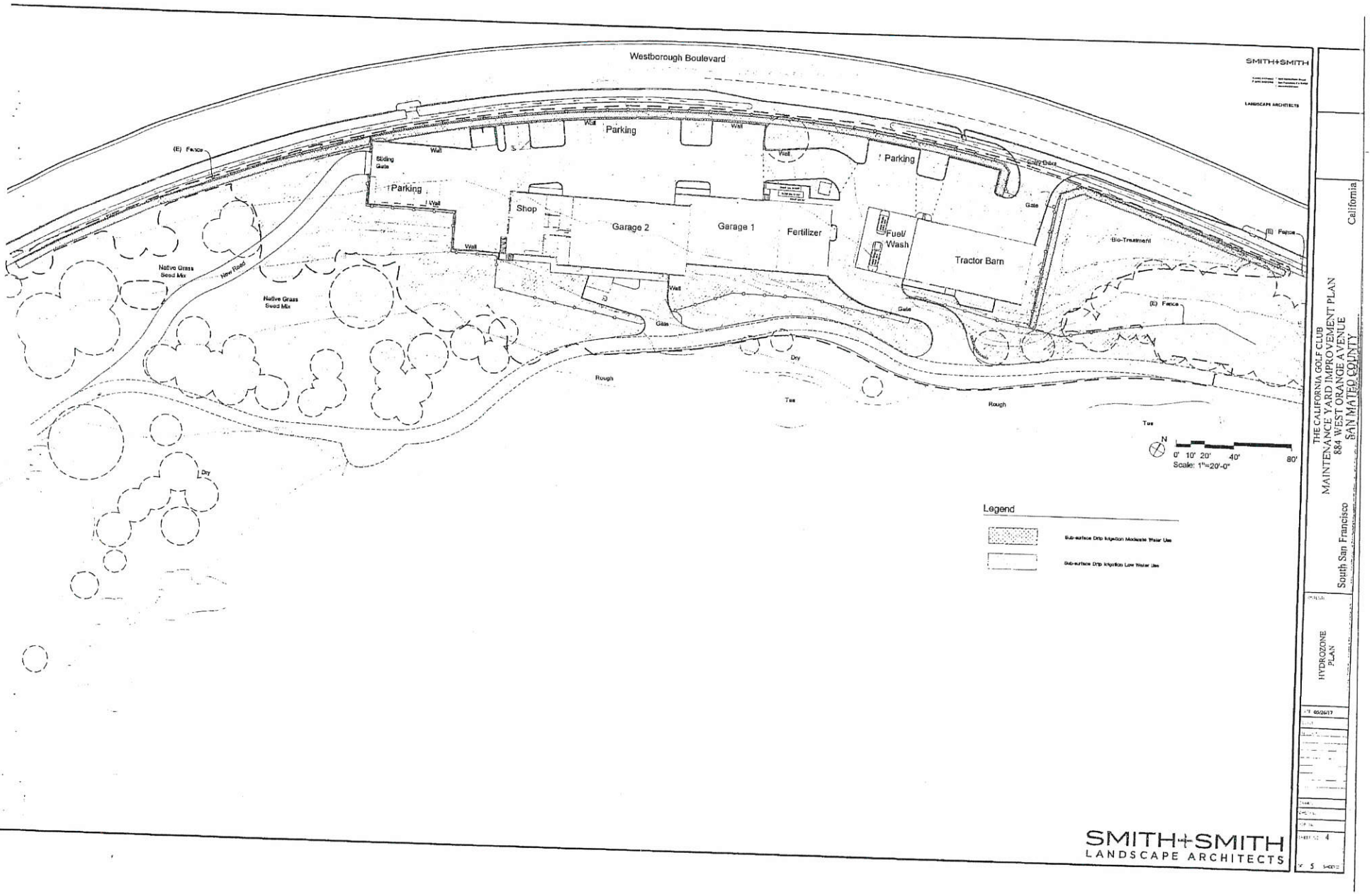
DATE: 05/26/17

SHEET 3 OF 5 SHEETS

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

Attachment: **A**

File Numbers: **PLN2006-00517**



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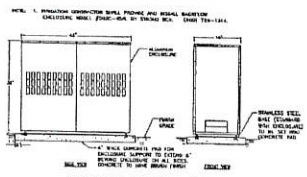
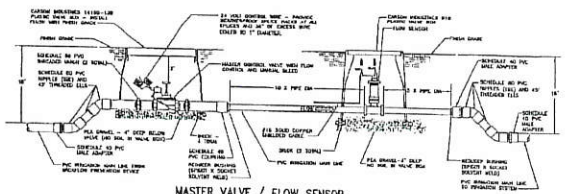
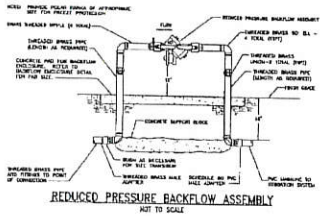


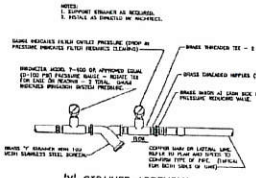
BACKFLOW PREVENTER ENCLOSURE
NOT TO SCALE



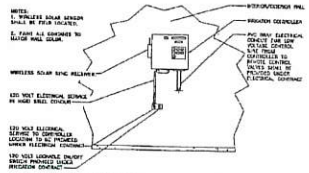
