

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

**DATE:** September 6, 2018

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Coastal Development Permit pursuant to Section 6328.4, a Use Permit pursuant to Section 6500 of the San Mateo County Zoning Regulations, a Resource Management Permit pursuant to Section 6903, and a Grading Permit pursuant to Section 9283 of the San Mateo County Building Regulations (Division VII, Chapter 5), and certification of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act for the construction of a new 27,389 sq. ft. maintenance building, a new 1,350 sq. ft. storage building, and a new 1,600 chemical storage building to replace five existing buildings located in the same area at the Olympic Club. The property is located at 599 Skyline Boulevard, in the unincorporated Daly City area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2017-00484  
(Todd Wright for the Olympic Club)

**PROPOSAL**

The applicant is proposing to construct a new 27,389 sq. ft. maintenance building, a new 1,350 sq. ft. storage building, and a new 1,600 chemical storage building to replace five existing buildings located in the same area at the Olympic Club. The Olympic Club is an existing private golf course which spans the San Mateo County and San Francisco border. For development of the five structures and surface parking lot, 6,000 cubic yards of grading will occur. The project includes the removal of 64 trees around the area of the proposed project.

**RECOMMENDATION**

That the Zoning Hearing Officer certify the Mitigated Negative Declaration and approve the Coastal Development Permit, Use Permit, Resource Management Permit, and Grading Permit County File Number PLN 2017-00484, based on and subject to the required findings and conditions of approval listed in Attachment A.

## **BACKGROUND**

Report Prepared By: Rob Bartoli, Project Planner, Telephone 650/363-1857

Applicant: Todd Wright

Owner: Olympic Club

Location: 599 Skyline Boulevard, unincorporated Daly City

APNs and Size: 002-012-060 (2.19 acres) and 002-012-050 (137 acres)

Existing Zoning: RM-CZ/CD (Resource Management - Coastal Zone/Coastal Development) and RE/S-9 (Residential Estates/Minimum 10,000 sq. ft. lot size)

General Plan Designation: Private Recreation Urban

Local Coastal Plan Designation: Recreation

Sphere-of-Influence: City of Daly City

Existing Land Use: The project site is currently developed with five maintenance buildings that support the Olympic Club golf course. A material storage area, water tank, and parking facility are located on the property for the maintenance operations.

Water Supply: The applicant will utilize an existing water connection from the City of Daly City Municipal Water District.

Sewage Disposal: The applicant will utilize an existing sewer connection from the North San Mateo County Sanitation District (City of Daly City).

Flood Zone: FEMA flood Zone X (area of minimal flooding). FEMA Flood Insurance Rate Map (FIRM) Panel 06081C0028F, Effective August 2, 2017.

Environmental Evaluation: Initial Study and Mitigated Negative Declaration issued with a public review period from August 8, 2018 through August 28, 2018 for the new maintenance buildings.

Setting: The project parcel is accessed via a driveway located off of Lake Merced Boulevard. The Olympic Club facilities are north, south, and west of the project area. The east property lines abut Lake Merced Boulevard. Single-family neighborhoods, which are within the city limits of the City of Daly City, are located across Lake Merced Boulevard and at the southern property line.

Chronology:

<u>Date</u>	<u>Action</u>
November 21, 2017	- Application submitted to San Mateo County Planning Department.
June 29, 2018	- Application deemed complete.
September 6, 2018	- Zoning Hearing Officer public hearing.

**DISCUSSION**

A. KEY ISSUES

1. Conformity with the General Plan

Staff has reviewed and determined that the project complies with all applicable General Plan Policies, including the following:

Vegetative, Water, Fish, and Wildlife Resources Policy 1.24 (*Protect Vegetative Resources*) calls for development to ensure the minimization of the removal of vegetative resources and/or stabilization of slopes or reduction of water runoff, erosion or sedimentation, and/or protection of historic scenic trees. The applicant has submitted a Maintenance Yard Project Tree Report (Arborist Report) prepared by HortScience, Inc., dated August 16, 2017, that identifies and recommends sixty-four (64) trees for removal and eighteen (18) trees to be retained in order to accommodate the development of the maintenance facility. The trees that are proposed for removal are either within the footprint of the new maintenance buildings, in poor health, or are dead. The Arborist Report (Attachment E) recommends mitigation measures to reduce development impacts to existing trees and to improve their health and vitality throughout the clearing, grading, and construction phases of development, included as Condition No. 21 of this staff report (Attachment A).

A nesting raptor and migratory bird survey was conducted by Leslie Zander, Principal Biologist of Zander Associates on July 13, 2018 (Attachment F). The survey found that no active nests of raptors or migratory birds were detected in any of the trees to be removed for the project or in any of the trees that are to remain on the site. One older, non-active nest was found in one of the trees to be removed. Several common avian species were observed in the area; bushtit, titmouse, stellar jay, Eurasian collared dove, crow. A red-shouldered hawk was heard calling in the distance but was not observed in the project area. The nesting raptor and migratory bird survey suggests that tree removal can proceed and should start prior to next

January to ensure no new nest attempts are initiated. If the trees are not removed prior to next January, another nesting survey is warranted and should be conducted within 30 days of tree removal. Condition No. 21 has been added to the project to reduce any impacts the tree removal may have on raptor and migratory birds.

Visual Quality Policy 4.35 (*Urban Area Design Concepts*) calls for new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas, and to ensure that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality.

The project site is located neither within a State or County Scenic corridor nor a Design Review District. The two-story building will be partially visible from the neighboring residential areas due to the vegetation screening. A portion of the buildings will be visible from Lake Merced Boulevard. However, sufficient setback along this thoroughfare, including existing landscaping at the project site, assures that visual impacts are reduced relative to this area. A visual simulation (Attachment G) showing the new buildings and removed trees illustrates that the majority of the project will remain screened. The trees proposed for removal are within the project footprint and are generally smaller compared to the trees to remain, which are located around the perimeter of the property. The proposed non-reflective metal roof and siding materials will be partially screened by the remaining vegetation to ensure the visual character of the development is maintained in compliance with this policy.

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

Urban Land Use Policies 8.34 through 8.39 require that the proposed project is consistent with its land use designation and zoning district development standards, including maximum allowed densities, minimum allowed parcel sizes, height, bulk, setback requirements, and on-site parking requirements. The current use of the site includes a golf course and associated facilities which operate under an approved use permit. The golf course use is consistent with the General Plan's Private Recreation Land Use designation and the RM-CZ Zoning District Regulations for this site, which permit the golf course use subject to the issuance of a Use Permit. The table in Section 3 elaborates further the project's compliance with the RM-CZ Zoning Development Standards. The project complies with the majority of these policies, however, the existing and proposed structures are

located within the required setbacks for the RM-CZ Zoning District. A Use Permit is required to allow this encroachment, which is further discussed in Section 3. A surplus of parking spaces is provided in excess of those required by the County parking regulations for this project.

2. Conformance with the Local Coastal Program

Visual Resources Component

Policy 8.5 (*Location of Development*) requires that new development be located on a portion of a parcel where the development is least likely to significantly impact views from public viewpoints and is consistent with all other LCP requirements and which best preserves the visual and open space qualities of the parcel overall.

The two-story building will be partially visible from the neighboring residential areas due to the vegetation screening. A portion of the buildings will be visible from Lake Merced Boulevard. However, sufficient setback along this thoroughfare, including existing landscaping at the project site, assures that visual impacts are reduced relative to this area. A visual simulation (Attachment G) showing the new buildings and removed trees illustrates that the majority of the project will remain screened. The proposed non-reflective metal roof and siding materials further contribute to bringing the visual impact to a less than significant level, thereby complying with this policy.

Policy 8.9 (*Trees*) requires development to minimize tree removal. The applicant has submitted an arborist report for this project. Of the 64 trees proposed for removal, 48 of them are within the footprint of the proposed buildings, 11 of them are within the area for new utilities, and 5 trees are dead. The majority of the trees for removal are in poor or fair health. Of the 64 trees, only 12 trees are greater than 12" in diameter, qualifying as "significant" trees under County regulations. All trees proposed for removal are located within the proposed project footprint. Larger trees around the perimeter of the property will remain to screen the new buildings. The Arborist Report (Attachment E) recommends mitigation measures to reduce development impacts to existing trees and to improve their health and vitality throughout the clearing, grading, and construction phases of development, included as Condition No. 22 of this staff report (Attachment A).

Policy 11.15 (*Private Recreation and Visitor Serving Facilities*) requires that private recreation facilities conform to the development and locational standards included in the San Mateo County Local Coastal Program.

The project will be screened from view by the remaining trees on the property. Private recreation uses, such as the Olympic Club, are allowed under the General Plan land use designation, LCP land use designation, and the Resource Management-Coastal Zoning District.

3. Conformance with the RM-CZ Development Standards

a. Resource Management-Coastal Zone Development Standards

The following table summarizes the project’s compliance with the development standards of the RM-CZ Zoning District:

Development Standards	Allowed	Proposed
Maximum Height of Structures	36 feet	33 feet
Minimum Front Yard Setback (from Lake Merced Boulevard)	50 feet	Approximately 45 feet*
Minimum Side Yard Setbacks	20 feet	0 feet (left side)**; Approximately 70 feet (right side)
Minimum Rear Yard Setback (from San Mateo County – San Francisco County boundary)	20 feet	4 feet – 4 inches *
There is no Lot Coverage or FAR requirement for projects outside of the Midcoast on RM-CZ properties.		
* A Use Permit is required to allow the reduction in required setbacks.		
** A property line runs through both the existing and proposed building. A Lot Line Adjustment will be a condition of approval as part of this permit.		

A Use Permit for the project is required to allow a reduction of the setbacks required in the RM-CZ Zoning District. The project conforms to the RM-CZ Development Standards in all other manners. A condition of approval requiring a Lot Line Adjustment will also be placed on the project to adjust the property line that currently runs through both the existing and proposed maintenance building. Buildings are not permitted to cross property lines either under the San Mateo County Zoning Code or San Mateo County Building Ordinance. The legal description of this property describes both lands in San Mateo and San Francisco counties. A Lot Line Adjustment will adjust the property line that bisects the building and will have the property line become coterminous with the San Mateo-San Francisco county line. While the Lot Line Adjustment will address the property line that runs through the structure, the proposed structures will still require a Use Permit per Section 6137 of the Non-Conforming Chapter

of the San Mateo County Zoning Code to grant relief from the front and rear setbacks. Per this section, a use permit may be granted to except any provision which restricts the continuation, enlargement, reestablishment or replacement of a non-conforming use, structure or situation. Prior to the issuance of the building permits for the proposed development, the applicant shall have recorded the Lot Line Adjustment.

b. Resource Management-Coastal Zone Development Review Criteria

Staff has reviewed and determined that the project complies with all applicable Resource Management-Coastal Zone District Development Review Criteria Policies, including the following:

- (1) The proposed project adheres to the standards of Environmental Quality Criteria (Section 6912.1) by clustering new development where existing development is already present. The new buildings will be located within the footprint of the existing buildings. The project has been conditioned for the submittal of an erosion control plan to ensure that the discharge of soil and pollutants from and within the project site will be minimized. The Initial Study/Mitigated Negative Declaration for the project reviewed issues related to tree removal, grading, hydrology, and hazardous materials. The project, with the inclusion of the mitigation measures and conditions of approval, will adhere to the standards of the Environmental Quality Criteria.
- (2) The standards of the Site Design Criteria (Section 6912.2) to strategically locate and design development to carefully fit its environment, as well as address primary scenic resource area goals, have been implemented in the proposed project. The project is not located within either a State or County scenic corridor. While grading is proposed as part of the project, the area that will be graded will be limited to the area where the buildings are located and will not impact the topography that screens the buildings. The grading is to allow for the construction of a new two-story maintenance building, to adjust an existing driveway, and drainage purposes. The area around the two-story maintenance building slopes down toward the golf course. The lower floor of the building will be cut into this slope to minimize the visual impact of the building from the public right-of-way. The majority of the trees along the eastern property are proposed to be maintained to continue to screen the structures (Attachment G).

- (3) The City of Daly City, which provides water and sewer service to the property, has conditionally approved the project. This review and conditional approval ensure that the standards of the Utilities Criteria (Section 6912.3) have been met, which requires that a public water supply and adequate sewer capacity is available to serve the proposed development.
- (4) The proposed project will be in compliance with the Water Resources Criteria's (Section 6912.4) aim to minimize impact on hydrologic processes by minimizing grading and installing and maintaining active sediment and erosion control measures. The San Mateo County Department of Public Works, the San Mateo County Planning and Building Department, and the City of Daly City have also reviewed the site preparation procedures and construction phasing and have conditionally approved the proposed project.
- (5) The Planning Department has included a condition of approval (Condition of Approval No. 23), in the event that cultural resources are discovered, to meet the standards of the Cultural Resources Criteria (Section 6912.5) to ensure that all archaeological and/or paleontological resources are preserved.
- (6) While no identified hazards are located in the immediate vicinity of the proposed project area, the applicant is required to comply with all building and fire code requirements to ensure health and safety. The Building Inspection Section, Environmental Health Services, and Cal-Fire will review the building permit for this project to ensure that the standards of the Public Safety Criteria (Section 6324.6) are met during the construction phase for this project.

c. Conformance with the Parking Regulations

Pursuant to Section 6119 of the Zoning Regulations, 15 parking spaces are required for the project, based on storage areas, office spaces, and dormitory rooms. The total proposal includes 35 parking spaces that leaves a surplus of 20 parking spaces. These parking spaces will be used by the Olympic Club staff. Visitors to the club will continue to park in facilities located in other parts of the club. In addition, there are surface golf cart parking spaces, and parking for vehicles will also occur within the new maintenance building.



4. Compliance with the Use Permit Findings

Pursuant to Section 6503 (*Procedure*) of the County Zoning Regulations, the granting of a Use Permit is subject to the following finding:

**That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

The 27,389 sq. ft. maintenance building, new 1,350 sq. ft. storage building, and new 1,600 chemical storage building are to replace the five existing buildings are located in the same developed area at the Olympic Club. The maintenance building is located 4 feet, 4 inches away from the rear property line, which is coterminous with the San Mateo-San Francisco county boundary. The property located adjacent to this building is owned by the Olympic Club and is used as a golf course. The wash area building is located 45 feet from the front yard setback. This building is located within the footprint of an existing building that is proposed to be demolished. The applicant requests a Use Permit to reduce the required setbacks from the front and rear property lines. If either of these buildings were to meet the required setbacks, further ground disturbance and tree removal may be required. The property is constrained by the existing conditions of the site, with an active golf course (under ownership of the Olympic Club) and the county boundary and property line at the rear of the property. Currently, a property line runs through both the existing building and the proposed building. The legal description of this property describes both lands in San Mateo and San Francisco counties. A Lot Line Adjustment will adjust the property line that bisects the building and will have the property line be coterminous with the San Mateo-San Francisco county line for the whole length of the property.

As discussed in the previous sections above, the proposed project will comply with the County Zoning Regulations in all other manners.

Based on the preceding discussions in this report, the project is not expected to be detrimental to the public welfare or injurious to property or improvements in the neighborhood. All review agencies have also conditionally approved this project. Furthermore, although the project is located within the coastal zone, no coastal resources will be impacted. Grading will occur only within the existing maintenance facility area. The trees that are proposed to be removed are within the footprint of the proposed development. The remaining trees along the perimeter of the property will provide screening of the new buildings from the right-of-way

and the surrounding homes. The project complies with the policies of the San Mateo County Local Coastal Program.

5. Conformance with the Grading Regulations

Staff has determined that the project complies with the required findings for the approval of a grading permit pursuant to Section 9280 of the San Mateo County Ordinance Code, elaborated as follows:

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

The proposed grading would accommodate the development of the maintenance facility into the sloping terrain of the project site. The project has been reviewed by the Department of Public Works and the Geotechnical Section and recommended conditions are included in Attachment A to ensure compliance with their respective standards to mitigate any potential negative environmental impacts, including project-related erosion and sedimentation. An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project, pursuant to the California Environmental Quality Act (CEQA). No comments were received. In order to reduce the potential environmental impacts to a less than significant level, eleven (11) mitigation measures have been included as Condition Nos. 20 through 30 for this project (Attachment A).

b. **That the project conforms to the criteria of Chapter 8, Division VII, San Mateo Ordinance Code, including the standards referenced in Section 9296.**

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

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

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

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration have been prepared and circulated for this project, in compliance with the California Environmental Quality Act (CEQA). The public comment period commenced on August 8, 2018 and ended on August 21, 2018. No public comments were received during this period. Mitigation measures have been included as conditions of approval in Attachment A.

C. REVIEWING AGENCIES

Building Inspection Section  
Department of Public Works  
Geotechnical Section  
Cal-Fire  
Environmental Health Services  
California Coastal Commission  
City of Daly City

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Site Plan
- D. Floor Plan and Elevations
- E. Tree Report - Maintenance Building Project prepared by HortScience, Inc., dated August 16, 2017
- F. Bird survey by Leslie Zander, Principal Biologist of Zander Associates dated July 13, 2018
- G. Visual simulation
- H. Mitigated Negative Declaration

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2017-00484      Hearing Date: September 6, 2018

Prepared By: Rob Bartoli  
Project Planner

For Adoption By: Zoning Hearing Officer

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

1. That the Initial Study and Mitigated Negative Declaration are complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
2. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, as mitigated by the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.
3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, and identified as part of this public hearing, have been incorporated as conditions of project approval.
4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Coastal Development Permit, Find:

5. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7, and as conditioned in accordance with Section 6328.14 of the Zoning Regulations, conforms with the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program (LCP). The plans and materials have been reviewed against the application requirements in Section 6328.7 of the Zoning Regulations and the project has been conditioned to minimize impacts to land use, sensitive habitats, and visual resources in accordance to the applicable components of the Local Coastal Program.

6. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program. The project meets the requirements specified by Policy 8.5 (*Location of Development*), Policy 8.9 (*Trees*), and Policy 11.15 (*Private Recreation and Visitor-Serving Facilities*) of the San Mateo County Local Coastal Program. The project has been conditioned to minimize impacts to land use, sensitive habitats, and visual resources in accordance to the applicable components of the Local Coastal Program.

Regarding the Resource Management-Costal Zone Permit, Find:

7. That the project conforms to the Development Standards and Development Review Criteria contained in Chapter 36 and 36A.2. The project conforms to the maximum height limit allowed and the minimum setbacks, with the exception of the front and rear setbacks for which the Use Permit is sought, and is compliant with Development Review Criteria as discussed in this report.

Regarding the Use Permit, Find:

8. That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of this particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The project has been given conditional approval by Building Inspection Section, Cal-Fire, and City of Daly City for sewer and water to ensure public health and safety.

Regarding the Grading Permit, Find:

9. That the granting of the permit will not have a significant adverse impact on the environment. The project has been reviewed by the Department of Public Works and the Geotechnical Section and has been given conditional approval. As proposed and conditioned, the project will not have a significant adverse impact on the environment as discussed in this report.
10. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo Ordinance Code, including the standards referenced in Section 9296. Required documents were submitted as part of this application and implementation of the recommended conditions, including erosion and sediment control, dust control, fire safety, time restrictions, ensures compliance with this Ordinance.
11. That the project is consistent with the General Plan. As elaborated in the Section A.1 of this report, the project complies with applicable General Plan Policies, including those pertaining to Urban Land Use, Park and Recreation Resources, and Visual Quality.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

#### *General Conditions*

1. This approval applies only to the proposal as described in the plans, supporting materials, and reports as presented to the Zoning Hearing Officer on September 6, 2018. Minor revisions or modifications to the project shall be subject to review and approval of the Community Development Director, if they are consistent with the intent of, and in substantial conformance with, this approval.
2. These permits shall be valid for five (5) years in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. An extension of this approval will be considered upon written request and payment of the applicable fees sixty (60) days prior to the permit's expiration.
3. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee of \$2,280.75, as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,330.75, made payable to "San Mateo County Clerk," to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2019). The fee amount due is based on the date of payment of the fees.
4. The applicant shall include the approval letter on the top pages of the building plans to ensure that the conditions of approval are included with the on-site plans.
5. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of grading and construction in order to maintain the stability of the site and to prevent erosion and sedimentation off-site.
6. Prior to the issuance of the building permit, the applicant shall submit a dust control plan for review and approval by the Planning Department. The plan, at a minimum shall include the following measures:
  - a. Water all construction and grading areas at least twice daily.
  - b. Cover all trucks hauling soil, sand, and other loose material or require all trucks to maintain at least 2 feet of freeboard.

- c. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
7. Per San Mateo county Ordinance Section 9296, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
8. No grading shall be allowed during the winter season (October 1 to April 30) or during any rain event to avoid potential soil erosion unless prior written request by the applicant is submitted to the Community Development Director in the form of a completed application for an Exception to the Winter Grading Moratorium at least, two (2) weeks prior to the projected commencement of grading activities stating the date when grading will begin for consideration, and approval is granted by the Community Development Director.
9. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and Cal-Fire.
10. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.
11. To reduce the impact of construction activities on neighboring properties, comply with the following:
  - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
  - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
  - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Lake Merced Boulevard. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Lake Merced Boulevard. There shall be no storage of construction vehicles in the public right-of-way.
12. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant tree(s). Once all review agencies have approved your building permit, you will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at

the Planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please contact the San Mateo County Building Department at 650/599-7311 to schedule a pre-site inspection. A \$144 inspection fee will be assessed to the building permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Building Inspection Section.

13. Trash storage areas (including recycling or food compactor areas or similar areas), wash areas, loading docks, repair/maintenance bays, and equipment or material storage areas shall be completely covered and bermed to ensure that no stormwater enters the covered area. Covered areas shall be sloped to drain to area drains connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.
14. As the project involves over 1 acre of land disturbance, the property owner shall file a Notice of Intent (NOI) with the State Water Resources Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project's NOI, WDID Number, and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Current Planning Section and the Building Inspection Section, prior to the issuance of the grading permit "hard card."
15. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.

*Additional Related Condition:*

16. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
17. For the final approval of the Grading Permit, the applicant shall ensure the performance of the following activities within thirty (30) days of the completion of grading:
  - a. The engineer shall submit written certification to the Building Department Geotechnical Section that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Ordinance.
  - b. All applicable work during construction shall be subject to observation and approval by the geotechnical consultant. Section II of the Geotechnical



Consultant Approval form must be submitted to the County's Geotechnical Engineer and Current Planning Section.

18. Prior to the final issuance of the associated building permit for this project, the applicant shall submit to San Mateo County all required documents and materials required for a Lot Line Adjustment and Coastal Development Permit. The Lot Line Adjustment shall be recorded prior to issuance of the building permit. The Lot Line Adjustment and Coastal Development Permit proposal shall remedy the property line that bisects the proposed building and be compliant with applicable Subdivision Ordinance (Lot Line Adjustment) and Coastal Development Permit requirements.

Mitigation Measures from the Mitigated Negative Declaration:

19. **Mitigation Measure 1:** The applicant shall install downward exterior lighting fixtures to ensure that light and glare are directed away from neighboring properties and confined to the site. The building plans shall show the location of all exterior light and cut sheets of the lights shall be provided at the building permit stage.
20. **Mitigation Measure 2:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:
  - a. Water all active construction areas at least twice daily.
  - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
  - c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
  - d. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at the construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
  - e. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
  - f. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
  - g. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.

- h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways.
  - i. Replant vegetation in disturbed areas as quickly as possible.
21. **Mitigation Measure 3:** If the trees proposed for removal by this project are not removed prior to next January, another nesting survey is warranted and should be conducted within 30 days before tree removal.
22. **Mitigation Measure 4:** Arborist Report mitigation **measures:**
- a. 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.
  - b. Include tree trunk locations, canopy limits (driplines), and tree numbers on all plans.
  - c. Establish a Tree Protection Zone for trees to be preserved, in which disturbance is permitted. The Tree Protection Zones shall be 1' behind the planned edge of grading. No grading, excavation, construction, or storage of materials shall be within that zone.
  - d. Fence trees to completely enclose the Tree Protection Zone prior to demolition, grubbing, or grading. Fences shall be 6-ft. chain link or equivalent as approved by the County of San Mateo. Fences are to remain until all construction is completed. Fences may not be relocated or removed without permission of the Consulting Arborist.
  - e. The project's security fencing may serve as tree protection fencing along the project perimeter.
  - f. Other than the planned undergrounding of the existing electrical service, underground utilities such as water and sewer shall be routed around the Tree Protection Zone.
  - g. Irrigation systems must be designed so that no trenching will occur within the Tree Protection Zone.
  - h. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
  - i. 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.

- j. Trees to be preserved may require pruning to provide clearance for construction. Any pruning shall be completed by a Certified Arborist or Tree Worker. Pruning shall adhere to the latest edition of the ANSI Z33 and A300 standards as well as the Best Management Practices - Tree Pruning published by the International Society of Arboriculture.
  - k. 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.
  - l. Any excavation within the dripline or other work 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.
  - m. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatment can be applied.
  - n. Prior to grading, pad preparation, excavation for foundations/footings/walls, and trenching, trees may require root pruning outside of the Tree Protection Zones 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.
  - o. No materials, equipment, spoil, waster, or wash out waster may be deposited, stored, or parking within the Tree Protection Zone.
  - p. The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
23. **Mitigation Measure 5:** In the event that should cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director

for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

24. **Mitigation Measure 6:** Prior to the issuance of the Building permit for the property, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including:
- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
  - b. Minimize the area of bare soil exposed at one time (phased grading).
  - c. Clear only areas essential for construction.
  - d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
  - e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
  - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
  - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
  - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
  - j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
  - k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
  - l. No erosion or sediment control measures will be placed in vegetated areas.
  - m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
  - n. Control of fuels and other hazardous materials, spills, and litter during construction.
  - o. Preserve existing vegetation whenever feasible.
25. **Mitigation Measure 7:** The applicant shall implement the following basic construction measures at all times:
- a. 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 Toxic Control Measure, Title 13, Section 2485 of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
  - b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
  - c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations

26. **Mitigation Measure 8:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
27. **Mitigation Measure 9:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources shall be taken prior to implementation of the project.
28. **Mitigation Measure 10:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.
29. **Mitigation Measure 11:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

#### Building Inspection Section

30. The applicant shall apply for a building permit for the project.
31. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Planning and Building Department for review and approval.

#### San Mateo County Environmental Health Services

32. The applicant shall update their existing Hazardous Material Business Plan and CUPA if required to do so by the San Mateo County Environmental Health Services.

### San Mateo County Department of Public Works

33. The applicant shall submit to the Department of Public Works, for review, documentation for lot line adjustment as needed to show that all construction is located on the same parcel.
34. No proposed construction work within the City of Daly City or the City and County of San Francisco right-of-way shall begin until City and County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector as directed by the respective jurisdictions prior to commencing work in the right-of-way.
35. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of “roadway mitigation fees” based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

### City of Daly City

36. The contractor will be required to obtain an encroachment permit from the City of Daly City prior to start of construction activities.
37. The contractor will be required to install full trash capture devices approved by the City of Daly City for all drain inlets discharging to Vista Grande Canal.
38. Construction of the storm water retention system shall be inspected and approved by the City of Daly City.
39. Erosion and sedimentation control measures impacting Daly City Right-of-Way and Vista Grande Canal shall be inspected and approved by the City of Daly City. Additional measures shall be installed as directed by the Daly City inspector.

### Cal-Fire

40. The required fire flow shall be available from a County Standard 6-inch Wet Barrel Fire Hydrant. The configuration of the hydrant shall have a minimum of one each 4 1/2-inch outlet and one each 2 1/2-inch outlet located not more than 250 feet from the building measured by way of approved drivable access to the project site.
41. A fire sprinkler system will be required for this project. Please submit a fire sprinkler system plan to the San Mateo Building Inspection Section. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
42. Indicate the location of the inspectors test valve on the fire sprinkler plans.

43. Please outline the designated turnaround with red paint on the asphalt.

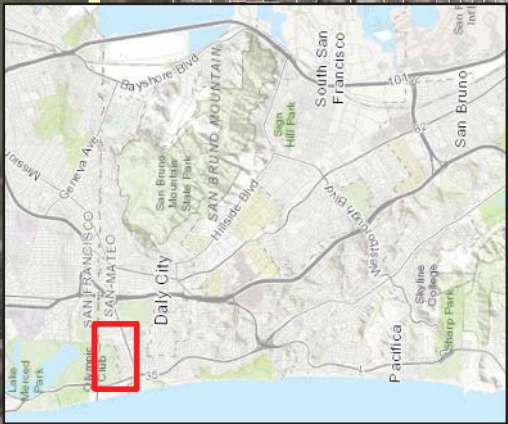
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**County of San Mateo - Planning and Building Department**

# **ATTACHMENT B**

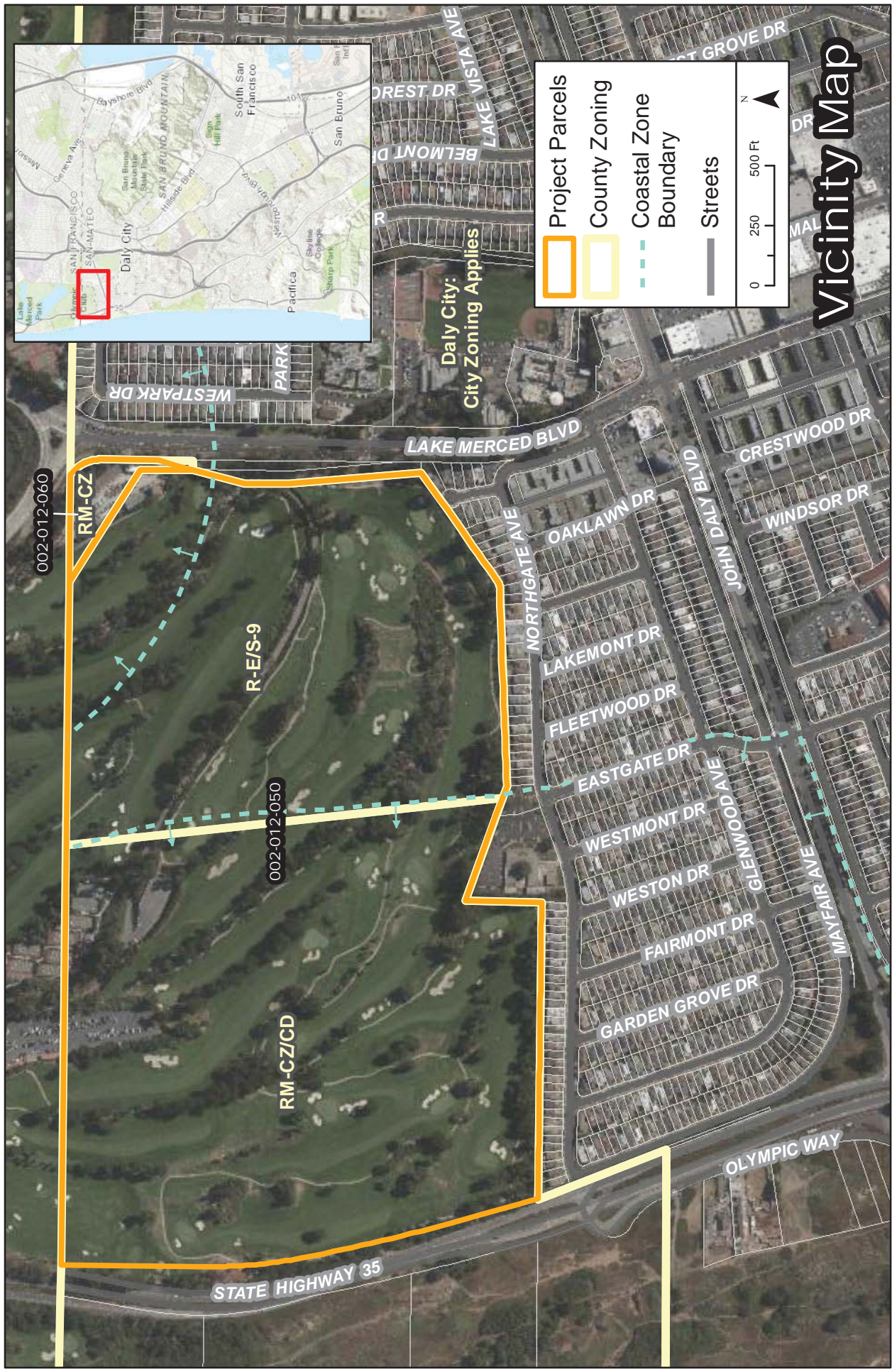


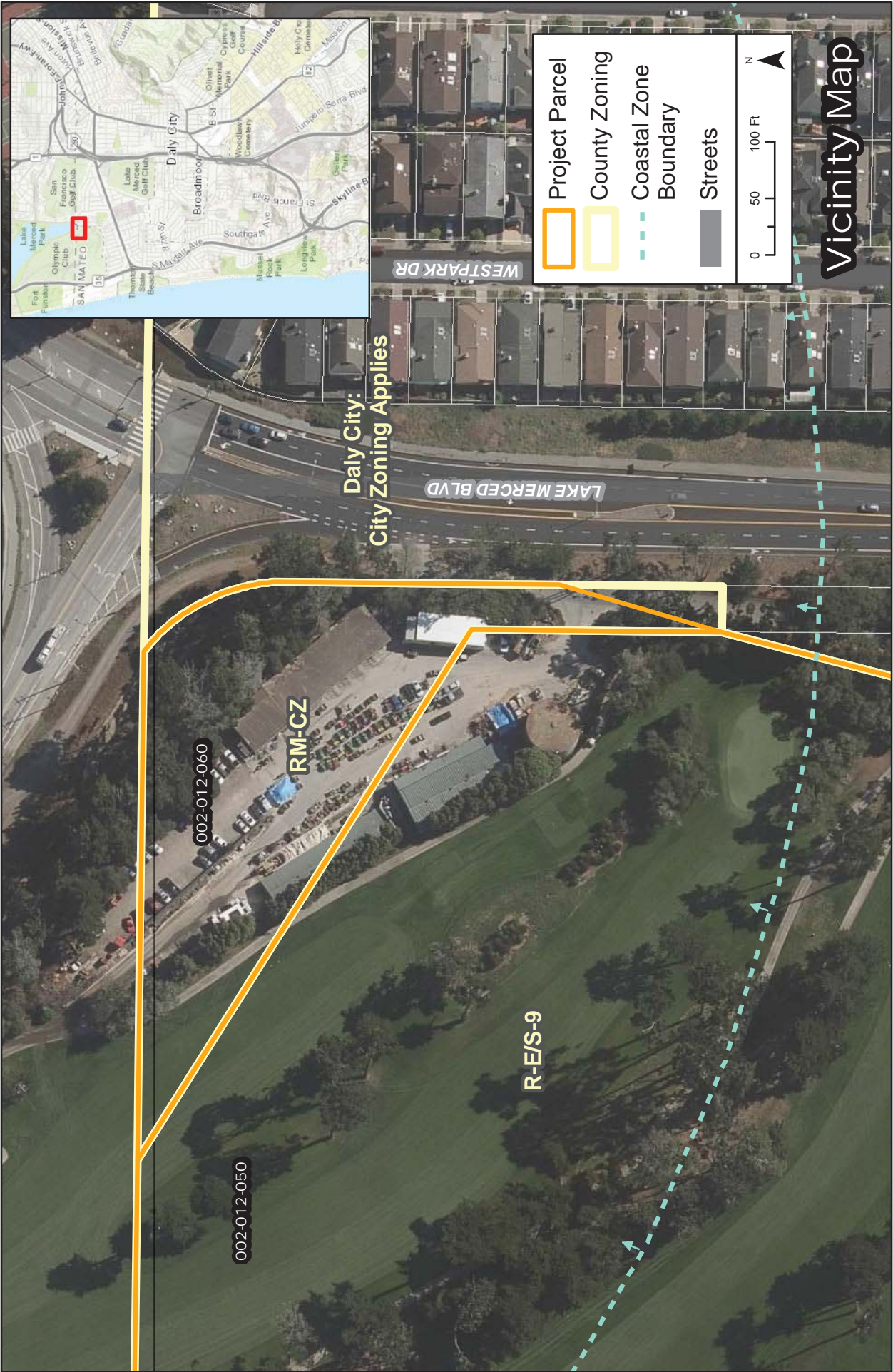
	Project Parcels
	County Zoning
	Coastal Zone Boundary
	Streets

0 250 500 Ft

N 

# Vicinity Map





Daly City:  
City Zoning Applies

002-012-060

RM-CZ

002-012-050

R-E/S-9

LAKE MERCED BLVD

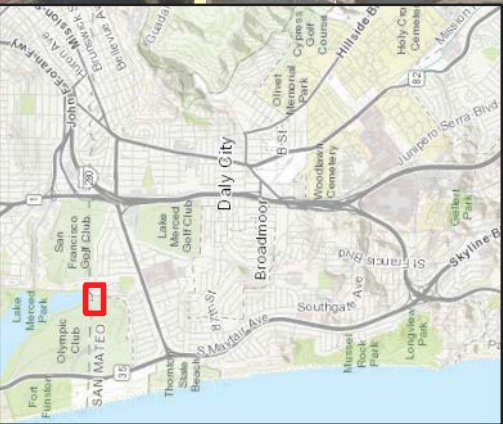
WESTPARK DR

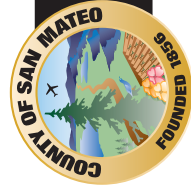
	Project Parcel
	County Zoning
	Coastal Zone Boundary
	Streets

0 50 100 Ft

N

Vicinity Map

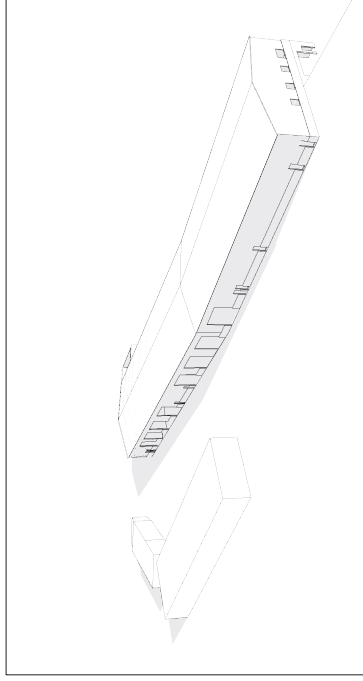




**County of San Mateo - Planning and Building Department**

# **ATTACHMENT C**

# THE OLYMPIC CLUB-GOLF MAINTENANCE AND ADMINISTRATION BUILDING



599 SKYLINE BLVD  
SAN FRANCISCO, CA 94132

M A C C R A C K E N A R C H I T E C T S

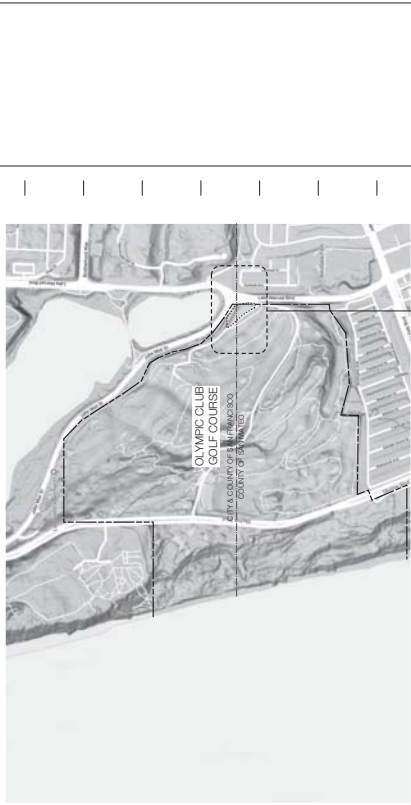
**DESIGN TEAM**

- OWNER:** THE OLYMPIC CLUB  
SAN FRANCISCO, CA 94132
- OWNER'S REPRESENTATIVE:** TONY WRIGHT  
REX CAPITAL PARTNERS & SOLUTIONS  
1000 CALIFORNIA STREET, SUITE 600  
SAN FRANCISCO, CA 94108  
510.771.1440
- ARCHITECT:** STEPHEN MACMACKEN  
MACMACKEN ARCHITECTS  
270 NORTH STREET, CA 94103  
WWW.MACMACKEN.COM
- MECHANICAL ELECTRICAL:** MASHA OBTY  
MASHA OBTY  
220 WASHINGTON ST, SUITE 600  
SAN FRANCISCO, CA 94111  
415.599.1927
- STRUCTURAL ENGINEER:** NICK BUCCI  
NICK BUCCI  
1000 MARKET STREET, SUITE 100  
SAN FRANCISCO, CA 94102  
WWW.IPPING.STRUCTURAL.COM
- CIVIL:** CUFF ARCHITECT & ASSOCIATES  
1000 MARKET STREET  
BELMONT, CALIFORNIA 94607
- STEEL BUILDINGS:** NUCOR BUILDING SYSTEMS GROUP  
1000 MARKET STREET  
BIRMINGHAM, AL 35202
- PLUMBING:** TERRY MCGONAGHAN, INC.  
6941 CALIFORNIA STREET  
SAN LEANDE, CA 94579
- FIRE ALARM:** ASB ENTERPRISE PLACE  
FREMONT, CA 94538

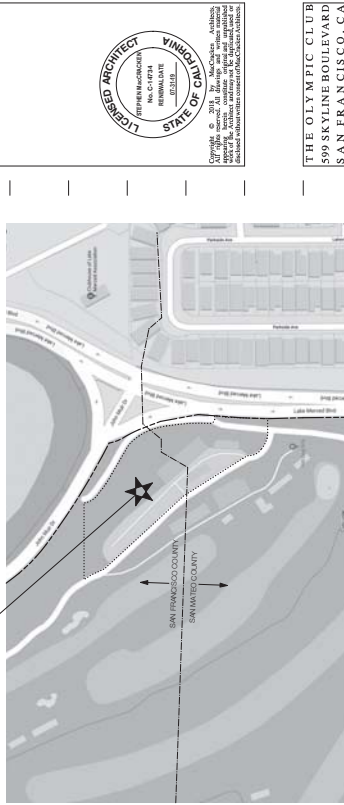
**DRAWING INDEX**

- GENERAL**
- A0.0 INDEX SHEET
- A0.1 EXISTING SITE PLAN
- A0.2 PROPOSED SITE PLAN
- SE/VE**
- C0.0 CIVIL AND GENERAL NOTES
- C0.1 GRADING & DRAINAGE PLAN
- C1.2 GRADING & DRAINAGE PLAN
- C1.4 UTILITY PLAN
- C2.0 EROSION AND SEDIMENT CONTROL PLAN
- C3.0 EROSION AND SEDIMENT CONTROL PLAN
- C3.1 CIVIL DETAILS (CONTINUED)
- C3.2 CIVIL DETAILS (WASH & LITEL AREA)
- C4.0 BMP CHECKLIST
- ARCHITECTURAL**
- A0.3 ADA COMPLIANCE
- A0.4 EXISTING SITE IMAGES
- A0.5 EXISTING SITE IMAGES
- A0.6 BATHROOM ADA COMPLIANCE
- A0.7 BATHROOM ADA COMPLIANCE
- A0.8 BATHROOM ADA COMPLIANCE
- A0.9 EXISTING OCCUPANCY PLANS
- A0.10 EXISTING OCCUPANCY PLANS
- A0.11 EXISTING OCCUPANCY PLANS
- A0.12 TITLE 24 REPORT
- A0.13 TITLE 24 REPORT
- A0.14 CHIMNEY REMOVAL PLAN
- A1.0 GOLF MAINTENANCE BLDG ROOF PLAN
- A1.1 GOLF MAINTENANCE BLDG ROOF PLAN
- A1.2 GOLF MAINTENANCE BLDG ROOF PLAN
- A1.3 BASEMENT FLOOR - ENLARGED PLAN & RCP
- A1.4 BASEMENT FLOOR - ENLARGED PLAN & RCP
- A1.5 ADMIN AREA - ENLARGED PLAN & RCP
- A1.6 MECHANICAL AREA - ENLARGED PLAN & RCP
- A1.7 MECHANICAL AREA - ENLARGED PLAN & RCP
- A2.0 ELEVATIONS
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS
- A2.3 ELEVATIONS
- A3.0 SECTIONS
- A3.1 SECTION
- A3.2 SECTION
- A4.0 INTERIOR ELEVATIONS
- A4.1 INTERIOR ELEVATIONS
- A4.2 INTERIOR ELEVATIONS
- A4.3 INTERIOR ELEVATIONS
- A4.4 INTERIOR ELEVATIONS
- A4.5 INTERIOR ELEVATIONS
- A4.6 INTERIOR ELEVATIONS
- A4.7 INTERIOR ELEVATIONS
- A4.8 INTERIOR ELEVATIONS
- A4.9 INTERIOR ELEVATIONS
- A4.10 INTERIOR ELEVATIONS
- A4.11 INTERIOR ELEVATIONS
- A4.12 INTERIOR ELEVATIONS
- A4.13 INTERIOR ELEVATIONS
- A4.14 INTERIOR ELEVATIONS
- A4.15 INTERIOR ELEVATIONS
- A5.0 DETAILS
- A5.1 CEILING DETAILS
- A5.2 CEILING DETAILS
- A6.0 DOOR & WINDOW SCHEDULE
- A6.1 DOOR & WINDOW SCHEDULE
- A6.2 DOOR & WINDOW SCHEDULE
- A7.0 CASEWORK
- A7.1 CASEWORK DETAILS
- A8.0 START PLAN & SECTIONS

SHEET NOTES:



1 VICINITY MAP



2 SITE LOCATION MAP



THE OLYMPIC CLUB  
599 SKYLINE BOULEVARD  
SAN FRANCISCO, CA  
9 4 1 3

M A C C R A C R C F N  
477 Ninth Street, 2nd floor  
SAN FRANCISCO, CA 94114  
W: www.mccrarchitect.com

DATE: 07/20/18  
PROJECT: SUBMITTAL SET  
SCALE: AS NOTED

INDEX SHEET  
A0.0

GENERAL NOTES:

- 1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SITE AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FROM THE APPROVED PERMITS AND CONSTRUCTION PERMITS. ANY DISCREPANCIES SHALL HAVE PRECEDENCE OVER SCALE. ALL DIMENSIONS TO GRID USE, OR TO FACE OF FINISH UNLESS OTHERWISE NOTED. DO NOT SCALE DIMENSIONS.
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- 4. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE CITY AND COUNTY ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY AND COUNTY ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY AND COUNTY ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS.
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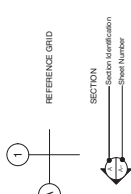
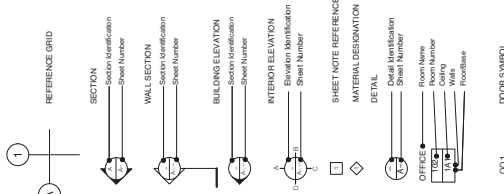
CODE DATA:

- 1. CODES EMPLOYED:
  - A. The 2018 Edition of the California Building Code (CBC), Part 7 of Title 24, CCR.
  - B. The 2018 Edition of the California Electrical Code (CEC), Part 9 of Title 24, CCR.
  - C. The 2018 Edition of the California Mechanical Code (CMC), Part 14 of Title 24, CCR.
  - D. The 2018 Edition of the California Fire Code (CFC), Part 19 of Title 24, CCR.
  - E. The 2018 Edition of the California Energy Code, Part 6 of Title 24, CCR.
  - F. The 2018 Edition of the California Fire Code (CFC), Part 9 of Title 24, CCR.
- 2. SPRINKLER SUBMITTAL

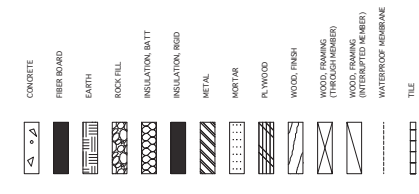
DEFERRED SUBMITTALS:

- 1. SPRINKLER SUBMITTAL

SYMBOLS:



MATERIALS INDICATION:



ABBREVIATIONS:

Table with 2 columns: Abbreviation and Full Name. Includes entries like RTM (Remedial Treatment Method), ID (Interior Door), INSL (Insulation), etc.