MASTER VALVE / FLOW SENSOR
NOT TO SCALE



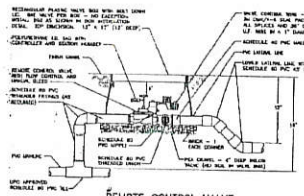
REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



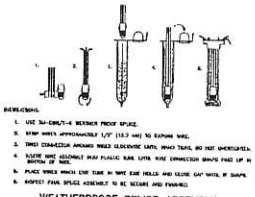
'Y' STRAINER ASSEMBLY
NOT TO SCALE



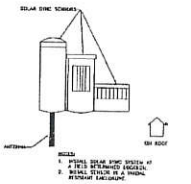
INTERIOR/EXTERIOR WALL MOUNT CONTROLLER
NOT TO SCALE



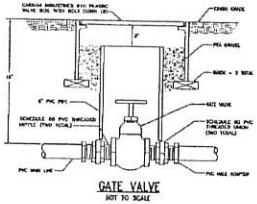
REMOTE CONTROL VALVE
NOT TO SCALE



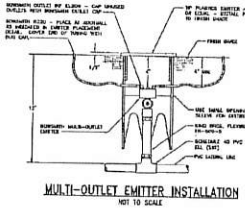
WEATHERPROOF SPLICE ASSEMBLY
NOT TO SCALE



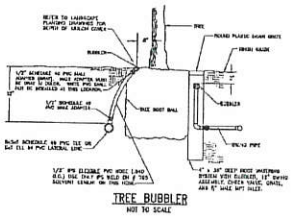
WIRELESS SOLAR SYNC SENSOR
NOT TO SCALE



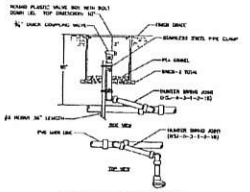
GATE VALVE
NOT TO SCALE



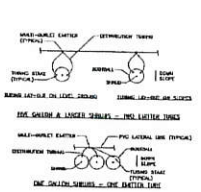
MULTI-OUTLET EMITTER INSTALLATION
NOT TO SCALE



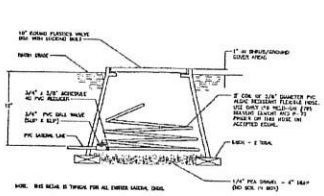
TREE BUBBLER
NOT TO SCALE



QUICK COUPLING VALVE
NOT TO SCALE



EMITTER PLACEMENT
NOT TO SCALE



EMITTER LINE FLUSH VALVE
NOT TO SCALE

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LANDSCAPE ARCHITECTS

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS RESPONSIBLE TO INVESTIGATE SITE CONDITIONS AND AVOIDED CONFLICTS AFFECTING ALL OF THE EQUIPMENT WITH ADJACENT EXISTING/NEW UTILITIES, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THIS DRAWING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THESE CONTRACT SPECIFICATIONS. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION SCHEDULE WORK WITH ALL APPLICABLE SUBCONTRACTORS PRIOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, WALKWAYS, PAVING, STRUCTURE, ETC. BEFORE CONSTRUCTION. IN THE EVENT THESE WORK REQUIREMENTS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER UTILITY LATERALS.

3. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO MAINTAIN GOOD PLANT HEALTH.

4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN HIGH PLANT HEALTH. THIS INCLUDES APPLYING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL WATER REQUIREMENTS, MOWING AND SHAPING, RAIN, SHADE, AND WIND EXPOSURES.

5. AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CLEANING, ADJUSTING AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.

6. 120 VOLT A.C. (OR ANY VOLTAGE PER CONTROLLER) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE POWER CHARACTER PER CONTROLLER MANUFACTURER'S SPECIFICATIONS.

7. EACH IRRIGATION CONTROLLER TO HAVE ITS OWN INDEPENDENT 24 VOLT COMMON GROUND WIRE.

8. CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL ENSURE CONTROLLER PROGRAMMING THAT WILL NOT CREATE THE RUNOFF CONDITIONS PER WATER FLOW RATE, SOILS AND SLOPES ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAIN LINE PIPING.

9. IRRIGATION CONTROL WIRES SHALL BE COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1, COMMON GROUND WIRE SHALL HAVE WHITE INSULATING JACKET. CONTROL WIRE SHALL HAVE DIFFERENT JACKET OF COLOR OTHER THAN WHITE. SPARE SHALL BE USED WITH 3M-DBR/Y-6 SEAL PACKS.

10. INSTALL SPRAY CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH VALVE BOX AND AT EVERY OTHER VALVE BOX IN EACH GROUP OF VALVES. GROUNDS OF SAME SPARE WIRE PER CONTROLLER.

11. SPLICING OF 24 VOLT WIRES TO BE NOT PERMITTED EXCEPT AT VALVES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 24" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. BUNDLE WIRES TOGETHER LOOSELY TO PREVENT WIRE TIES.

12. PLASTIC VALVE BOXES ARE TO BE BLACK IN COLOR WITH MATT FINISH, NON-PRESSED COVER MARKED "IRRIGATION", BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE CARSON INDUSTRIES.

13. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC.

14. THE REMOTE CONTROL VALVE SPECIFIED CAN BE OPERATED IN A PRESSURE REDUCING TYPE. BUT THE DOCUMENT PRESSURE TO ACHIEVE THE PRESSURE PREVAILING PRESSURE IN EACH BUILDING LEVEL:
1. WATER-OUTLET DRIP EMITTERS = 30 PSI
2. SPRAY HEADS = 30 PSI

15. THE BACKFLOW CONSTRUCTION SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND FLOW. THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

16. LOCATE EMITTER TUBES ON UP-HILL SIDE OF PLANT.

17. ESCAPE BUBBLERS ON UP-HILL SIDE OF TREE.

18. INSTALL A VACUUM BREAK DEVICE (PVB) AT LOWEST POINT WHERE LOW HEAD DRAINAGE WILL CAUSE FLOODING AND/OR BACKFLOW WATER.

19. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS, AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR SIMILAR.

20. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL AGENCIES FOR INSPECTIONS AND POSTING OF BACKFLOW PREVENTION DEVICE.