Table with 4 columns: CODE ITEM, DESIGNATION, REFERENCE, PROPOSED. Lists building types, exterior walls, roof construction, etc., with corresponding codes and proposed changes.

CODE INFORMATION:

- 1. DEMO INDUSTRIAL BUILDINGS
- 2. CONSTRUCT INDUSTRIAL BUILDINGS

PROJECT SCOPE:

- 1. DEMO INDUSTRIAL BUILDINGS
- 2. CONSTRUCT INDUSTRIAL BUILDINGS

PROJECT INFORMATION:

- 1. DEMO INDUSTRIAL BUILDINGS
- 2. CONSTRUCT INDUSTRIAL BUILDINGS

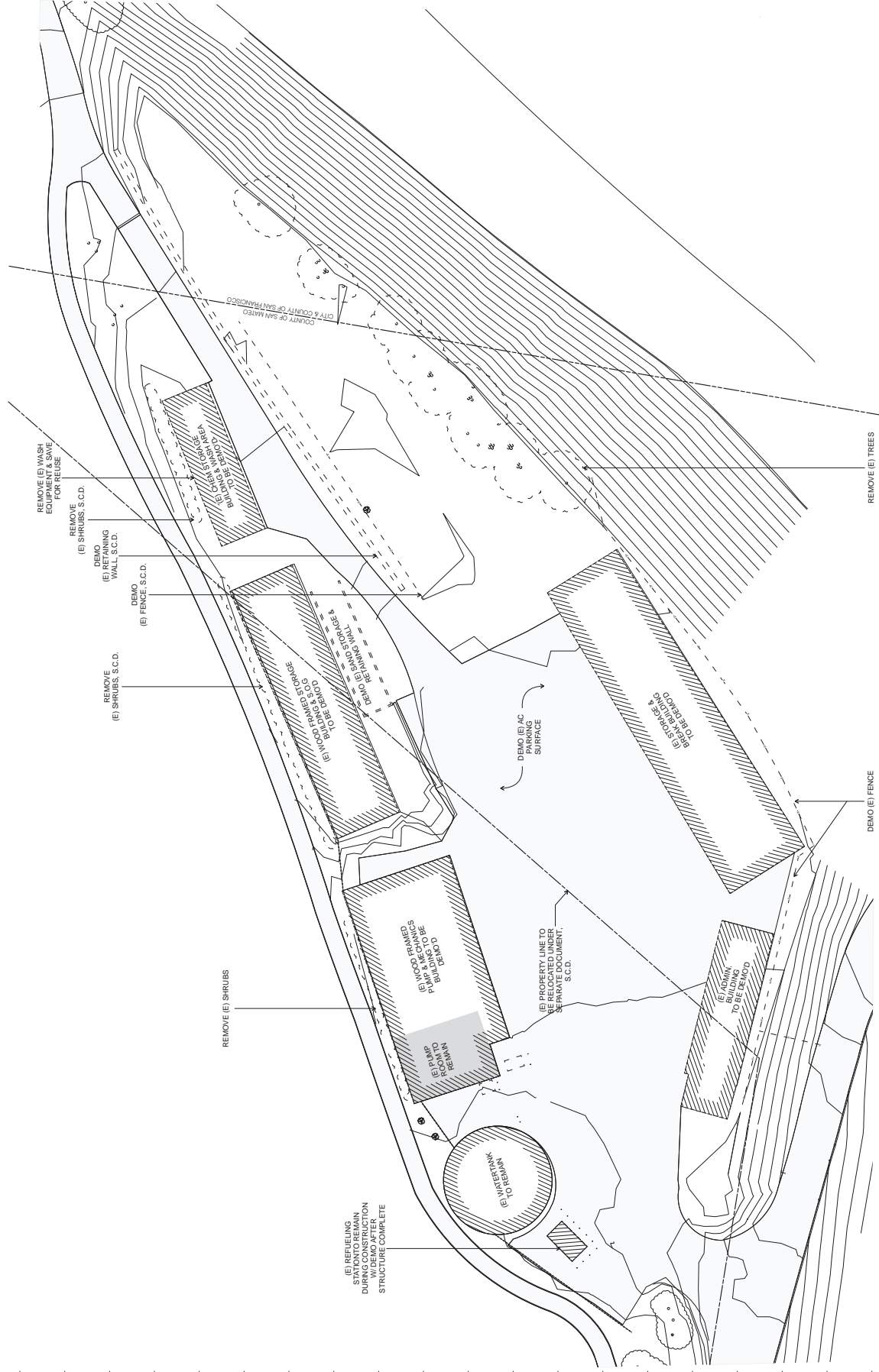
PROJECT DATA:

Table with 2 columns: Field Name and Value. Includes Project Address (599 Skyline Blvd), Block & Lot (00012000), Current Occupancy (Industrial), etc.

SCOPE OF WORK:

- 1. DEMO INDUSTRIAL BUILDINGS
- 2. CONSTRUCT INDUSTRIAL BUILDINGS

SHEET NOTES



THE OLYMPIC CLUB  
 89 SKYLINE BOULEVARD  
 SAN FRANCISCO, CA  
 9 4 1 1 3 2

M A C C R A C R K E N  
 475 Nish Street, 2nd Floor  
 San Francisco, CA 94109  
 W 4 1 1 1 4 7 2 0 9  
 W 4 1 1 1 4 7 2 0 9

DATE: 10/2/18  
 PROJECT: INITIAL SET  
 SCALE: 1" = 20'

SITE PLAN: EXISTING  
 A0.1

SHEET NOTES



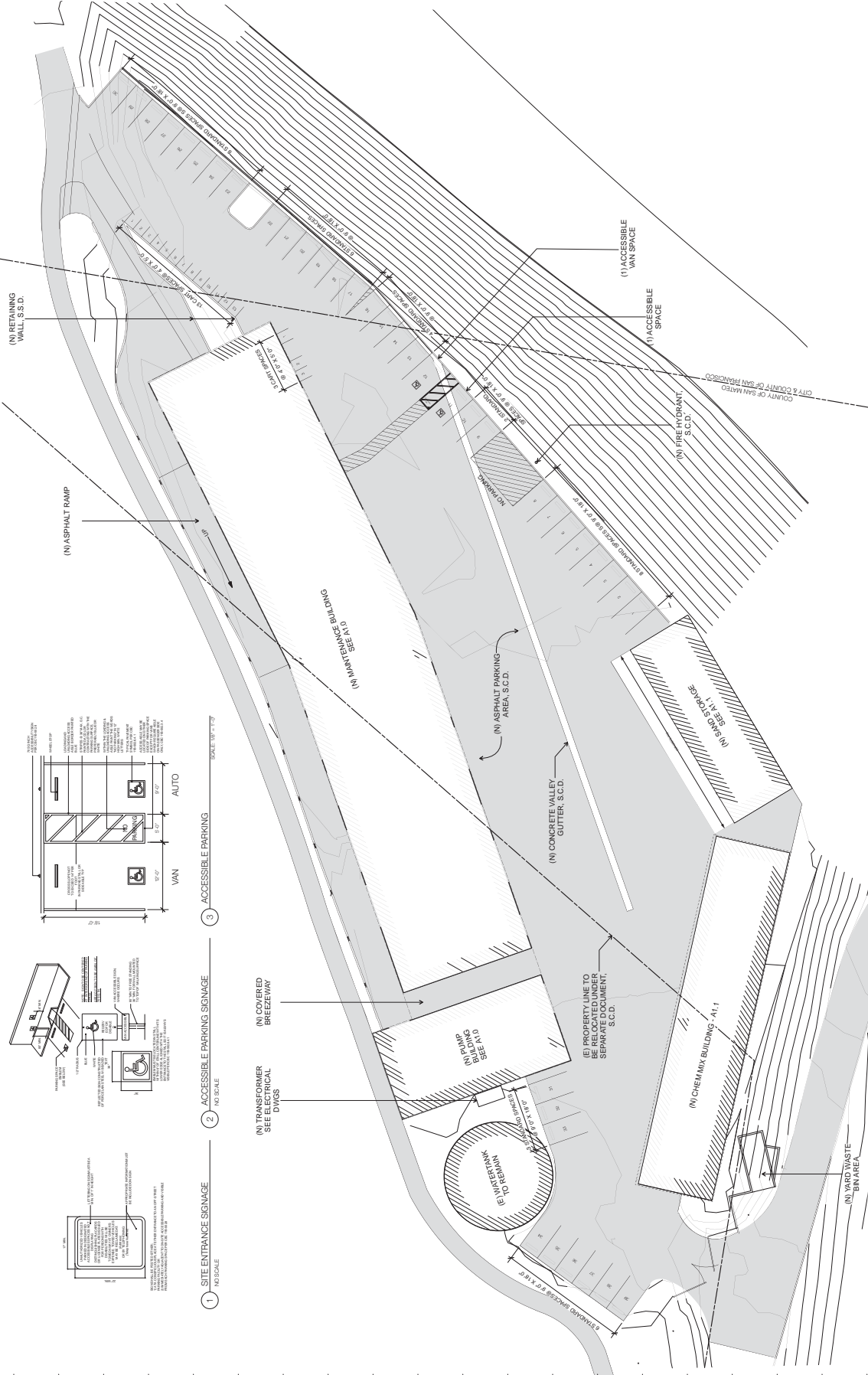
PROJECT: GOLF MAINTENANCE BUILDINGS IMPROVEMENT  
DATE: 12/2018  
DRAWN BY: [redacted]  
CHECKED BY: [redacted]  
APPROVED BY: [redacted]

THE OLYMPIC CLUB  
895 SKYLINE BOULEVARD  
SAN FRANCISCO, CA  
94144-1111

MACCARACKEN  
2770 WILSON STREET, 2ND FLOOR  
SAN FRANCISCO, CA 94131  
WWW.MACCARACKEN.COM

DATE: 12/2018  
PROJECT: INITIAL SET  
SCALE: 1" = 30' (PLAN)

SITE PLAN - PROPOSED  
A0.2



1 GOLF MAINTENANCE BUILDINGS - PROPOSED SITE PLAN  
NOTE: SEE OTHER DRAWINGS FOR IMPROVEMENT OVERVIEW







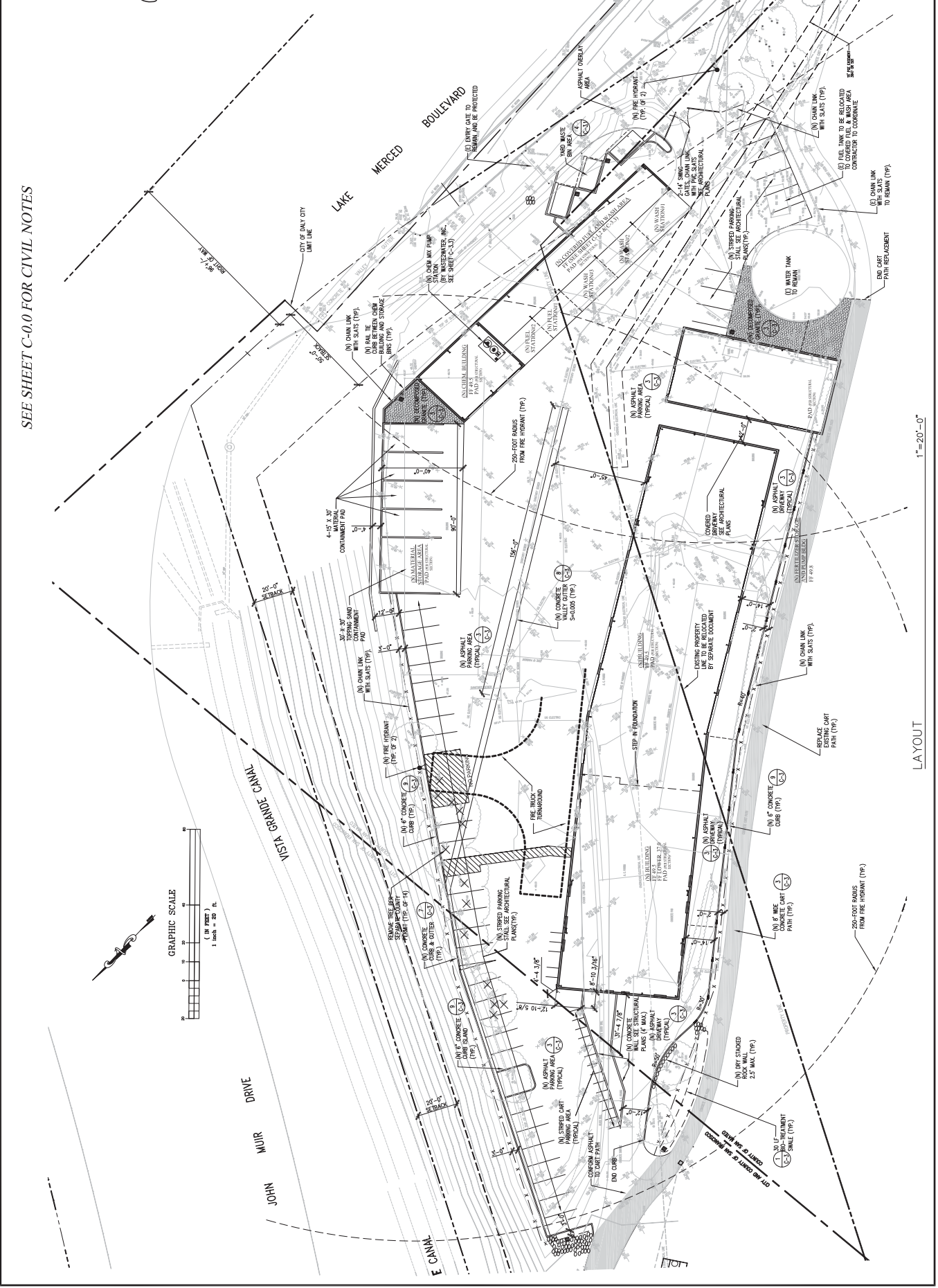
OLYMPIC CLUB-MAINTENANCE YARD IMPROVEMENTS  
 599 SKYLINE BOULEVARD  
 SAN MATEO COUNTY  
 San Francisco  
 California

DATE: 07/2018  
 SCALE AS NOTED  
 REVISIONS:

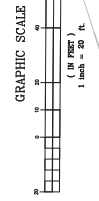
CONTENTS:  
 LAYOUT PLAN

DESIGNED BY:	J.G.
CHECKED BY:	C.B.
PROJECT NO.:	20175409
SHEET NO.:	C-1.0

OF 13 SHEETS

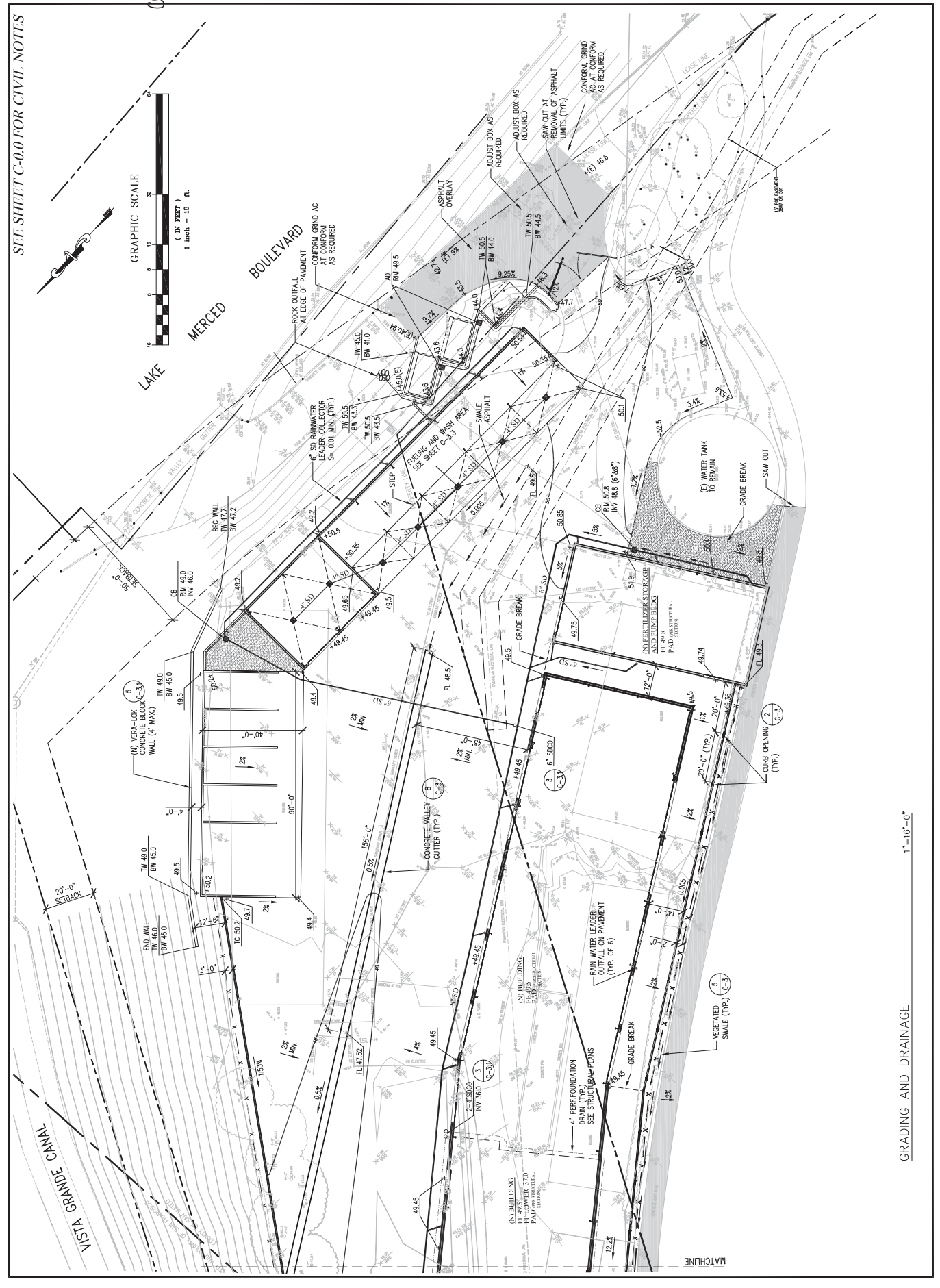


SEE SHEET C-0.0 FOR CIVIL NOTES



LAYOUT

1" = 20'-0"



SEE SHEET C-0.0 FOR CIVIL NOTES

GRADING AND DRAINAGE 1"=16'-0"



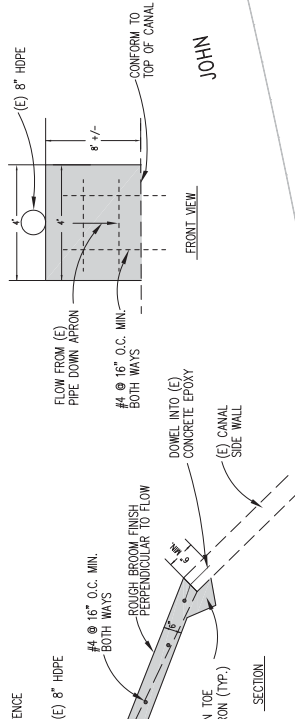
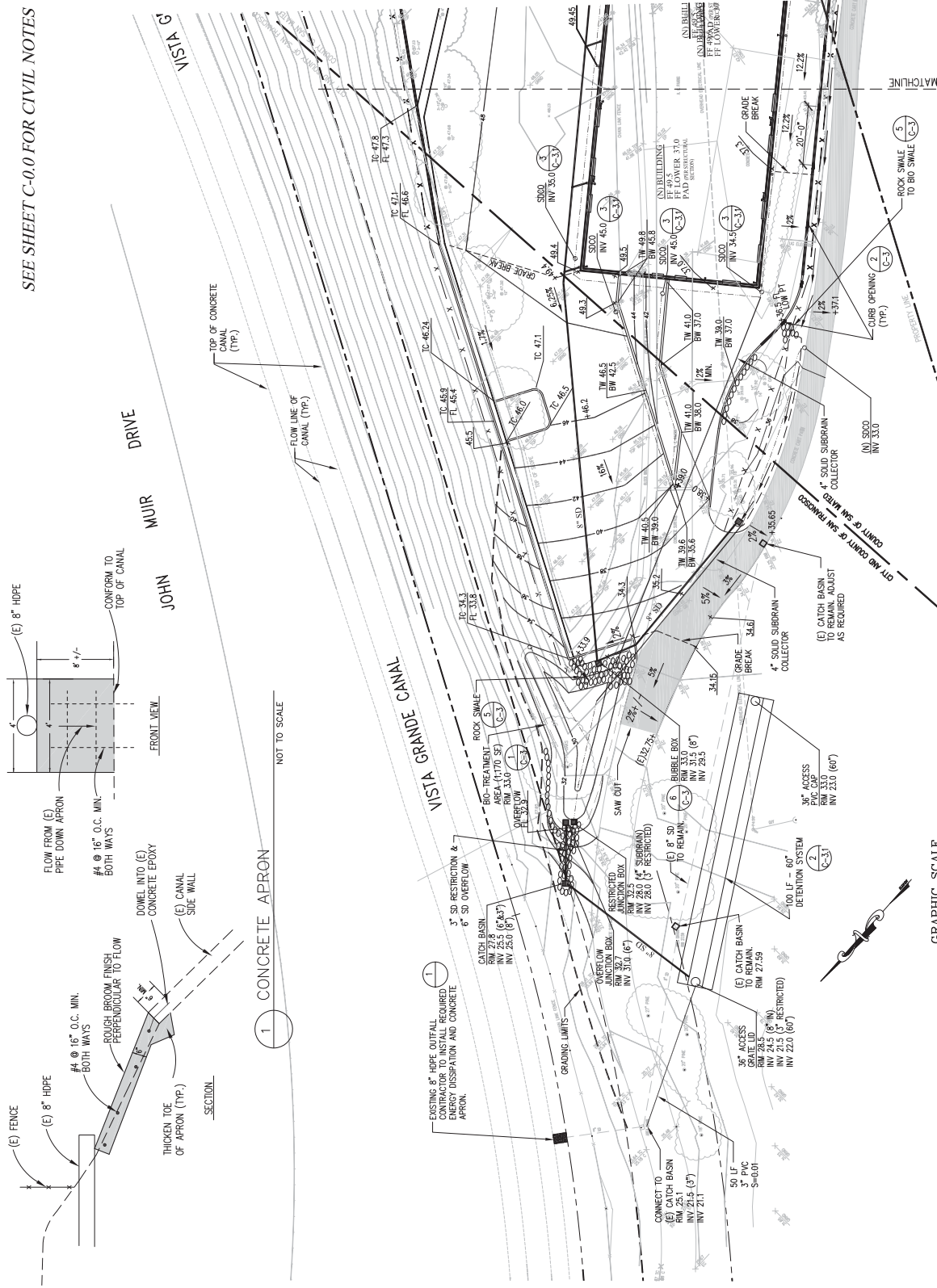
**OLYMPIC CLUB-MAINTENANCE YARD IMPROVEMENTS**  
 599 SKYLINE BOULEVARD  
 SAN MATEO COUNTY  
 San Francisco  
 California

CONTENTS:  
**GRADING AND DRAINAGE PLAN**  
 DATE: 07/2018  
 SCALE: AS NOTED  
 REVISIONS:  
 DRAWN: J.G.  
 CHECKED: C.B.  
 JOB No.: 2017569  
 SHEET NO. **C-12**  
 OF 13 SHEETS

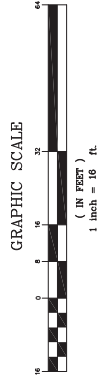
**LEGEND - ABBREVIATIONS**

- - - - SILT FENCE OR FIBER ROLL
- - - - SPOT SHOULDER (PROPOSED GRADE)
- AC ASPHALT
- AD AREA DRAIN
- CB CATCH BASIN
- FM FORCE MAIN
- FL FLOW LINE
- FXD FOUNDATION CLEAN OUT
- SKCO SEMI CLEANOUT
- RWL RAIN WATER LEADER
- PD PATIO DRAIN
- MIN MINIMUM
- INV INVERT
- SD STORM DRAIN PIPE SEE UTILITY NOTE 4
- SKCO SUB-DRAIN CLEANOUT
- TW TOP OF WALL
- BW BOTTOM OF WALL
- EXISTING
- 4" SD GENERAL DRAINAGE FLOW DIRECTION
- 4" SD STORM DRAIN PIPE
- RAW WATER LEADER PIPING TO DRAINAGE
- PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- TREE PROTECTION FENCING
- VEGETATED SWALE ALIGNMENT OR SURFACE SWALE ALIGNMENT

**SEE SHEET C-0.0 FOR CIVIL NOTES**



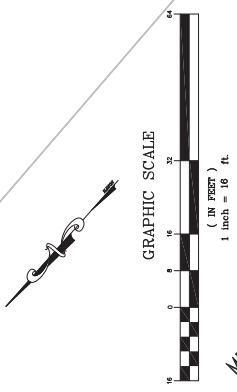
NOT TO SCALE



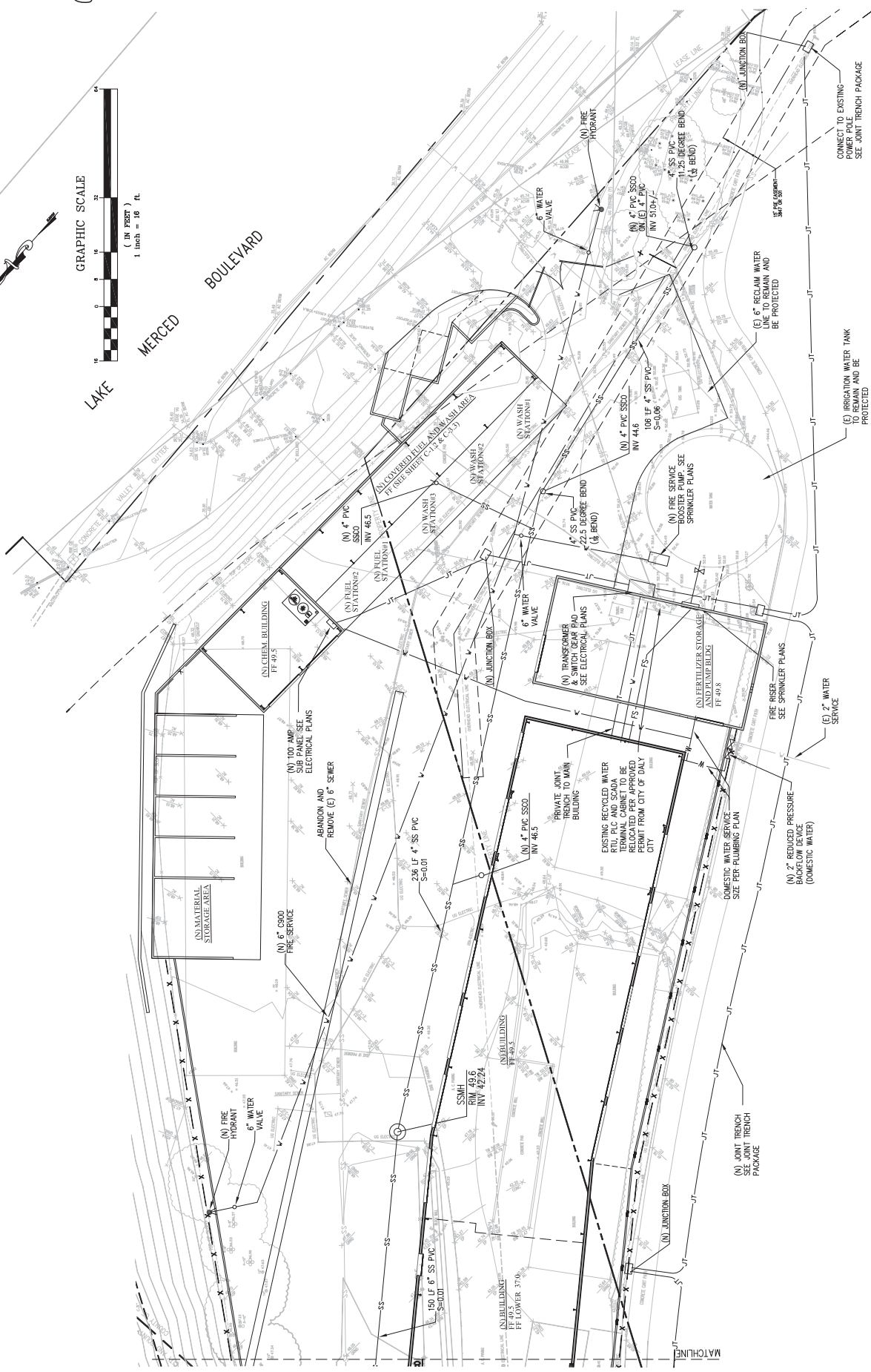
**GRADING AND DRAINAGE**

1" = 16'-0"

SEE SHEET C-0.0 FOR CIVIL NOTES  
 SEE SHEET C-3.2 FOR ALL SEWER DETAILS



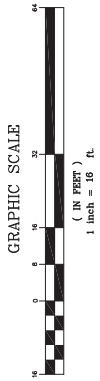
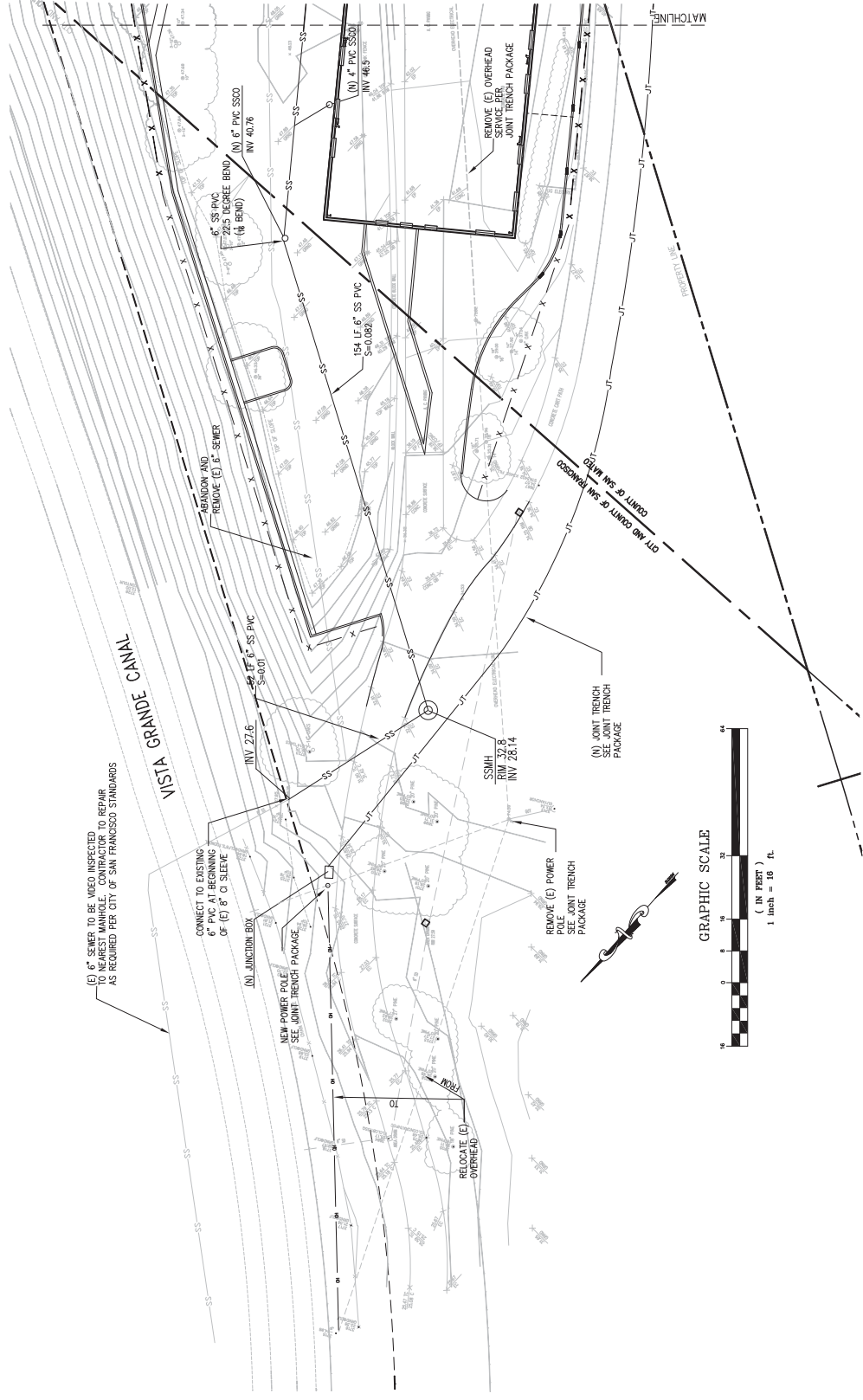
LAKE MERCED  
 BOULEVARD



UTILITY PLAN

1"=16'-0"

SEE SHEET C-0.0 FOR CIVIL NOTES  
SEE SHEET C-3.2 FOR ALL SEWER DETAILS



UTILITY PLAN 1"=16'-0"



OLYMPIC CLUB-MAINTENANCE YARD IMPROVEMENTS  
599 SKYLINE BOULEVARD  
SAN FRANCISCO  
CALIFORNIA

DATE: 07/20/18  
SCALE: AS NOTED  
SHEET NO. C-1.4  
OF 13 SHEETS

CONTENTS:  
UTILITY PLAN

DRAWN: J.G.  
CHECKED: C.B.  
JOB NO.: 2017569  
SHEET NO.

OLYMPIC CLUB-MAINTENANCE YARD IMPROVEMENTS  
599 SKYLINE BOULEVARD  
SAN FRANCISCO  
CALIFORNIA

DATE: 07/20/18  
SCALE: AS NOTED  
SHEET NO. C-1.4  
OF 13 SHEETS

CONTENTS:  
UTILITY PLAN

DRAWN: J.G.  
CHECKED: C.B.  
JOB NO.: 2017569  
SHEET NO.

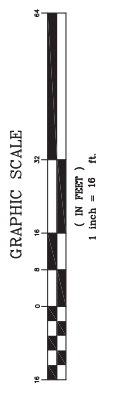
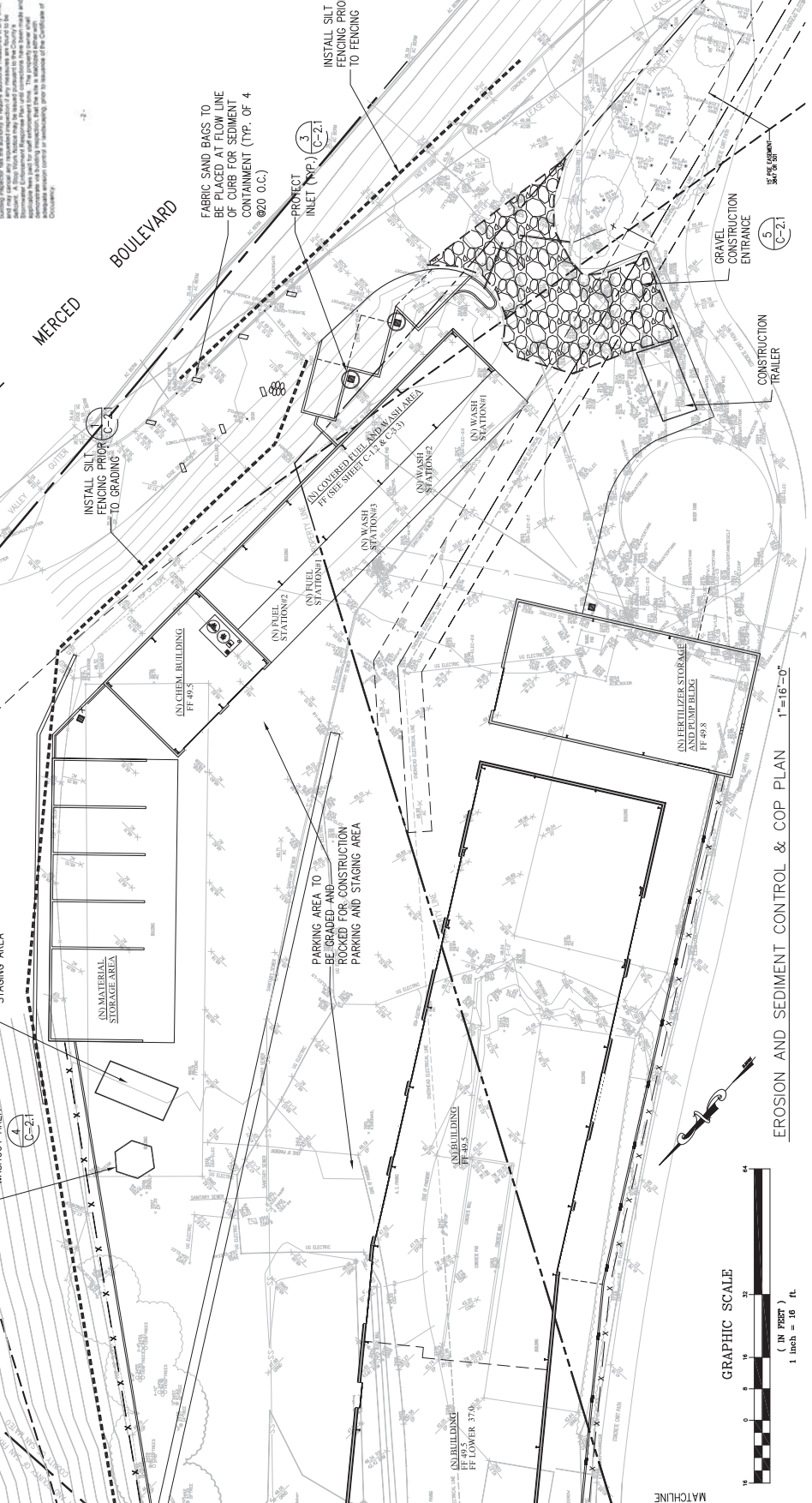
OLYMPIC CLUB-MAINTENANCE YARD IMPROVEMENTS  
599 SKYLINE BOULEVARD  
SAN FRANCISCO  
CALIFORNIA



COUNTY NOTES

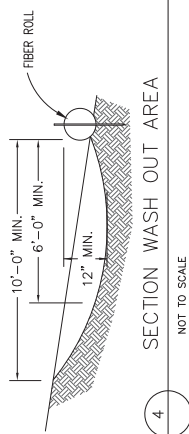
- 1. Storm drain installation procedure: Protect down slope drainage courses, streams and storm drains with rock bags, hay bales, temporary drainage swales, silt fences, berms or storm drain inlet filters.
- 2. Any work on site shall remain in place until the completion of all landscaping. Water shall be available to wash tires.
- 3. Silt fence or straw rolls shall be installed prior to the inception of any work on-site, and shall remain in place until the landscaping ground cover is installed.
- 4. Sweeping shall be done at the end of each work day.
- 5. The contractor shall follow and use best management practices (BMP) for discharge into the city's storm water system during site construction. BMPs shall include, but are not limited to, site stabilization, general construction and site supervision, painting, applications and use of solvents and adhesives, landscaping and gardening.
- 6. Stockpiled material shall be covered with polyethylene or a tarpaulin until the material is removed from the site. Any remaining bare soil that exists after the stockpile has been removed shall be covered with a minimum 2" layer of mulch or other ground cover to be planted to provide ground cover prior to the fall rainy season. Or
- 7. Once the proposed on-site drainage inlets have been installed, the contractor shall protect any bare soil from entering the inlets by installing filter fabric. Filter fabric shall remain until natural ground cover is established.
- 8. Contractor shall control dust as often as required.
- 9. If erosion develops in a temporary erosion protected area or any established vegetated area, the contractor shall immediately address the area with mulch or other ground cover to minimize the possibility of soil loss and to prevent the resulting flow of silt or water with suspended solids from getting into the drainage system or any natural drainage channel or ditch.
- 10. Contractor shall control dust as often as required.
- 11. Erosion control measures shall be installed on site.
- 12. Use of plastic sheeting between October 1st and April 30th is not acceptable.
- 13. Use of plastic sheeting between the inception to the production of floor slabs for use in structures where the inception to the production of floor slabs is not acceptable.
- 14. Use of plastic sheeting between the inception to the production of floor slabs is not acceptable.
- 15. Use of plastic sheeting between the inception to the production of floor slabs is not acceptable.
- 16. Use of plastic sheeting between the inception to the production of floor slabs is not acceptable.
- 17. Use of plastic sheeting between the inception to the production of floor slabs is not acceptable.
- 18. Use of plastic sheeting between the inception to the production of floor slabs is not acceptable.
- 19. Use of plastic sheeting between the inception to the production of floor slabs is not acceptable.
- 20. Use of plastic sheeting between the inception to the production of floor slabs is not acceptable.

SEE SHEET C-0.0 FOR CIVIL NOTES

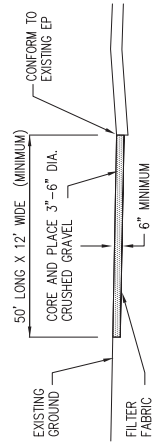


EROSION AND SEDIMENT CONTROL & COP PLAN  
 1"=16'-0"

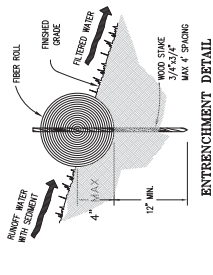
SEE SHEET C-0.0 FOR CIVIL NOTES



4 SECTION WASH OUT AREA  
NOT TO SCALE

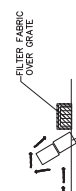


5 CONSTRUCTION ENTRANCE  
NOT TO SCALE



2 ENTRENCHMENT DETAIL  
IN SLOPE AREA  
NOT TO SCALE

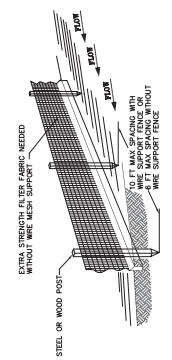
- NOTES:**
1. SECURE STAKING OF THE ROLL IN A TRENCH, 3' TO 4' DEEP, DUG ON CONTOUR.
  2. ADJACENT ROLLS SHALL TIGHTLY ADJUT.
  3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.



2 FIBER ROLL  
NOT TO SCALE



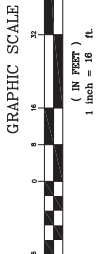
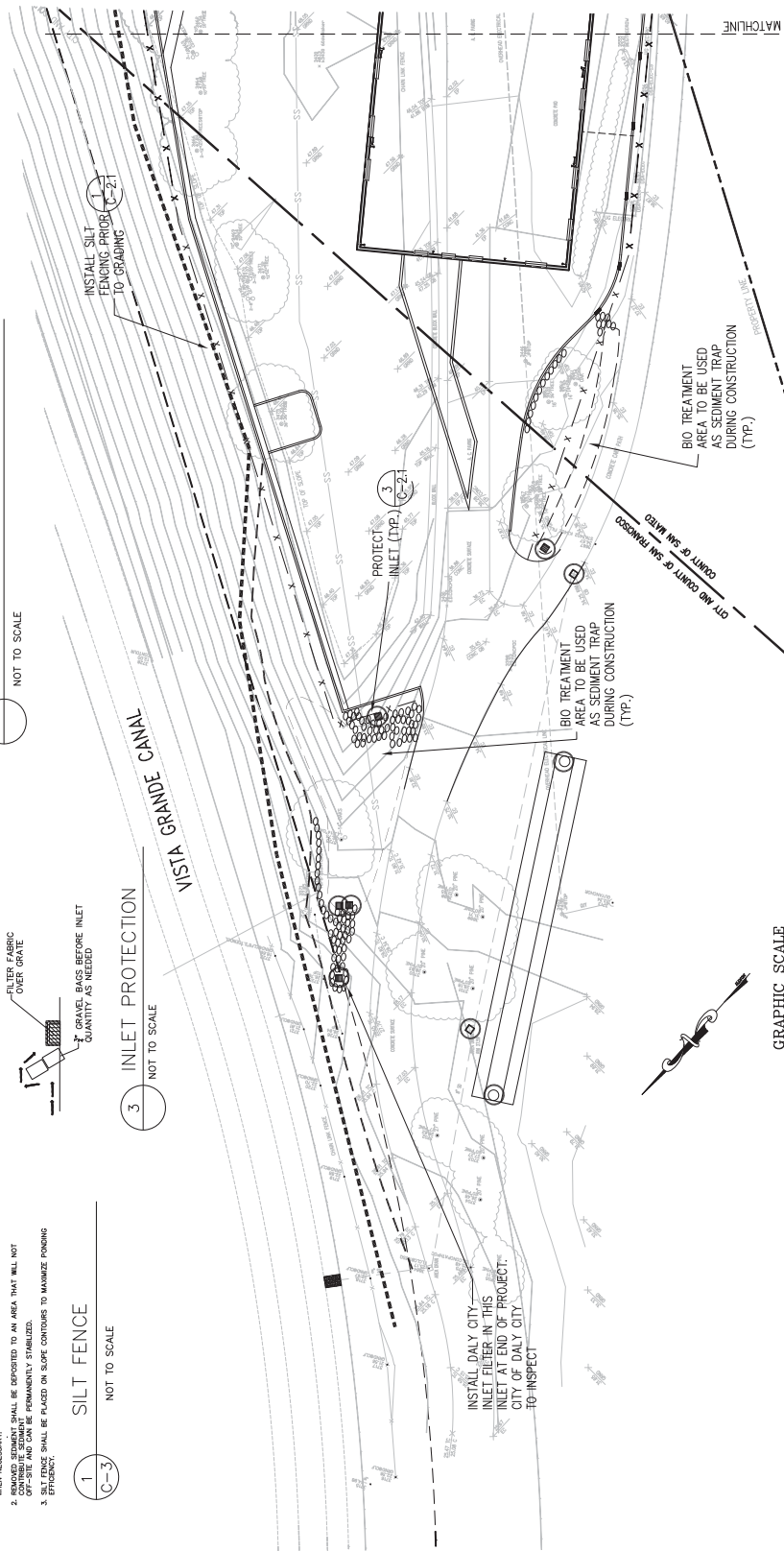
3 INLET PROTECTION  
NOT TO SCALE



1 STANDARD DETAIL  
TRENCH WITH NATIVE ROCKFILL  
NOT TO SCALE

- NOTES:**
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT.
  2. WHEN NECESSARY SHALL BE ADJUSTED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO NEARBY SENSITIVE AREAS.
  3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE FENCING EFFICIENCY.

1 SILT FENCE  
NOT TO SCALE



EROSION AND SEDIMENT CONTROL & COP PLAN 1"=16'-0"

CLAYTON KENT  
CITY OF SAN FRANCISCO  
ENGINEER  
100-01-1000 (PA)



OLYMPIC CLUB-MAINTENANCE YARD IMPROVEMENTS  
599 SKYLINE BOULEVARD  
SAN MATEO COUNTY  
San Francisco  
California

CONTENTS:  
EROSION & SEDIMENT CONTROL AND COP PLAN

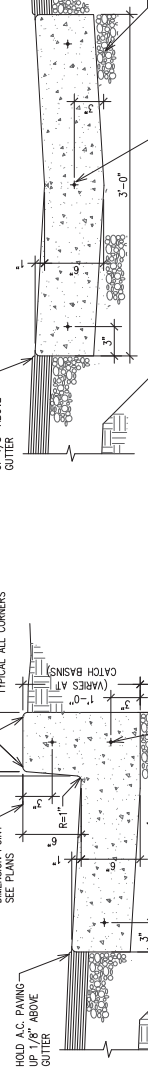
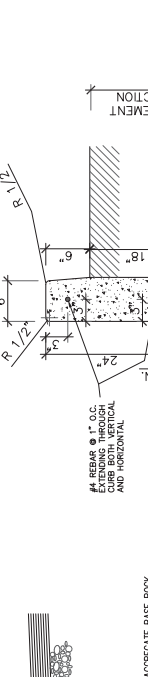
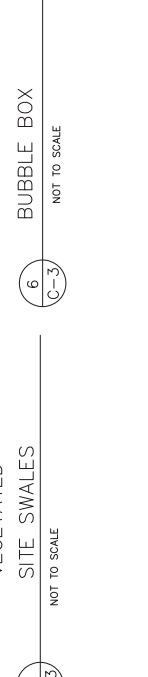
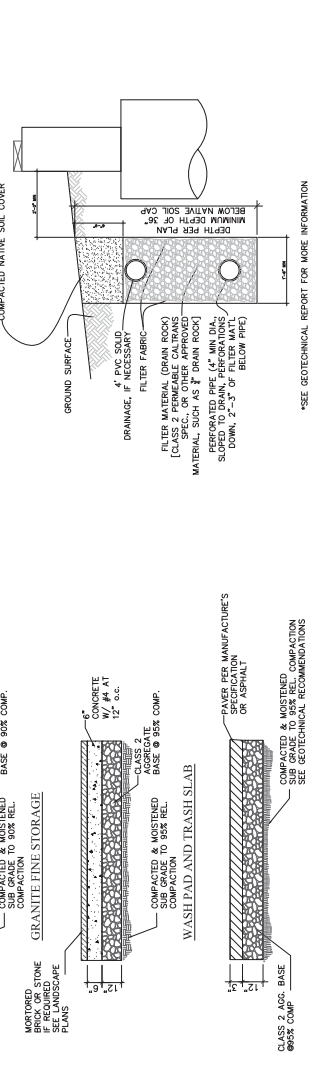
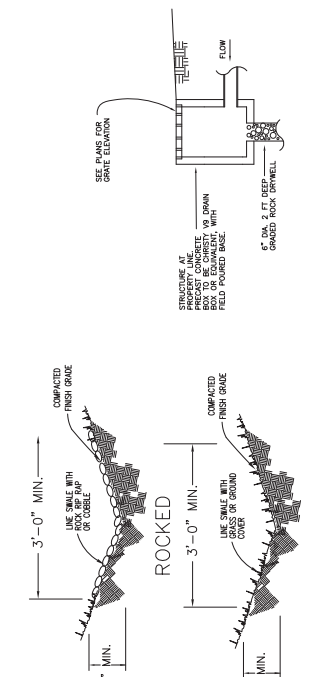
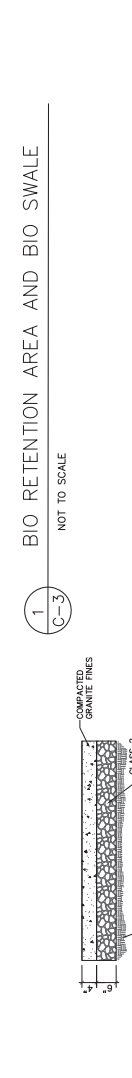
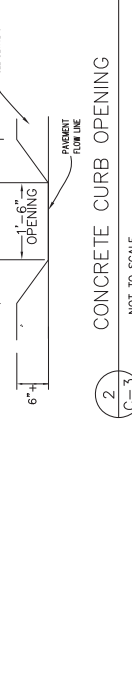
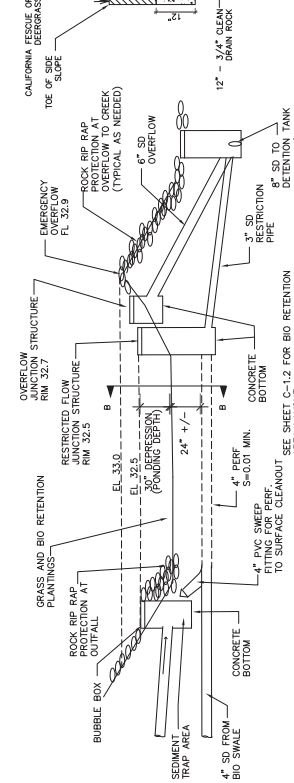
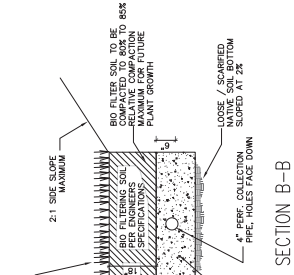
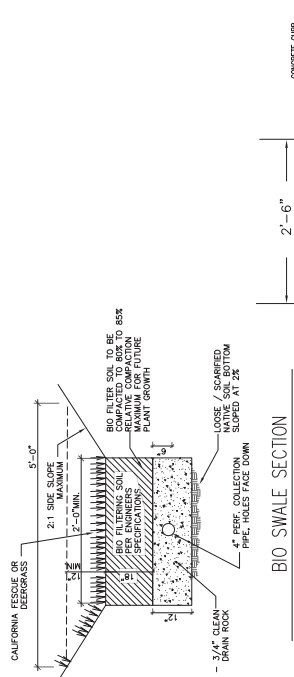
DATE: 07/20/18  
SCALE: AS NOTED

REVISIONS:

DRAWN: J.G.  
CHECKED: C.B.  
JOB No.: 2017569

SHEET NO. C-2.1  
OF 13 SHEETS





CONTENTS:

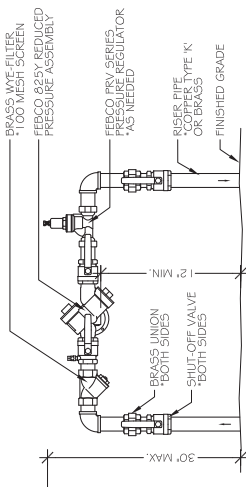
CIVIL DETAILS

DATE: 07/20/18  
SCALE: AS NOTED  
REVISIONS:

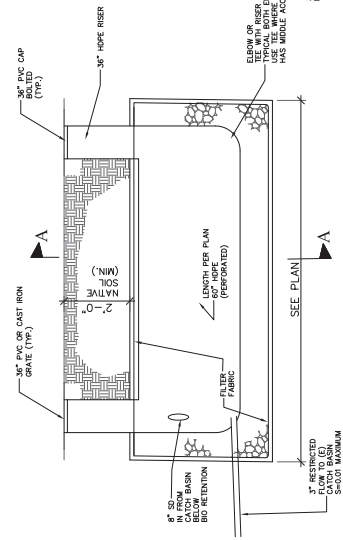
DRAWN: J.G.  
CHECKED: C.B.  
JOB NO.: 2017569  
SHEET NO.: C-3.0  
OF 13 SHEETS



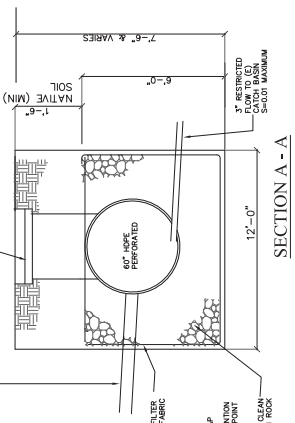
NOTE:  
 REDUCED PRESSURE ASSEMBLY  
 SPECS & APPLICABLE CODES



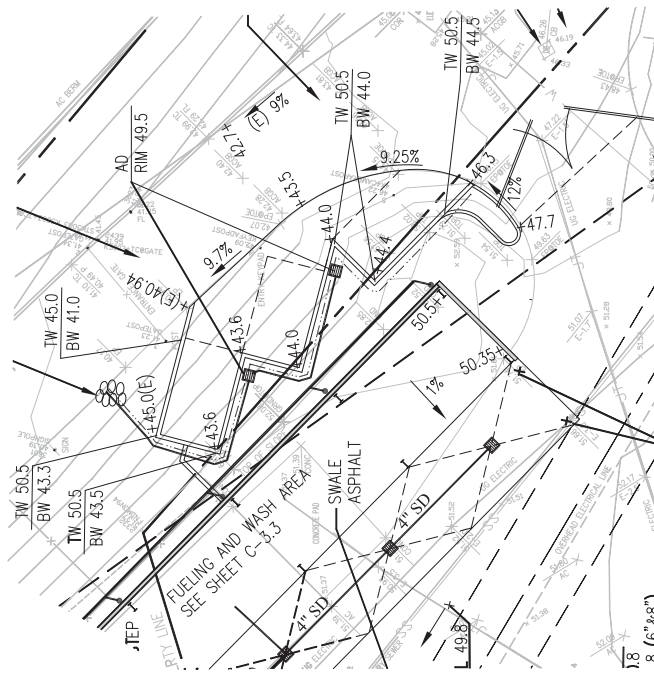
1 BACKFLOW PREVENTOR  
 NOT TO SCALE



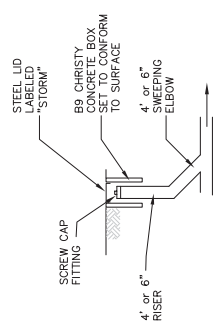
2 DETENTION SYSTEM  
 NOT TO SCALE



SECTION A - A



4 TRASH BIN AREA  
 SCALE: 1"=10'



3 STORM DRAIN CLEANOUT  
 NOT TO SCALE

**VERSALOK**  
 Versalok is a registered trademark of Versalok, Inc.

**A. E. L. DESIGN SERVICES**  
 599 SKYLINE BOULEVARD  
 SAN MATEO COUNTY, CA 94401

**MOSAIC BACKFILL**  
 INT. BUILDING CODE CLASS / AND / FACIL. / IN SLOPED BACKFILL / NO SURCHARGE

1. MAX SLOPE  
 2. FINISHED  
 3. COMPACTED BACKFILL  
 CLASS 4 SANDY / GRAVELLY  
 SOILS  
 4. GEOTEXTILE REINFORCEMENT  
 5. GEOTEXTILE REINFORCEMENT  
 VERSALOK IS TYPICAL  
 6. 12" WIDE DRAINAGE FALL  
 7. 4" PERFORATED PIPE  
 TO SUITABLE DRAIN  
 8. 6" THICK 24" RISE  
 9. 6" THICK 24" RISE

MOSAIC SLOPE S:1	EXPOSED FACE	NUMBER OF SETS	GRID LENGTHS IN SOIL
<= 3:1	2	0	2'-0"
3:1 - 4:1	3	1	2'-0"
4:1 - 5:1	4	2	4'-0"
5:1 - 6:1	5	3	6'-0"
6:1 - 7:1	6	4	8'-0"
7:1 - 8:1	7	5	10'-0"
8:1 - 9:1	8	6	12'-0"

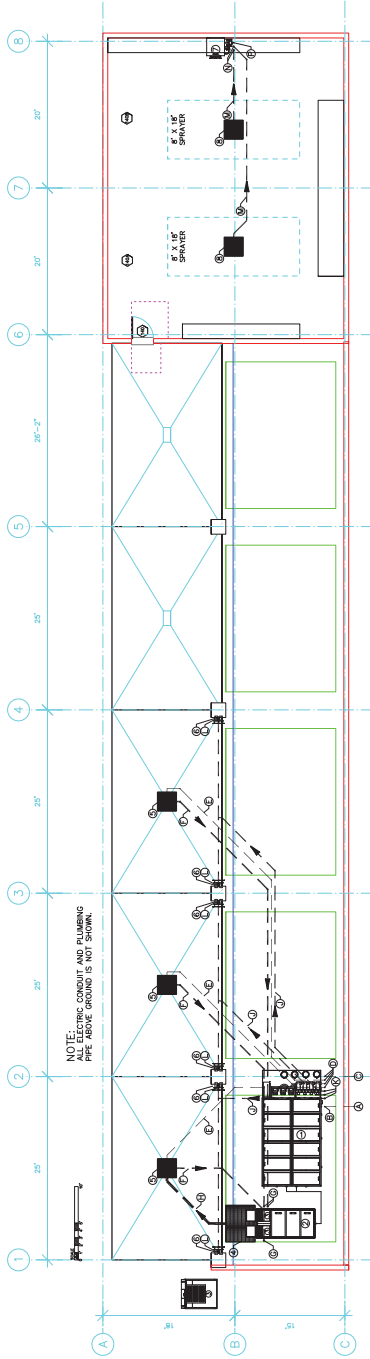
VERSALOK SHALL BE INSTALLED WITH SPECIAL INSPECTORS PER THE PERMITS FOR VERSALOK. VERSALOK SHALL BE USED TO PROTECT EXPOSED FACE FROM EROSION. PROTECTIVE COVER SHALL BE 2" MINIMUM. PROTECTIVE COVER SHALL BE 2" MINIMUM. PROTECTIVE COVER SHALL BE 2" MINIMUM.

SOIL TYPES - CLASS 3 AND 4  
 SLOPE: 3H, 4H, 5H, 6H, 7H, 8H, 9H  
 CLAYT GRAVELS: 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20  
 SANDST CLAY MIL: 21, 22, 23, 24, 25, 26, 27, 28, 29, 30  
 SAND: 31, 32, 33, 34, 35, 36, 37, 38, 39, 40  
 GRAVEL: 41, 42, 43, 44, 45, 46, 47, 48, 49, 50

FOR STRUCTURAL CONTENT ONLY

5 VERSA-LOK WALL  
 NOT TO SCALE





- ESD EQUIPMENT**
- ① ESD MODEL 7000 GC-O-LH, QP-50-007 [1147C]
  - ② ESD 4"x8" INCLINE SEPARATOR W/ INJECTION PUMP
  - ③ ESD 4"x8" INCLINE SEPARATOR W/ INJECTION PUMP
  - ④ W/SELF DUMPING HOPPER [1497] (02 PLACES)
  - ⑤ ESD SHALLOW SUMP 45" x 60" CUSTOM
  - ⑥ ESD REMOTE INSE STATION [1907] (02 PLACES)
  - ⑦ ESD REMOTE INSE STATION [1907] (02 PLACES)
  - ⑧ ESD CHEMICAL CORROSION SUMP [1045] (02 PLACES)

- PLUMBING PIPE**
- ① FRESH WATER, 3/4" SCH 40 PVC W/ ON/OFF VALVE
  - ② STUB-UP, 3/4" SCH 40 PVC
  - ③ RECYCLE SUPPLY, 1/2" SCH 40 PVC
  - ④ REQUIRED LOCATION
- ELECTRIC**
- ① SYSTEM POWER, 240V/100A SINGLE PHASE W/ NEUTRAL
  - ② WIRE, 3/4" CONDUIT W/ ELEC. DISCONNECT BOX
  - ③ WIRE, 3/4" CONDUIT W/ ELEC. DISCONNECT BOX
  - ④ 3/4" ELEC. CONDUIT, 10' TO 5' (03 PLACES)

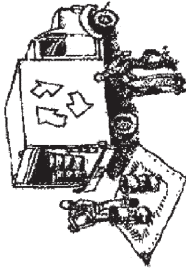
- PROCESS PIPE**
- ① FORCED SUPPLY LINE, 2" SCH 40 PVC (03 PLACES)
  - ② STUB-UP SUPPLY, 2" S.S. (03 PLACES)
  - ③ RECYCLE SUPPLY LINE, 1/2" SCH 40 PVC (03 PLACES)
  - ④ STUB-UP, 1/2" SCH 40 PVC (03 PLACES)
  - ⑤ RECLAIM SUPPLY LINE, 1/2" SCH 40 PVC (03 PLACES)
  - ⑥ STUB-UP, 1/2" SCH 40 PVC (02 PLACES)

NOTE:  
 ALL ELECTRIC CONDUIT AND PLUMBING  
 PIPE ABOVE GROUND IS NOT SHOWN.

# Construction Best Management Practices (BMPs)

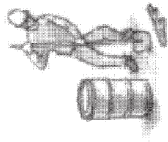
Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

## Materials & Waste Management



- Non-Hazardous Materials**
- Bern 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.

## 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 cloth 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 cut 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, cut 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 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

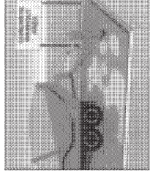


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from connecting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of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



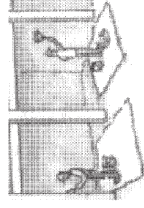
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or into surrounding areas.
- Let concrete harden and dispose of it 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



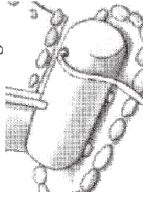
- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any fertilizers/landscaping material within 2 days before a forecast rain event or during wet weather.

## 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 ground water 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!**

**CLEARANCE NOTES:**

- MINIMUM CLEARANCE DIMENSIONS OF THE BUILDING SHALL APPLY TO ALL TYPES OF THE FOLLOWING:
- PROVIDE RAMPED LETTERS AND NUMBERS BY ALL PERMANENTLY MOUNTED SIGNS AT ALL PERMANENTLY MOUNTED SIGN POSITIONS.
- VERTICAL DIMENSIONS REQUIRED IF:
- ALTOGETHER WITH DOOR:
- HANDLE OF DOOR:
- CLEARANCE OF DOOR:
- CLEARANCE OF DOOR:
- CLEARANCE OF DOOR:

**DRINKING FOUNTAIN ELEVATION**

NOTE: LINE AND REFERENCE TO THE VERTICAL INSTALLATION HEIGHTS

LETTERS AND NUMBERS SHALL BE MOUNTED 12" UPPER CASE SAN SIGNS SHALL BE MOUNTED 48" ABOVE FINISHED FLOOR WITH 1 1/4" RAMP TO HORIZONTAL FROM THE SIDE APPROACH.

**ELEVATOR ENTRANCES**

NOTE: LINE AND REFERENCE TO THE VERTICAL INSTALLATION HEIGHTS

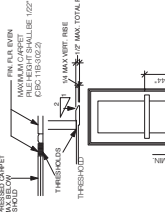
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**ELEVATOR CONTROLS**

NOTE: LINE AND REFERENCE TO THE VERTICAL INSTALLATION HEIGHTS

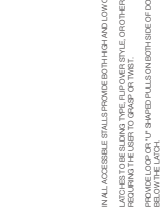
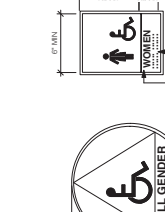
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**EMERGENCY TELEPHONE/HANDRAIL**

NOTE: LINE AND REFERENCE TO THE VERTICAL INSTALLATION HEIGHTS

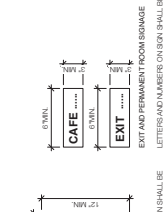
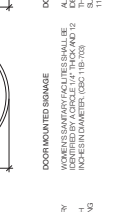
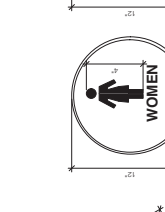
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**DOOR MOUNTED SIGNAGE**

NOTE: LINE AND REFERENCE TO THE VERTICAL INSTALLATION HEIGHTS

LETTERS AND NUMBERS SHALL BE MOUNTED 12" UPPER CASE SAN SIGNS SHALL BE MOUNTED 48" ABOVE FINISHED FLOOR WITH 1 1/4" RAMP TO HORIZONTAL FROM THE SIDE APPROACH.



**THE POLYTRIC CLUB**

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SAN FRANCISCO, CA

**M A C C R A C K S**

499 Fifth Street, 2nd floor  
SAN FRANCISCO, CA 94103  
P: 415 455 4832 F: 415 455 4830  
W: www.maccrack.com

**DATE: 07-28-18**

**PROJECT: SUMMIT 3B**

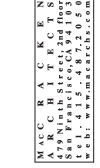
**A0.3**

ACCESSORY DETAILS

**11. TYP. PHONE DETAILS**

NOTE: LINE AND REFERENCE TO THE VERTICAL INSTALLATION HEIGHTS

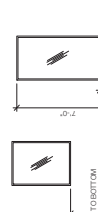
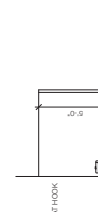
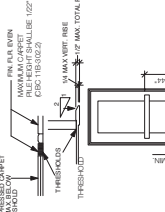
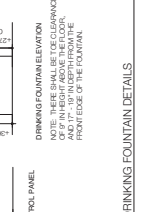
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**12. DRINKING FOUNTAIN DETAILS**

NOTE: LINE AND REFERENCE TO THE VERTICAL INSTALLATION HEIGHTS

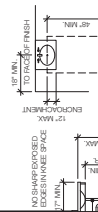
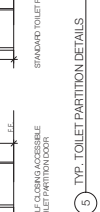
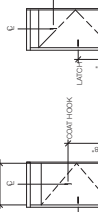
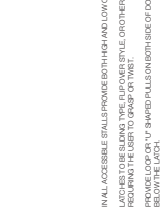
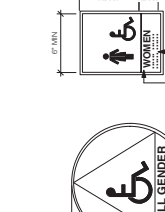
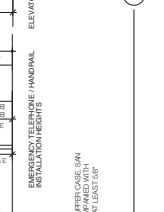
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**13. ELEVATOR DETAILS**

NOTE: LINE AND REFERENCE TO THE VERTICAL INSTALLATION HEIGHTS

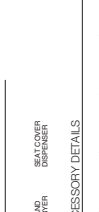
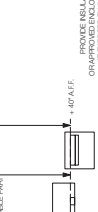
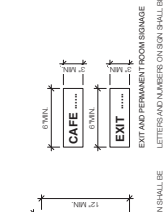
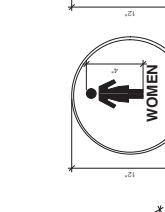
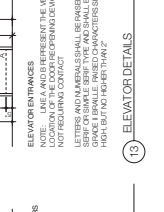
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**14. DOOR DETAILS**

NOTE: LINE AND REFERENCE TO THE VERTICAL INSTALLATION HEIGHTS

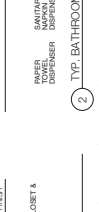
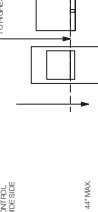
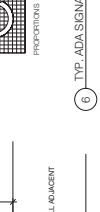
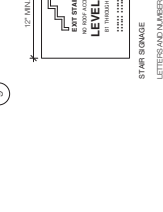
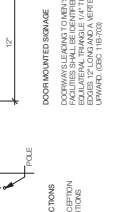
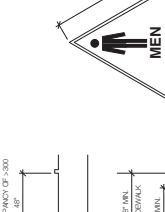
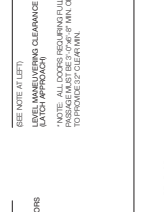
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**15. COUNTER DETAILS**

NOTE: LINE AND REFERENCE TO THE VERTICAL INSTALLATION HEIGHTS

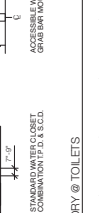
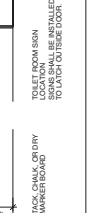
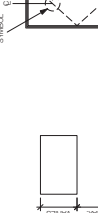
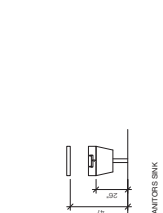
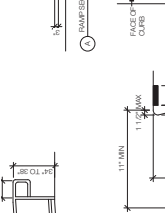
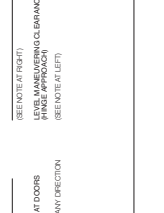
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**16. STAR / RAMP DETAILS**

NOTE: LINE AND REFERENCE TO THE VERTICAL INSTALLATION HEIGHTS

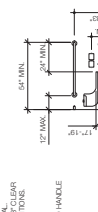
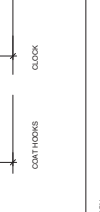
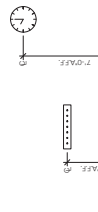
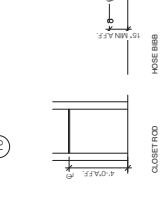
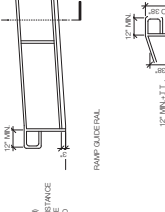
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**17. ACCESSORY DETAILS**

NOTE: LINE AND REFERENCE TO THE VERTICAL INSTALLATION HEIGHTS

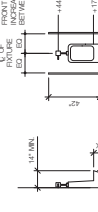
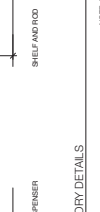
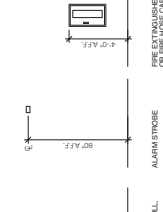
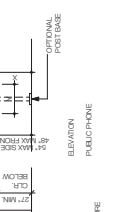
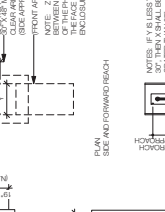
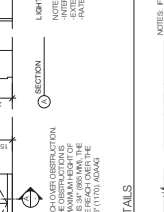
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**18. TOILET PARTITION DETAILS**

NOTE: LINE AND REFERENCE TO THE VERTICAL INSTALLATION HEIGHTS

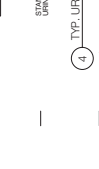
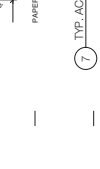
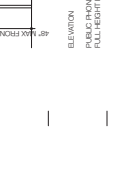
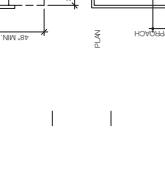
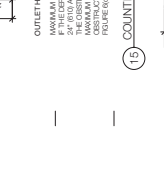
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**19. BATHROOM ACCESSORY DETAILS**

NOTE: LINE AND REFERENCE TO THE VERTICAL INSTALLATION HEIGHTS

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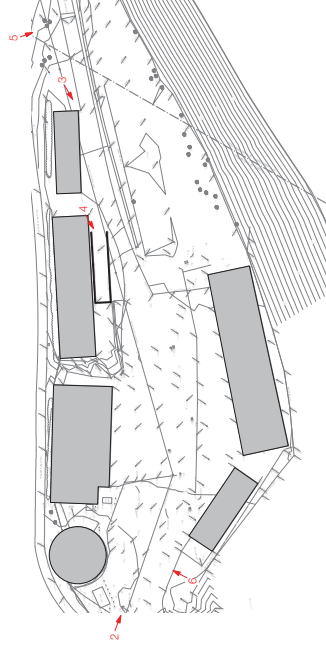




3 VIEW OF SITE LOOKING SOUTH



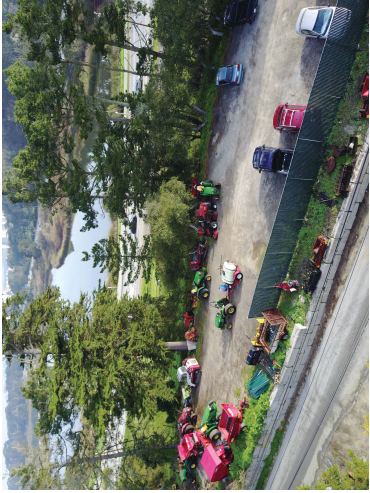
2 VIEW OF SITE LOOKING NORTH



1 KEY PLAN



6 FUEL TANK AREA



5 REAR PARKING AREA



4 SAND STORAGE AREA

SHEET NOTES



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THE OLYMPIC CLUB  
 599 SKYLINE BOULEVARD  
 SAN FRANCISCO, CA  
 9 4 1 3 2

M A C C A R A C K A R C H I T E C T S  
 477 N. 15th Street, 2nd Floor  
 S F, CA 94103  
 T 415 441 4720  
 F 415 441 4720  
 W W W . M A C C A R A C K A R C H I T E C T S . C O M

DATE: 02/26/18  
 PERMIT/SUBMITTAL SET  
 SCALE: NTS

EXISTING SITE PHOTOS  
 A0.4

- SHEET NOTES:**
- 1 3/4" CLEAR SPACE AT BURNER/STOVE
  - 2 1/2" CLEAR SPACE AT BURNER/STOVE
  - 3 3/4" CLEAR SPACE AT BURNER/STOVE
  - 4 ACCESSIBLE REFRIGERATION/MODELS
  - 5 1/2" CLEAR SPACE AT BURNER/STOVE
  - 6 1/2" CLEAR SPACE AT BURNER/STOVE
  - 7 1/2" CLEAR SPACE AT BURNER/STOVE
  - 8 1/2" CLEAR SPACE AT BURNER/STOVE
  - 9 1/2" CLEAR SPACE AT BURNER/STOVE
  - 10 1/2" CLEAR SPACE AT BURNER/STOVE
  - 11 1/2" CLEAR SPACE AT BURNER/STOVE
  - 12 1/2" CLEAR SPACE AT BURNER/STOVE
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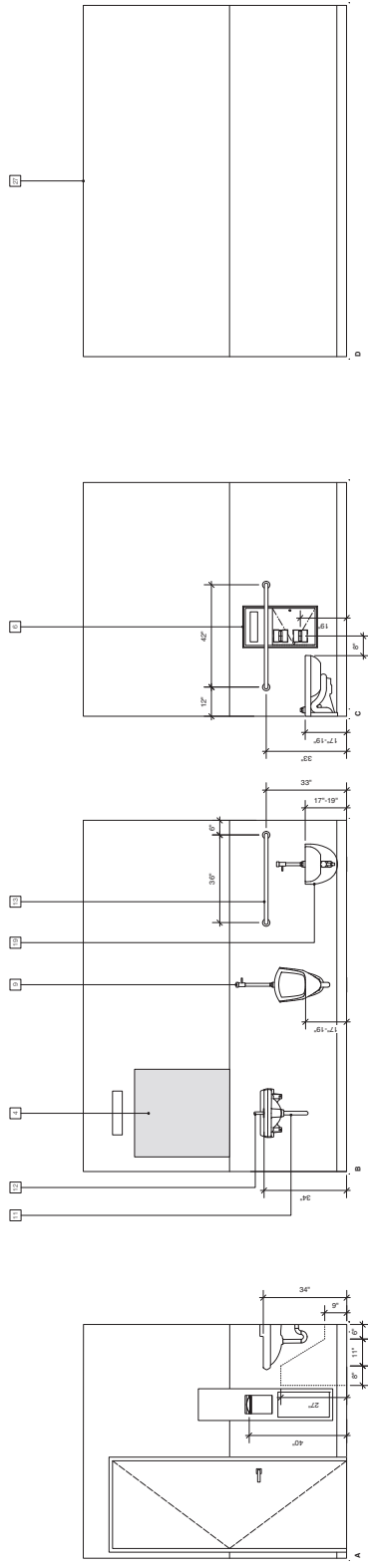

  
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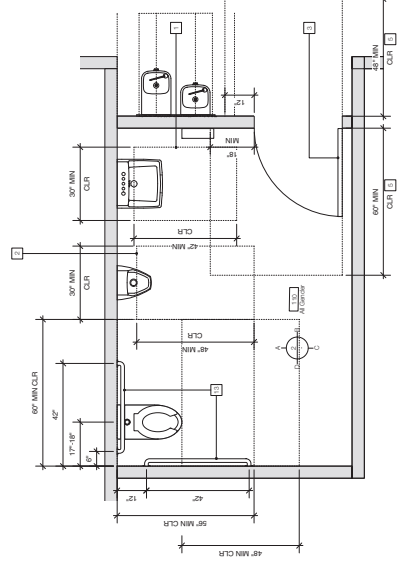
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ADA COMPLIANCE - BATHROOMS  
**A0.5**



2 ALL GENDER RESTROOM - 110 - ENLARGED PLAN



1 ALL GENDER RESTROOM - 110 - ENLARGED PLAN



**3** **SHEET NOTES:**

1. 3'6" CLEAR SPACE AT BURNER/BOILER
2. 10'0" CLEAR SPACE AT URINAL/FBI/BOILER
3. 3'0" CLEAR SPACE AT URINAL/FBI/BOILER
4. 3'0" CLEAR SPACE AT URINAL/FBI/BOILER
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USE OF SFP AT WALL



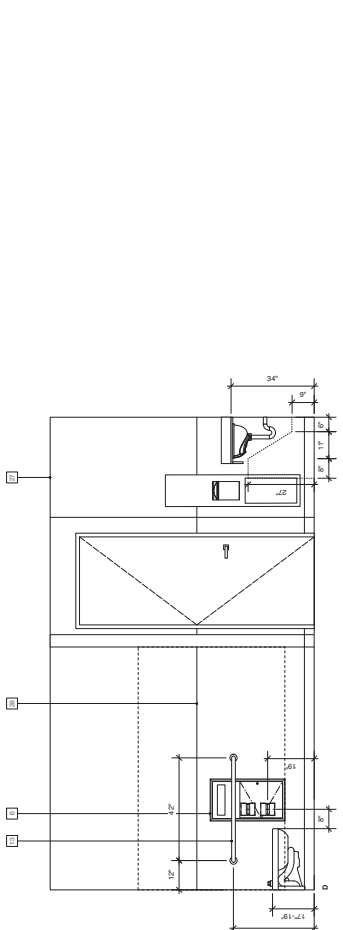
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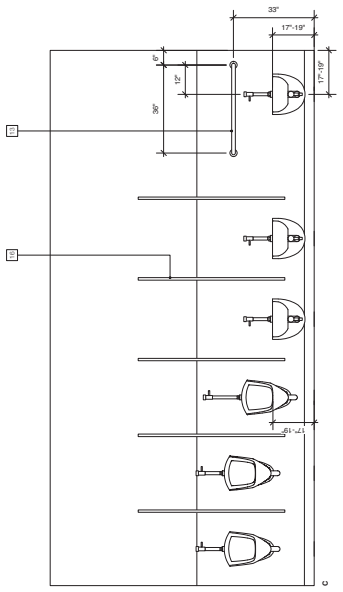
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www.maccracken.com

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SCALE: 12" = 1'-0"

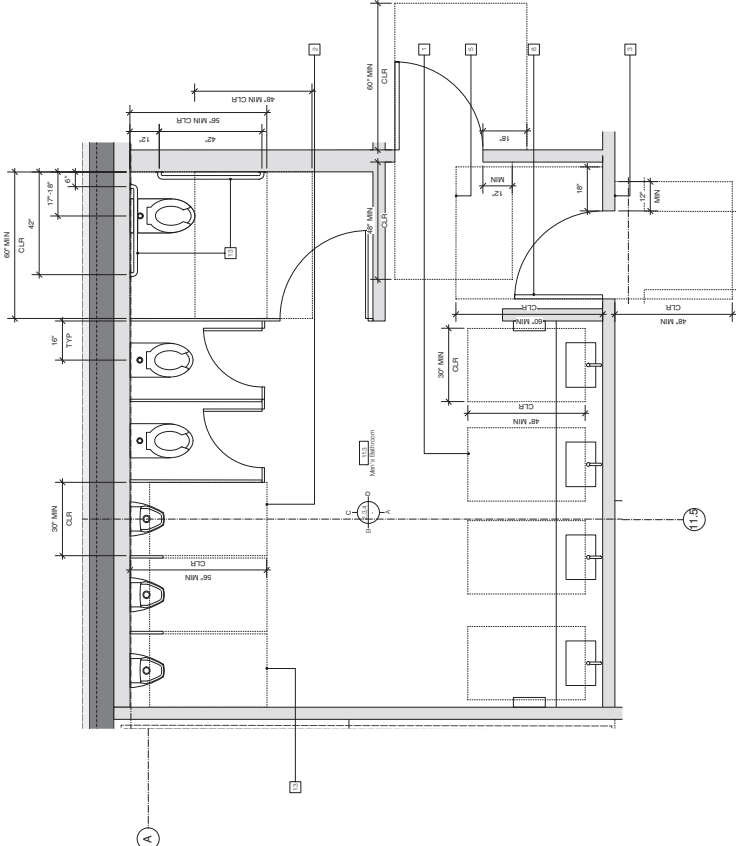
ADA COMPLIANCE - BATHROOMS  
**A0.6**



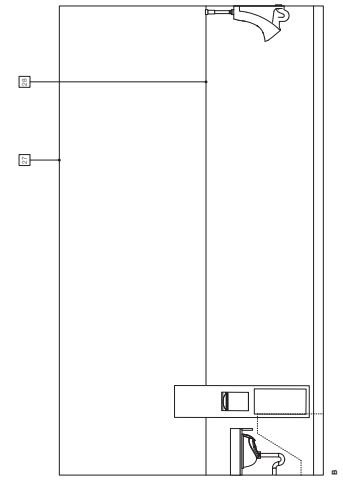
① MEN'S RESTROOM - 113 - ENLARGED PLAN



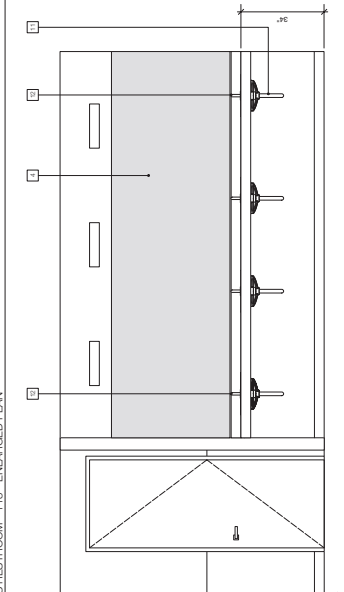
② MEN'S RESTROOM - 113 - ENLARGED PLAN



③ MEN'S RESTROOM - 113 - ENLARGED PLAN



④ MEN'S RESTROOM - 113 - ENLARGED PLAN



⑤ MEN'S RESTROOM - 113 - ENLARGED PLAN

- SHEET NOTES:**
- 1. 3" CLEAR SPACE AT BURNER/STOVE
  - 2. 15" CLEAR SPACE AT BURNER/STOVE
  - 3. 3" CLEAR SPACE AT URINAL PERIODIC
  - 4. 15" CLEAR SPACE AT URINAL PERIODIC
  - 5. ACCESSIBLE IDENTIFICATION/ACCESSIBLE
  - 6. 15" TO 18" BARS
  - 7. 15" TO 18" BARS
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  - 99. 15" TO 18" BARS
  - 100. 15" TO 18" BARS

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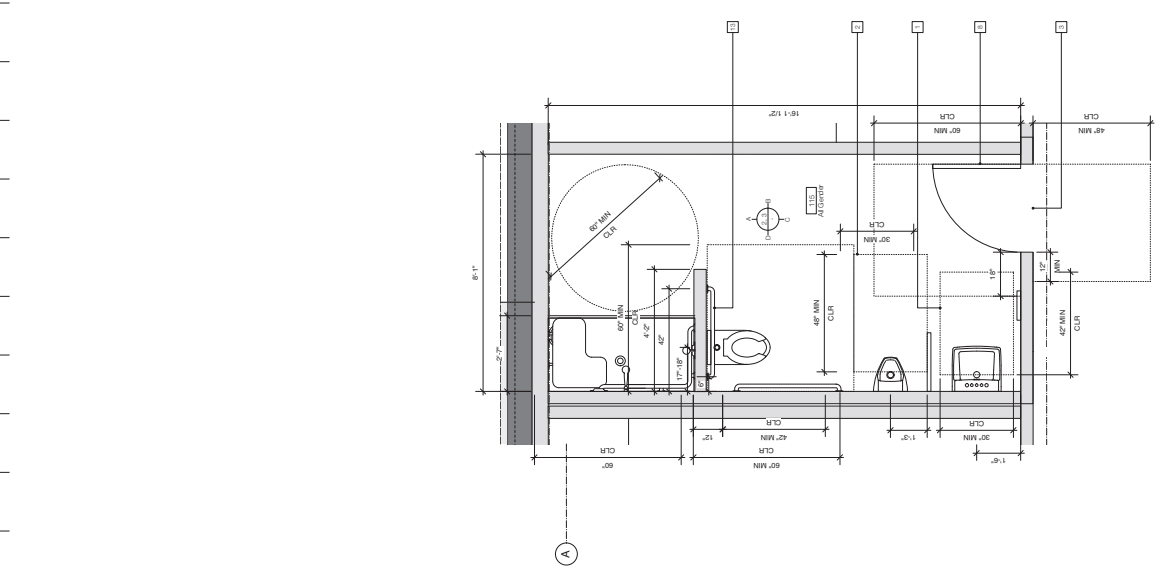
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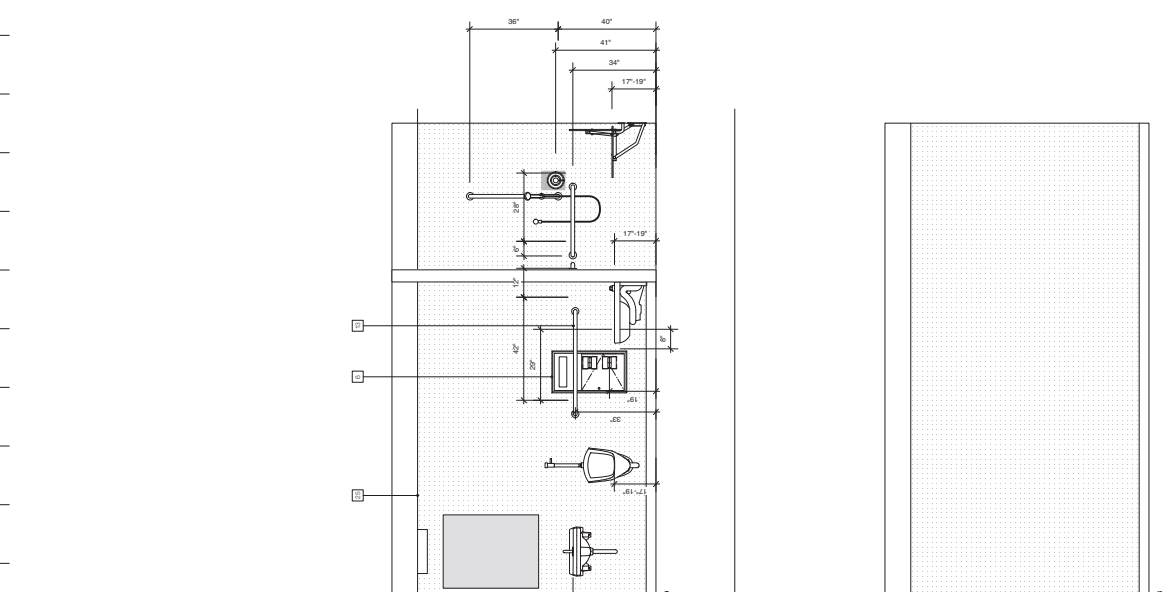
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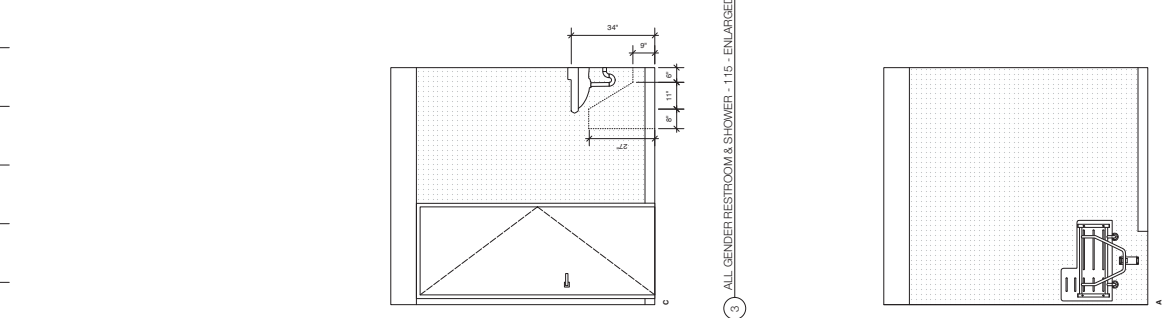
ADA COMPLIANCE - BATHROOMS  
**A0.7**