21. PRESSURE TEST PROCEDURE: THE CONTRACTOR SHALL:
A. NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
B. MAINTAIN TESTING AT NOT LESS THAN ESTIMATED.
C. CONFIRM LOAD PIPING WITH SHALL AMOUNT OF BACKFILL TO PREVENT ARCHING OF SLIPPING UNDER PRESSURE, NO FITTING SHALL BE COVERED.
D. APPLY THE FOLLOWING TESTS AFTER MESH PLACING PIPE JOINTS HAVE SOUNDS AT LEAST 24 HOURS.
1. TEST LINE (CHARGED FILLERED) AND QUICK COUPLER LINE HYDROSTATICALLY AT 100 PSI MINIMUM. LINES WILL BE APPROVED IF FLOW PRESSURE IS MAINTAINED FOR NOT LESS HOURS. THE LINE WILL BE APPROVED OR NOT APPROVED ON BASIS INDICATED MENT MATERIAL. THE CONTRACTOR SHALL MAKE NEEDS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
2. TEST NOT COMPLETED UNTIL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. REPORT AFTER COMPLETING INSPECTION.

22. THE BACKFLOW SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE HYDRAULIC DRAWINGS. THE IRRIGATION CONTRACTOR SHALL STARTS WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THIS DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

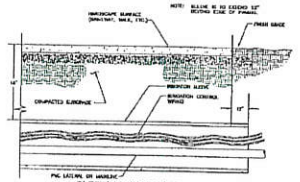
23. IRRIGATION DESIGNED TO HAVE AT 65 PSI STATIC PRESSURE AT IRRIGATION POINT OF CONNECTION. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.

24. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T-2, CHRISTY'S VARNA SEAL, OR APPROVED EQUAL.

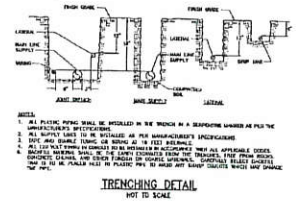
25. RECORD DRAWINGS:
A. THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD UNTIL ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL SPRINKLER DRAWINGS SHOWN ITEMS IN PART OF THIS CONTRACT.
SHOWING ALL WATER LINES, SPRINKLERS, VALVES, CONTROLLERS AND SPUR-OUTS. IF THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, EVEN MORE SHALL BE CORRECTED AND DRAWINGS ACCURATELY FROM THE BUILDING WALLS.
B. ALL DIMENSIONS SHALL BE TAKEN FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DESIGNATED ACCURATELY FROM BUILDING WALLS OR ALL RECORD DRAWINGS.
C. UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
A	MISTIC	EMITTER MULTI-OUTLET EMITTER (1 GPH PER OUTLET)
B	1401	6mm DRIP BUBBLER (ONE)
C	RWS-B-01-1401	6mm RING BUBBLER WITH DEEP WATERING BUBBLER ASSEMBLY AND 6 GALLON VALVE (ONE)
D	TORO-T	SOLENOID SHOWER WITH SPRINKLER WITH 1 GPM NOZZLE (EACH ZONE)
E	SEE DETAIL	EMITTER FLUSH VALVE ASSEMBLY
F	RAIN-FILTER-40-40U-SERIES	INSERTED FILTER BEHIND PRESSURE ADJUSTABLE SPRING REGULATE GENERAL VALVE
G	T-112	MANUAL GATE VALVE (LINE SIZE)
H	ATTWILL-1"	WILKINS ADJUSTABLE PRESSURE BACKFLOW ASSEMBLY (LEAD TYPE)
I	IC-600M	IRRITROL 6-CORE CONTROLLER (EXTERIOR WALL MOUNT)
J	IC-600M	IRRITROL 6-CORE CONTROLLER (INTERIOR WALL MOUNT)
K	WSS-SEN	RAINCOR WIRELESS SOLAR SYNC SENSOR
		PRECIPITATION RATE
		CONTROLLER OR STATION NUMBER
		APPROXIMATE FLOW (GPM)
		REMOTE CONTROL VALVE SIZE
		PLANT TYPE/WATER REQUIREMENT
		LA = LOW/VERY WATER
		LM = LOW/MODERATE WATER
		ML = MODERATE/LOW WATER
		MH = MODERATE/HIGH WATER
		HM = HIGH/MODERATE WATER
		HL = HIGH/LOW WATER
		VL = VERY/LOW WATER
		VH = VERY/HIGH WATER
		LOW = LOW/VERY LOW WATER
		MAIN LINE: TYPE 'K' COPPER PIPE WITH BRONZE OR BRASS SWEAT FITTINGS OR SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. MINIMUM SIZE SHALL BE PROVIDED UNLESS OTHERWISE NOTED ON PLANTING DRAWINGS.
		LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE, 18" BURIED IN UNDISTURBED SOIL OR COMPACTED BACKFILL
		COPPER PIPE: TYPE 'K' COPPER PIPE WITH WROUGHT FITTINGS AND 95-5 SOLDER.
		SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE, 18" BURIED IN UNDISTURBED SOIL OR COMPACTED BACKFILL