1 ALL GENDER RESTROOM & SHOWER - 115 - ENLARGED PLAN



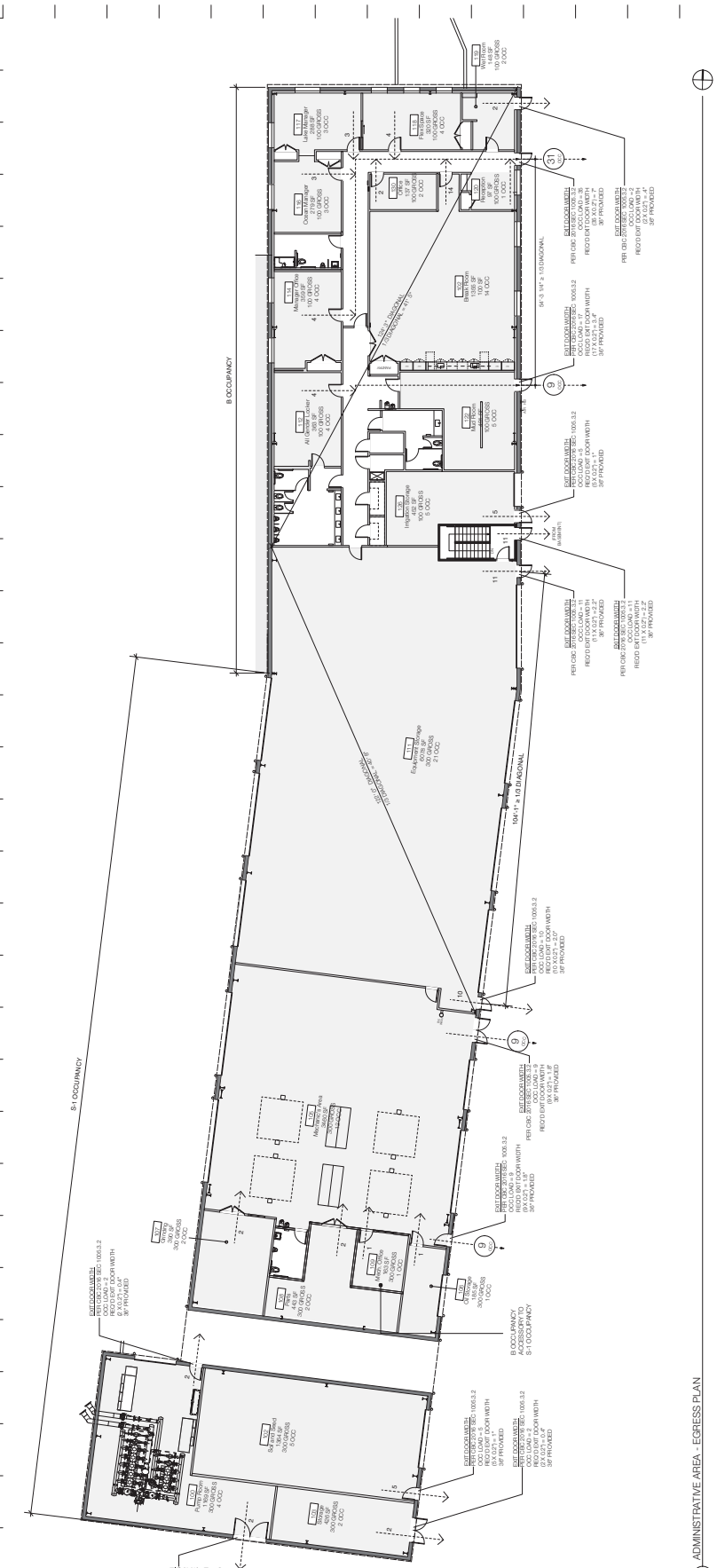
2 ALL GENDER RESTROOM & SHOWER - 115 - INTERIOR ELEVATIONS



3 ALL GENDER RESTROOM & SHOWER - 115 - ENLARGED PLAN



SHEET NOTES:

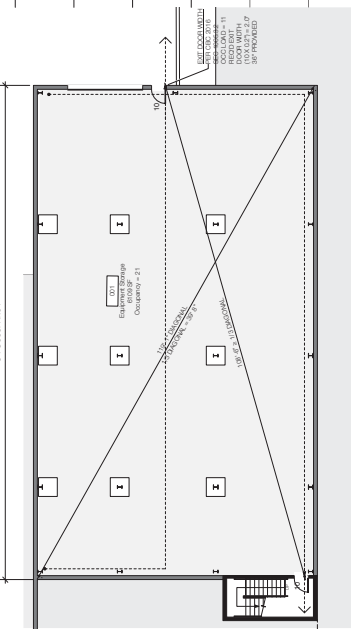


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EXISTING DIAGRAMS  
 A0.9



EXISTING DIAGRAMS  
 1. BASEMENT - EXISTING OCCUPANCY PLAN

EXITING SUMMARY	
OCCUPANCY GROUP PER CODE 204	B A S-1
LOAD FACTORS PER CODE TABLE 1004.1.2	B = BUSINESS AREA, 100 SF GROSS S-1 = 200 SF GROSS
EXIT ACCESS/RAW TRAVEL DISTANCE	B = 8,000 FT S-1 = 4,000 FT

ROOM	SPACE	SQ. FT	LOAD FACTOR	CAPACITY	EGRESS PATHS REQUIRED	TRAVEL DISTANCE (FEET)	OCCUPANCY	MAX TRAVEL DISTANCE
100	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
101	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
102	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
103	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
104	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
105	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
106	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
107	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
108	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
109	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
110	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
111	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
112	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
113	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
114	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
115	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
116	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
117	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
118	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
119	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
120	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
121	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
122	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
123	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
124	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
125	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
126	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
127	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
128	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
129	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"
130	MEETING ROOM	1,000	300	3	1	100'-0"	B	300'-0"

3. ADMINISTRATIVE AREA - EGRESS PLAN

2. EXIT DATA

SHEET NOTES:



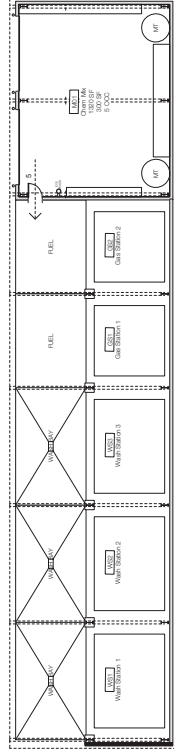
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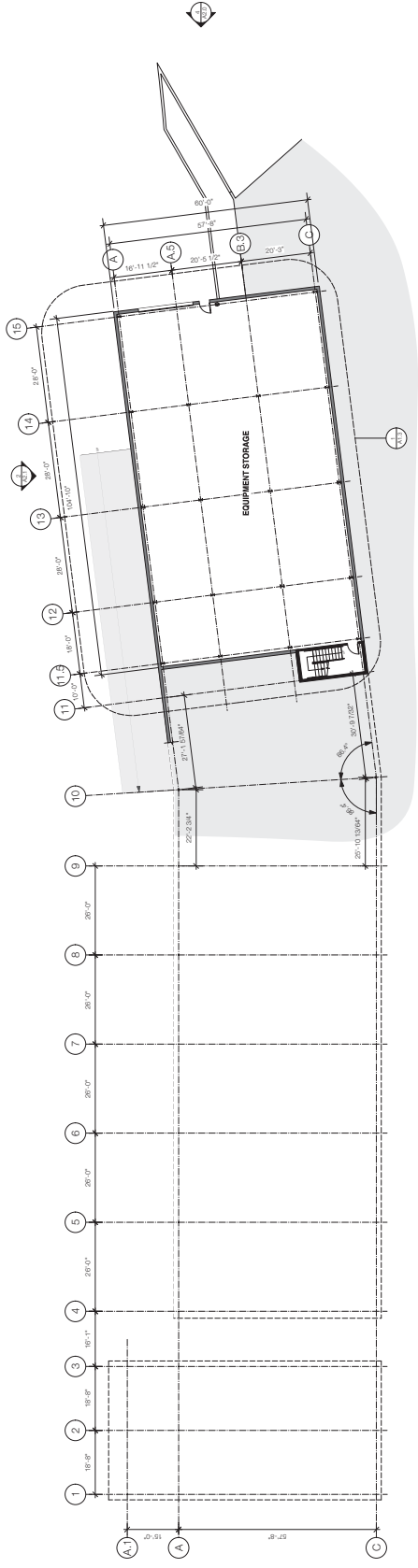
EXHIBIT DIAGRAMS  
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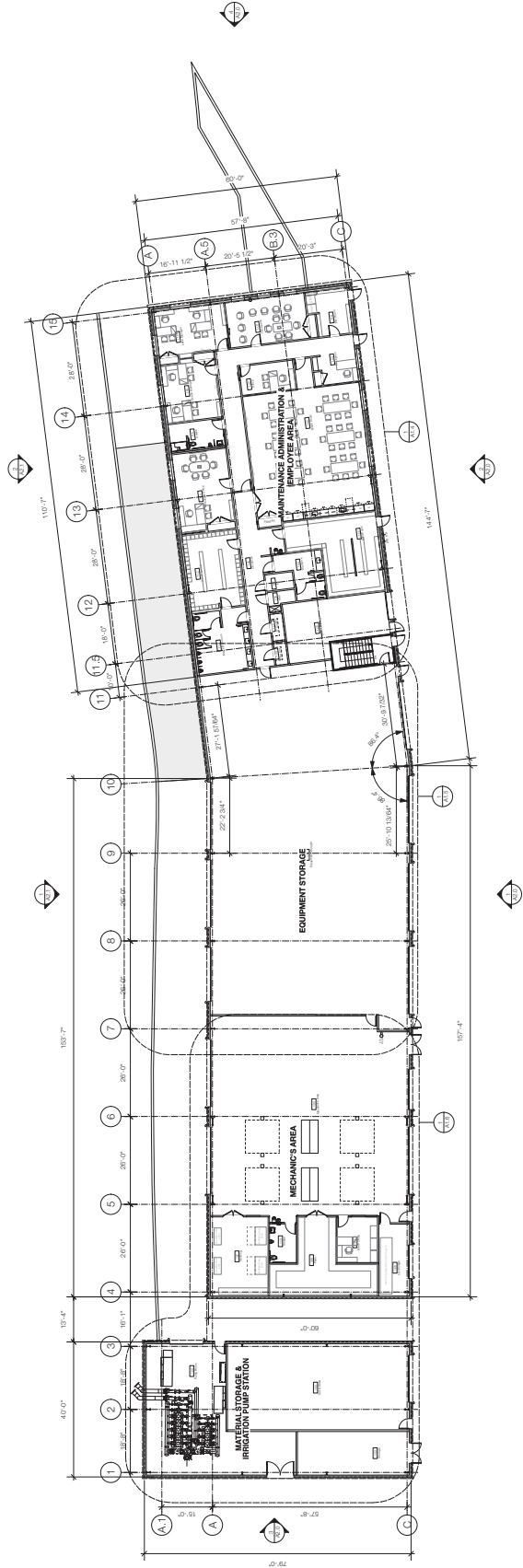
GREENWAVE

1 CHEM MX BUILDING - EGRESS PLAN

SHEET NOTES:



2 GOLF MAINTENANCE BUILDING - PROPOSED BASEMENT LEVEL REFERENCE PLAN



1 GOLF MAINTENANCE BUILDING - PROPOSED GRADE LEVEL REFERENCE PLAN



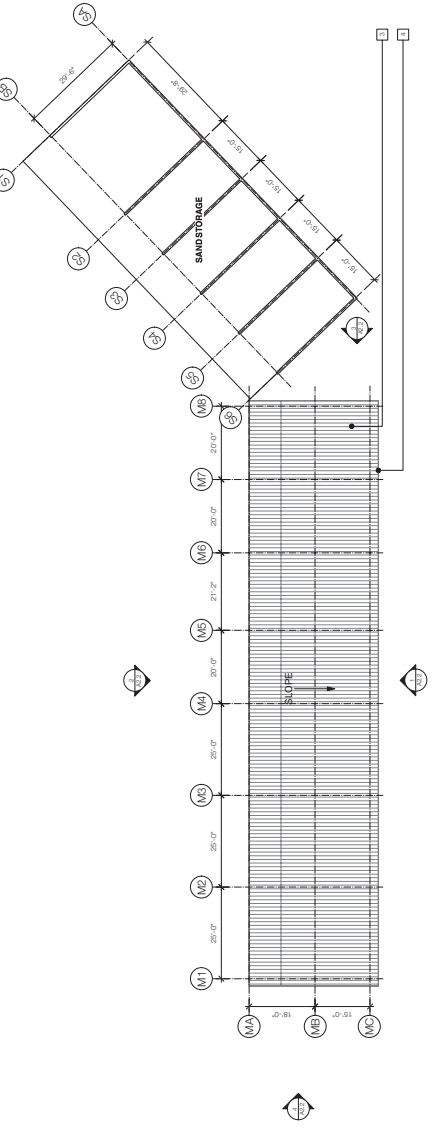
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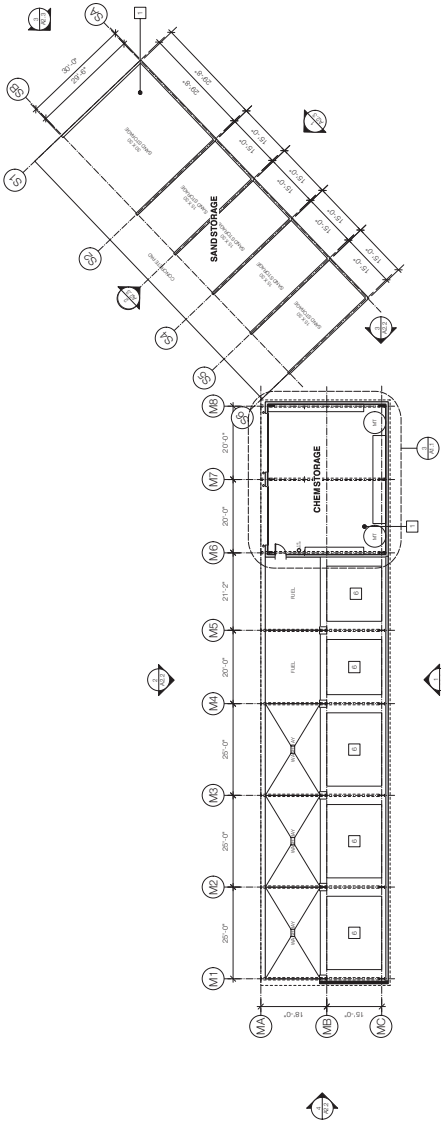
DATE: 07/26/18  
PRINT: SUBMITAL SET  
SCALE: 1/8" = 1'-0"

GOLF MAINTENANCE BUILDING PLANS  
A1.0

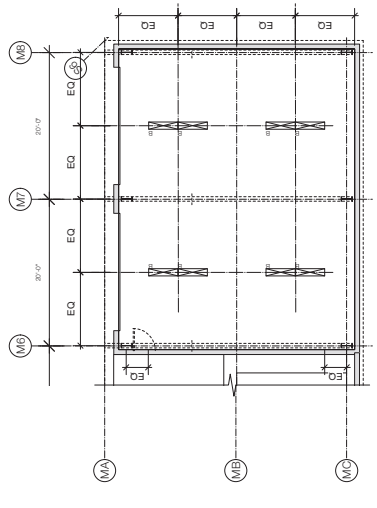
**SHEET NOTES:**  
 CONCRETE SLAB ON GRADE (SEE)  
 STRIATED, 16:1 SLOPE  
 DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE  
 FINISH FLOOR ELEVATIONS  
 FINISH GRADE ELEVATIONS  
 FINISH TYPICAL ELEVATIONS  
 FINISH GRADE (SEE FOUNDATION SHEET)  
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 FINISH GRADE (SEE FOUNDATION SHEET)  
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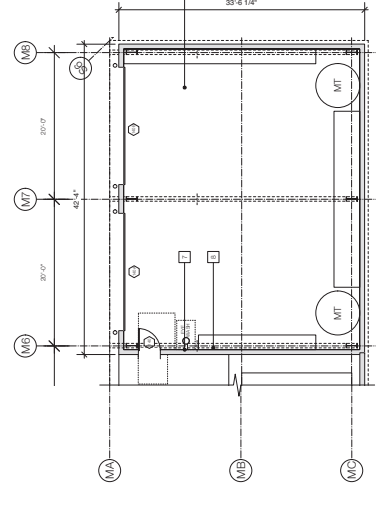
② GOLF MAINTENANCE CANOPY BUILDING - ROOF PLAN  
SCALE: 1/8" = 1'-0"



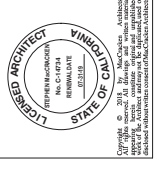
① GOLF MAINTENANCE CANOPY BUILDING  
SCALE: 1/8" = 1'-0"



④ CHEMICAL STORAGE - ENLARGED REFLECTED CEILING PLAN  
SCALE: 1/8" = 1'-0"



③ CHEMICAL STORAGE - ENLARGED PLAN  
SCALE: 1/8" = 1'-0"



**THE OLYMPIC CLUB**  
399 SKYLINE BOULEVARD  
SAN FRANCISCO, CA 94114-3820  
9 4 1 3 2

**M A C R A C K E N**  
477 Ninth Street, 2nd floor  
San Francisco, CA 94103  
W: www.mackracken.com

DATE: 02/28/18  
PROJECT: SUBMITAL SET  
SCALE: 1/8" = 1'-0"

CHEMICAL STORAGE PLAN  
A.1.1

- SHEET NOTES:**
- CONCRETE SLAB OR GRADE LEVEL
  - STRUT - SEE A/D
  - FINISH FLOOR TO FINISH FLOOR - SEE
  - SPACED
  - GUTTER TYPE - SEE ELEVATIONS
  - FINISH FLOOR TO FINISH FLOOR - SEE
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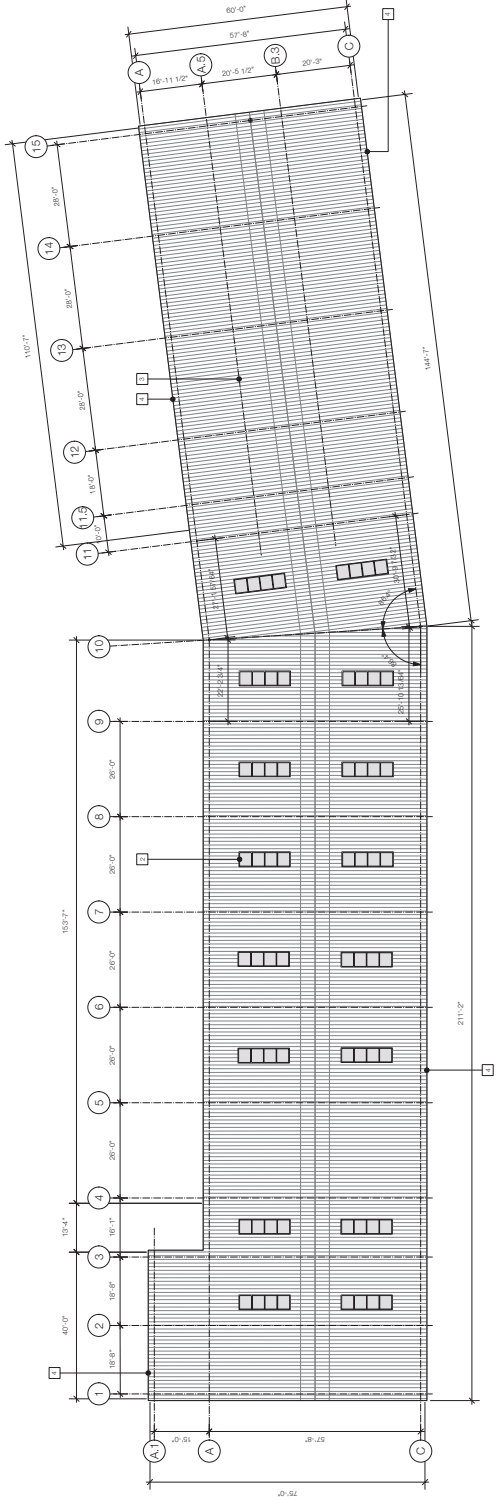


**THE OLYMPIC CLUB**  
 599 SKYLINE BOULEVARD  
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 415.774.1111

**M A C C A R A C K E N**  
 ARCHITECTS  
 477 N. BAY STREET, 2ND FLOOR  
 SAN FRANCISCO, CA 94111  
 415.398.4700  
 WWW.MACCAREN.COM

DATE: 07/26/18  
 PERMIT SUBMITTAL SET  
 SCALE: 1/8" = 1'-0"

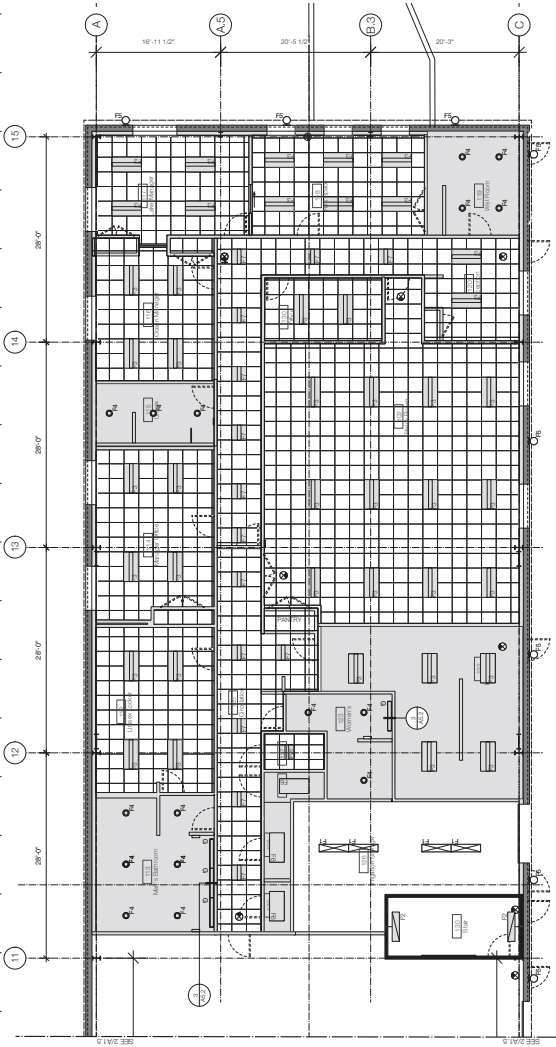
GOLF MAINTENANCE BUILDING - ROOF PLAN  
**A1.2**



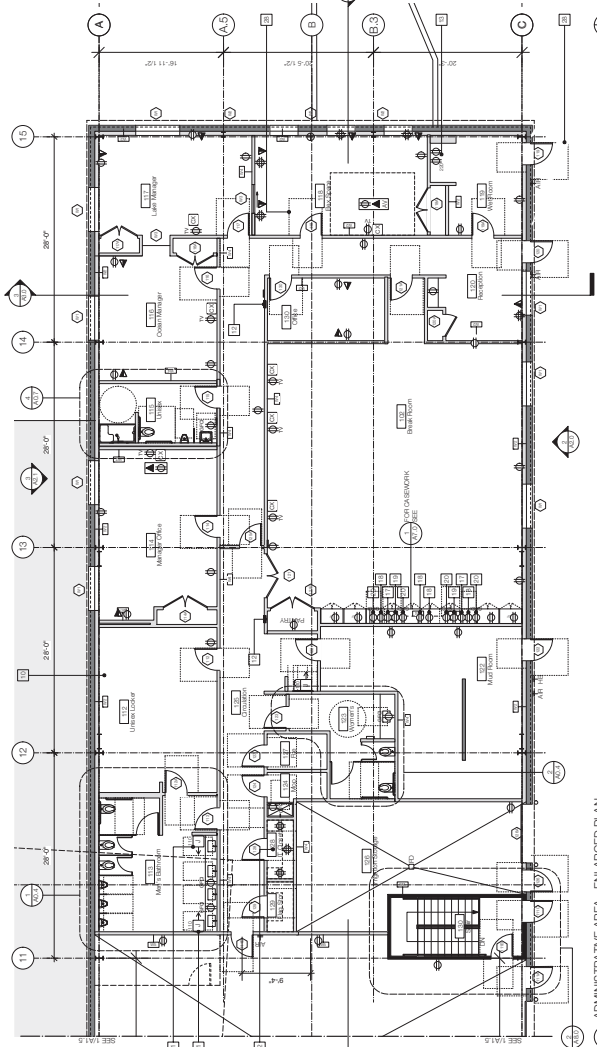
1 GOLF MAINTENANCE BUILDING - PROPOSED ROOF PLAN







2 ADMINISTRATIVE AREA - REFLECTED CEILING PLAN



1 ADMINISTRATIVE AREA - ENLARGED PLAN

- SHEET NOTES:**
- 1. REFERENCED METAL BUILDING
  - 2. CHIMNEY CONDENSATE TO 0' 0"
  - 3. CHIMNEY ENCLOSURE FOR STOVE
  - 4. LINE OF SKYLIGHT ABOVE
  - 5. CHANGING TO STRUCTURE ABOVE
  - 6. N.I.C. OWNER PROVIDED (WALL/CEILING/FLOOR/FLOOR/ROOF)
  - 7. N.I.C. OWNER PROVIDED (WALL/CEILING/FLOOR/ROOF)
  - 8. N.I.C. OWNER PROVIDED (WALL/CEILING/FLOOR/ROOF)
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  - 59. N.I.C. OWNER PROVIDED (WALL/CEILING/FLOOR/ROOF)
  - 60. N.I.C. OWNER PROVIDED (WALL/CEILING/FLOOR/ROOF)

Vincent J. DiBiase  
 Professional Engineer  
 License No. 10228  
 State of California  
 2024-2026

THE OLYMPIC CLUB  
 599 SKYLINE BOULEVARD  
 SAN FRANCISCO, CA  
 9 4 1 3

M A C C R A C K E N  
 477 North Street, 2nd Floor  
 San Francisco, CA 94108  
 W 4 1 5 4 8 7 2 0 9  
 W W W . M A C C R A C K E N . C O M

DATE: 07/28/18  
 PERMIT SUBMITTAL SET  
 SCALE: 1/8" = 1' - 0"

ADMIN AREA - ENLARGED PLAN & REF  
**A1.4**

RCP LEGEND:		NOTES
SYMBOL	DESCRIPTION	
[Symbol]	200 REINFORCED CONCRETE @ 18" ON CENTER	
[Symbol]	8" SURFACE MOUNTED	
[Symbol]	2" X 4" RECESSED	
[Symbol]	1" X 4" SURFACE MOUNTED	
[Symbol]	2" X 4" RECESSED	
[Symbol]	6" DIAMETER ROUND DUCT	
[Symbol]	LED AREA LIGHTING	
[Symbol]	2" X 4" RECESSED	
[Symbol]	8" SURFACE MOUNTED	
[Symbol]	2" X 4" RECESSED	
[Symbol]	OUTDOOR WALL MOUNT	
[Symbol]	8" SURFACE MOUNTED	
[Symbol]	1" X 4" SURFACE MOUNTED	
[Symbol]	8" SURFACE MOUNTED WITH EMERGENCY BATTERY BACKUP	
[Symbol]	CHIMNEY MOUNTED	
[Symbol]	WALL MOUNTED	
[Symbol]	WALL MOUNTED	
[Symbol]	WALL MOUNTED	

ELECTRICAL LEGEND:		NOTES
[Symbol]	1" O.D. VENTHUR	
[Symbol]	2" O.D. VENTHUR	
[Symbol]	3" O.D. VENTHUR	
[Symbol]	4" O.D. VENTHUR	
[Symbol]	5" O.D. VENTHUR	
[Symbol]	6" O.D. VENTHUR	
[Symbol]	8" O.D. VENTHUR	
[Symbol]	10" O.D. VENTHUR	
[Symbol]	12" O.D. VENTHUR	
[Symbol]	14" O.D. VENTHUR	
[Symbol]	16" O.D. VENTHUR	
[Symbol]	18" O.D. VENTHUR	
[Symbol]	20" O.D. VENTHUR	
[Symbol]	24" O.D. VENTHUR	
[Symbol]	30" O.D. VENTHUR	
[Symbol]	36" O.D. VENTHUR	
[Symbol]	42" O.D. VENTHUR	
[Symbol]	48" O.D. VENTHUR	
[Symbol]	54" O.D. VENTHUR	
[Symbol]	60" O.D. VENTHUR	
[Symbol]	66" O.D. VENTHUR	
[Symbol]	72" O.D. VENTHUR	
[Symbol]	78" O.D. VENTHUR	
[Symbol]	84" O.D. VENTHUR	
[Symbol]	90" O.D. VENTHUR	
[Symbol]	96" O.D. VENTHUR	
[Symbol]	102" O.D. VENTHUR	
[Symbol]	108" O.D. VENTHUR	
[Symbol]	114" O.D. VENTHUR	
[Symbol]	120" O.D. VENTHUR	
[Symbol]	126" O.D. VENTHUR	
[Symbol]	132" O.D. VENTHUR	
[Symbol]	138" O.D. VENTHUR	
[Symbol]	144" O.D. VENTHUR	
[Symbol]	150" O.D. VENTHUR	
[Symbol]	156" O.D. VENTHUR	
[Symbol]	162" O.D. VENTHUR	
[Symbol]	168" O.D. VENTHUR	
[Symbol]	174" O.D. VENTHUR	
[Symbol]	180" O.D. VENTHUR	
[Symbol]	186" O.D. VENTHUR	
[Symbol]	192" O.D. VENTHUR	
[Symbol]	198" O.D. VENTHUR	
[Symbol]	204" O.D. VENTHUR	
[Symbol]	210" O.D. VENTHUR	
[Symbol]	216" O.D. VENTHUR	
[Symbol]	222" O.D. VENTHUR	
[Symbol]	228" O.D. VENTHUR	
[Symbol]	234" O.D. VENTHUR	
[Symbol]	240" O.D. VENTHUR	
[Symbol]	246" O.D. VENTHUR	
[Symbol]	252" O.D. VENTHUR	
[Symbol]	258" O.D. VENTHUR	
[Symbol]	264" O.D. VENTHUR	
[Symbol]	270" O.D. VENTHUR	
[Symbol]	276" O.D. VENTHUR	
[Symbol]	282" O.D. VENTHUR	
[Symbol]	288" O.D. VENTHUR	
[Symbol]	294" O.D. VENTHUR	
[Symbol]	300" O.D. VENTHUR	





**SHEET NOTES:**

- 1 REINFORCED METAL BUILDING
- 2 CHAINLINK CHIMNEY/ROOF TO 9'-0"
- 3 CHAINLINK ENCLOSURE FOR STORAGE
- 4 LINE OF SPARKLIGHT ABOVE
- 5 N.C. OWNER PROVIDED STRUCTURAL IRON BEAMS
- 6 N.C. OWNER PROVIDED STRUCTURAL I-FLT - 12" DEEP
- 7 N.C. OWNER PROVIDED STRUCTURAL I-FLT - 12" DEEP
- 8 N.C. OWNER PROVIDED STRUCTURAL I-FLT - 12" DEEP
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- 99 N.C. OWNER PROVIDED STRUCTURAL I-FLT - 12" DEEP
- 100 N.C. OWNER PROVIDED STRUCTURAL I-FLT - 12" DEEP

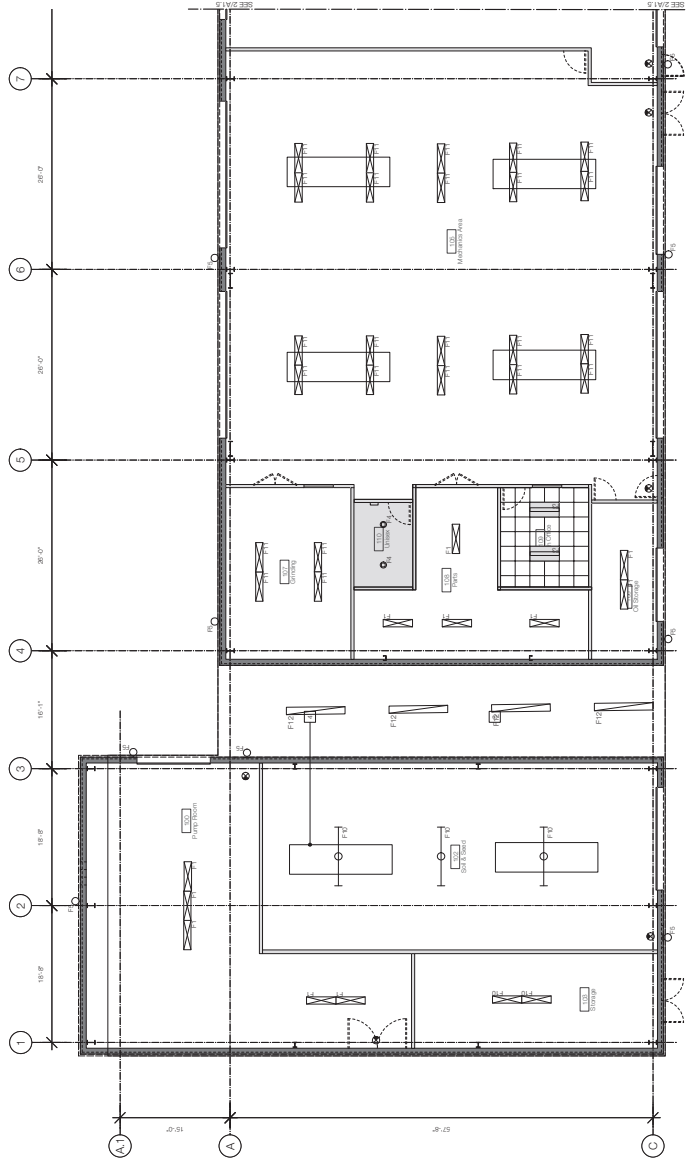


THE OLYMPIC CLUB  
599 SKYLINE BOULEVARD  
SAN FRANCISCO, CA  
9 4 1 1 3 2

M A C C R A C K E N  
4 7 7 N I N H S T R E E T 2 N D F L O O R  
S A N F R A N C I S C O C A 9 4 1 0 3  
W W W . M A C C R A C K E N . C O M

DATE: 02/28/18  
PERMIT SUBMITTAL SET  
SCALE: 1/8" = 1'-0"

MECHANICAL - MEP  
A1.7



RCP LEGEND:	
SYMBOL	DESCRIPTION
[Symbol]	20# HEAVY DUTY CEILING GRID @ 9'-0" A.F.F.
[Symbol]	SURFACED OVERLAP BECEILING @ 9'-0"
[Symbol]	2"x4" RECESSED
[Symbol]	1"x4" SURFACE MOUNTED
[Symbol]	2"x3" RECESSED
[Symbol]	6" DIAMETER DOWNLIGHT
[Symbol]	LED UNDER COFFER FUTURE
[Symbol]	2"x4" RECESSED
[Symbol]	8" ROUNDED VALENCE EVAPORATOR BURNER WITH SENSORS STORAGE
[Symbol]	OUTDOOR WALL MOUNT
[Symbol]	2"x4" SURFACE MOUNTED EXPLORION ROOF
[Symbol]	1"x4" SURFACE MOUNTED
[Symbol]	8" SURFACE MOUNTED WITH EMERGENCY BATTERY BACKUP
[Symbol]	CEILING MOUNTED
[Symbol]	CEILING MOUNTED
[Symbol]	WALL MOUNTED
[Symbol]	WALL MOUNTED

1 MECHANICAL AREA, PUMP ROOM & STORAGE - ENLARGED REFLECTED CEILING PLAN

**SHEET NOTES:**

- 1 PAINTED CORRUGATED METAL SIDING
- 2 GALVAPPROX PLANING BRIDGE
- 3 PAINTED METAL OVERHEAD COLONG
- 4 PLYWOOD
- 5 ALUMINUM FRAMED WINDOW
- 6 WOOD TRUSS TO CENTER OF PIGALLE
- 7 FRAMING BEAM METAL ROOF
- 8 DOWNPOUT
- 9 ALUMINUM FRAMED WINDOW
- 10 PAINTED STEEL COLUMN
- 11 UNDERLAME OF ROOF



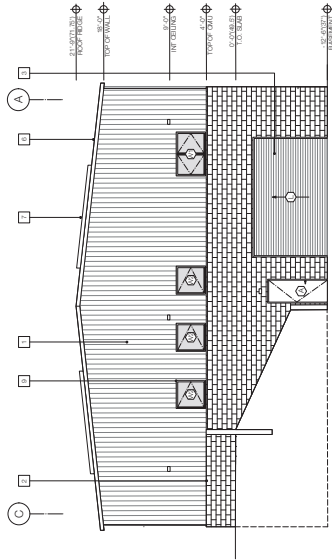
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 SAN FRANCISCO, CA  
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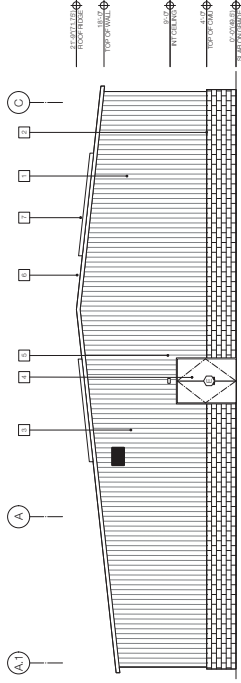
**MAACRACRACKS**  
 4259 Fish Street, 2nd Floor  
 San Francisco, CA 94114  
 Phone: 415-442-4050  
 Web: www.maacrch.com

DATE: 07.28.18  
 PROJECT: SUMMITALBERT  
 SCALE: 1/8" = 1'-0"

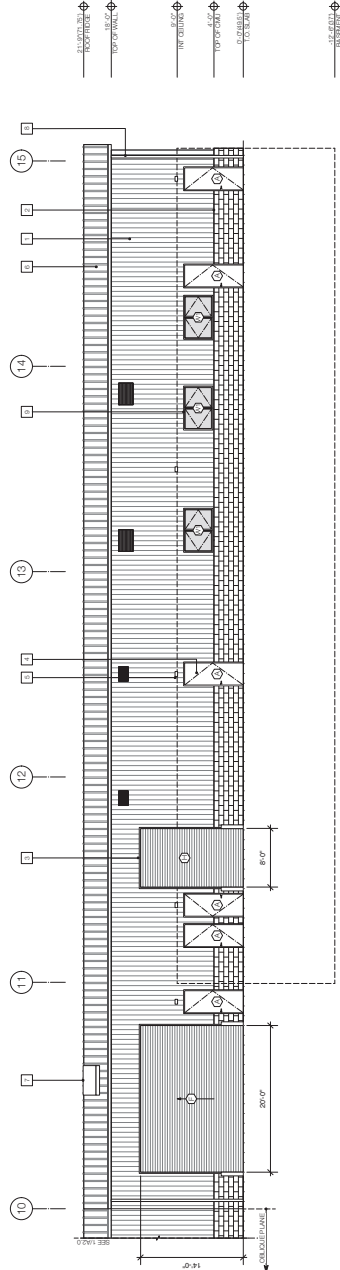
GOLF MAINTENANCE BLDG.: ELEV. DIMS.  
**A2.0**



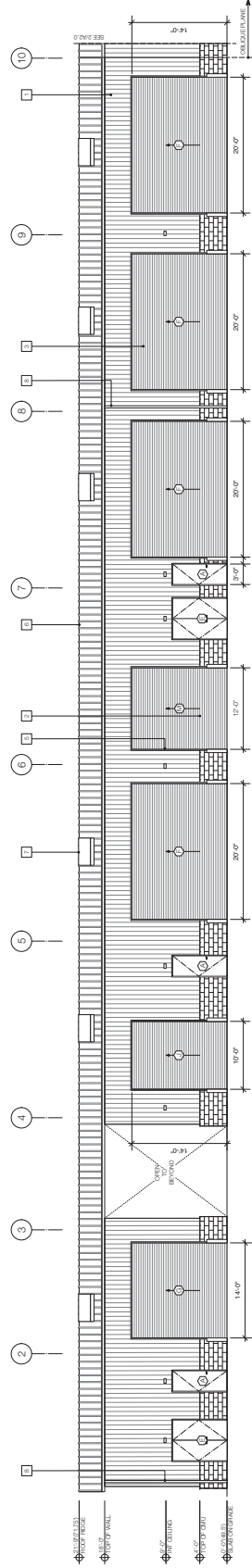
4 NORTH ELEVATION



3 SOUTH ELEVATION



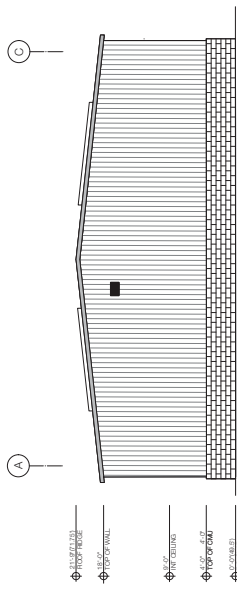
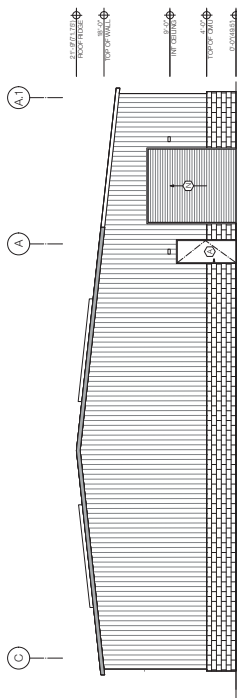
2 PARTIAL EAST ELEVATION



1 PARTIAL EAST ELEVATION

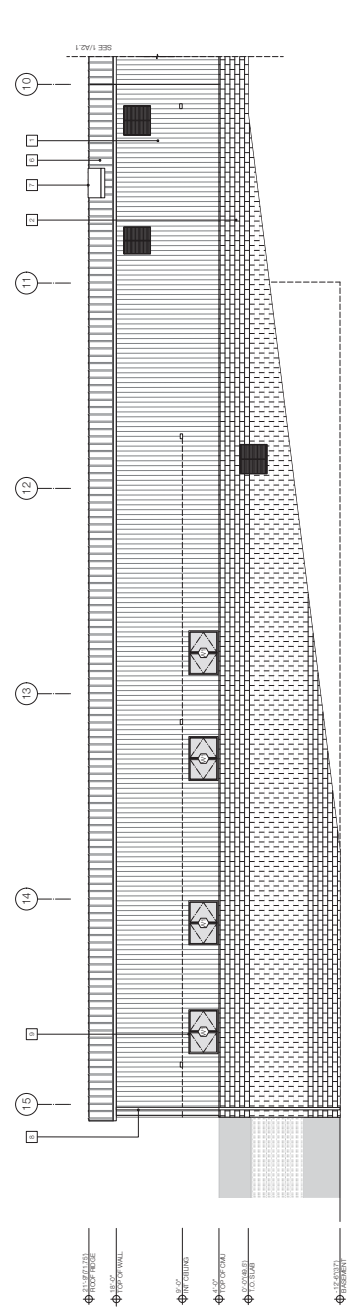
**SHEET NOTES**

- 1. PAINTED COORDINATED METAL SIDING
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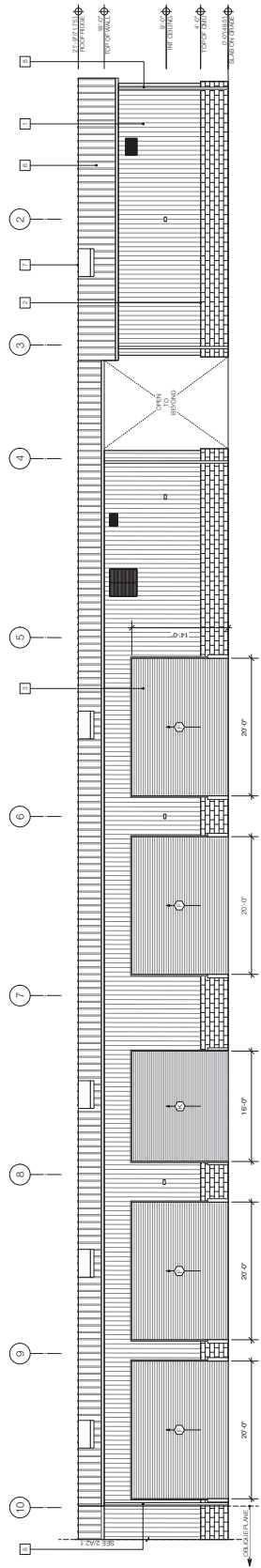


4 NORTH ELEVATION @ BREZEWAY

3 SOUTH ELEVATION @ BREZEWAY



2 PARTIAL WEST ELEVATION



1 PARTIAL WEST ELEVATION



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THE HOLYTRIC CLUB  
509 SKYLINE BOULEVARD  
SAN FRANCISCO, CA  
4 1 3

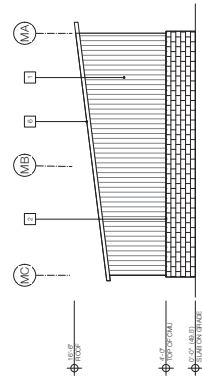
M A C R A C K S  
499 Fish Street, 2nd Floor  
San Francisco, CA 94101  
Tel: 415 487 2050  
Web: www.macrack.com

DATE: 07.28.18  
PROJECT: HUNTLEY BRT  
SCALE: 1/8" = 1'-0"

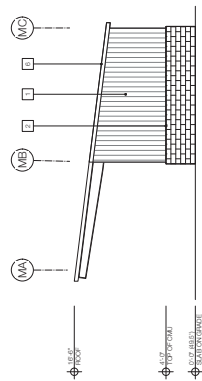
GOLF MAINTENANCE BUILDING - ELEVATIONS  
A2.1

**STREET NOTES**

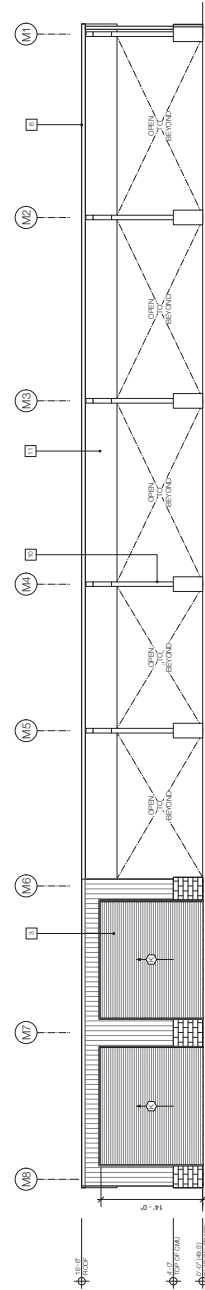
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-  PAINTED METAL OVERHEAD COOLING RACK
-  PAINTED WOOD SIDING
-  PAINTED METAL ROOF
-  PAINTED METAL CEILING
-  PAINTED METAL FLOOR
-  PAINTED METAL WALL
-  PAINTED METAL COLUMN
-  PAINTED METAL ROOFLINE



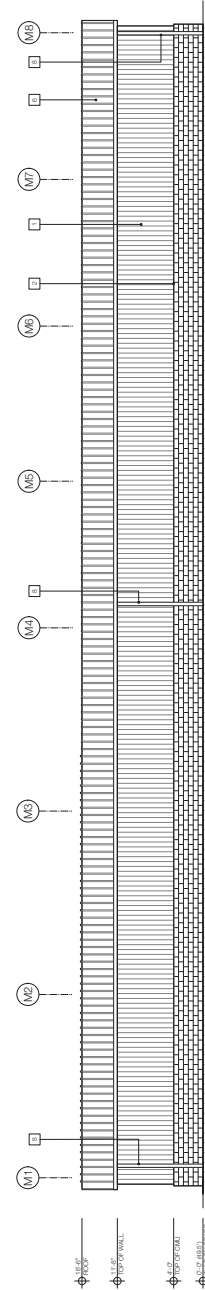
**1** CANOPY BUILDING WEST ELEVATION



**3** CANOPY BUILDING EAST ELEVATION



**2** CANOPY BUILDING NORTH ELEVATION



**1** CANOPY BUILDING SOUTH ELEVATION



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THE HOLYTRIC CLUB  
509 SKYLINE BOULEVARD  
SAN FRANCISCO, CA  
4 1 3

MACCARRACKS  
499 Fish Street, 2nd Floor  
San Francisco, CA 94133  
415.482.2050  
web: www.maccaracks.com

DATE: 07.26.18  
PROJECT: MOUNTAINVIEW  
SCALE: 1/8" = 1'-0"

MACHINE DRAWING - ELEVATIONS  
**A2.2**





**SHEET NOTES:**

- 1 STEEL BUILDING FRAME
- 2 PERMEATION PUMP EQUIPMENT TO SUBMAN
- 3 1/2" CMU WALL WITH EXTERIOR FINISH
- 4 METAL BUILDING WALL PANEL
- 5 1ST FLOOR SLAB (SEE STRUCTURE)



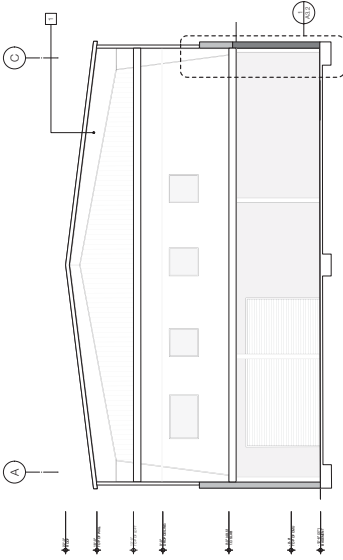
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THE OLYMPIC CLUB  
 599 SKYLINE BOULEVARD  
 SAN FRANCISCO, CA  
 9 4 1 3

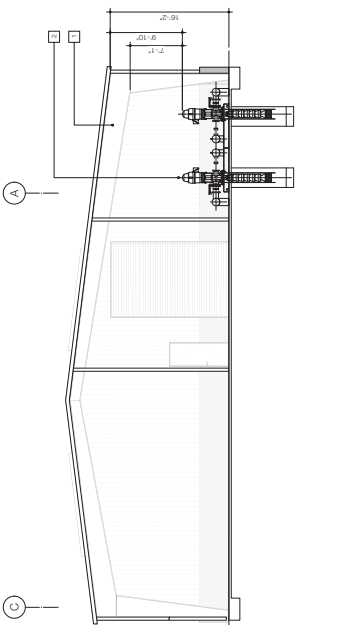
M A C C A R O N E  
 477 N. HAY STREET, 2ND FLOOR  
 SAN FRANCISCO, CA 94102  
 TEL: 415.774.4870  
 WWW.MACCARONE.COM

DATE: 02/28/18  
 PROJECT: SUBMITTAL SET  
 REV: 12/14/17 PUMP ROOM  
 SCALE: 1/8" = 1'-0"

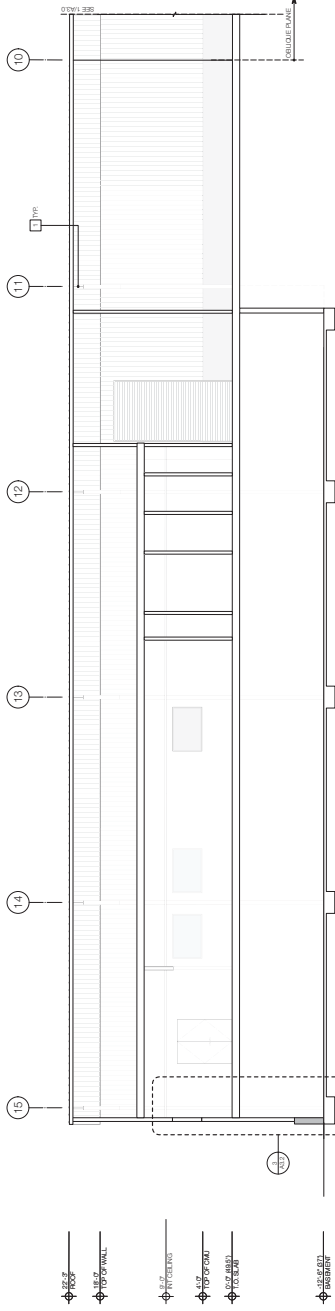
SECTIONS  
**A3.0**



4 TRANSVERSE SECTION @ PUMP AREA



3 TRANSVERSE SECTION @ ADMINISTRATION WING



2 LONGITUDINAL SECTION CONTINUED



1 LONGITUDINAL SECTION

SECTIONS

**SHEET NOTES:**

- 1 STEEL BUILDING FRAME
- 2 PUMP/GENERATOR EQUIPMENT TO SUBMAN
- 3 10' CMU WALL WITH STRUCT BRIMS
- 4 METAL BUILDING WALL PANEL
- 5 1ST FLOOR BLUM BASE STRUCTURE

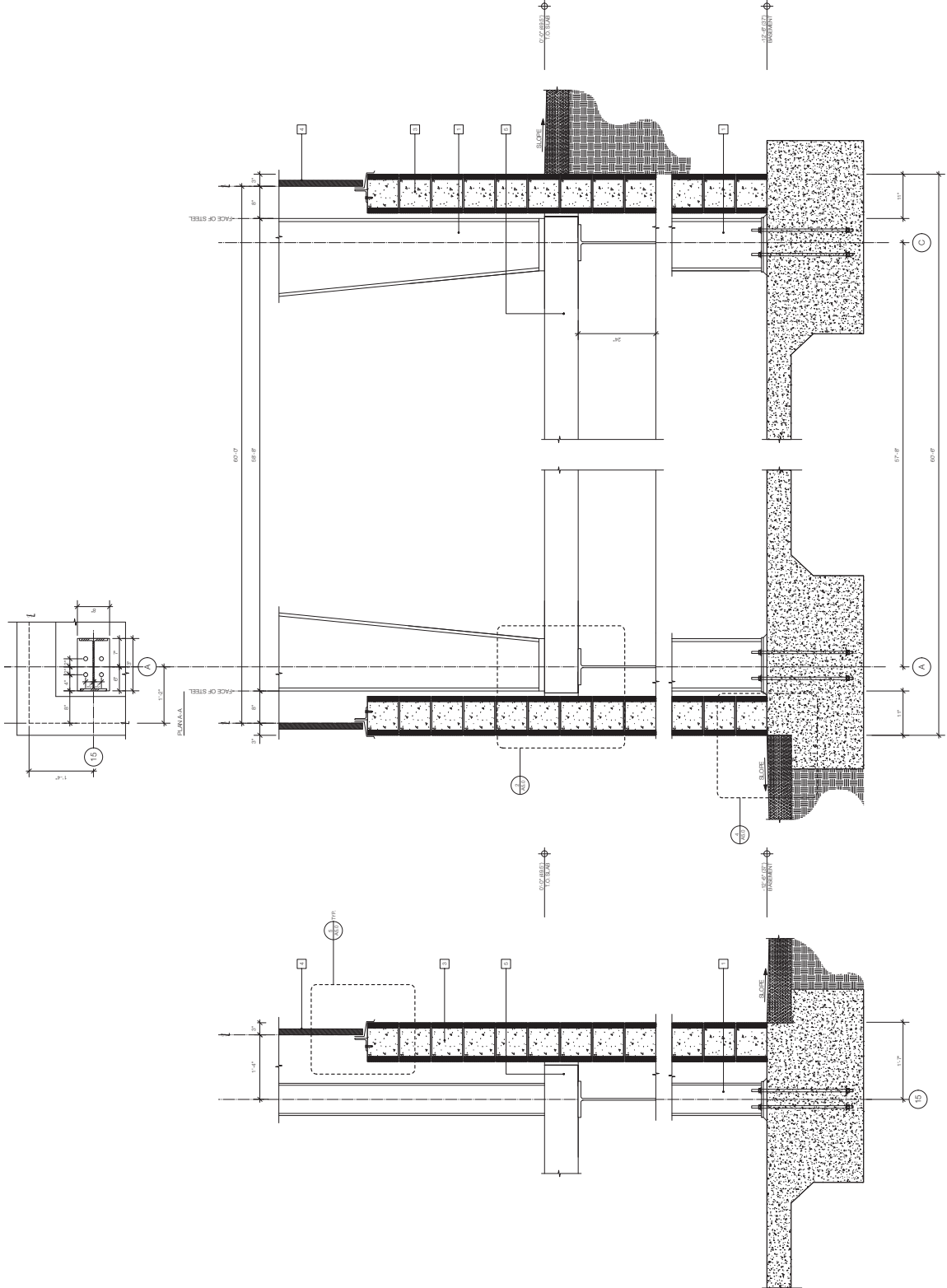


THE OLYMPIC CLUB  
 599 SKYLINE BOULEVARD  
 SAN FRANCISCO, CA  
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M A C C A R O N E  
 ARCHITECTS  
 477 Ninth Street, 2nd Floor  
 San Francisco, CA 94103  
 415.774.4820  
 www.maccarone.com

DATE: 02/28/18  
 PERMIT SUBMITTAL SET  
 SCALE: 1" = 4'-0"

WALL SECTIONS  
**A3.2**



1 WALL SECTION

2 WALL SECTION

3 WALL SECTION

- SHEET NOTES:**
- 1. CONSULTING ENGINEER
  - 2. PROVIDE BLOCKING FOR MOUNTING AND BRACING
  - 3. PROVIDE BLOCKING FOR MOUNTING AND BRACING
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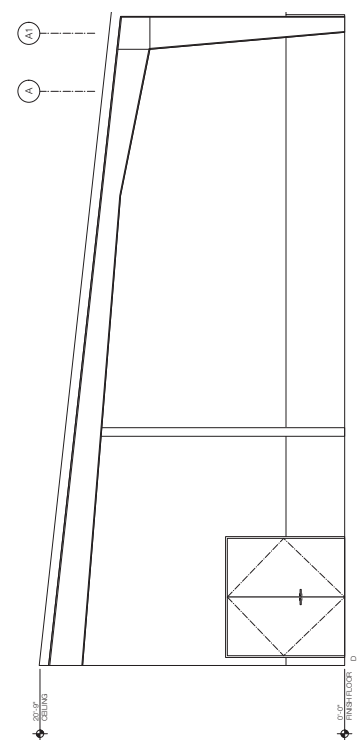
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LORENZ ARCHITECT  
 1000 CALIFORNIA STREET  
 SAN FRANCISCO, CA 94109  
 TEL: 415.435.4825  
 WWW.LORENZARCH.COM

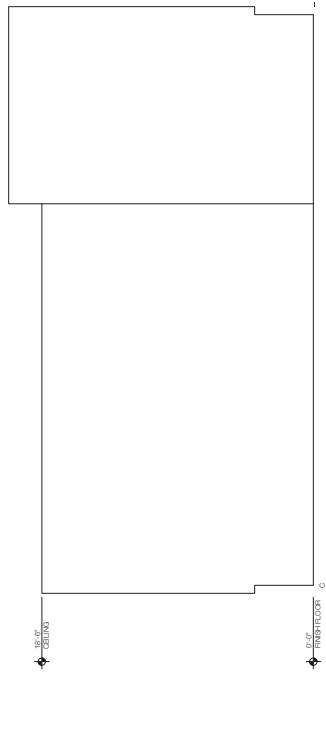
THE OLYMPIC CLUB  
 509 SKENE BOULEVARD  
 SAN FRANCISCO, CA  
 1 2 3 4

DATE: 07.26.18  
 PROJECT: SUMMITALIST  
 SCALE: 1/4" = 1'-0"

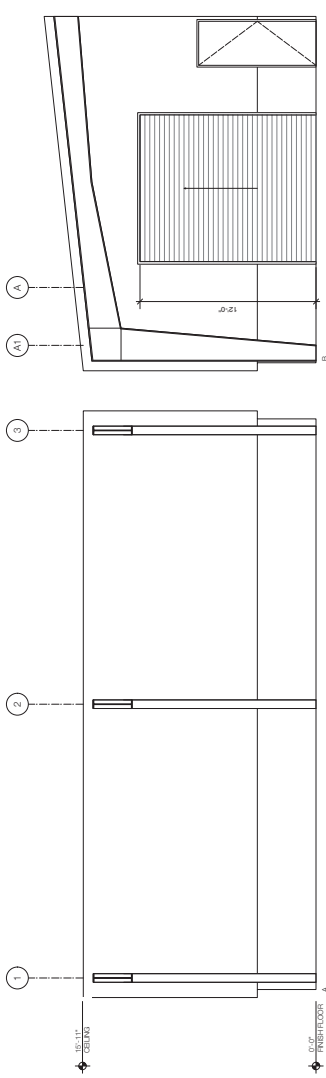
INTERIOR ELEVATIONS  
 A4.0



3 PUMP ROOM - 100 - INTERIOR ELEVATION



2 PUMP ROOM - 100 - INTERIOR ELEVATION



1 PUMP ROOM - 100 - INTERIOR ELEVATION

- STREET NOTES:**
- 1. CONSULT N.C.
  - 2. PROVIDE BLOCKING FOR CROWN MOLDING AT CORNER
  - 3. PROVIDE BLOCKING FOR CROWN MOLDING AT WALL
  - 4. PROVIDE BLOCKING FOR CROWN MOLDING AT CEILING
  - 5. PROVIDE BLOCKING FOR CROWN MOLDING AT FLOOR
  - 6. PROVIDE BLOCKING FOR CROWN MOLDING AT DOOR
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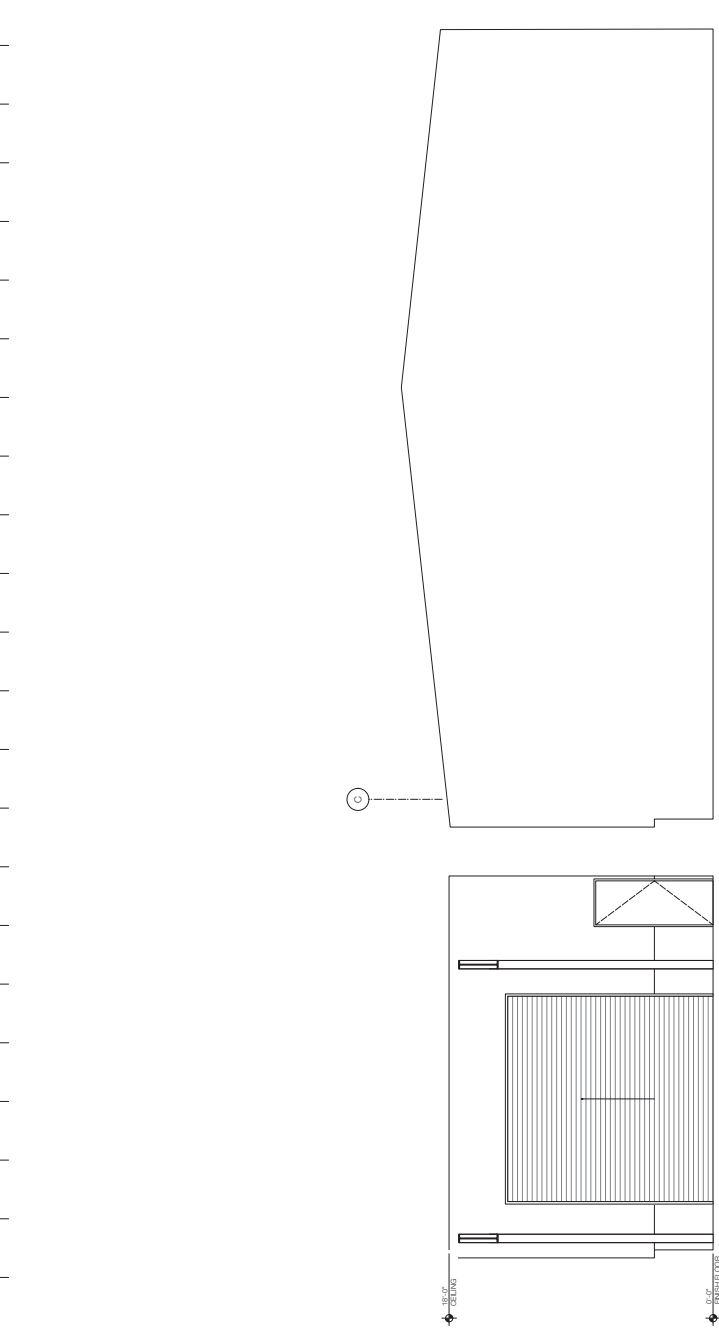
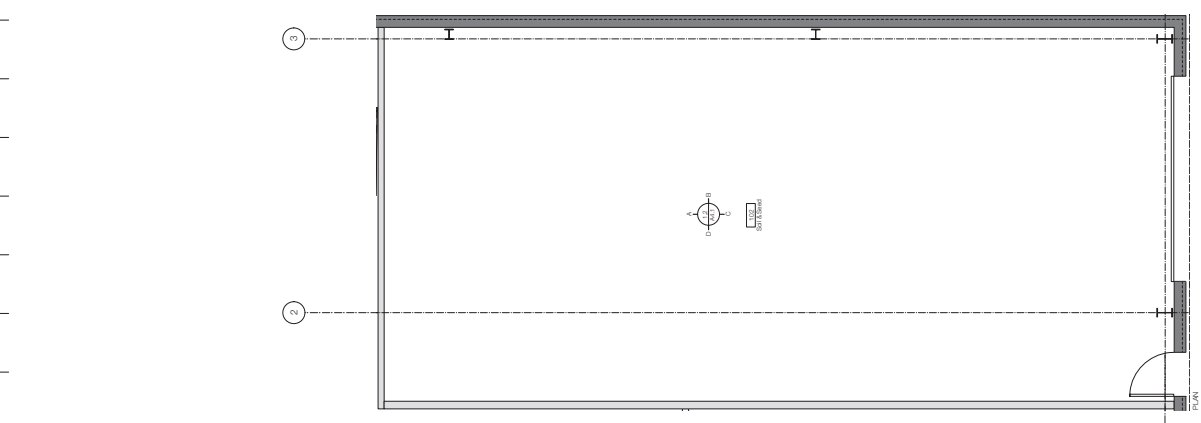
- MATERIALS:**
- 1. ZONE-1
  - 2. ZONE-2
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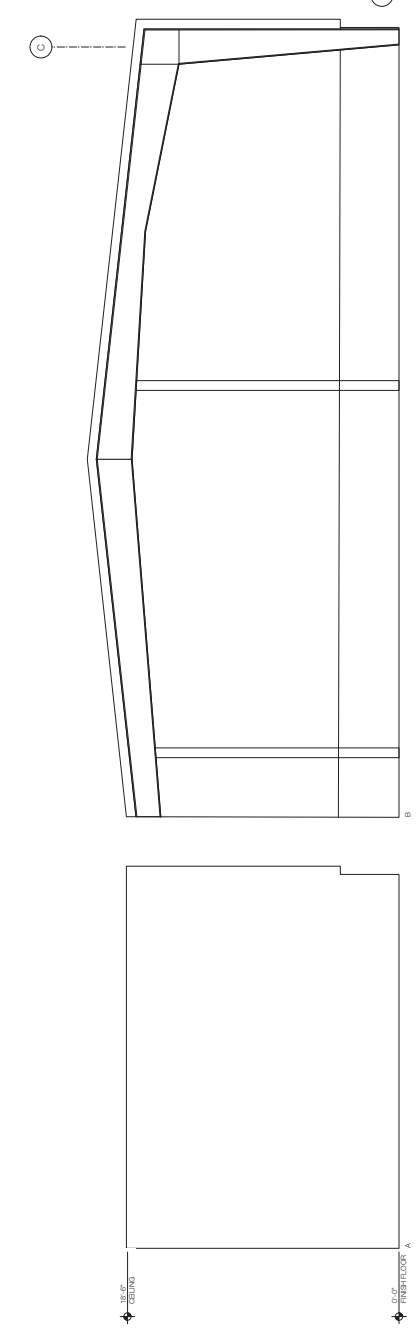
THE POLYPTIC CLUB  
 509 SKYLINE BOULEVARD  
 SAN FRANCISCO, CA  
 4 1 3

DATE: 07/26/18  
 PROJECT: SUBMITTAL SET  
 SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS  
**A4.1**



2 SOIL & SEED - 102 - INTERIOR ELEVATION



1 SOIL & SEED - 102 - INTERIOR ELEVATION

**STREET NOTES:**

- 1. CHAIRSIDE INC.
- 2. PROVIDE BLOCKING FOR CHAIRS BY PROVIDING BLOCKING FOR CHAIRS AT ALL SEATING AREAS.
- 3. PROVIDE BLOCKING FOR CHAIRS AT ALL SEATING AREAS.
- 4. HANG OTHER USE SPECS.
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OWNER SUPPLIED THE CARD PUNCH



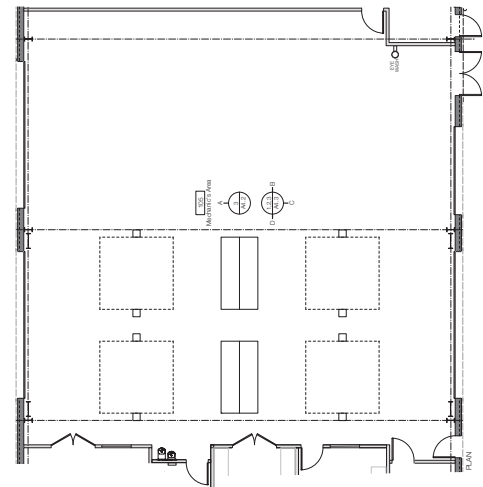
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**THE OLYMPIC CLUB**  
 509 SKENE BOULEVARD  
 SAN FRANCISCO, CA  
 4 1 3 2 3 4 5 6 7 8 9 0

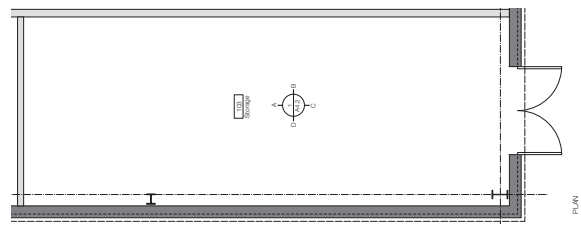
**M A C C R A C K E N**  
 479 Haight Street, 2nd floor  
 San Francisco, CA 94102  
 t 415 482 2050  
 f 415 482 2050  
 w e b : www.maccracken.com

DATE: 07/26/18  
 PROJECT: SUMMITALBERT  
 SCALE: 1/4" = 1'-0" U.S.N.

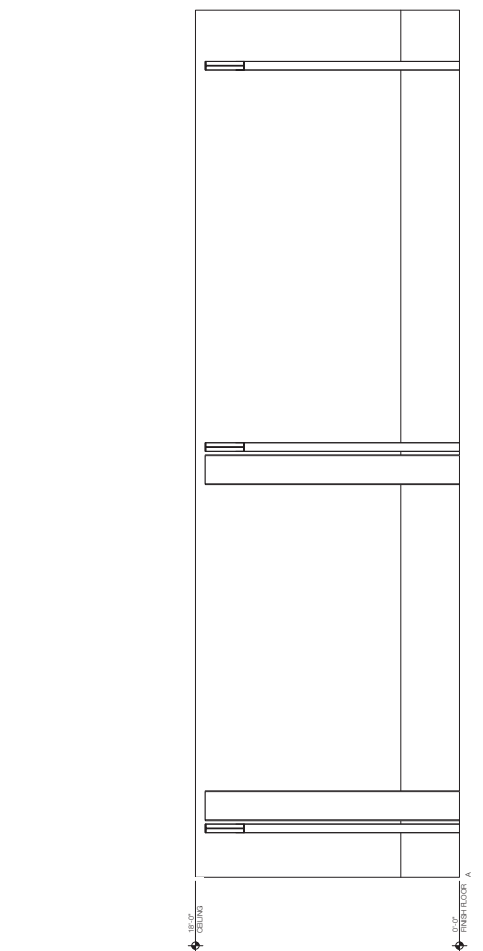
INTERIOR ELEVATIONS  
**A4.2**



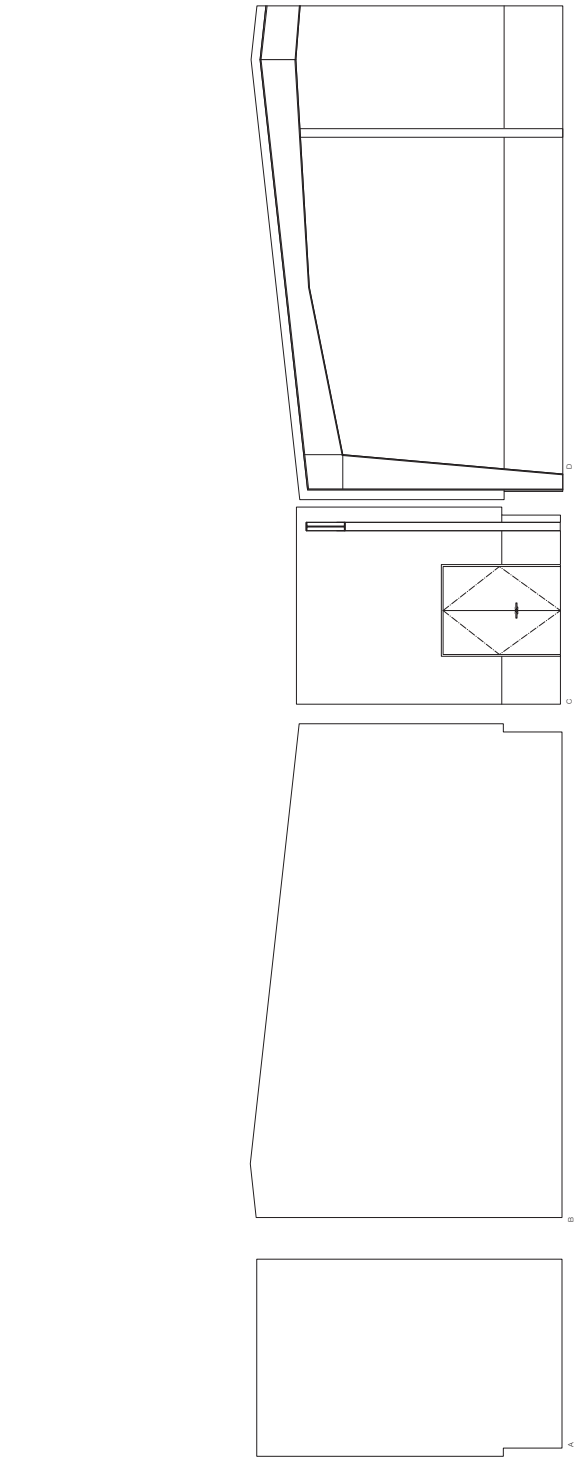
2 MECHANICS AREA - 105 - ENLARGED PLAN  
 SCALE: 1/8" = 1'-0"



1 STORAGE - 105 - INTERIOR ELEVATION  
 SCALE: 1/4" = 1'-0"



3 MECHANICS AREA - 105 - INTERIOR ELEVATION



1 STORAGE - 105 - INTERIOR ELEVATION

- STREET NOTES:**
- 1. CHAIRSIDE INLC
  - 2. PROVIDE BLOWN POLYURETHANE FOAM INSULATION TO THE CEILING
  - 3. PROVIDE BLOWN POLYURETHANE FOAM INSULATION TO THE CEILING
  - 4. HANG OVER USE SPICES
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- MATERIALS:**
- 1. ZONE-1
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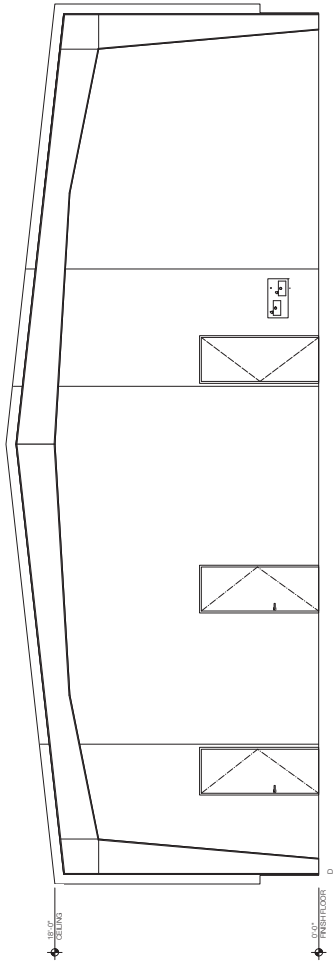


THE OLYMPIC CLUB  
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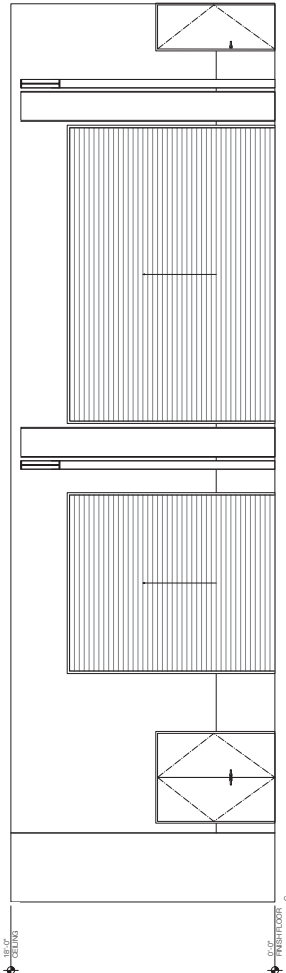
M A C R A C K E N  
479 Blith Street, 2nd Floor  
San Francisco, CA 94102  
Tel: 415 482 2050  
Web: www.mackrack.com

DATE: 07.28.18  
PROJECT: MOUNTAIN VIEW  
SCALE: 1/4" = 1'-0" U.S.N.

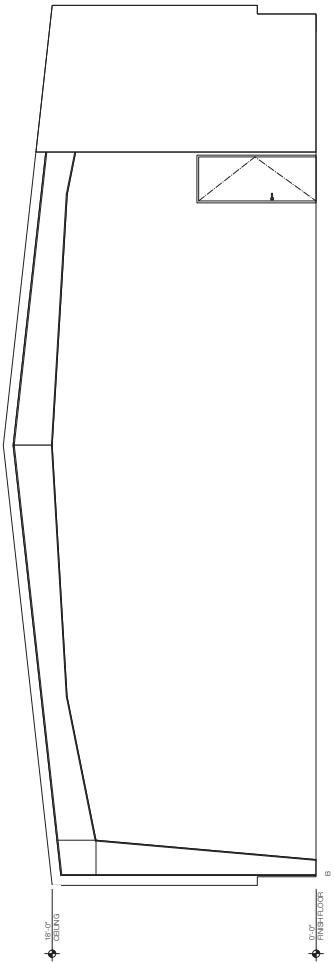
INTERIOR ELEVATIONS  
A4.3



3 MECHANICS AREA - 105 - INTERIOR ELEVATION



2 MECHANICS AREA - 105 - INTERIOR ELEVATION



1 MECHANICS AREA - 105 - INTERIOR ELEVATION

- STREET NOTES:**
- 1. CHAIRSIDE INLC
  - 2. PROVIDE BLOODFLOW FOR ACCIDENT & EMERGENCY
  - 3. PROVIDE BLOODFLOW FOR ACCIDENT & EMERGENCY
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- MATERIALS:**
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  - WKB-50

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**LORENZ ARCHITECT**  
VINCENT ARCHITECT  
STATE OF CALIFORNIA  
LICENSED ARCHITECT

DATE: 07/26/18  
PROJECT: SUMMITALIST  
SCALE: 1/4" = 1'-0"

**THE OLYMPIC CLUB**  
509 SKENE BOULEVARD  
SAN FRANCISCO, CA  
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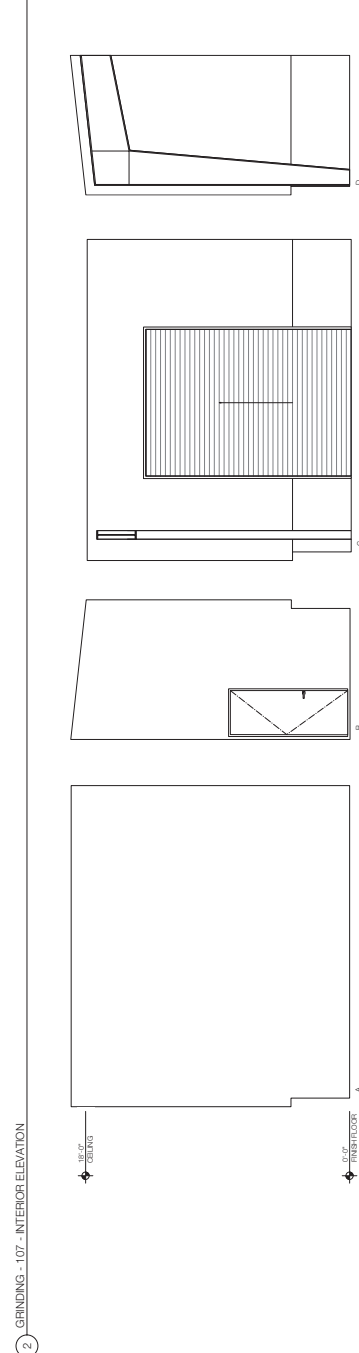
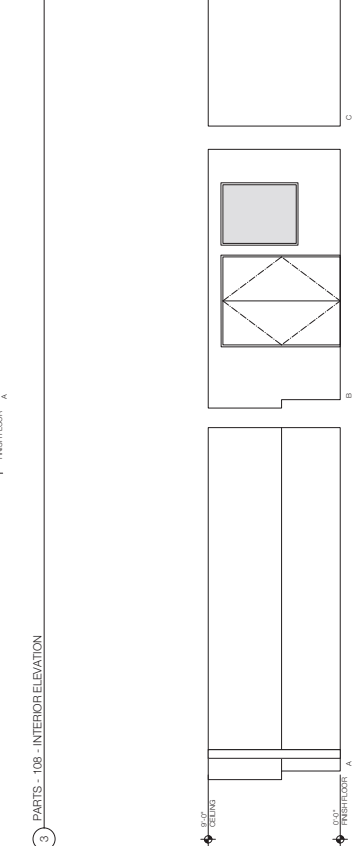
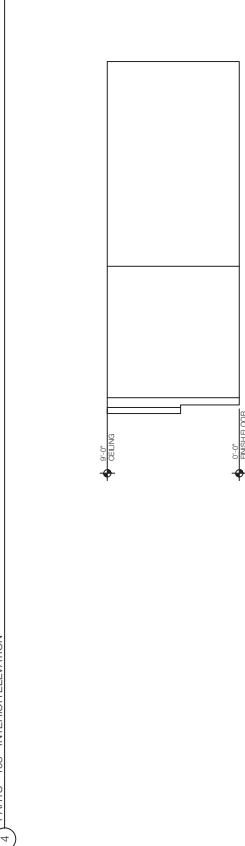
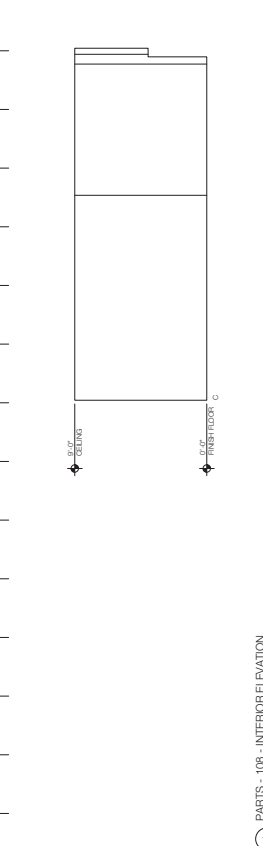
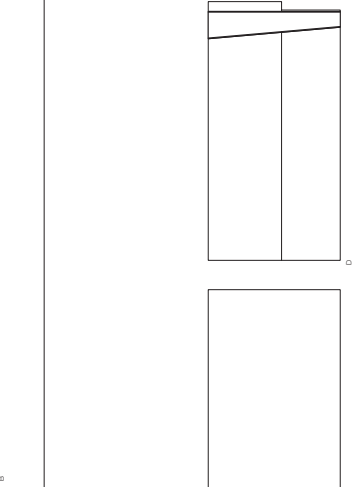
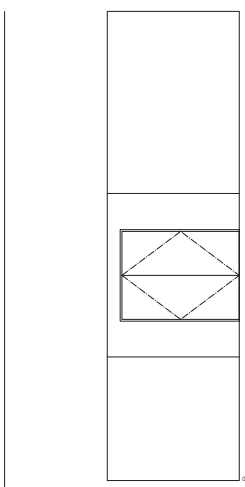
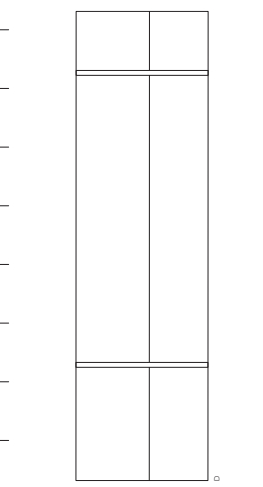
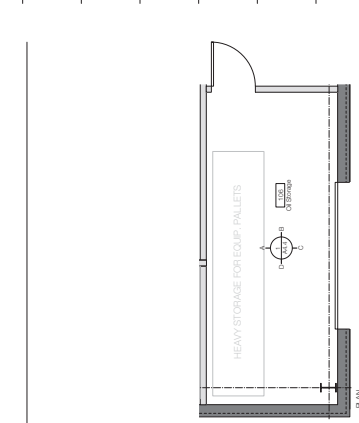
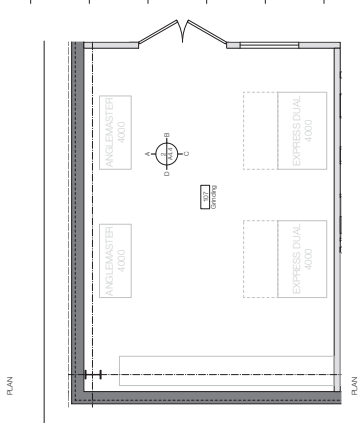
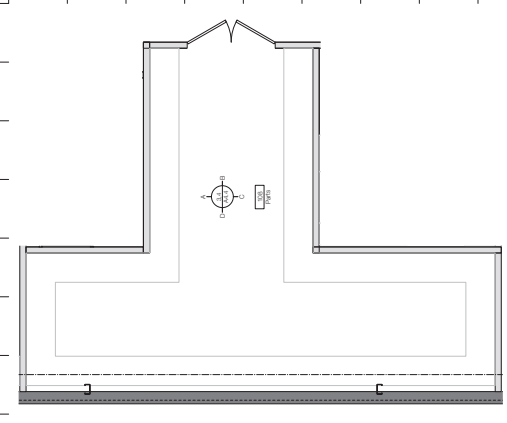
**M A C C R A C K S**  
499 S. Market Street, 2nd Floor  
San Francisco, CA 94102  
Tel: 415.435.4823  
Web: www.maccrack.com

DATE: 07/26/18  
PROJECT: SUMMITALIST  
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"



4 PARTS - 108 - INTERIOR ELEVATION

3 PARTS - 107 - INTERIOR ELEVATION

2 GRINDING - 107 - INTERIOR ELEVATION

1 OIL STORAGE - 106 - INTERIOR ELEVATION

A4.4



- STREET NOTES:**
- 1. CHAIRS IN LC
  - 2. PROVIDE BENCHES AT GYMNASIUM
  - 3. PROVIDE BENCHES AT COURTNEY
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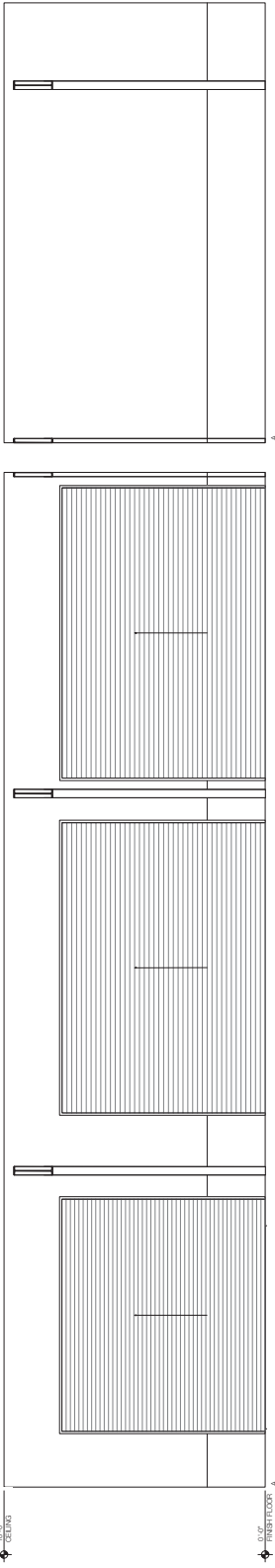
THE OLYMPIC CLUB  
509 SKENE BOULEVARD  
SAN FRANCISCO, CA  
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M A C C R A C K E N  
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San Francisco, CA 94103  
Tel: 415 482 2050  
Web: www.maccracken.com

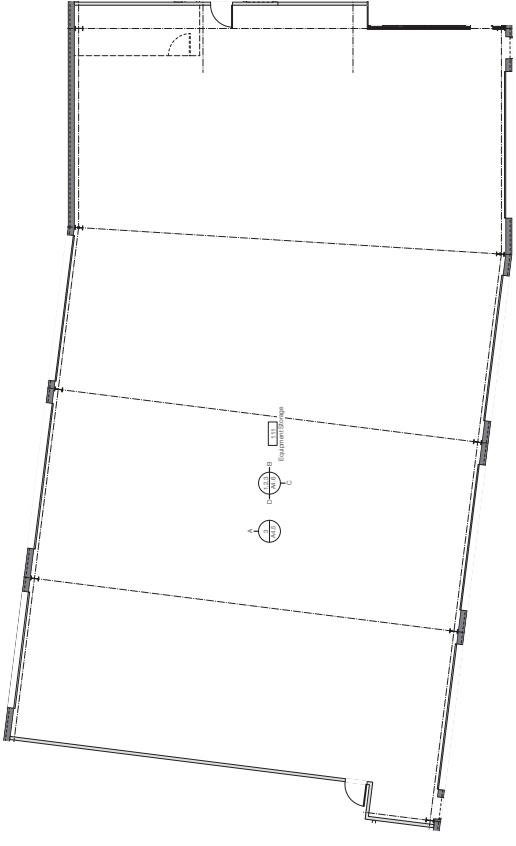
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PROJECT: SUMMITALIST

SCALE: 1/4" = 1'-0" U.S.N.