SLEEVING INSTALLATION
NOT TO SCALE



TRENCHING DETAIL
NOT TO SCALE

DICKSON & ASSOCIATES, INC.

SMITH+SMITH
LANDSCAPE ARCHITECTS

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

TYPICAL IRRIGATION NOTES AND DETAILS

DATE: 05/06/13

SHEET NO: 5
OF 5 SHEETS

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

Attachment: **A**

File Numbers: **PLN2006-00517**

ATTACHMENT B

Sigma Prime Geosciences, Inc.
Effective Solutions

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.

332 Princeton Avenue, Half Moon Bay, CA 94019 (650) 728-3590 fax 728-3593

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
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HALF MOON BAY, CALIFORNIA 94019

AUGUST 29, 2016

TABLE OF CONTENTS

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

Date	Magnitude	Fault	Locale
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 & Toppozada (1996)
2) Toppozada et al (1981)
3) Petersen (1996)
4) Toppozada (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	S_1	S_{MS}	S_{M1}	S_{DS}	S_{D1}
2.395	1.151	2.395	1.726	1.597	1.151

Because the S_1 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, $K_{AE\text{-}TOT}$, due to both the dynamic and the static increments. The static increment is then subtracted to obtain the dynamic increment, $K_{AE\text{-}DYN}$. The dynamic increment, $K_{AE\text{-}DYN}$, is then applied to obtain the dynamic pressure, $P_{AE\text{-}DYN}$, using the equation,

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

where gamma 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.

5. REFERENCES

Borchardt, G. and Toppozada, T.R., 1996, Relocation of the "1836 Hayward Fault Earthquake" to the San Andreas Fault, Abstracts, American Geophysical Union Fall Meeting, December, San Francisco.

Brabb, E. E., Graymer, R.W., and Jones, D.W., 1998, Geology of the Onshore Part of San Mateo County, San Mateo County, California, USGS OFR 98-137.

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Jennings, C.W., 1996, Preliminary Fault and Geologic Map, State of California, California Division of Mines and Geology, Scale 1:750,000.