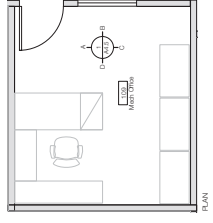
INTERELEVATIONS  
**A4.5**



3 EQUIPMENT STORAGE - 111 - INTERIOR ELEVATION



2 EQUIPMENT STORAGE - 111 - ENLARGED PLAN



1 MECHANICS OFFICE - 109 - INTERIOR ELEVATION

**SHEET NOTES:**

- 1. CONSULT N.C.
- 2. PROVIDE BLOCKING AT JOIST END BY PROVIDING BLOCKING FOR JOIST END AT WALL AND CEILING
- 3. PROVIDE BLOCKING FOR JOIST END AT WALL AND CEILING
- 4. HANG OTHER USE SPECS
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OWNER SUPPLIED TIME CARD PUNCH



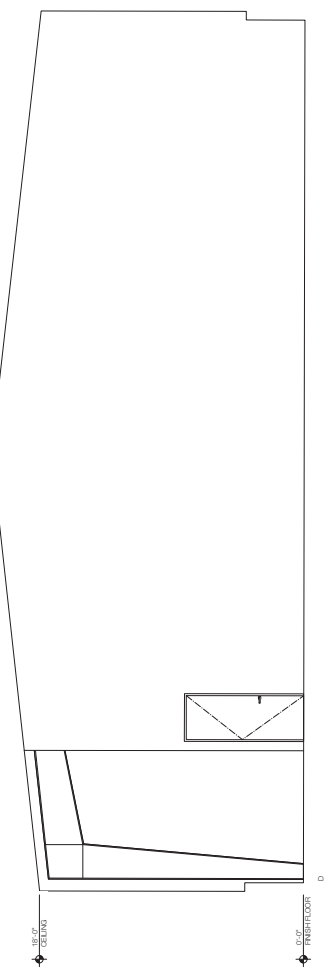
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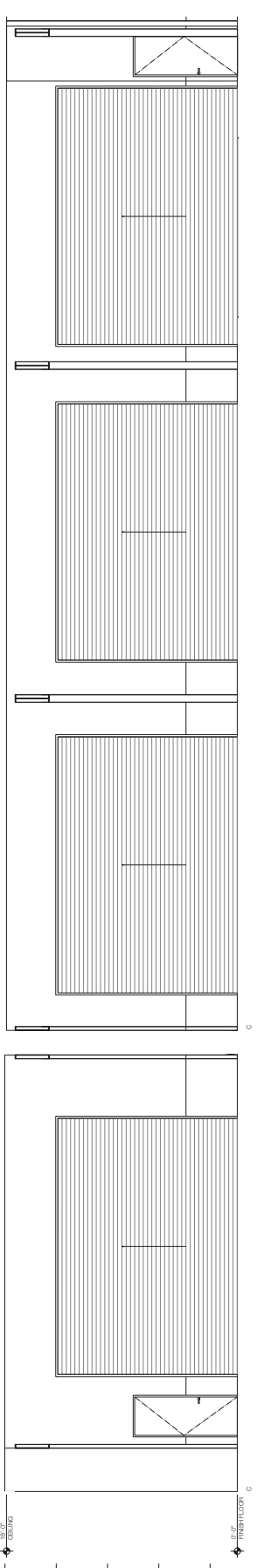
MAC R A C K E N  
 499 Blith Street, 2nd Floor  
 San Francisco, CA 94103  
 TEL: 415 482 2050  
 WEB: www.msrackn.com

DATE: 07/28/18  
 PROJECT: SUMMITALIST  
 SCALE: 1/4" = 1'-0" U.S.

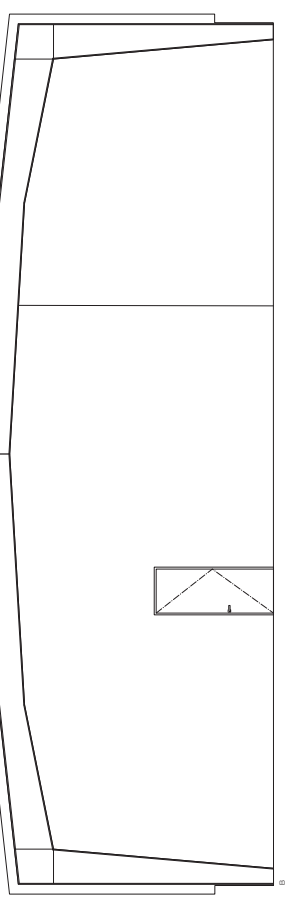
INTERIOR ELEVATIONS  
**A4.6**



③ EQUIPMENT STORAGE - 111 - INTERIOR ELEVATION



② EQUIPMENT STORAGE - 111 - INTERIOR ELEVATION



① EQUIPMENT STORAGE - 111 - INTERIOR ELEVATION

- STREET NOTES:**
- 1. CHAIRS IN LC.
  - 2. PROVIDE LOCKER AT GYM ENTRY.
  - 3. PROVIDE LOCKER FOR GYM ENTRY A AND B.
  - 4. PROVIDE LOCKER FOR GYM ENTRY C.
  - 5. HANG OVER USE SPACES.
  - 6. HANG UP CHANGING TOILET PARTITIONS SYSTEM.
  - 7. HANG UP CHANGING TOILET PARTITIONS SYSTEM.
  - 8. HANG UP CHANGING TOILET PARTITIONS SYSTEM.
  - 9. HANG UP CHANGING TOILET PARTITIONS SYSTEM.
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  - 19. HANG UP CHANGING TOILET PARTITIONS SYSTEM.
  - 20. HANG UP CHANGING TOILET PARTITIONS SYSTEM.

- MATERIALS:**
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  - WB-1
  - WB-2
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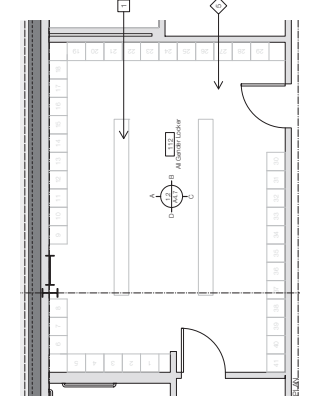
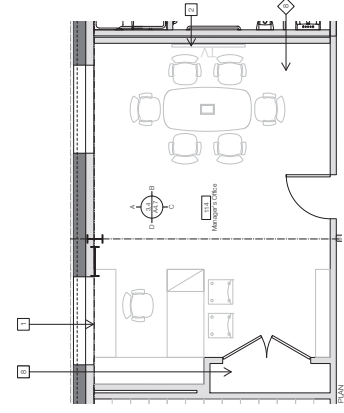
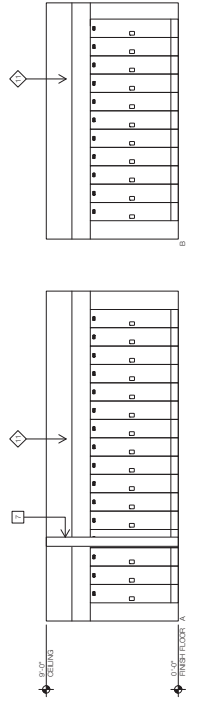
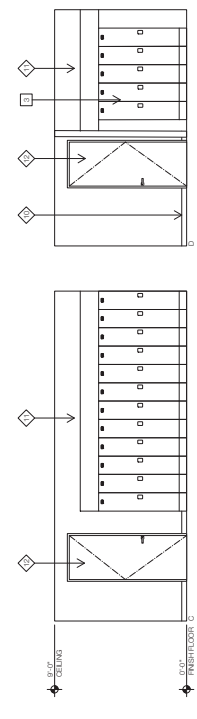
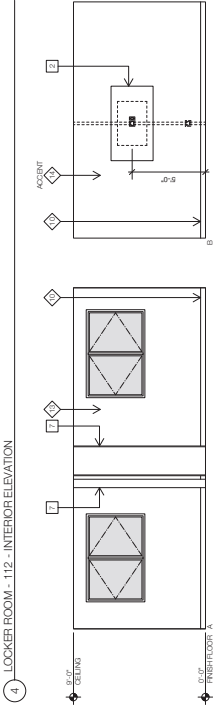
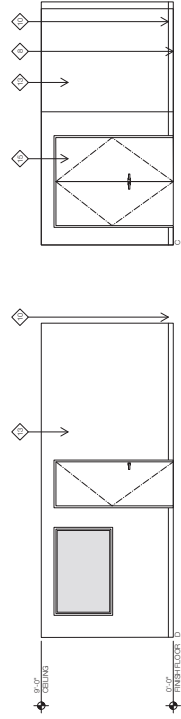
DATE: 07/28/18  
 PROJECT: SUMMITALBERT  
 SCALE: 1/4" = 1'-0"

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 SAN FRANCISCO, CA

MAC R A C K S  
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 Fax: 415.435.4823  
 Web: www.marcarch.com

DATE: 07/28/18  
 PROJECT: SUMMITALBERT  
 SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS  
**A4.7**



- STREET NOTES:**
- 1. CHINA INC.
  - 2. PROVIDE BLOCKS AT CORNER TO PROVIDE BLOCKS FOR CORNER & PROVIDE BLOCKS FOR CORNER & PROVIDE BLOCKS FOR CORNER
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- MATERIALS:**
- 1. ZONE-1
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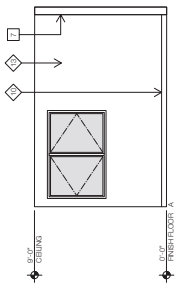
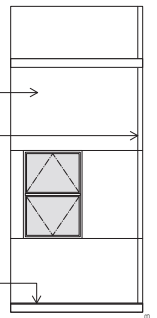
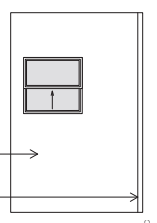
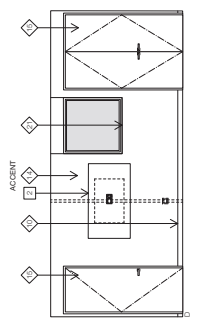
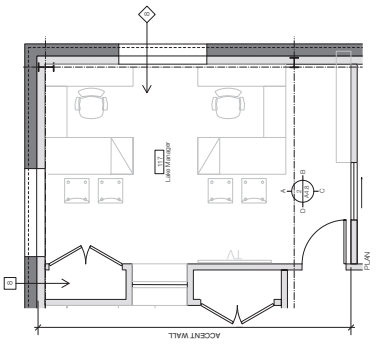
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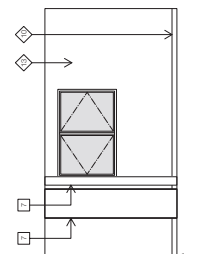
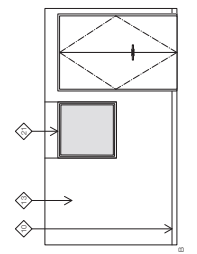
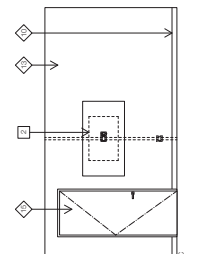
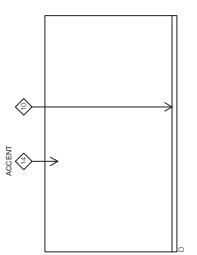
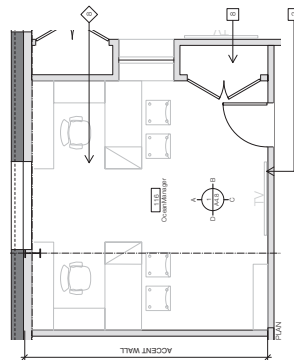
THE HOLY TRIC CLUB  
509 SKELTNE BOULEVARD  
SAN FRANCISCO, CA  
1 4 1 5 4 8 2 0 5 0  
www.mharch.com

DATE: 07/28/18  
PROJECT: SUMMITALBERT  
SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS  
**A4.8**



3 LAKE MANAGERS OFFICE - 117 - INTERIOR ELEVATION



2 OCEAN MANAGERS OFFICE - 116 - INTERIOR ELEVATION

- STREET NOTES:**
- 1. CONSULT E.I.C.
  - 2. PROVIDE SIGNAGE AT ACCENTRY
  - 3. PROVIDE SIGNAGE FOR ACCENTRY & MASH DRY
  - 4. PROVIDE SIGNAGE FOR MASH DRY
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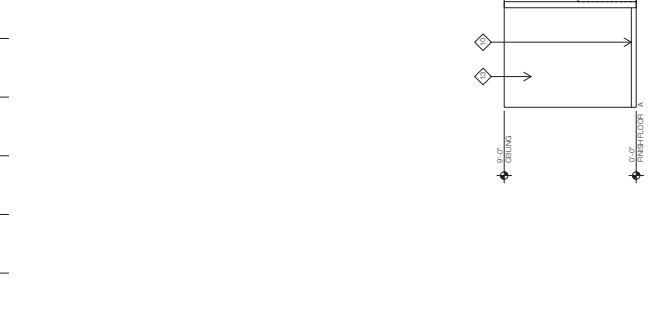
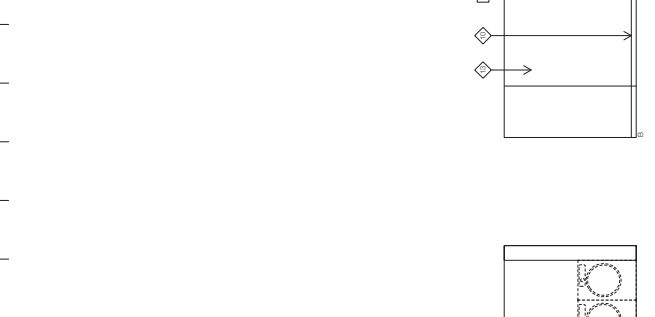
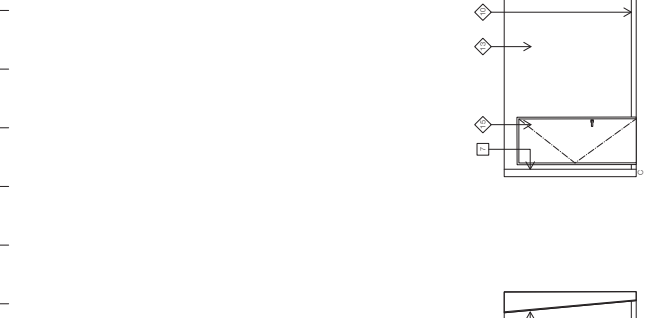
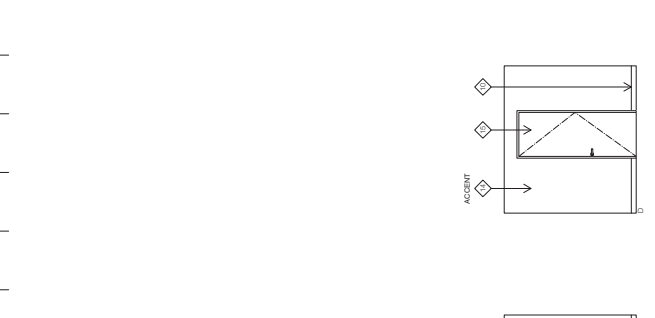
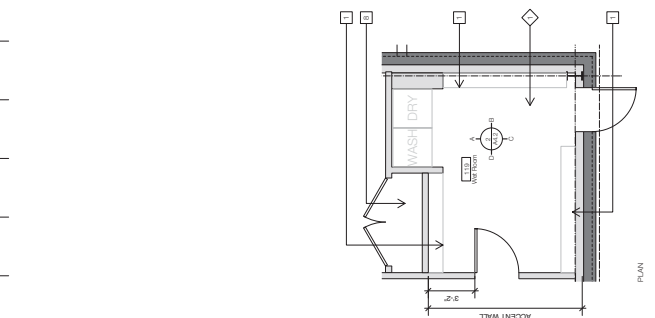
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 415.482.2050  
 www.macscreens.com

DATE: 07/28/18  
 PROJECT: SUMMITALBERT  
 SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS  
**A4.9**



2 WET ROOM - 119 - INTERIOR ELEVATION

1 FLEX ROOM - 118 - INTERIOR ELEVATION

- SHEET NOTES:**
- 1. CONSULT N.C.
  - 2. PROVIDE BLOCKING FOR CROWN MOLDING AND CASEWORK
  - 3. PROVIDE BLOCKING FOR CROWN MOLDING AND CASEWORK
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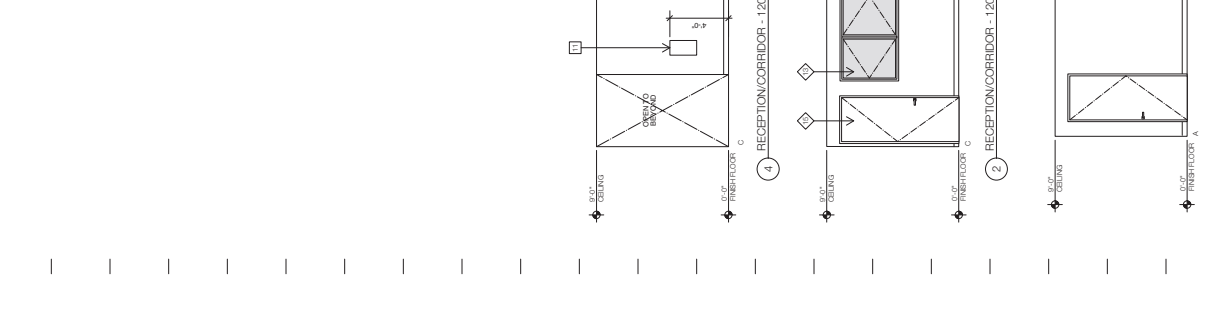
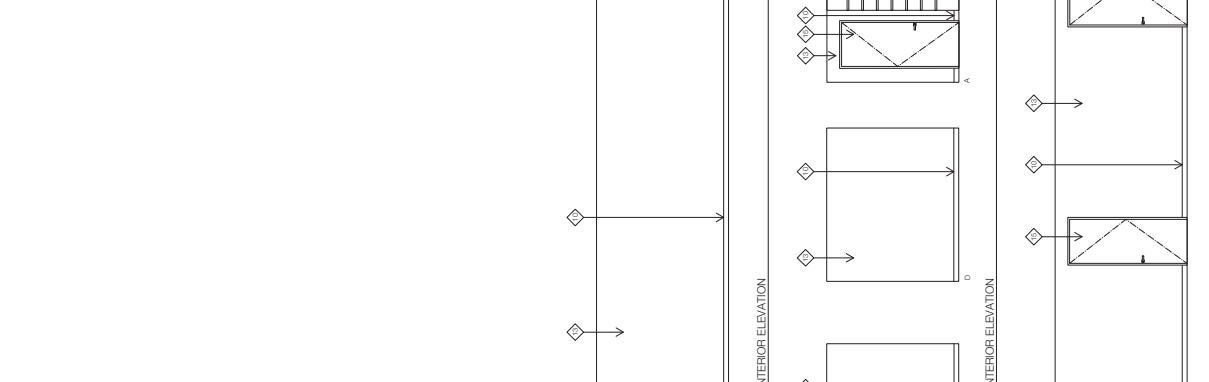
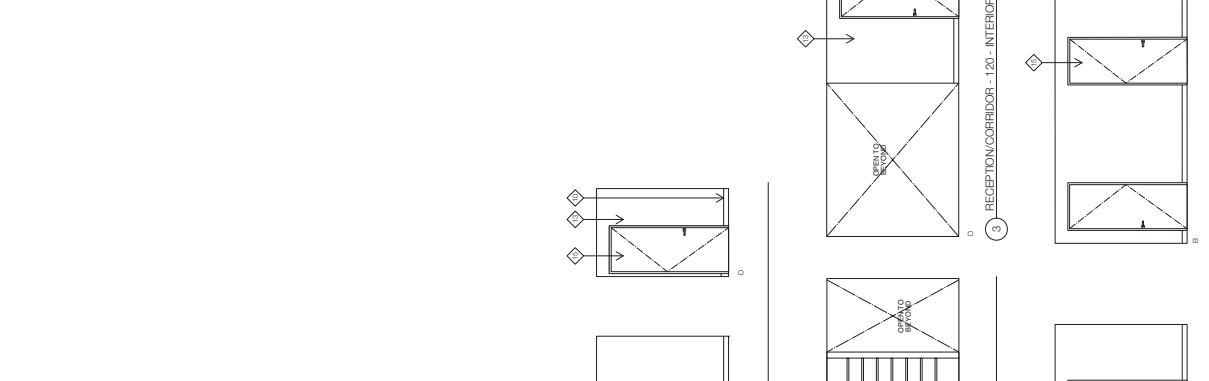
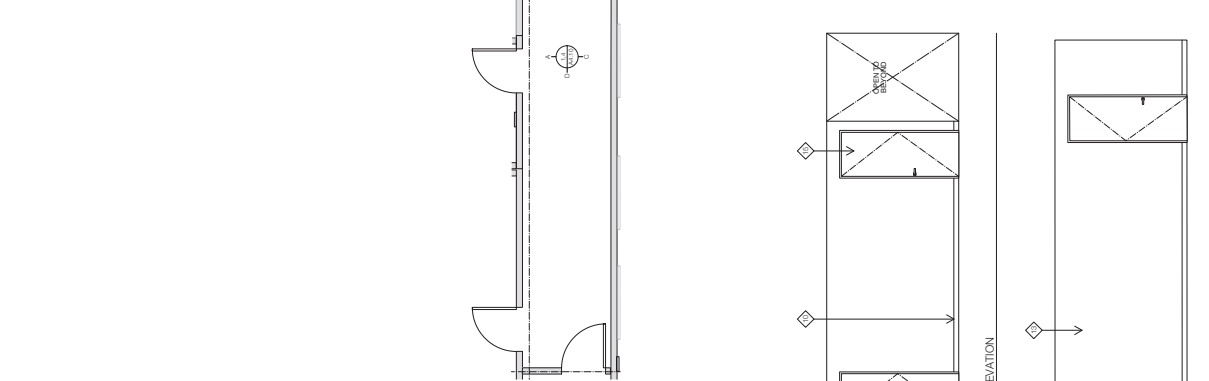
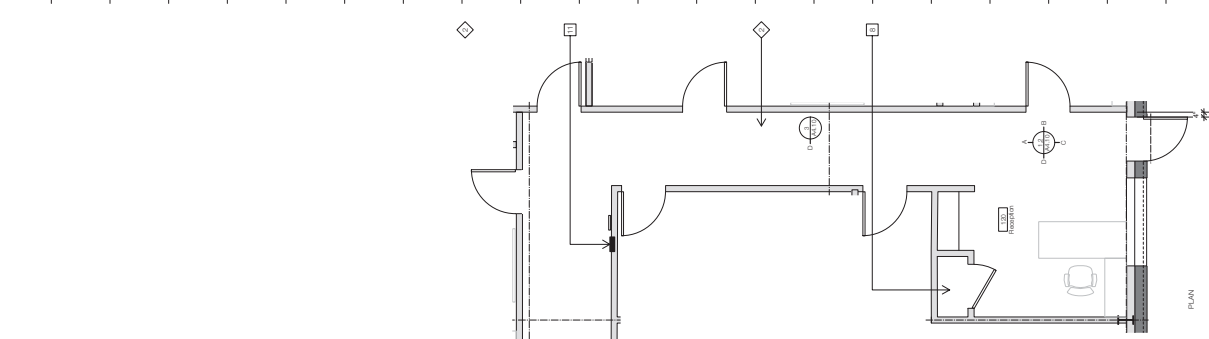
THE OLYMPIC CLUB  
509 SKELTNE BOULEVARD  
SAN FRANCISCO, CA

DATE: 07.28.18  
PROJECT: SUMMIT LABS  
SCALE: 1/4" = 1'-0"

MAC R A C K S  
499 Blith Street, 2nd Floor  
San Francisco, CA 94103  
Tel: 415.482.2050  
Web: www.macrack.com

DATE: 07.28.18  
PROJECT: SUMMIT LABS  
SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS  
**A4.10**



- STREET NOTES:**
- 1 CHINA INC.
  - 2 PROVIDE BLOORING FOR CABINET & ISLAND
  - 3 PROVIDE BLOORING FOR ISLAND & BLOORING
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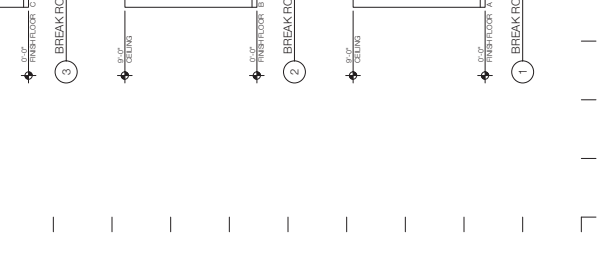
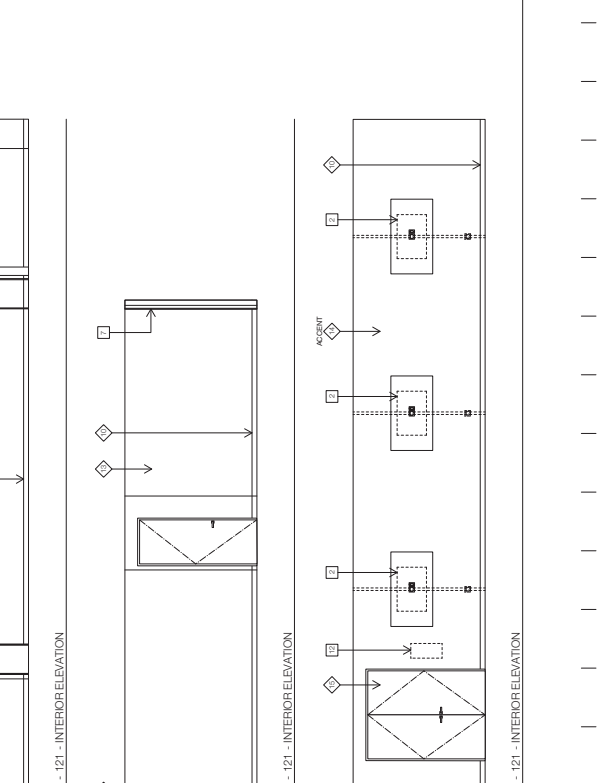
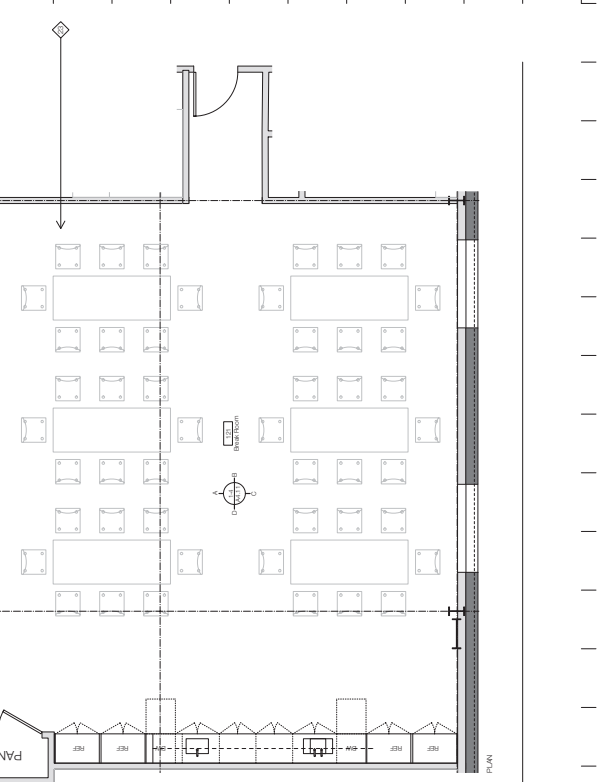
**LORENZ ARCHITECT**  
 ARCHITECTS  
 100 CALIFORNIA STREET  
 SAN FRANCISCO, CA 94102  
 TEL: 415.435.4828  
 WWW.LRENZARCH.COM

**THE OLYMPIC CLUB**  
 499 SKELTNE BOULEVARD  
 SAN FRANCISCO, CA  
 94102

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DATE: 07/26/18  
 PROJECT: SUMMITALBERT  
 SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS  
**A4.11**



- STREET NOTES:**
- 1. CONSULT N.C.
  - 2. PROVIDE BLOCKING FOR CROWN MOULDING
  - 3. PROVIDE BLOCKING FOR CROWN MOULDING & WALL CROWN
  - 4. PROVIDE BLOCKING FOR CROWN MOULDING & WALL CROWN
  - 5. PROVIDE BLOCKING FOR CROWN MOULDING & WALL CROWN
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- MATERIALS:**
- ◆ ZONE-1
  - ◆ ZONE-2
  - ◆ WKB
  - ◆ WKB-1
  - ◆ WKB-2
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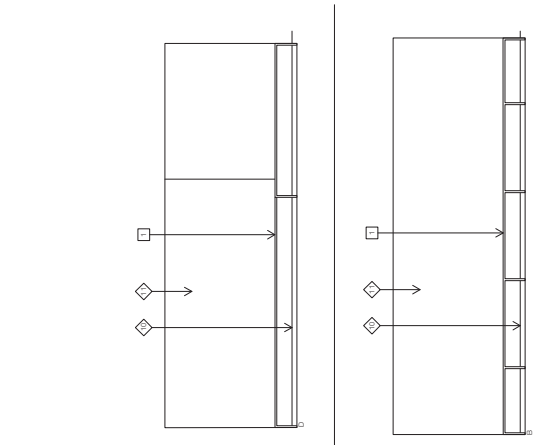
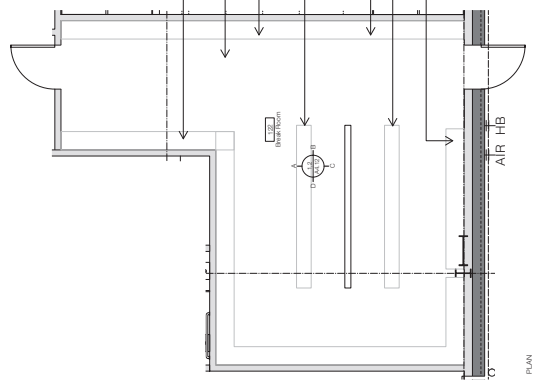
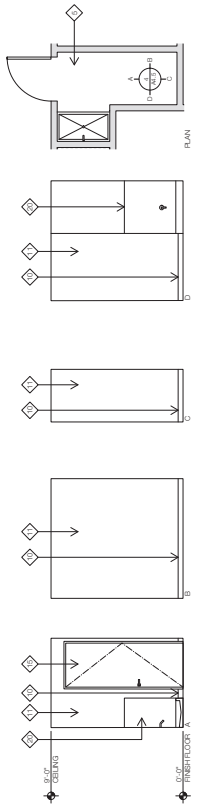
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**THE OLYMPIC CLUB**  
 599 SKENE BOULEVARD  
 SAN FRANCISCO, CA  
 4 1 1 1 3

**M A C R A C K S**  
 479 High Street, 2nd Floor  
 San Francisco, CA 94102  
 Tel: 415 438 2050  
 Web: www.macracks.com

DATE: 07.28.18  
 PROJECT: SUMMITALIST  
 SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS  
**A4.12**



INTERIOR ELEVATIONS  
**A4.12**



- SHEET NOTES:**
- 1 CHINA INC.
  - 2 PROVIDE BLOCKING FOR CABINET & COUNTERTOP AND EMBEDDING
  - 3 PROVIDE BLOCKING FOR TOILET PARTITION SYSTEM
  - 4 HANG OTHER USE SPICES
  - 5 WIPER
  - 6 PROVIDE COMMERCIAL TOILET PARTITION SYSTEM
  - 7 HANG SHELF & GARDEN
  - 8 CLOSET
  - 9 WALL HOUSING BEHIND
  - 10 WALL COUNTER SUPPORT ON BACK
  - 11 CLEAN WET FRESHWASHER
  - 12 PROVIDE 1/2" X 1/2" X 1/2" TIE RODS
  - 13 OWNER SUPPLY TIME CARD PUNCH

- MATERIALS**
- ◆ ZONE-1
  - ◆ ZONE-2
  - ◆ WKB
  - ◆ WKB-1
  - ◆ WTB-1
  - ◆ WTB-2
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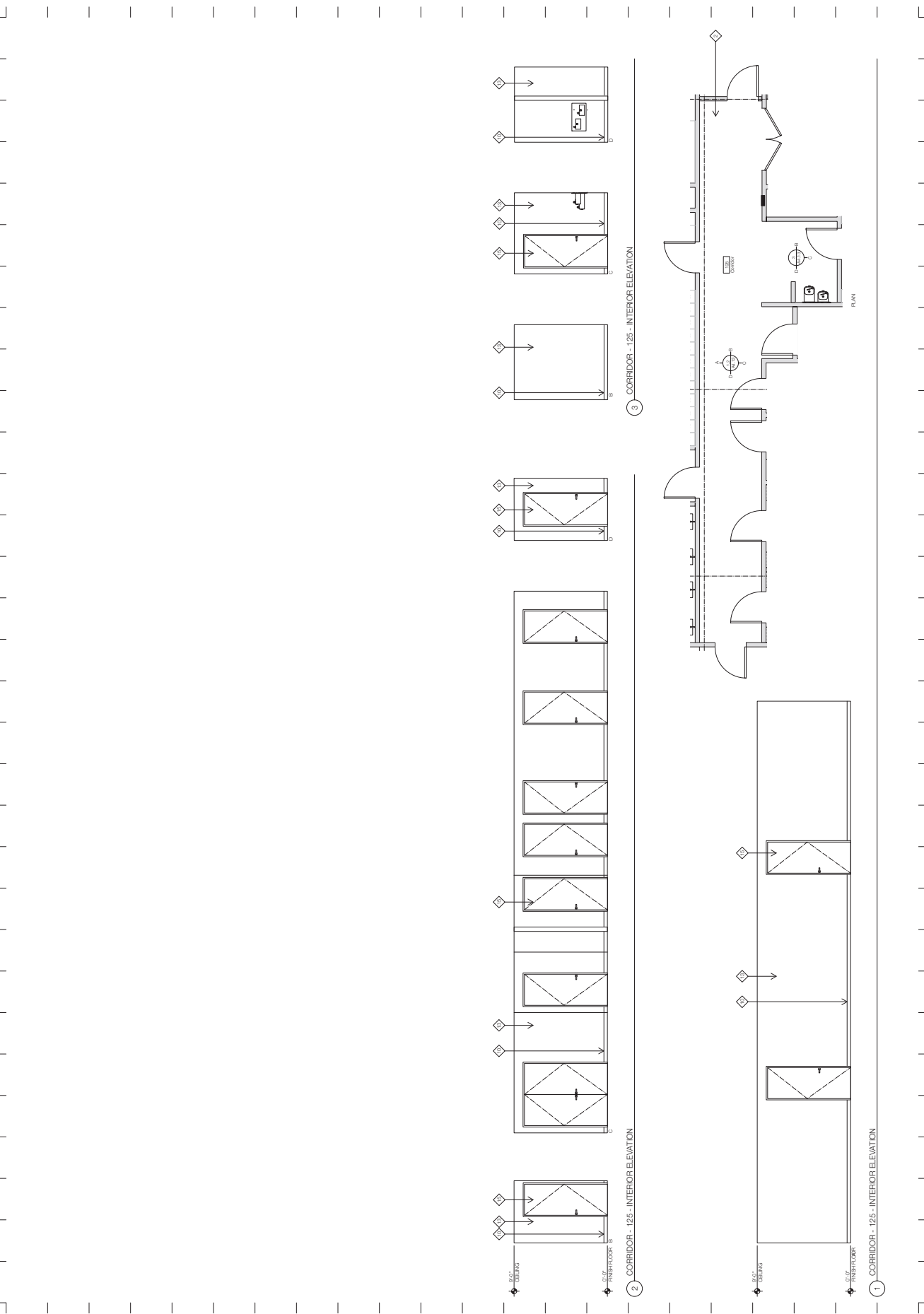
**REGISTERED ARCHITECT**  
STATE OF CALIFORNIA  
VINNY D'AMICO

**THE OLYMPIC CLUB**  
499 MISSION BOULEVARD  
SAN FRANCISCO, CA  
94105-4825

**M A C C A R C H**  
499 MISSION STREET, 2ND FLOOR  
SAN FRANCISCO, CA 94105-4825  
PHONE: 415-435-4825  
FAX: 415-435-4825  
WEB: WWW.MACCARCH.COM

DATE: 07/28/18  
PROJECT: SUBMITTAL SET  
SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS  
**A4.13**





**STREET NOTES:**

- 1. CHAIRS IN LC
- 2. PROVIDE BLOWN POLYURETHANE INSULATION AT JOINTS AND WALLS
- 3. PROVIDE BLOWN POLYURETHANE INSULATION AT JOINTS AND WALLS
- 4. PROVIDE BLOWN POLYURETHANE INSULATION AT JOINTS AND WALLS
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- 30. PROVIDE BLOWN POLYURETHANE INSULATION AT JOINTS AND WALLS

**MATERIALS:**

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- 20. ZONE-20
- 21. ZONE-21
- 22. ZONE-22
- 23. ZONE-23
- 24. ZONE-24
- 25. ZONE-25
- 26. ZONE-26
- 27. ZONE-27
- 28. ZONE-28
- 29. ZONE-29
- 30. ZONE-30

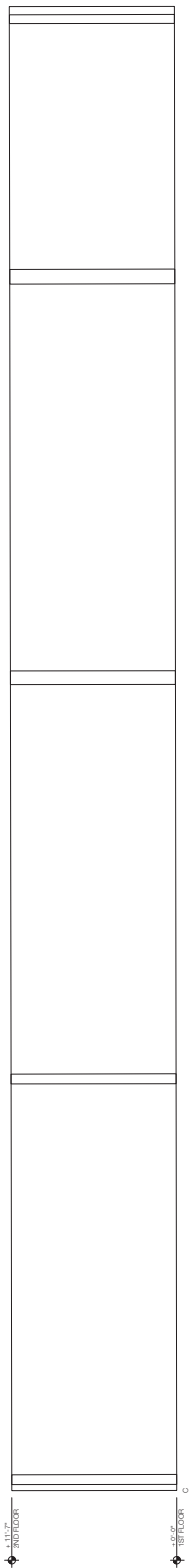


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 SAN FRANCISCO, CA  
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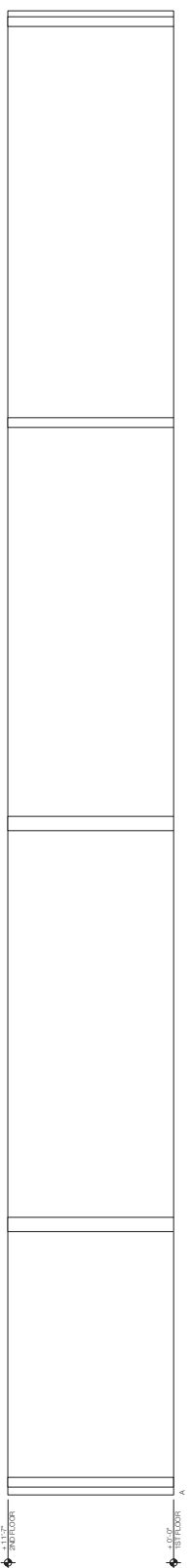
MAC RACKS  
 499 Haight Street, 2nd Floor  
 San Francisco, CA 94102  
 Tel: 415 487 2050  
 Web: www.macracks.com

DATE: 07/25/18  
 PROJECT: SUBMITTALS  
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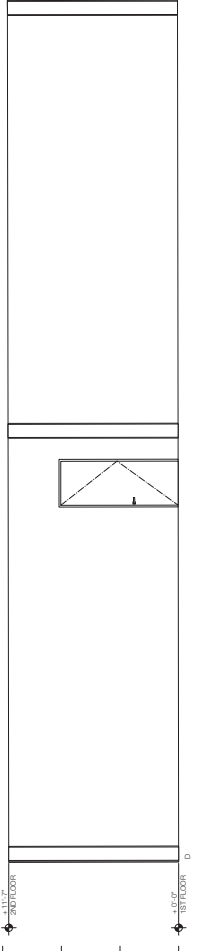
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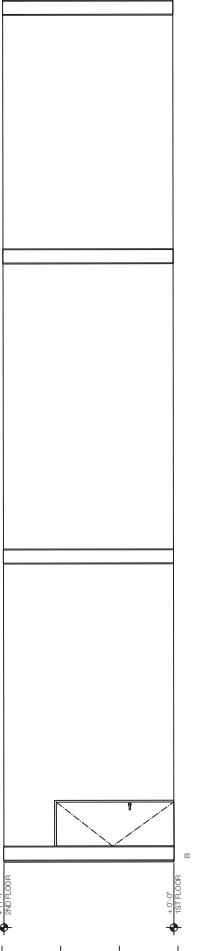
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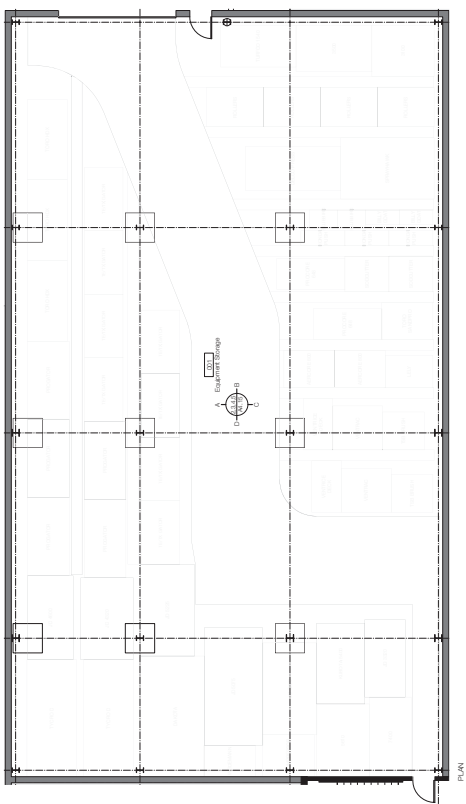
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3 EQUIPMENT STORAGE - 001 - INTERIOR ELEVATION



2 EQUIPMENT STORAGE - 001 - INTERIOR ELEVATION



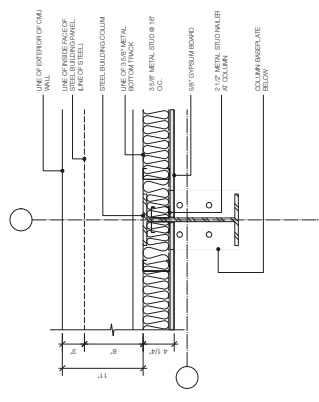
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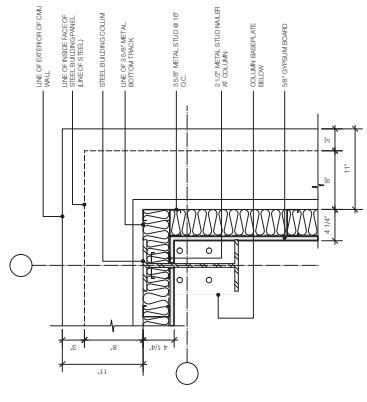




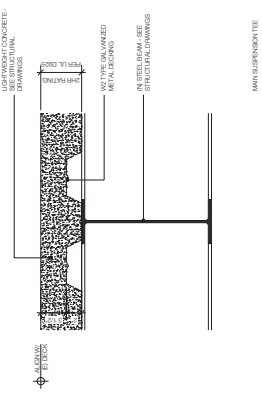
SHEET NOTES



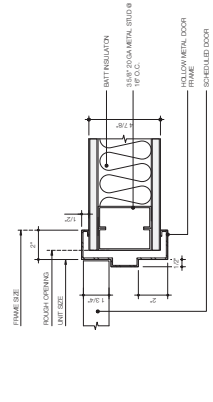
3 W-3 WALL TYPE PLAN AT COLUMN - TYP. SCALE: 1/2"=1'-0"



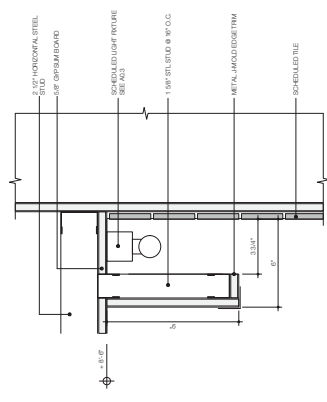
6 W-3 WALL TYPE PLAN AT CORNER COLUMN - TYP. SCALE: 1/2"=1'-0"



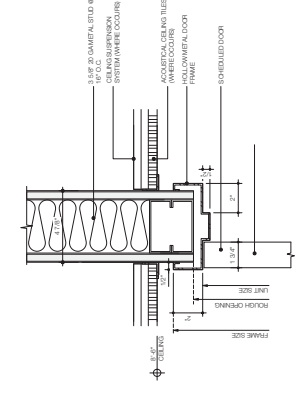
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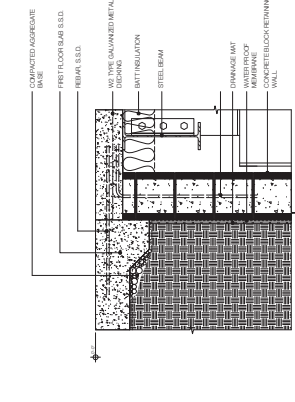
5 3/8\"/>



7 BATHROOM CEILING LIGHT VALENCE SCALE: 1/2"=1'-0"



4 3/8\"/>



1 CMU RETAINING WALL @ SLAB ON GRADE SCALE: 1/2"=1'-0"



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A R C H I T E C T S  
478 Ninth Street, 2nd floor  
San Francisco, CA 94111  
Tel: 415.448.7050  
Web: www.markarch.com

DATE: 07-20-18  
PROJECT: SUBMITTAL SET  
SCALE: 1/2"=1'-0" U.S.

PRINTS  
A5.2

SHEET NOTES:



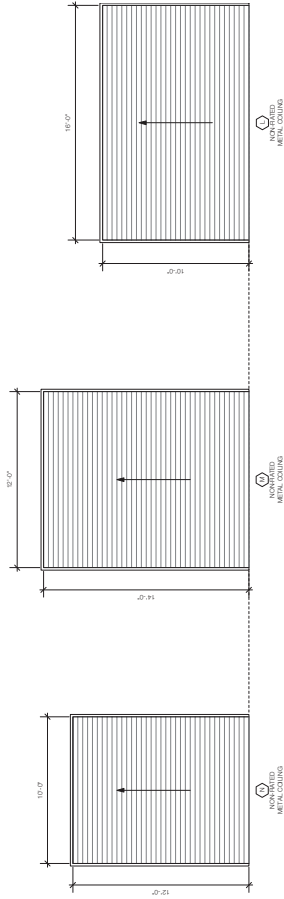
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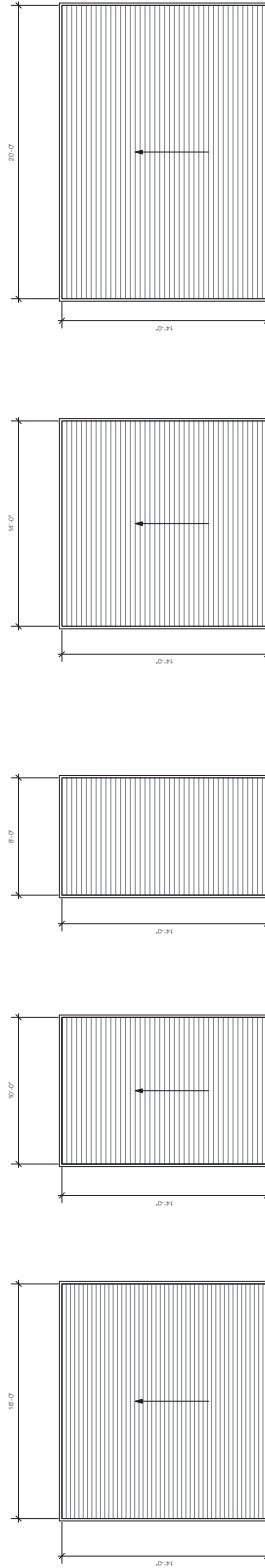
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 San Francisco, CA 94111  
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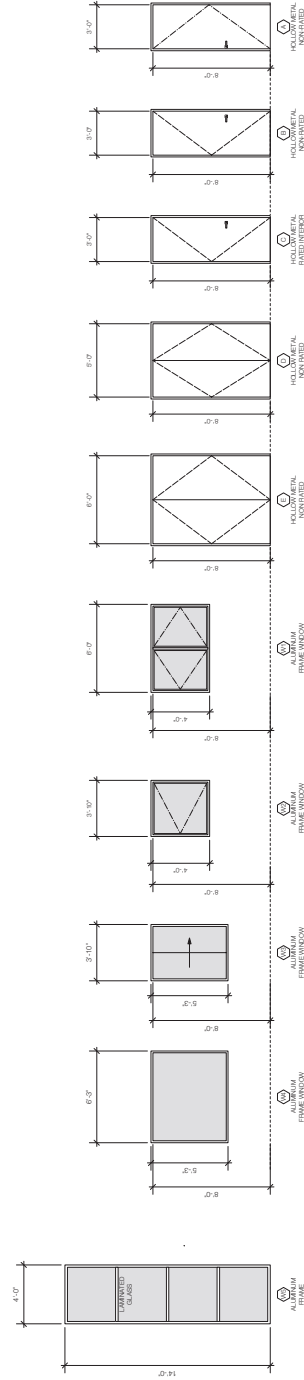
DOOR & WINDOW SCHEDULE  
**A6.0**



3 DOOR & WINDOW SCHEDULE CONT.



2 DOOR & WINDOW SCHEDULE CONT.



1 DOOR & WINDOW SCHEDULE







**SHEET NOTES:**

- 1) 1" DEEP PLASTIC LAMINATE UPPER CABINETS WITH 1/2" DEEP PLASTIC LAMINATE DOOR AND DRAWERS
- 2) REFRIGERATOR - SEE SPECS
- 3) SINK WITH COLD WATER, HOT WATER AND DRAINAGE HOLES PROVIDE GARAGE DISPOSAL
- 4) SINK WITH DISPENSER BACKSPLASH
- 5) DRAWERS
- 6) DOORS SHALL PROVIDE ACCESS UNDER SINK AND UNDER COUNTER AND CONTAIN 1/2" UNDER CABINET
- 7) 1" DEEP BASE CABINET WITH HOLE
- 8) INTEGRAL RUBBERBASE
- 9) PROVIDE 18" BLACK HONEY @ 40" SHELVES IN EACH SECTION
- 10) QUARTZ COUNTER WITH 4" BACKSPASH
- 11) SLIDING DOOR LATCH
- 12) 1/2" DEEP PLASTIC LAMINATE BOTH SIDES PANELS
- 13) 1/2" LULL OUT TRASH RECEPTACLE
- 14) 1/2" LULL OUT RECYCLE RECEPTACLE
- 15) DISHWASHER



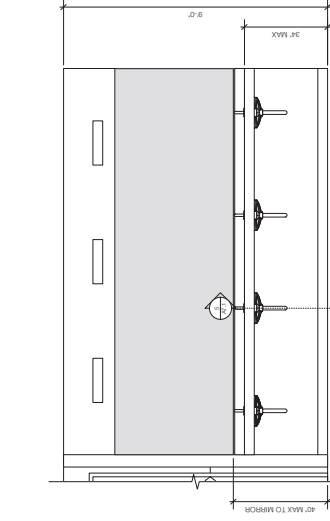
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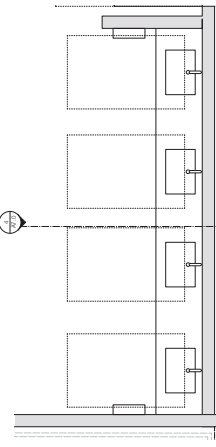
M A C C R A C K E N  
 477 Ninth Street, 2nd floor  
 San Francisco, CA 94103  
 Tel: 415.448.7200  
 Fax: 415.448.7200  
 www.mackracken.com

DATE: 02/28/18  
 PERMIT SUBMITTAL SET  
 SCALE: 1/2" = 1'-0"

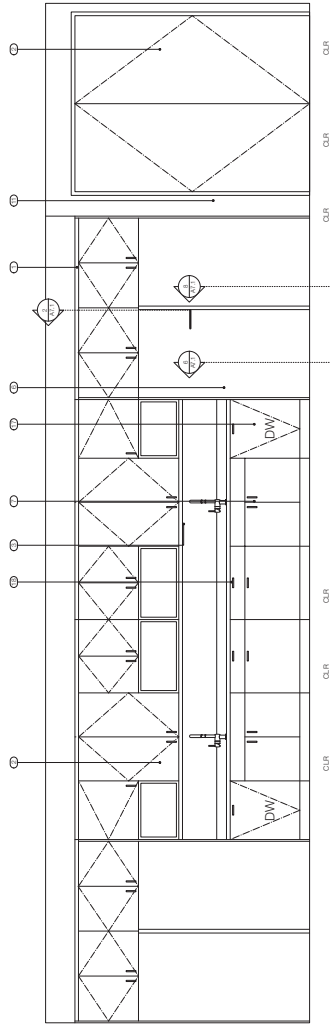
CASWORK  
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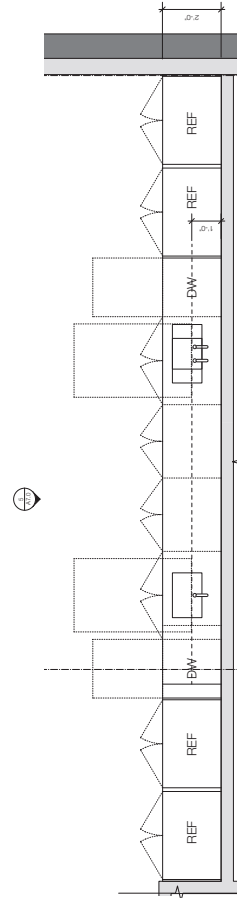
4 CA-1 MEN'S RESTROOM COUNTER - ELEVATION



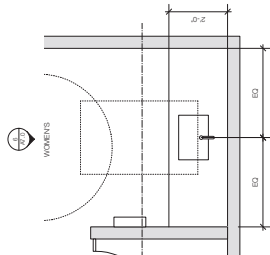
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5 CA-2 BREAK ROOM CASEWORK ELEVATION

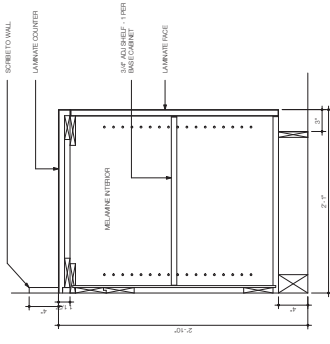


2 CA-2 BREAK ROOM COUNTER

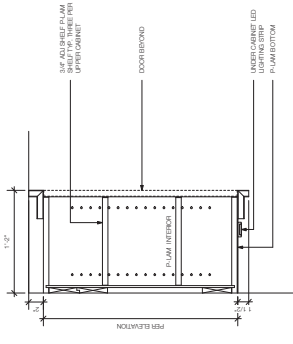


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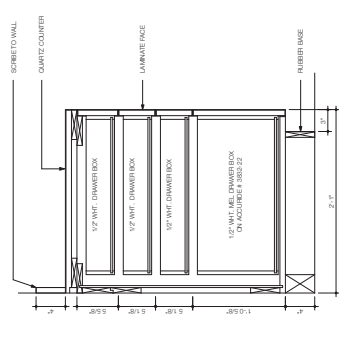
SHEET NOTES:



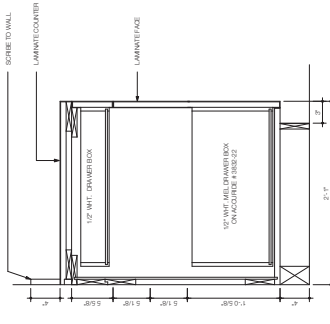
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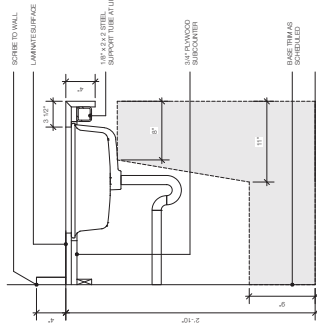
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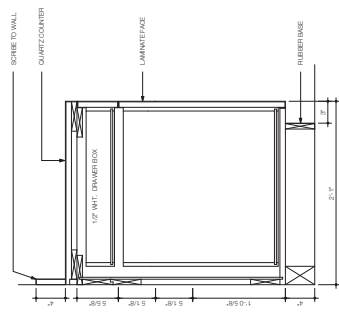
1 TYPICAL DRAWER BASE CABINET DETAIL



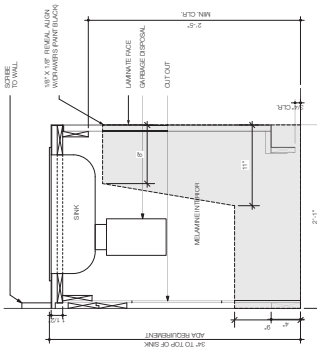
6 TYPICAL RECYCLING DRAWER BASE CABINET DETAIL



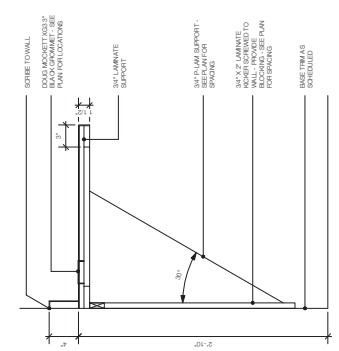
5 TYPICAL COUNTER SUPPORT AT KNEE SPACE - 34"



4 TYPICAL SINGLE DRAWER BASE CABINET DETAIL



8 TYPICAL ADA SINK BASE CABINET DETAIL



7 TYPICAL COUNTER SUPPORT AT KNEE SPACE - 34"



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DATE: 07/26/18  
PERMIT SUBMITTAL SET  
SCALE: 1/2" = 1'-0"

CASWORK DETAILS  
A7.1

- SHEET NOTES:**
- 1. INTERPOLATING
  - 2. INTERESTING
  - 3. BRACKETED BLOCK FRAMING TO EXTEND STAIR TO BASEMENT
  - 4. PROVIDE DEBRIS/ALUMINUM STAR HANDRAILS AND SHARE PER
  - 5. HANDRAILS TO BE OF 1 1/2" DIA. GALVANNEAL STEEL
  - 6. HANDRAILS TO BE OF 1 1/2" DIA. GALVANNEAL STEEL
  - 7. HANDRAILS TO BE OF 1 1/2" DIA. GALVANNEAL STEEL
  - 8. HANDRAILS TO BE OF 1 1/2" DIA. GALVANNEAL STEEL
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  - 15. HANDRAILS TO BE OF 1 1/2" DIA. GALVANNEAL STEEL
  - 16. HANDRAILS TO BE OF 1 1/2" DIA. GALVANNEAL STEEL
  - 17. HANDRAILS TO BE OF 1 1/2" DIA. GALVANNEAL STEEL
  - 18. HANDRAILS TO BE OF 1 1/2" DIA. GALVANNEAL STEEL
  - 19. HANDRAILS TO BE OF 1 1/2" DIA. GALVANNEAL STEEL
  - 20. HANDRAILS TO BE OF 1 1/2" DIA. GALVANNEAL STEEL

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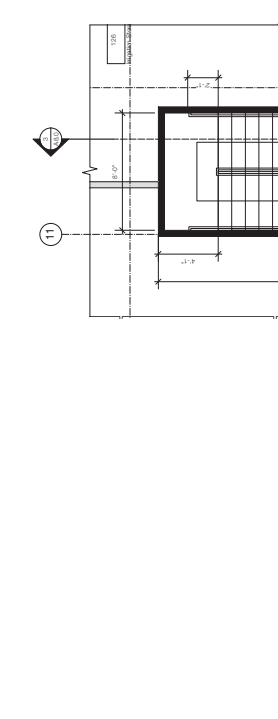
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 477 Ninth Street, 2nd floor  
 San Francisco, CA 94111  
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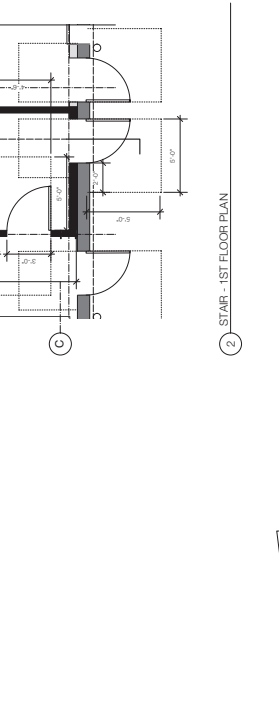
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 PERMIT SUBMITTAL SET  
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STAIR

A8.0



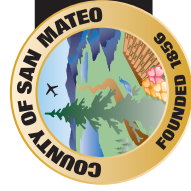
2 STAIR - 1ST FLOOR PLAN



1 STAIR - BASEMENT PLAN



1 STAIR - BASEMENT PLAN



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT D**

PLN 2017-00484



**The Olympic Club**

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**Tree Report  
Maintenance Building Project**

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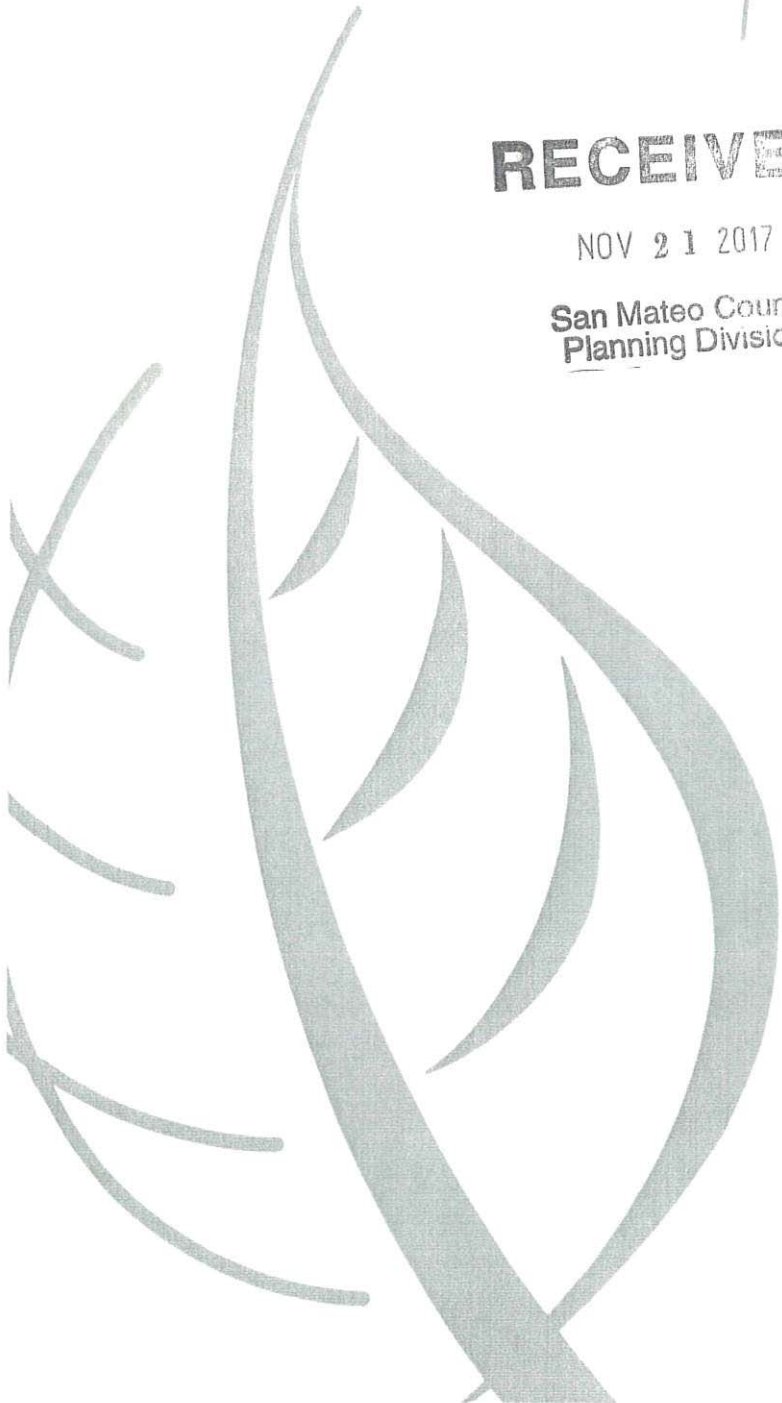
NOV 21 2017

San Mateo County  
Planning Division

**Prepared for:**  
The Olympic Club  
599 Skyline Blvd.  
San Francisco CA 94132

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

**August 16, 2017**



**Tree Assessment**  
Maintenance Building Project  
The Olympic Club  
San Francisco CA

**Table of Contents**

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	<b>Page</b>
Introduction and Overview	1
Assessment Methods	1
Description of Trees	2
Suitability for Preservation	4
Evaluations of Impacts and Recommendations for Action	6
Tree Preservation Guidelines	10
Summary and Recommendations	11

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**List of Tables**

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Table 1. Species present and tree condition.	2
Table 2. Suitability for preservation.	5
Table 3. Proposed action.	7

**Attachments**

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***Tree Assessment Form***

***Tree Location Map***

## **Tree Report**

Maintenance Building Project  
The Olympic Club  
San Francisco CA

### ***Introduction and Overview***

The Olympic Club is planning to construct a new maintenance facility on its property in San Francisco. The project site is located in the northeast corner of the Club's Skyline Drive site. Real Estate Strategies & Solutions is managing the entitlements portion of the project. HortScience, Inc. was asked to prepare a Tree Report for portion of the project located in San Mateo County. This report presents the following information:

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

### ***Assessment Methods***

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

1. Identifying the tree as to species.
2. Attaching a numerically coded metal tag to the trunk of each tree.
3. Recording the tree's location on a map.
4. Measuring the trunk diameter at a point 54" above grade.
5. Evaluating the health and structural condition using a scale of 0 – 5, where 0 = dead, 1 = very poor, 2 = poor, 3 = fair, 4 = good, and 5 = excellent condition.
6. Commenting on the presence of defects in structure, insects or diseases and other aspects of development.
7. Evaluating suitability for preservation as low, moderate and high.

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

In some cases, tree tags were attached to the fence near the tree (Photo 1). Such trees are noted as 'tag on fence' in the **Comments** column of the ***Tree Assessment Form***.

**Photo 1.** Tags for trees #1723 – 1733 were placed on the adjacent fence as trees could not be accessed directly.





**Description of Trees**

Eighty-two (82) trees were evaluated, representing five species (Table 1). Coast live oak is native to San Mateo County and some trees of this species may be indigenous to the site. Other species had been either planted or invaded the site as seedlings. The five species were common to landscapes in the San Francisco/San Mateo County area.

**Table 1. Species present and tree condition. Maintenance Building Project. San Mateo County portion. The Olympic Club. San Francisco CA.**

Common name	Scientific name	Condition					No. of Trees	
		Dead (0)	Poor (1,2)	Fair (3)	Good (4)	Excell. (5)	Signifi- cant	Total
Tea tree	<i>Leptospermum laevigata</i>	--	--	1	--	--	--	1
Brisbane box	<i>Lophostemon confertus</i>	--	--	1	1	--	1	2
Monterey pine	<i>Pinus radiata</i>	5	2	5	--	--	7	12
Coast live oak	<i>Quercus agrifolia</i>	--	19	15	3	--	10	37
Lilypily	<i>Syzygium paniculatum</i>	--	6	24	--	--	2	30
<b>Total, all trees assessed</b>		<b>5</b>	<b>27</b>	<b>46</b>	<b>4</b>	<b>0</b>	<b>20</b>	<b>82</b>

San Mateo County categorizes trees in several ways:

1. **Heritage tree** (County Code. Chapter 1. Section 11.050). Trees either designated by the Board of Supervisors or one of several specified species native to the County. None of the assessed trees met these criteria.
2. **Protected tree** (County Code. Chapter 1. Section 11.050). A tree 1) listed as endangered by the California Native Plant Society's List as amended or the Federal Register or 2) any tree species designated protected by the Board of Supervisors. Monterey pine is listed by the California Native Plant Society as endangered.
3. **Exotic tree** (County Code. Chapter 1. Section 11.050). A non-native species introduced to the County. Tea tree and lilypily met this criterion.
4. **Significant tree** (County Code. Chapter 1. Section 12.012). A tree with a trunk diameter of 12" or greater (38" circumference) measured at 54" (4½') above the ground. Twenty (20) of the 82 trees met this criterion.
5. **Indigenous tree** (County Code. Chapter 1. Section 12.017). A tree of one of several species native to the County. Coast live oak is native to San Mateo County.

Coast live oak was the most frequently encountered species with 37 trees. Oaks were concentrated along the north and east edges of the project area, located at the top of a slope (Photo 2). Trees were generally short in stature but mature in development. Trunk diameters ranged from 6" to 21". Approximately 50% of oaks had more than one stem originating at or near ground level. Most oaks were in either poor (19 trees) or fair (15) condition. Trees #1718, 1730 and 1739 were in good condition. Differences in tree condition were largely associated overall form and structure, leaning stems, and suppressed development.



**Photo 2.** Coast live oaks. **Left:** SE. corner of site, near cart path to Ocean #8, in the area where the utilities will be placed underground. **Right:** approximately half of the crown of tree #1725 extended into the project area.

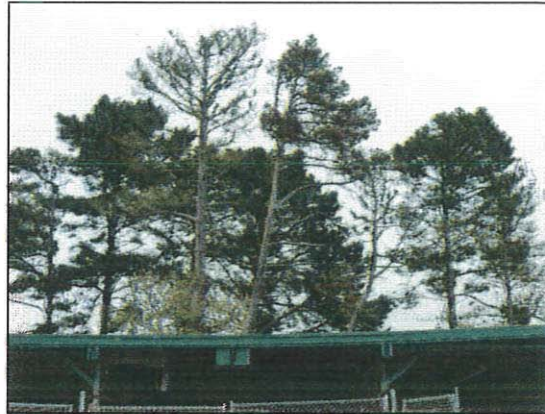
Thirty (30) lily pily trees formed a long row between the south edge of the existing facility and the 8<sup>th</sup> hole of the Ocean Course (Photo 3). Trees were planted close together. As a result, individual trees had a narrow upright form and canopy concentrated on the south. Trees appeared to have been topped at 4' many years ago. As a result, most had two or more stems above this point. Most (24) trees were in fair condition while six were poor.



**Photo 3.** Looking north from tee of #14 Ocean course at screen of lily pily trees.

Numerous lily pily trees were not included in the assessment because no stem was 5" in diameter at 54" above grade.

Twelve (12) Monterey pines were present (Photo 4). Trees were generally mature in development. Trunk diameters ranged between 13" and 52". Monterey pine #1703 had a trunk diameter of 52" but this measurement was misleading as one of the two stems of the tree had been removed many years ago. Condition of pines was either poor (2 trees) or fair (5). Trees #1727, 1729, 1731, 1733 and 1744 were dead. Several trees had symptoms of pine pitch canker, a fungal disease. The central leader had been lost in most trees.



**Photo 4.** Looking north past mower shed.

Brisbane boxes #1802 and 1803 were located near the existing water tower. Tree #1802 was 20" and in good condition. Tree #1803 appeared to be several stump sprouts, all of which were  $\leq 7"$ . Condition was fair.

Tea tree #1722 was a large shrub that sprawled along the ground.

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

### ***Suitability for Preservation***

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

Evaluation of suitability for preservation considers several factors:

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

- 
- **Tree age and longevity**  
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
  
  - **Species invasiveness**  
Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<http://www.cal-ipc.org/paf/>) lists species identified as having being invasive. San Francisco is part of the Northwest Floristic Province. None of the species present is listed as invasive.

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

**Table 2. Tree suitability for preservation. Maintenance Building Project. San Mateo County portion. The Olympic Club. San Francisco CA.**

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<b>High</b>	Trees with good health and structural stability that have the potential for longevity at the site. No tree was rated as having high suitability for preservation.
<b>Moderate</b>	Trees in fair health and/or possessing structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Nine trees were rated as having moderate suitability for preservation: coast live oak #1705, 1714, 1718, 1725, 1730, 1739, 1746, 1769 and Brisbane box #1802.
<b>Low</b>	Trees in poor health or possessing significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Sixty-eight (68) trees were rated as having low suitability for preservation: 30 lily pily, 29 coast live oak, 7 Monterey pine, Brisbane box #1803, and tea tree #1722.

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**Note:** Table does not include Monterey pine #1727, 1729, 1731, 1733 and 1744 which were dead.

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

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***Evaluation of Impacts and Recommendations for Action***

Appropriate tree retention develops a practical match between the location and intensity of construction activities, and the quality and health of trees. The tree assessment was the reference point for tree condition and quality. Impacts from the proposed project were assessed using the Layout, Grading and Drainage Plan.

The plan depicted the location and extent of the new facility. The existing site will be demolished and enlarged on the south and west. The water tank will remain. The existing electrical line will be placed underground.

Based on my evaluation of the plans, I recommend preservation of 18 trees (8 Significant) and removal of 64 (12 Significant) (Table 3). Among trees recommended for preservation are 15 coast live oaks and three Monterey pines. Among trees recommended for removal, 48 are located within the project's proposed development area, 11 are located along the alignment of the new underground utilities (Photo 5) and five trees were dead.



**Photo 5.** Looking south. Existing overhead electrical lines will be placed underground along the same alignment, necessitating removal of several trees. Monterey pine #1703 is in the center-right of the photograph.

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

**Table 3. Proposed action. Maintenance Building Project. San Mateo County portion. The Olympic Club. San Francisco CA.**

Tree No.	Species	Trunk Diameter (in.)	Significant Tree ?	Condition 0=dead 1=poor 5=excell.	Proposed Action	Notes
1701	Monterey pine	22	Significant	3	Remove	Utility undergrounding
1702	Coast live oak	15,15,11	Significant	3	Remove	Utility undergrounding
1703	Monterey pine	52	Significant	3	Remove	Utility undergrounding
1704	Coast live oak	9,8,4	--	2	Remove	Utility undergrounding
1705	Coast live oak	13,12,11	Significant	3	Preserve	Edge of development area
1706	Coast live oak	8,8,7,7	--	2	Preserve	Edge of development area
1707	Coast live oak	7,6	--	2	Remove	Utility undergrounding
1708	Coast live oak	6	--	2	Remove	Utility undergrounding
1709	Coast live oak	9	--	3	Remove	Utility undergrounding
1710	Coast live oak	12	Significant	3	Preserve	Edge of development area
1711	Coast live oak	7	--	3	Remove	Utility undergrounding
1712	Coast live oak	11	--	2	Remove	Utility undergrounding
1713	Coast live oak	9	--	3	Preserve	Edge of development area
1714	Coast live oak	10,10	--	3	Preserve	Edge of development area
1715	Coast live oak	10,6,6	--	3	Preserve	Edge of development area
1716	Coast live oak	6	--	2	Remove	Utility undergrounding
1717	Coast live oak	6	--	2	Remove	Utility undergrounding
1718	Coast live oak	7,6	--	4	Remove	Within development area
1719	Coast live oak	6	--	2	Remove	Within development area
1720	Coast live oak	7	--	2	Remove	Within development area
1721	Monterey pine	28	Significant	2	Preserve	Edge of development area
1722	Tea tree	10,10,7	--	3	Preserve	Edge of development area
1723	Coast live oak	7,7,5,4	--	3	Preserve	Edge of development area
1724	Coast live oak	8,6	--	2	Preserve	Edge of development area
1725	Coast live oak	13	Significant	3	Preserve	Edge of development area; prune for clearance?
1726	Coast live oak	6	--	2	Preserve	Edge of development area
1727	Monterey pine	16	--	0	Remove	Dead
1728	Monterey pine	28	Significant	2	Preserve	Edge of development area
1729	Monterey pine	24	--	0	Remove	Dead
1730	Coast live oak	9,8,8,6,5,5	--	4	Preserve	Edge of development area
1731	Monterey pine	32	--	0	Remove	Dead
1732	Monterey pine	21	Significant	3	Preserve	Edge of development area
1733	Monterey pine	21	--	0	Remove	Dead
1734	Monterey pine	24	Significant	3	Remove	Within development area
1735	Coast live oak	9,6	--	2	Remove	Within development area
1736	Coast live oak	9,7,6	--	2	Remove	Within development area

**Table 3, continued. Proposed action. Maintenance Building Project. San Mateo County portion. The Olympic Club. San Francisco CA.**

Tree No.	Species	Trunk Diameter (in.)	Significant Tree ?	Condition 0=dead 1=poor 5=excell.	Proposed Action	Notes
1737	Coast live oak	8,6,5	--	2	Remove	Within development area
1738	Coast live oak	10,5,4,4	--	2	Remove	Within development area
1739	Coast live oak	15,14,14,12,12,5	Significant	4	Remove	Within development area
1740	Coast live oak	14	Significant	3	Remove	Within development area
1741	Coast live oak	15	Significant	3	Remove	Within development area
1742	Coast live oak	8,8,6	--	2	Remove	Within development area
1743	Monterey pine	16	Significant	3	Remove	Within development area
1744	Monterey pine	13	--	0	Remove	Dead
1745	Coast live oak	10	--	3	Remove	Within development area
1746	Coast live oak	12,7,6,4	Significant	3	Remove	Within development area
1747	Coast live oak	9	--	2	Remove	Within development area
1769	Coast live oak	21	Significant	3	Preserve	Edge of development area
1770	Coast live oak	13	Significant	2	Preserve	Edge of development area
1771	Coast live oak	7	--	2	Preserve	Edge of development area
1772	Lilypily	9,8,7,6	--	3	Remove	Within development area
1773	Lilypily	10	--	3	Remove	Within development area
1774	Lilypily	9	--	3	Remove	Within development area
1775	Lilypily	9,7	--	3	Remove	Within development area
1776	Lilypily	12	Significant	3	Remove	Within development area
1777	Lilypily	10	--	3	Remove	Within development area
1778	Lilypily	9	--	2	Remove	Within development area
1779	Lilypily	8,7	--	3	Remove	Within development area
1780	Lilypily	9	--	2	Remove	Within development area
1781	Lilypily	7,5	--	3	Remove	Within development area
1782	Lilypily	6,4,4,3	--	2	Remove	Within development area
1783	Lilypily	8,7,6,6	--	2	Remove	Within development area
1784	Lilypily	14	Significant	3	Remove	Within development area
1785	Lilypily	7,5	--	2	Remove	Within development area
1786	Lilypily	7,6,5	--	3	Remove	Within development area
1787	Lilypily	7,6,6,5,5	--	3	Remove	Within development area
1788	Lilypily	9	--	3	Remove	Within development area
1789	Lilypily	10	--	3	Remove	Within development area
1790	Lilypily	6,4	--	3	Remove	Within development area
1791	Lilypily	7	--	3	Remove	Within development area
1792	Lilypily	7,6	--	3	Remove	Within development area
1793	Lilypily	7,7,4,3	--	3	Remove	Within development area
1794	Lilypily	7	--	3	Remove	Within development area

**Table 3, continued. Proposed action. Maintenance Building Project. San Mateo County portion. The Olympic Club. San Francisco CA.**

<b>Tree No.</b>	<b>Species</b>	<b>Trunk Diameter (in.)</b>	<b>Significant Tree ?</b>	<b>Condition 0=dead 1=poor 5=excell.</b>	<b>Proposed Action</b>	<b>Notes</b>
1795	Lilypily	7,5	--	3	Remove	Within development area
1796	Lilypily	6	--	3	Remove	Within development area
1797	Lilypily	7,3	--	3	Remove	Within development area
1798	Lilypily	8,6	--	3	Remove	Within development area
1799	Lilypily	8,7	--	2	Remove	Within development area
1800	Lilypily	10,6,5,4	--	3	Remove	Within development area
1801	Lilypily	8,7	--	3	Remove	Within development area
1802	Brisbane box	20	Significant	4	Remove	Within development area
1803	Brisbane box	7,5,5,5,4,4,4	--	3	Remove	Within development area



### ***Tree Preservation Guidelines***

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Impacts can be minimized by avoiding any construction activities inside the **TREE PROTECTION ZONE**.

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

#### **Design recommendations**

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

#### **Pre-construction treatments and recommendations**

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

4. Trees to be preserved may require pruning to provide clearance for construction. Any other pruning shall be completed by a Certified Arborist or Tree Worker. Pruning shall adhere to the latest edition of the ANSI Z133 and A300 standards as well as the *Best Management Practices – Tree Pruning* published by the International Society of Arboriculture.
5. Structures and underground features to be removed within the **TREE PROTECTION ZONE** shall use the smallest equipment, and operate from outside the **TREE PROTECTION ZONE**. The consultant shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.

**Recommendations for tree protection during construction**

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

**Summary and Recommendations**

Eighty-two (82) trees were assessed in the area of the new Maintenance Building facility including 37 coast live oaks, 30 lily, 12 Monterey pines, two Brisbane box, and a single tea tree. No trees met San Mateo County's criterion for Heritage status. Twenty of 82 trees met San Mateo County's criterion for Significant status. Tree condition varied by both species and age. The majority of trees were in either poor (27) or fair (46) condition. Five Monterey pines were dead.

Proposed project plans call for construction of a new facility at the site of the existing one. Most of the assessed trees were located within the project footprint. I recommend preservation of 18 trees and removal of 64.

**HortScience, Inc.**



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

## **ATTACHMENTS**

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*Tree Assessment Form*

*Tree Location Map*

# Tree Assessment

Maintenance Building Project  
 The Olympic Club  
 San Francisco CA  
 August 2017



TREE No.	SPECIES	TRUNK DIAMETER (in.)	SIGNIFICANT TREE ?	CONDITION 0=dead 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1701	Monterey pine	22	Significant	3	Low	Edge of bank; leans E.; codominant trunks @ 25'; 1 stem dominates.
1702	Coast live oak	15,15,11	Significant	3	Low	Multiple attachments @ base; 1 vertical; 2 lean; low & wide.
1703	Monterey pine	52	Significant	3	Low	Codominant trunks @ base; 1 stem x'd @ 7'; <i>Phaeolus</i> conk @ 5'; live stem lost central leader; multiple attachments high in crown; rangy form.
1704	Coast live oak	9,8,4	--	2	Low	Multiple attachments @ base; poor form & structure; suppressed; 2 stems horizontal to S.
1705	Coast live oak	13,12,11	Significant	3	Moderate	Multiple attachments @ base; one-sided to E.; 2 stems vertical; 1 leans E.
1706	Coast live oak	8,8,7,7	--	2	Low	Multiple attachments @ base; suppressed; lean flat to S. & E.
1707	Coast live oak	7,6	--	2	Low	Codominant trunks @ base; suppressed; small sparse crown.
1708	Coast live oak	6	--	2	Low	Small & sparse.
1709	Coast live oak	9	--	3	Low	Narrow & upright form; sinuous trunk.
1710	Coast live oak	12	Significant	3	Low	Small high crown; sinuous trunk.
1711	Coast live oak	7	--	3	Low	Below overhead lines; leans S.
1712	Coast live oak	11	--	2	Low	Leans NE. over cart path; codominant trunks @ 7'; trimmed for overhead lines.
1713	Coast live oak	9	--	3	Low	Rangy form.
1714	Coast live oak	10,10	--	3	Moderate	Codominant trunks @ 3'; high crown.
1715	Coast live oak	10,6,6	--	3	Low	Multiple attachments @ base; edge; one-sided to N.

# Tree Assessment

Maintenance Building Project  
 The Olympic Club  
 San Francisco CA  
 August 2017



TREE No.	SPECIES	TRUNK DIAMETER (in.)	SIGNIFICANT TREE ?	CONDITION 0=dead 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1716	Coast live oak	6	--	2	Low	Poor form & structure; leans SE.
1717	Coast live oak	6	--	2	Low	Poor form & structure; leans S.
1718	Coast live oak	7,6	--	4	Moderate	Codominant trunks @ 1'; short; good canopy.
1719	Coast live oak	6	--	2	Low	Suppressed; poor form & structure.
1720	Coast live oak	7	--	2	Low	Suppressed; leans SE.
1721	Monterey pine	28	Significant	2	Low	Mid-slope; good form; dying.
1722	Tea tree	10,10,7	--	3	Low	Sprawling shrub.
1723	Coast live oak	7,7,5,4	--	3	Low	<b>Tag on fence;</b> multiple attachments @ base; sprawling shrub.
1724	Coast live oak	8,6	--	2	Low	<b>Tag on fence;</b> codominant trunks @ base; suppressed.
1725	Coast live oak	13	Significant	3	Moderate	<b>Tag on fence;</b> 6' behind fence; low & wide; half of canopy extends over fence.
1726	Coast live oak	6	--	2	Low	<b>Tag on fence;</b> suppressed.
1727	Monterey pine	16	--	0	--	<b>Tag on fence;</b> mower shed; dead.
1728	Monterey pine	28	Significant	2	Low	<b>Tag on fence;</b> mower shed; leaning & one-sided to E.
1729	Monterey pine	24	--	0	--	<b>Tag on fence;</b> mower shed; dead.
1730	Coast live oak	9,8,8,6,5,5	--	4	Moderate	<b>Tag on fence;</b> mower shed; sprawling shrub.
1731	Monterey pine	32	--	0	--	<b>Tag on fence;</b> dead.
1732	Monterey pine	21	Significant	3	Low	<b>Tag on fence;</b> lost central leader high in crown; nice canopy.
1733	Monterey pine	21	--	0	--	<b>Tag on fence;</b> dead.
1734	Monterey pine	24	Significant	3	Low	One-sided to S.; top thinning; sinuous trunk.
1735	Coast live oak	9,6	--	2	Low	Codominant trunks @ base; suppressed.

# Tree Assessment

Maintenance Building Project  
 The Olympic Club  
 San Francisco CA  
 August 2017



TREE No.	SPECIES	TRUNK DIAMETER (in.)	SIGNIFICANT TREE ?	CONDITION 0=dead 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1736	Coast live oak	9,7,6	--	2	Low	Codominant trunks @ base & 3'; suppressed.
1737	Coast live oak	8,6,5	--	2	Low	Multiple attachments @ base; suppressed.
1738	Coast live oak	10,5,4,4	--	2	Low	Multiple attachments @ base; suppressed.
1739	Coast live oak	15,14,14,12,1 2,5	Significant	4	Moderate	Multiple attachments @ base; mix of vertical & leaning stems; canopy extends into project area.
1740	Coast live oak	14	Significant	3	Low	One-sided to SW.; small crown; over project area; trunk wounds.
1741	Coast live oak	15	Significant	3	Low	High rangy crown; edge of project area.
1742	Coast live oak	8,8,6	--	2	Low	Multiple attachments @ base; suppressed; 6" very large trunk wound.
1743	Monterey pine	16	Significant	3	Low	One-sided to S.; lost central leader high in crown.
1744	Monterey pine	13	--	0	--	Dead.
1745	Coast live oak	10	--	3	Low	Small tree; canopy extends into project area.
1746	Coast live oak	12,7,6,4	Significant	3	Moderate	Multiple attachments @ base; 12" dominates with most of canopy over project area.
1747	Coast live oak	9	--	2	Low	Suppressed; poor form & structure.
1769	Coast live oak	21	Significant	3	Moderate	Side-trimmed for overhead lines; one-sided & leans S.; okay tree.
1770	Coast live oak	13	Significant	2	Low	Leans S.; base outside of dripline; sweeps vertical @ tips.
1771	Coast live oak	7	--	2	Low	Suppressed.
1772	Lilypily	9,8,7,6	--	3	Low	W. end of long row; multiple attachments @ base.
1773	Lilypily	10	--	3	Low	Long row.
1774	Lilypily	9	--	3	Low	Long row; codominant trunks @ 6'.
1775	Lilypily	9,7	--	3	Low	Long row; codominant trunks @ base.

# Tree Assessment

Maintenance Building Project  
The Olympic Club  
San Francisco CA  
August 2017



TREE No.	SPECIES	TRUNK DIAMETER (in.)	SIGNIFICANT TREE ?	CONDITION 0=dead 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1776	Lilypily	12	Significant	3	Low	Long row; multiple attachments @ 3'.
1777	Lilypily	10	--	3	Low	Long row; codominant trunks @ 4'.
1778	Lilypily	9	--	2	Low	Long row; codominant trunks @ 4'; poor form & structure.
1779	Lilypily	8,7	--	3	Low	Long row; codominant trunks @ base.
1780	Lilypily	9	--	2	Low	Long row; bowed N.; poor form & structure.
1781	Lilypily	7,5	--	3	Low	Long row; codominant trunks @ base.
1782	Lilypily	6,4,4,3	--	2	Low	Long row; multiple attachments @ 1'.
1783	Lilypily	8,7,6,6	--	2	Low	E. end of long row; multiple attachments @ 1'; both 8" stems have trunk wounds.
1784	Lilypily	14	Significant	3	Low	Middle group; multiple attachments @ 4'.
1785	Lilypily	7,5	--	2	Low	Middle group; codominant trunks @ 1'; separated.
1786	Lilypily	7,6,5	--	3	Low	Middle group; multiple attachments @ base.
1787	Lilypily	7,6,6,5,5	--	3	Low	Middle group; multiple attachments @ base.
1788	Lilypily	9	--	3	Low	Middle group.
1789	Lilypily	10	--	3	Low	E. group; multiple attachments @ 4'.
1790	Lilypily	6,4	--	3	Low	E. group; codominant trunks @ 4'.
1791	Lilypily	7	--	3	Low	E. group.
1792	Lilypily	7,6	--	3	Low	E. group; codominant trunks @ 4'.
1793	Lilypily	7,7,4,3	--	3	Low	E. group; multiple attachments @ 4'.
1794	Lilypily	7	--	3	Low	E. group; codominant trunks @ 3'.
1795	Lilypily	7,5	--	3	Low	E. group.
1796	Lilypily	6	--	3	Low	E. group.
1797	Lilypily	7,3	--	3	Low	E. group; codominant trunks @ base.
1798	Lilypily	8,6	--	3	Low	E. group; codominant trunks @ 3'.