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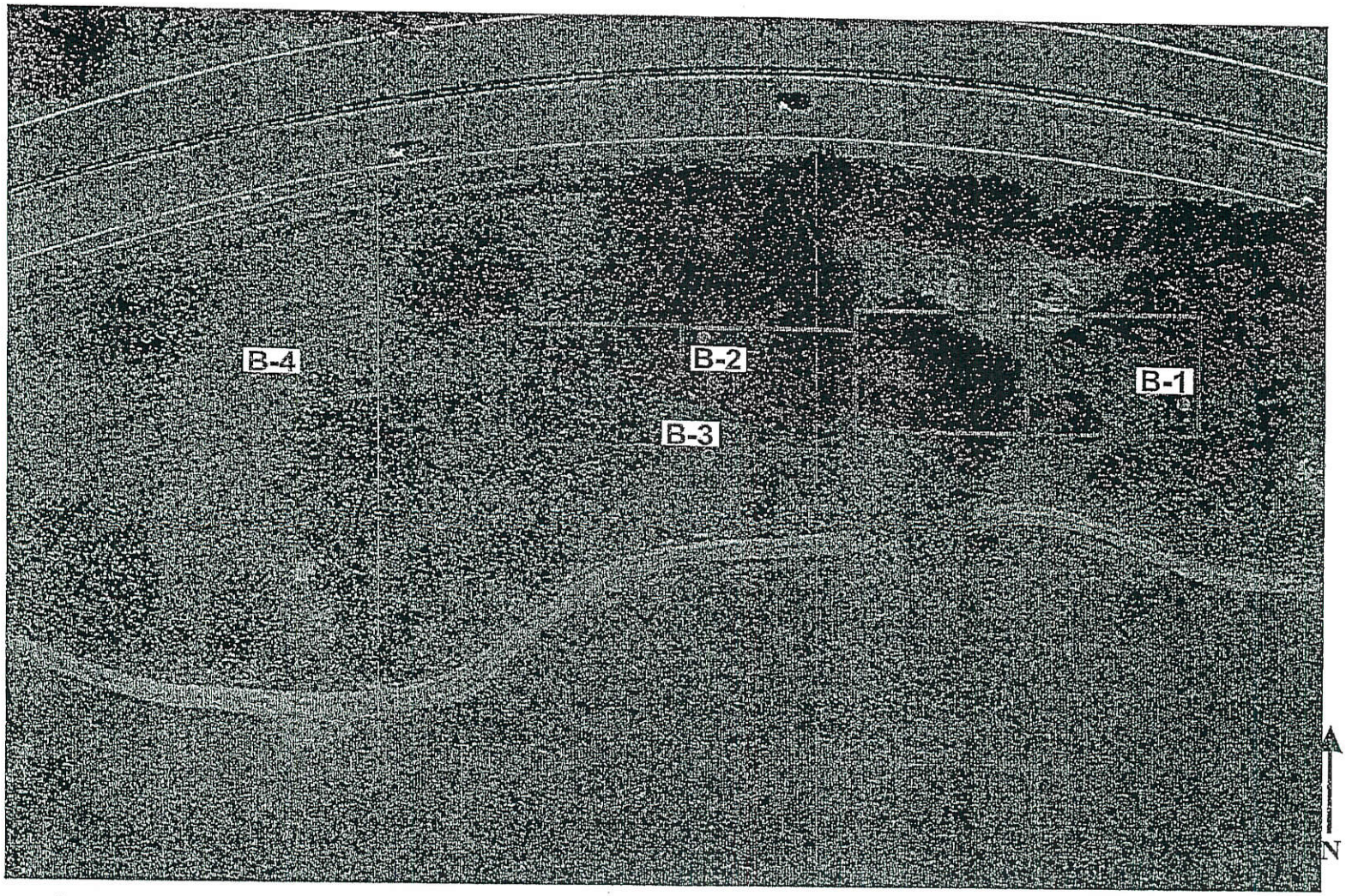
Figure	1
Date:	8/26/16
Job No.:	16-151

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.

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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		Project Number						
Cal Club		16-151					Sigma Prime Geosciences, Inc.	
Location: See Figure 2								
Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum	Boring No.	B-1
Cont. Sampling	4"	8'	8'	0				
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'-1.5': Silty Sand: moderate brown; loose; dry; fine sand.		SM	2 5 7		MC	
	1.5' - 8': Silty Sand; tan; medium dense; dry; fine sand.			13	1		
				20 19 16		MC	
				22	2		Lab. Sample #2: Moisture%=12.2% Density=113.2 pcf
5	Weakly cemented.		SM	12 12 14 27	3	2.5" ID	Lab. Sample #3: %Sand=67% %Fines=33%
				18 22 30 35	4	SPT	
	Bottom of Hole @ 8' No groundwater encountered.						
10							
15							
20							

Project Name		Project Number	
Cal Club		16-151	
Location			
See Figure 2			

Sigma Prime Geosciences, Inc.

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum
Cont. Sampling	4"	6'	6'	0		

Drilling Company	Logged By:	Boring No.	B-2
Access Soil Drilling, Inc.	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'-2': Silty Sand: moderate brown; loose; dry; fine sand.		SM	3 7 15 17	1	MC	
	2' - 6': Silty Sand; tan; medium dense; dry; fine sand.			9 9 11 18	2	2.5" ID	
	Weakly cemented.		SM	33 46	3	2.5" ID	
5				42 60	4	SPT	
	Bottom of Hole @ 6' No groundwater encountered.						
10							
15							
20							

Project Name	Project Number
Cal Club	16-151

Location: See Figure 2

Sigma Prime Geosciences, Inc.

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum
Cont. Sampling	4"	6'	6'	0		

Boring No.	B-3
Page	1 of 1
Date(s)	7/13/16

Drilling Company: Access Soil Drilling, Inc.

Logged By: C. Kissick

Type of Drill Rig: N/A

Type of Sampler(s): MC, SPT, 2.5" ID

Hammer Weight and Fall: 140 lb, 30"

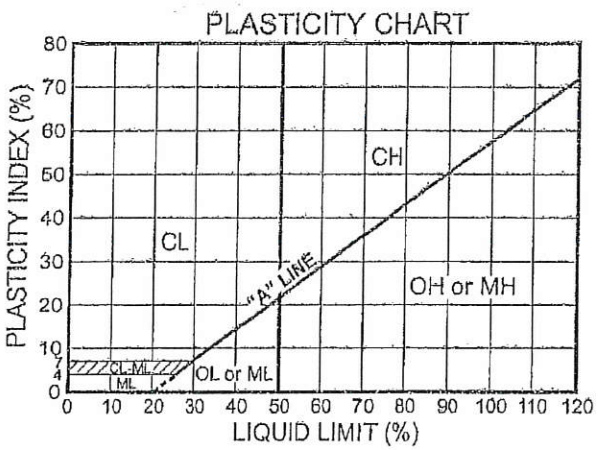
Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
	0'-3': Silty Sand; moderate brown; loose; dry; fine sand.		SM	8 12 12 15	1	MC	
	3' - 6': Silty Sand; tan; medium dense; dry; fine sand.		SM	11 14 20 23	2	2.5" ID	
5			SM	30 32 42 55	3	SPT	
	Bottom of Hole @ 6' No groundwater encountered.						
10							
15							
20							

Project Name					Project Number		Sigma Prime Geosciences, Inc.
Cal Club					16-151		
Location: See Figure 2							
Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum	Boring No. B-4
Cont. Sampling	4"	12'	12'	0			
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': Silty Sand: moderate brown; loose; dry; fine sand.		SM	7 10 12 12	1	MC	
				7 7 6 7	2	2.5" ID	
5	4' - 7': Clayey Sand: olive-brown; medium dense; moist.		SM	9 8 10 7	3	SPT	
	7' - 9': Sandy Clay: orange-brown; stiff; moist.		SM	9 8 6 6	4	SPT	Lab, Sample #4: Moisture%=13.9% LL=34 ,PL=15 ,PI=19
10	9' - 12': Silt; dark brown; stiff; moist.		SM	6 4 6 7	5	SPT	
				9 8 9 7	6	SPT	
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

Sigma Prime Geosciences, Inc.

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	HUMBOLDT	SAN FRANCISCO
COLUSA	LAKE	SAN MATEO
CONTRA COSTA	MARIN	SANTA CLATA
DEL NORTE	MENDOCINO	SANTA CRUZ
	MONTEREY	SOLANO
	NAPA	SONOMA
	SAN BENITO	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,

Andrew Von Pinnon

For Bryan Much
Coordinator

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