# Tree Assessment

Maintenance Building Project  
 The Olympic Club  
 San Francisco CA  
 August 2017



TREE No.	SPECIES	TRUNK DIAMETER (in.)	SIGNIFICANT TREE ?	CONDITION 0=dead 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1799	Lilypily	8,7	--	2	Low	E. group; multiple attachments @ 1'; 3rd stem x'd leaving large wound.
1800	Lilypily	10,6,5,4	--	3	Low	E. group; multiple attachments @ 3'.
1801	Lilypily	8,7	--	3	Low	E. group; codominant trunks @ 2'.
1802	Brisbane box	20	Significant	4	Moderate	Codominant trunks @ 5½'; high crown.
1803	Brisbane box	7,5,5,4,4,4	--	3	Low	Multiple attachments @ base.

# Tree Assessment Plan

## The Olympic Club Maintenance Building Project

Prepared for:  
The Olympic Club

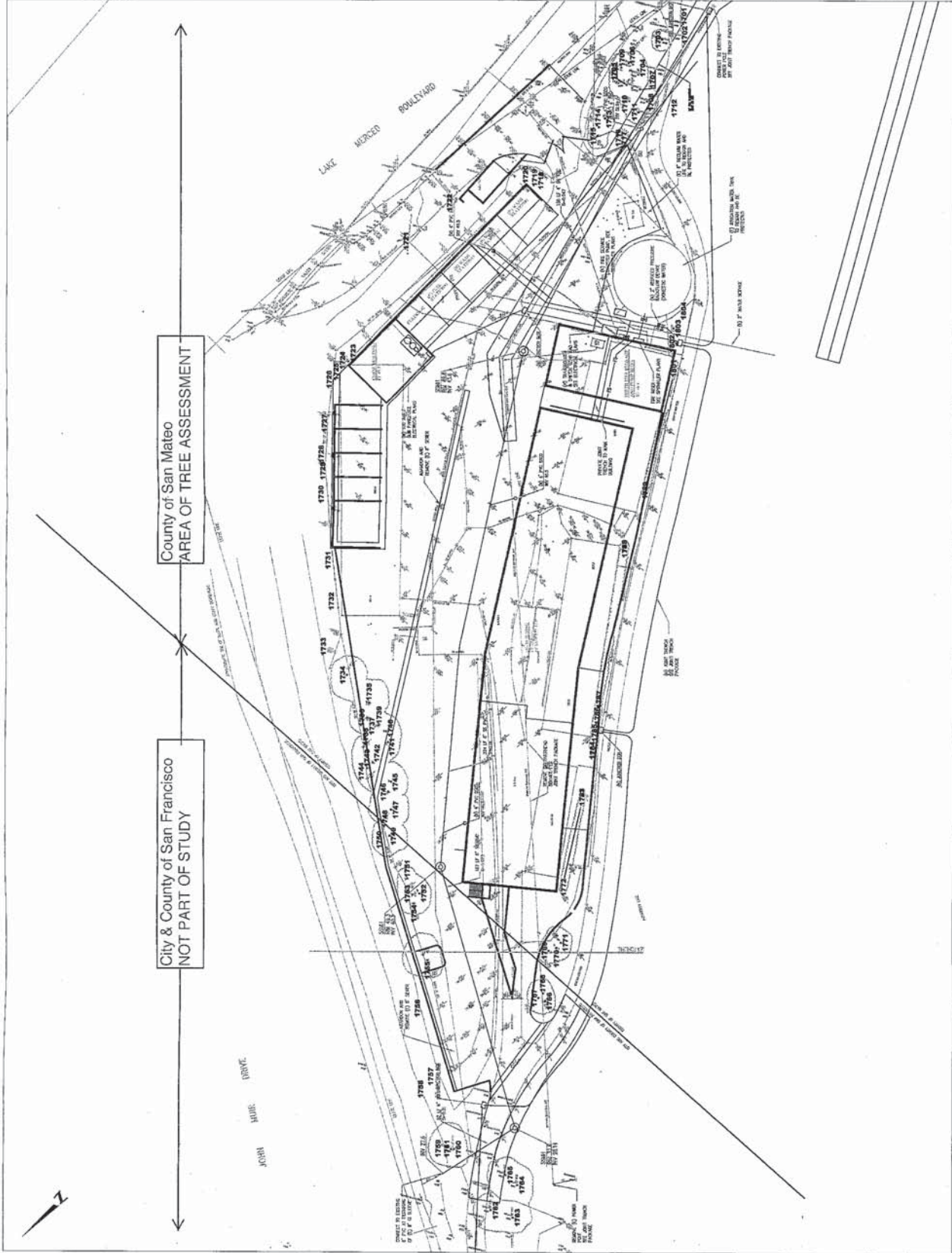
August 2017

No Scale

Notes:  
Base map provided by:  
The Olympic Club  
San Francisco, CA  
Numbered tree locations  
are approximate.



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**County of San Mateo - Planning and Building Department**

# **ATTACHMENT E**

July 13, 2018

Pat R. Finlen CGCS  
The Olympic Club  
524 Post Street  
San Francisco CA 94102

**Nesting Raptor/Migratory Bird Survey  
Maintenance Facility Replacement Project (PLN2017-00484)  
The Olympic Club Golf Course**

Dear Mr. Finlen:

On July 12, 2018, I completed a survey for nesting raptors and other migratory birds at the site of the Olympic Club Golf Course Maintenance Facility Replacement project that is currently under review by the County of San Mateo (PLN2017-00484). The project will result in the removal of several trees on the site and the survey was conducted to comply with the Migratory Bird Treaty Act (16 USC 703) and Section 3503.5 of the California Fish and Game Code. These regulations protect the nests and eggs of raptors and other migratory birds by prohibiting removal and/or disturbance of an active nest. Following is a description of the methods and results of the survey.

## **Methods**

The survey was conducted on the morning of July 12, 2018 and was focused on the trees slated for removal as shown on the Tree Protection Plan prepared by Hort Science (August 2017). All trees slated for removal and trees within 100 feet of the project area were systematically surveyed for nests or signs of nest activity. The tree canopy was observed from appropriate vantage points using high powered binoculars (10x50 wide angle) and examined from below to detect any nests or bird activity. The ground was also searched for signs of recent nesting activity (whitewash, downy feathers). Where nests were detected, observations were made from an appropriate vantage point for a sufficient duration of time to determine activity.

## **Results**

No active nests of raptors or migratory birds were detected in any of the trees to be removed for the project or in any of the larger trees to be retained within the project area. I did find a nest in one of the coast live oak trees to be removed (1754) but it was not active and appeared to be relatively old. Several common avian species were observed in the area; bushtit, titmouse, stellar jay, Eurasian collared dove, crow. A red-shouldered hawk was heard calling in the distance but was not observed in the project area.

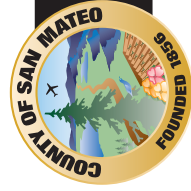
Based on the results of the survey, and the fact that it is nearing the end of the nesting season (typically February 1 through August 31 in this area), I am confident there are no active raptor or migratory bird nests within any of the trees to be removed for the maintenance facility project at this time. Therefore, tree removal can proceed and should start prior to next January to ensure no new nest attempts are initiated. If the trees are not removed prior to next January, another nesting survey is warranted and should be conducted within 30 days of tree removal.

Should you have any questions regarding the survey, please don't hesitate to call me.

Sincerely,

A handwritten signature in cursive script that reads "Leslie Zander".

Leslie Zander  
Principal Biologist



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT F**

# The Olympic Club - Maintenance Facility Replacement



Current Condition



After demolition of existing buildings and construction of new building



After demolition of existing buildings, construction of new building and removal of trees



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT G**



COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

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

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 Maintenance Building*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2017-00484

OWNER/APPLICANT: Todd Wright/Olympic Club

ASSESSOR'S PARCEL NOS.: 002-012-060 and 002-012-050

LOCATION: 599 Skyline Boulevard, Unincorporated Daly City, California

PROJECT DESCRIPTION

The applicant is proposing to construct a new 27,389 sq. ft. maintenance building, a new 1,350 sq. ft. storage building, and a new 1,600 chemical storage building to replace five existing buildings located in the same area at the Olympic Club. The Olympic Club is an existing private golf course, which spans the San Mateo County and San Francisco border. For development of the five structures and surface parking lot, 6,000 cubic yards of grading will occur. The project includes the removal of 64 trees around the area of the proposed project.

FINDINGS AND BASIS FOR A 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 will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project 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 insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

**Mitigation Measure 1:** The applicant shall install downward exterior lighting fixtures to ensure that light and glare are directed away from neighboring properties and confined to the site. The building plans shall show the location of all exterior light and cut sheets of the lights shall be provided at the building permit stage.

**Mitigation Measure 2:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

- a. Water all active construction areas at least twice daily.
- b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
- c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- d. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- e. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- f. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- g. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways.
- i. Replant vegetation in disturbed areas as quickly as possible.

**Mitigation Measure 3:** The applicant shall have commenced tree removal of the identified trees prior to January 2019. If tree removal has not commenced by that time, another nesting survey is warranted and should be conducted within 30 days before tree removal.

**Mitigation Measure 4:**

- a. 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.
- b. Include tree trunk locations, canopy limits (driplines) and tree numbers on all plans.

- c. Establish a Tree Protection Zone for trees to be preserved, in which disturbance is permitted. The Tree Protection Zones shall be 1-foot behind the planned edge of grading. No grading, excavation, construction, or storage of materials shall within that zone
- d. 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. Fences may not be relocated or removed without permission of the Consulting Arborist.
- e. The project's security fencing may serve as tree protection fencing along the project permitted.
- f. Other than the planned undergrounding of the existing electrical service, underground utilities such as water and sewer shall be routed around the Tree Protection Zone.
- g. Irrigation systems must be designed so that no trenching will occur within the Tree Protection Zone.
- h. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
- i. 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.
- j. Trees to be preserved may require punning to provide clearance for construction. Any pruning shall be completed by a Certified Arborist or Tree Worker. Pruning shall adhere to the latest edition of the ANSI Z33 and A300 standards as well the Best Management Practices – Tree Punning published by the International Society of Arboriculture.
- k. 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.
- l. Any excavation within the dripline or other work 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.
- m. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatment can be applied.
- n. Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside of the Tree Protection Zones 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.

- o. No materials, equipment, spoil, water, or wash out water may be deposited, stored, or parking within the Tree Protection Zone.
- p. The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.

**Mitigation Measure 5:** In the event that should cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

**Mitigation Measure 6:** Prior to the issuance of the building permit for the property, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.

- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
- l. No erosion or sediment control measures will be placed in vegetated areas.
- m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
- n. Control of fuels and other hazardous materials, spills, and litter during construction.
- o. Preserve existing vegetation whenever feasible.

**Mitigation Measure 7:** The applicant shall implement the following basic construction measures at all times:

- a. 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 Toxic Control Measure, Title 13, Section 2485 of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

**Mitigation Measure 8:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

**Mitigation Measure 9:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources shall be taken prior to implementation of the project.

**Mitigation Measure 10:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

**Mitigation Measure 11:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

**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 insignificant, as mitigated. A copy of the initial study is attached.

**REVIEW PERIOD:** August 8, 2018 to August 28, 2018

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. August 28, 2018.**

#### **CONTACT PERSON**

Rob Bartoli, Project Planner  
650/363-1857  
[rbartolir@smcgov.org](mailto:rbartolir@smcgov.org)

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Rob Bartoli, Project Planner

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County of San Mateo  
Planning and Building Department

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

1. **Project Title:** Maintenance Building
2. **County File Number:** PLN 2017-00484
3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Rob Bartoli, 650/363-1857
5. **Project Location:** 599 Skyline Boulevard, Unincorporated Daly City
6. **Assessor's Parcel Number(s) and Size of Parcel:** 002-012-060 (2.19 acres) and 002-012-050 (137 acres)
7. **Project Sponsor's Name and Address:**  
  
Todd Wright  
5801 Christie Avenue, Suite 680  
Emeryville, CA 94608
8. **General Plan Designation:** Private Recreation Urban
9. **Zoning:** RM-CZ/CD (Resource Management – Coastal Zone/Coastal Development) and RE/S-9 (Residential Estates/Minimum 10,000 sq. ft. lot size)
10. **Description of the Project:** The applicant is proposing to construct a new 27,389 sq. ft. maintenance building, a new 1,350 sq. ft. storage building, and a new 1,600 sq. ft. chemical storage building to replace five existing buildings located in the same area at the Olympic Club. The Olympic Club is a golf course which spans the San Mateo County-San Francisco boundary. The existing fueling facility, equipment washing area, and bulk sand storage area will also be relocated. The project included 6,000 cubic yards of grading and the removal of 64 trees.
11. **Surrounding Land Uses and Setting:** The project parcel is accessed via a driveway located off of Lake Merced Boulevard. The Olympic Club facilities are the north, south, and west of the project area. The east property lines abuts Lake Merced Boulevard. Single-family neighborhoods, which are within the city limits of the City of Daly City, are located across Lake Merced Boulevard and at the southern property line.
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? If so, has consultation begun?:** The County of San Mateo has not received any requested consultations pursuant to Public Resources Code Section 21080.1.1.

**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.

X	Aesthetics		Hazards and Hazardous Materials		Recreation
	Agricultural and Forest Resources		Hydrology/Water Quality		Transportation/Traffic
X	Air Quality		Land Use/Planning	X	Tribal Cultural Resources
	Biological Resources		Mineral Resources		Utilities/Service Systems
X	Cultural Resources	X	Noise		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 appropriate 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.

<b>1. AESTHETICS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
<p><b>Discussion:</b> The new maintenance buildings will be located over 60 feet away from the east (along Lake Merced Boulevard) property line. The existing buildings on the property are currently screened from public view by vegetation and the existing topography. While grading is proposed as part of the project, the area that will be grading will be limited to the area where the buildings are located and will not impact the topography that screens the buildings. The majority of the trees along the eastern property are proposed to be maintained to continue to screen the structures. The project does include the removal of 64 trees with in the project area. However, visual simulations showing the proposed buildings and the tree removal still provides screening for the structures. No changes to the existing water tank, which is visible from Lake Merced Boulevard, are proposed. The project will not introduce any new uses to the property. Due to the nature of the structures and site, the visual impact is less than significant.</p> <p><b>Source:</b> Project Plans, County Maps, Visual Simulation from Applicant dated June 19, 2018.</p>				

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
<p><b>Discussion:</b> There are no rock outcroppings to be disturbed as part of this project. The property is developed with a number of structures; however, per review of historical aerial photographs, the structures on the property that are proposed for removal were not on the property as late as 1947. The maintenance buildings do not have historical qualities as they have been altered over time. The project is not within a State-designated Scenic Corridor.</p> <p><b>Source:</b> Project Plans, County Maps Aerial Photographic.</p>				
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	
<p><b>Discussion:</b> See the discussion provided to Question 1.a. above.</p> <p><b>Source:</b> Project Plans.</p>				
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?		X		
<p><b>Discussion:</b> The new maintenance buildings will not create a new source of significant light or glare. The new units will be screened by vegetation and existing structures from neighboring properties, so any light produced from the use of these buildings will be lessened by the screening. The development is located in an urbanized area and any light produced by the use would not adversely impact day or nighttime views. The following mitigation measure has been included in order to reduce potential impacts from light and glare to a less than significant level:</p> <p><b>Mitigation Measure 1:</b> The applicant shall install downward exterior lighting fixtures to ensure that light and glare are directed away from neighboring properties and confined to the site. The building plans shall show the location of all exterior light and cut sheets of the lights shall be provided at the building permit stage.</p> <p><b>Source:</b> Project Description and Project Plans.</p>				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
<p><b>Discussion:</b> The project site is not adjacent to a designated Scenic Highway or within a State or County Scenic Corridor.</p> <p><b>Source:</b> County Maps.</p>				

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p><b>Discussion:</b> The subject site is not located in a Design Review overlay district and does not conflict with applicable General Plan or Zoning Ordinance provisions.</p> <p><b>Source:</b> County Maps.</p>					
1.g.	Visually intrude into an area having natural scenic qualities?			X	
<p><b>Discussion:</b> See the discussion provided to Question 1.a. above.</p> <p><b>Source:</b> County Maps.</p>					

<p><b>2. AGRICULTURAL AND FOREST RESOURCES.</b> 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:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p><b>Discussion:</b> The parcel on which the proposed project is located within the Coastal Zone, thus, the question is not relevant to this project at this site.</p> <p><b>Source:</b> County Maps.</p>					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X

<p><b>Discussion:</b> The property is utilized for a golf course and is not under a Williamson Act contract or Open Space Easement. No agricultural uses occur on the property or adjacent properties.</p> <p><b>Source:</b> Zoning Maps and Williamson Act Index.</p>					
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
<p><b>Discussion:</b> The definition of forestland (PRC Section 12220(g)) is “land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.” The subject area proposed for the construction of the new maintenance buildings does not meet the definition of forestland, as the area of trees to be removed is less than 3 acres. This project area is already developed with several buildings and a parking lot. The maintenance area is adjacent to an existing golf course.</p> <p>The project site is not considered to be Prime Agricultural Land under the San Mateo County General Plan as soils in the project area do not have a Land Classification or a have a Storie Index rating from the Natural Resources Conservation Service.</p> <p><b>Source:</b> Zoning Maps, Department of Conservation San Mateo County Important Farmland 2014 Map.</p>					
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
<p><b>Discussion:</b> The subject parcel is located within the Coastal Zone. The Natural Resources Conservation Service has classified the project site as containing soils that are not identified as Class I or Class II Agriculture Soils, or Class III Soils rated good or very good for artichokes or Brussels sprouts. The project site is located in an urbanized area that has not historically been used as farmland.</p> <p><b>Source:</b> Zoning Maps, Natural Resources Conservation Service, San Mateo County General Plan Productive Soil Resources Soils with Agricultural Capability Map.</p>					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
<p><b>Discussion:</b> The project area is considered to be non-Prime Agricultural Land under the San Mateo County General Plan. Agricultural uses have not historically been located on the property.</p> <p><b>Source:</b> Zoning Maps, Natural Resources Conservation Service, San Mateo County General Plan Productive Soil Resources Soils with Agricultural Capability Map.</p>					

<p>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))?</p> <p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>				X
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**Discussion:** The site is not in or near a Timberland Preserve Zoning District and no rezoning is proposed. The project site is zoned Resource Management-Coastal Zone/Coastal Development. A golf course and associated maintenance facility is an allowed use in the RM-CZ Zoning District subject to the approval of a Use Permit and Coastal Development Permit and any other applicable land use permits.

**Source:** San Mateo County Zoning Maps, San Mateo County Zoning Regulations.

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

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

**Discussion:** The Bay Area 2010 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the applicable air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and climate.

The project would not conflict with or obstruct the implementation of the BAAQMD's 2010 CAP. The project and its operation involve minimal hydrocarbon (carbon monoxide; CO2) air emissions, whose source would be from trucks and equipment (whose primary fuel source is gasoline) during its construction. The impact from the occasional and brief duration of such emissions would not conflict with or obstruct the Bay Area Air Quality Plan. Regarding emissions from construction vehicles (employed at the site during the project's construction), the following mitigation measure is recommended to ensure that the impact from such emissions is less than significant:

**Mitigation Measure 2:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

- Water all active construction areas at least twice daily.
- Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

- c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- d. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- e. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- f. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- g. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways.
- i. Replant vegetation in disturbed areas as quickly as possible.

Please also see the discussion to Question 7.1. (Climate Change; Greenhouse Gas Emissions), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.

**Source:** BAAQMD, Sustainable San Mateo Indicators Project.

3.b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?		X		
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**Discussion:** The project would not violate any construction-related or operational air quality standard or contribute significantly to an existing or projected air quality violation. See the discussion provided to Question 3.a. and Mitigation Measure 1 above.

**Source:** BAAQMD, Sustainable San Mateo Indicators Project.

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	
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**Discussion:** The San Francisco Bay Area Air Basin is a State non-attainment area for 1-hour and 8-hour ozone and particulate matter (PM2.5 and PM10). Although the Environmental Protection Agency has ruled that the Bay Area Basin has attained the 2006 national 24-hour PM2.5 standard, the Bay Area is still classified as non-attainment for PM2.5 until such time the area is re-designated by the Environmental Protection Agency.

The impact of the maintenance buildings would not result in a significant impact to air quality in the immediate area or the air basin.

**Source:** BAAQMD.

3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?			X	
<p><b>Discussion:</b> The project site is located in an urban area with no sensitive receptors, such as schools, located within the project vicinity. The closest residence is over 160 feet to the east of the property. Therefore, the project would not expose sensitive receptors to significant levels of pollutant concentrations.</p> <p><b>Source:</b> Project Plans and Google Maps.</p>				
3.e. Create objectionable odors affecting a significant number of people?			X	
<p><b>Discussion:</b> The project, once operational, would not create or generate any odors. The project has the potential to generate odors associated with construction activities. However, any such odors would be temporary and would be expected to be minimal. Construction-related odors would not have a significant impact on large numbers of people over an extended duration of time. Thus, the impact would be less than significant.</p> <p><b>Source:</b> Project Description.</p>				
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	
<p><b>Discussion:</b> During project construction, dust could be generated for a short duration. To ensure that the project impact will be less than significant, see Mitigation Measure 2 described in 3.a.</p> <p><b>Source:</b> BAAQMD and Project Plans.</p>				

<b>4. BIOLOGICAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
<p><b>Discussion:</b> The subject parcel is not mapped for critical habitat for any endangered or protected species. The proposed project is located in a highly disturbed area, as it is already developed with</p>				

a structure and lacks riparian vegetation, as there is no nearby water course. The project will have a less than significant impact.

The project includes the removal of 64 trees, 12 of which are larger than 12" in diameter. Eighteen trees in the project area will be retained, 15 of which are Coast Live Oaks. There are also five dead trees which will be removed. A nesting raptor and migratory bird survey was conducted by Leslie Zander, Principal Biologist of Zander Associates on July 13, 2018. The survey found that no active nests of raptors or migratory birds were detected in any of the trees to be removed for the project or in any of the trees that are to remain on the site. One older, non-active nest was found in one of the trees to be removed. Several common avian species were observed in the area; bushtit, titmouse, stellar jay, Eurasian collared dove, crow. A red-shouldered hawk was heard calling in the distance but was not observed in the project area. The nesting raptor and migratory bird survey suggests that tree removal can proceed and should start prior to next January to ensure no new nest attempts are initiated. If the trees are not removed prior to next January, another nesting survey is warranted and should be conducted within 30 days of proposed tree removal. In order to ensure that raptor or migratory bird are not adversely impacted the following mitigation measure is made:

**Mitigation Measure 3:** The applicant shall have commenced tree removal of the identified trees prior to January 2019. If tree removal has not commenced by that time, another nesting survey is warranted and should be conducted within 30 days before tree removal.

**Source:** California Natural Diversity Database, California Department of Fish and Game, U.S. Fish and Wildlife Service, Nesting Raptor and Migratory Bird Survey by Leslie Zander, Principal Biologist of Zander Associates on July 13, 2018.

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
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**Discussion:** No riparian habitats are located on the project site.

**Source:** County Maps and Project Plans.

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
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**Discussion:** The site does not contain any wetlands. There is no watercourse in the project area.

**Source:** Project Plans and County 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	
<p><b>Discussion:</b> See the discussion provided to Question 4.a. above.</p> <p><b>Source:</b> Project Description.</p>				
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		
<p><b>Discussion:</b> An arborist report was prepared by HortScience, dated August 16, 2017, identified and recommended the removal of 64 trees. Eighteen (18) trees within the project area are proposed to be retained. Of the 64 trees proposed for removal, 48 of them are within the project area, 11 of them are within the area for new utilities, and 5 trees that are dead. The majority of the trees for removal are in poor or fair health. Of the 64 trees, only 12 of the 64 trees are greater than 12” in diameter and are considered Significant Trees under the County’s Significant Tree Ordinance. No trees meeting the definition of a Heritage Tree are proposed for removal. The arborist report recommended the following mitigation measures to reduce potential significant impacts:</p> <p><b><u>Mitigation Measure 4:</u></b></p> <ol style="list-style-type: none"> <li>a. 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.</li> <li>b. Include tree trunk locations, canopy limits (driplines) and tree numbers on all plans.</li> <li>c. Establish a Tree Protection Zone for trees to be preserved, in which disturbance is permitted. The Tree Protection Zones shall be 1-foot behind the planned edge of grading. No grading, excavation, construction, or storage of materials shall within that zone</li> <li>d. 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. Fences may not be relocated or removed without permission of the Consulting Arborist.</li> <li>e. The project’s security fencing may serve as tree protection fencing along the project permitted.</li> <li>f. Other than the planned undergrounding of the existing electrical service, underground utilities such as water and sewer shall be routed around the Tree Protection Zone.</li> <li>g. Irrigation systems must be designed so that no trenching will occur within the Tree Protection Zone.</li> <li>h. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.</li> </ol>				

- i. 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.
- j. Trees to be preserved may require punning to provide clearance for construction. Any 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 the Best Management Practices – Tree Punning published by the International Society of Arboriculture.
- k. 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.
- l. Any excavation within the dripline or other work 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.
- m. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatment can be applied.
- n. Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside of the Tree Protection Zones 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.
- o. No materials, equipment, spoil, water, or wash out water may be deposited, stored, or parking within the Tree Protection Zone.
- p. The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.

**Source:** Project Plans, Project Description, and The Olympic Club Tree Report Maintenance Building Project by HortScience, dated August 16, 2017.

4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
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**Discussion:** The subject parcel is not encumbered by an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan. Thus, the project poses no impact.

**Source:** County Maps.

4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
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**Discussion:** The subject parcel is not located inside or within 200 feet of a marine or wildlife reserve. Thus, the project poses no impact.

**Source:** County Maps.

4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
<p><b>Discussion:</b> The project parcel includes no oak woodlands or other timber woodlands. Thus, the project poses no impact.</p> <p><b>Source:</b> Project Plans.</p>					

<b>5. CULTURAL RESOURCES.</b> Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a.	Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
<p><b>Discussion:</b> Neither the project parcel nor the project site hosts any known historical resources, by either County, State, or Federal listings. Thus, the project poses no impact.</p> <p><b>Source:</b> California Register of Historical Resources.</p>					
5.b.	Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
<p><b>Discussion:</b> Neither the project parcel nor the project site hosts any known archaeological resources. Per an archaeological resource evaluation submitted by William Roop of Archaeological Resources Service on behalf of the applicant, no Native American prehistoric archaeological sites are present in the upper soils of the project area. The report notes that the maintenance area is not an area of high sensitivity to archaeological resources.</p> <p>However, the following mitigation measure is recommended to ensure that the impact is less than significant:</p> <p><b>Mitigation Measure 5:</b> In the event that should cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).</p> <p><b>Source:</b> Site Survey and An Archaeological Resources Evaluation of the Olympic Club Maintenance Facility, Olympic Club, Lake Merced Boulevard, San Mateo County, California by William Roop of Archaeological Resources Service, January 31, 2018.</p>					

5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
<p><b>Discussion:</b> Neither the project parcel nor the project site hosts any known paleontological resources, sites, or geologic features. However, Mitigation Measure 5 (as cited above) is added to ensure that the impact is less than significant.</p> <p><b>Source:</b> Site Survey and An Archaeological Resources Evaluation of the Olympic Club Maintenance Facility, Olympic Club, Lake Merced Boulevard, San Mateo County, California by William Roop of Archaeological Resources Service, January 31, 2018.</p>				
5.d. Disturb any human remains, including those interred outside of formal cemeteries?		X		
<p><b>Discussion:</b> No known human remains are located within the project area. The nearest known and still existing cemetery is over 1-mile from the project site. In case of accidental discovery, Mitigation Measure 5 is recommended.</p> <p><b>Source:</b> Site Survey and An Archaeological Resources Evaluation of the Olympic Club Maintenance Facility, Olympic Club, Lake Merced Boulevard, San Mateo County, California by William Roop of Archaeological Resources Service, January 31, 2018.</p>				

<b>6. GEOLOGY AND SOILS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault?  <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>				X
<p><b>Discussion:</b> The site is not within the area delineated on the Alquist-Priolo Earthquake Fault Zoning Map.</p> <p><b>Source:</b> Alquist-Priolo Earthquake Fault Zoning Map.</p>				

ii. Strong seismic ground shaking?			X	
<p><b>Discussion:</b> The project area is located within the Violent shaking scenario for a Probabilistic Seismic Hazard event. The principal concern related to human exposure to ground shaking is that it can result in structural damage, potentially jeopardizing the safety of persons occupying the structures. However, the project would be designed and constructed to meet or exceed relevant standards and codes. In the event that the project is required by the County to prepare a site-specific geotechnical report, the applicant would implement any recommendations identified (or would implement comparable measures) for the construction of the new maintenance buildings. Therefore, impacts related to strong seismic ground shaking would be less than significant.</p> <p><b>Source:</b> Association of Bay Area Governments (ABAG) Earthquake Shaking Potential Map.</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
<p><b>Discussion:</b> The property has been determined by the ABAG to be at high risk for liquefaction during a seismic event. However, the project would be designed and constructed to meet or exceed relevant standards and codes. In the event that the project is required by the County to prepare a site-specific geotechnical report, the applicant would implement any recommendations identified (or would implement comparable measures) for the construction of the new maintenance buildings. Therefore, impacts related to liquefaction or seismic-related ground failure would be less than significant.</p> <p><b>Source:</b> ABAG Earthquake Liquefaction Scenarios Map.</p>				
iv. Landslides?			X	
<p><b>Discussion:</b> The project site is located in an area determined to be low susceptible to landslides.</p> <p><b>Source:</b> San Mateo County Landslide Risk Map.</p>				
v. Coastal cliff/bluff instability or erosion?  <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
<p><b>Discussion:</b> The site is not on a coastal bluff or cliff. The project site is located approximately 0.8 miles from the coast.</p> <p><b>Source:</b> San Mateo County maps</p>				
6.b. Result in significant soil erosion or the loss of topsoil?		X		
<p><b>Discussion:</b> The project would involve 6,000 cubic yards of grading. Relative to potential erosion during project construction activity, the following mitigation measure is recommended to ensure that the impact is less than significant:</p> <p><b>Mitigation Measure 6:</b> Prior to the issuance of the building permit for the property, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project</p>				

site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
- l. No erosion or sediment control measures will be placed in vegetated areas.
- m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
- n. Control of fuels and other hazardous materials, spills, and litter during construction.
- o. Preserve existing vegetation whenever feasible.

**Source:** Project Description.

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	
<p><b>Discussion:</b> The property has been determined by the Association of Bay Area Governments (ABAG) to be at low risk for liquefaction during a seismic event. All construction will be reviewed by the County Geologist. In the event that the project is required by the County to prepare a site-specific geotechnical report, the applicant would implement any recommendations identified (or would implement comparable measures). Therefore, impacts related to expansive soils would be less than significant.</p> <p><b>Source:</b> ABAG Maps.</p>				
6.d. Be located on expansive soil, as noted in the 2016 California Building Code, creating significant risks to life or property?			X	
<p><b>Discussion:</b> The principal concern related to expansive soil is that it can result in structural damage, potentially jeopardizing the safety of persons around the structures. However, all new facilities would be designed and constructed to meet or exceed relevant standards and codes. In the event that the project is required by the County to prepare a site-specific geotechnical report, the applicant would implement any recommendations identified (or would implement comparable measures). Therefore, impacts related to expansive soils would be less than significant.</p> <p><b>Source:</b> California Building Code.</p>				
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
<p><b>Discussion:</b> The project will utilize an existing sewer connection from the North San Mateo County Sanitation District (City of Daly City), which has conditionally approved the project. Therefore, there would be no impact.</p> <p><b>Source:</b> Project Description.</p>				

7. <b>CLIMATE CHANGE.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	
<p><b>Discussion:</b> Greenhouse Gas Emissions (GHE) includes CO<sub>2</sub> emissions from vehicles and machines that are fueled by gasoline. The construction of the maintenance buildings would involve some vehicles during construction and residents in vehicles making traveling to and from the unit. Even assuming construction vehicles and workers are based in and traveling from distant locations, the potential project GHG emission levels from construction would be considered minimal. Although the project scope is not likely to generate significant amounts of greenhouse gases, Mitigation Measure 2 is recommended for the project.</p> <p><b>Source:</b> Project Scope.</p>				
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		
<p><b>Discussion:</b> This project does not conflict with the County of San Mateo Energy Efficiency Climate Action Plan (EECAP). However, the following mitigation measure is recommended as outlined in the EECAP.</p> <p><b>Mitigation Measure 7:</b> The applicant shall implement the following basic construction measures at all times:</p> <ol style="list-style-type: none"> <li>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 Toxic Control Measure, Title 13, Section 2485 of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</li> <li>All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.</li> <li>Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</li> </ol> <p><b>Source:</b> EECAP.</p>				



7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?			X	
<p><b>Discussion:</b> The definition of forestland (PRC Section 12220(g)) is “land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.” The project includes the removal of 64 trees, 12 of which are larger than 12” in diameter. Eighteen trees in the project area will be retained, 15 of which are Coast Live Oaks. The subject area proposed for the construction of the new maintenance buildings does not meet the definition of forestland, as the area of trees to be removed is less than 3 acres. This project area is already developed with several buildings and a parking lot. The maintenance area is adjacent to an existing golf course. While there are trees on the site, the project site does not host any such forest canopy defined by PRC Section 12220(g). Thus, the project poses no impact.</p> <p><b>Source:</b> Planning Maps.</p>				
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
<p><b>Discussion:</b> The project site is not located along a coastal cliff or bluff which would be at risk due to rising sea level.</p> <p><b>Source:</b> San Mateo County Maps.</p>				
7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p><b>Discussion:</b> The site is not on the coast and would not expose structures or infrastructure to accelerated costal cliff/bluff erosion due to sea level rise. The project site is located approximately 0.8 miles inland from the Pacific Ocean. Thus, the project poses no impact.</p> <p><b>Source:</b> San Mateo County Maps</p>				
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
<p><b>Discussion:</b> The project site is not located within a special flood hazard area on the FEMA Flood Insurance Rate Map (FIRM). Thus, the project poses no impact.</p> <p><b>Source:</b> FEMA Community FIRM Panel 06081C0028F, Effective August 2, 2017.</p>				

7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
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**Discussion:** See 7.f., above.  
**Source:** FEMA Community FIRM Panel 06081C0028F, Effective August 2, 2017.

**8. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?		X	

**Discussion:** The maintenance facility will have storage for fertilizer and pesticides that utilized at the golf course. The Olympic Club has an existing Hazardous Material Business Plan and Certified Unified Program Agencies (CUPA) plan. San Mateo County Environmental Health Services has reviewed and conditionally approved this application. All runoff from the chemical building and fuel stations will be contained within the pad area of the structures. These areas are drained to a recycled water treatment station. This treatment facility has excess storage tanks in case of a chemical spill. The project possess a less than significant impact.  
**Source:** Project Plans and Project Description.

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	
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**Discussion:** See response to 8.a. above.  
**Source:** Project Plans and Project Description

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
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**Discussion:** The project parcel is not located within any such distance to an existing or proposed school. Westlake Elementary School is located 0.37 mile from the project site.

<b>Source:</b> Project Description.					
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
<b>Discussion:</b> The project site is not located in an area identified as a hazardous materials site. <b>Source:</b> Project Maps, Planning 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
<b>Discussion:</b> The project is not located in such an area. <b>Source:</b> Project Location, Planning Maps.					
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
<b>Discussion:</b> The project is not located in such an area. <b>Source:</b> Project Location, Planning Maps.					
8.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<b>Discussion:</b> The project would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan. The Olympic Club has an existing Hazardous Material Business Plan and CUPA plan. San Mateo County Environmental Health Services has reviewed and conditionally approved this application. All improvements are located within the parcel boundaries, thus, the project poses no impact. <b>Source:</b> San Mateo County Office of Emergency Services and San Mateo County Environmental Health Services.					
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

<p><b>Discussion:</b> The project parcel is located within a Moderate Fire Hazards Severity Zone. Given that the parcel is not identified as being a high-risk location, and that the project does not involve the construction of any habitable structures, there is no expected impact. Cal-Fire has reviewed and conditionally approved this project.</p> <p><b>Source:</b> Cal-Fire Fire Hazard Severity Zones Maps.</p>					
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
<p><b>Discussion:</b> The project site is not located within a flood hazard area on the FEMA Flood Insurance Rate Map.</p> <p><b>Source:</b> FEMA Community FIRM Panel 06081C0028F, Effective August 2, 2017.</p>					
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p><b>Discussion:</b> See 8.i., above.</p> <p><b>Source:</b> FEMA Community FIRM Panel 06081C0028F, Effective August 2, 2017.</p>					
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
<p><b>Discussion:</b> No dam or levee is located on or near the subject parcel.</p> <p><b>Source:</b> San Mateo County General Plan Hazards Map.</p>					
8.l.	Inundation by seiche, tsunami, or mudflow?				X
<p><b>Discussion:</b> The site is not in a seiche, tsunami, or mudflow hazard zone. It is not on the coast, in a landslide area, or near a lake or the Bay.</p> <p><b>Source:</b> San Mateo County General Plan Hazards Map.</p>					

<b>9. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?			X	
<p><b>Discussion:</b> The project is required to treat all runoff on-site. A drainage analysis of the proposed project has been submitted to both the San Mateo County Department of Public Works and the City of Daly City Public Works Department for their review. Both agencies have conditionally approved the project. The project will include the creation of both bio swales and bio retention areas that will keep runoff levels below exiting conditions. All runoff from the chemical building and fuel stations will be contained within the pad area of the structures. These areas are drained to a recycled water treatment station. This treatment facility has excess storage tanks in case of a chemical spill.</p> <p><b>Source:</b> Project Plans.</p>				
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	
<p><b>Discussion:</b> The property currently relies on an existing domestic water connect from the City of Daly City Municipal Water District which has conditionally approved this project. It is not anticipated that the maintenance buildings will have an impact on groundwater.</p> <p><b>Source:</b> Project Plans.</p>				
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 is not within a watercourse. The project will not significantly alter the existing drainage pattern on the site. New development on the site will include drainage features conditionally approved by the San Mateo County Department of Public Works (DPW) and the City of Daly City. The applicant is proposing a bio retention area and bio swales to limit off-site runoff to below existing conditions. These retention areas will be inspected by both the City of Daly City and the County of San Mateo during the building permit stage of this project. Relative to the potential impacts during project construction, Mitigation Measure 2, added under the discussion to Question 6.b., will ensure, all issues taken together, that the project will represent a less than significant impact.

**Source:** Project 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	
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**Discussion:** See 9.c., above.

**Source:** Project 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	
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**Discussion:** See 9.c., above.

**Source:** Project Plans.

9.f. Significantly degrade surface or groundwater water quality?			X	
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**Discussion:** No degradation of surface or groundwater water quality is expected with the proposed project.

**Source:** Project Plans.

9.g. Result in increased impervious surfaces and associated increased runoff?			X	
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**Discussion:** See 9.c., above.

**Source:** Project Plans.

<b>10. LAND USE AND PLANNING.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Physically divide an established community?				X
<p><b>Discussion:</b> The project does not include a proposal to divide lands or include development that would result in the division of an established community.</p> <p><b>Source:</b> Project Plans.</p>				
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	
<p><b>Discussion:</b> The project has been reviewed for conformance, and found to not conflict, with applicable policies of the County Local Coastal Program (LCP) and applicable grading regulations. However, a Use Permit for the project is required to allow a reduction of the setbacks required in the RM-CZ Zoning District. The project conforms to the RM-CZ in all other manners. A condition of approval requiring a Lot Line Adjustment will also be placed on the project. Currently a property line runs through both the existing maintenance building and proposed maintenance building. The legal description of this property describes both lands in San Mateo and San Francisco Counties. A Lot Line Adjustment will adjust the property line that bisects the building and will have the property line be coterminous with the San Mateo-San Francisco County line.</p> <p><b>Source:</b> Project Plans, San Mateo County General Plan, San Mateo County Zoning Regulations.</p>				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p><b>Discussion:</b> There is no known conservation plan that covers the project parcel.</p> <p><b>Source:</b> San Mateo County General Plan.</p>				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
<p><b>Discussion:</b> The maintenance operations of the golf club will not result in the congregation of more than 50 people on a regular basis.</p> <p><b>Source:</b> Project Plans.</p>				

10.e. Result in the introduction of activities not currently found within the community?				X
<p><b>Discussion:</b> The proposed project does not introduce new activities which are not currently found within the community. The project is for new maintenance buildings which will replace the existing maintenance buildings on the property.</p> <p><b>Source:</b> Project Plans and Project Location.</p>				
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
<p><b>Discussion:</b> The project proposes improvements to serve only the subject property. These improvements are completely within the parcel boundaries and do not serve to encourage off-site development of undeveloped areas or increases the development intensity of surrounding developed areas, thus, the project poses no such impact.</p> <p><b>Source:</b> Project Plans.</p>				
10.g. Create a significant new demand for housing?				X
<p><b>Discussion:</b> The project is the replacement of existing structures and uses on the site. It is not anticipated that the use would create a significant new demand for housing.</p> <p><b>Source:</b> Project Plans.</p>				

<b>11. MINERAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
<p><b>Discussion:</b> There are no known mineral resources in the project area.</p> <p><b>Source:</b> California Department of Conservation, San Mateo County General Plan, Project Location.</p>				



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
<p><b>Discussion:</b> There are no known mineral resources in the project area.</p> <p><b>Source:</b> California Department of Conservation, San Mateo County General Plan, Project Location.</p>				

12. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
<p><b>Discussion:</b> Upon operation, the project would not produce any audible noise. The County Noise Ordinance exempts construction related noise during certain days and hours. The impact of noise at night is much greater than noise generated during the day, as reflected in the County Noise Ordinance's more stringent overnight limits. Limiting construction to the workday will allow nearby residents to enjoy quiet at their properties. The following mitigation measure is recommended to limit any potential construction impact to a less than significant level:</p> <p><b>Mitigation Measure 8:</b> Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).</p> <p><b>Source:</b> Project Plans, San Mateo County Noise Ordinance.</p>				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
<p><b>Discussion:</b> Some ground-borne vibration is expected during construction; however, the vibration will be minimal thus the impact will be less than significant.</p> <p><b>Source:</b> Project Plans, County Noise Ordinance.</p>				
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X

<p><b>Discussion:</b> A temporary increase in ambient noise levels during the construction phase of the project is expected. However, due to the project scope, this is not expected to be significant or prolonged. During post-construction, no additional ambient noise is expected.</p> <p><b>Source:</b> Project Plans, San Mateo County Noise Ordinance.</p>				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
<p><b>Discussion:</b> See 12.c., above.</p> <p><b>Source:</b> Project Plans, San Mateo County Noise Ordinance.</p>				
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
<p><b>Discussion:</b> The project is not located in such an area.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				
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
<p><b>Discussion:</b> The project is not located in such an area.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				

<b>13. POPULATION AND HOUSING.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
<p><b>Discussion:</b> The population growth will not be significant due to the construction of maintenance buildings. The project is a non-residential use. All proposed improvements are completely within</p>				

the subject parcel's boundaries are sufficient only to serve the project. Thus, the project poses less than significant impact.

**Source:** Project Description.

13.b. Displace existing housing ( <b>including low- or moderate-income housing</b> ), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
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**Discussion:** There are no housing units on the subject property, thus there will be no impact.

**Source:** Project Plans.

**14. PUBLIC SERVICES.** Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?				X
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

**Discussion:** The result of the project will be new maintenance buildings that will replace existing buildings. This project will not require the construction of any new public facilities. The project will not disrupt acceptable service ratios, response times or performance objectives of fire (California Department of Forestry and Fire Protection has reviewed and approved plans), police, schools, parks or any other public facilities or energy supply systems. Thus, the project poses no impact.

**Source:** Project Plans, Project Location.

15. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X
<p><b>Discussion:</b> The project will create new maintenance buildings to support an existing golf course. There would be no impact from the use.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				
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
<p><b>Discussion:</b> The project does not include the construction or expansion of recreational facilities.</p> <p><b>Source:</b> Project Plans.</p>				

16. TRANSPORTATION/TRAFFIC. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
<p><b>Discussion:</b> Since the golf course operation 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. The San Mateo County Department of Public Works and the City of Daly City Public Works Department have reviewed and conditionally approved the project.</p>				

<b>Source:</b> Project Location.				
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	
<b>Discussion:</b> No. See Discussion under 16.a., above. <b>Source:</b> Project Location.				
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
<b>Discussion:</b> The project does not include any element which would result in changes to air traffic patterns. <b>Source:</b> Project Plans.				
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
<b>Discussion:</b> The proposed project does not include any incompatible uses or impacts related to a design feature. An existing driveway from Lake Merced Boulevard will provide access to the project site. <b>Source:</b> Project Location.				
16.e. Result in inadequate emergency access?				X
<b>Discussion:</b> The proposed improvements will provide adequate emergency access. The proposed plans have been reviewed and approved by Cal-Fire. <b>Source:</b> Project 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
<b>Discussion:</b> No impacts. See Discussion under 16.a., above. <b>Source:</b> Project Location.				

16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
<p><b>Discussion:</b> No. The proposed project site improvements do not introduce a use not currently found within the project area or result in changes outside of the parcel boundaries. There are no expectations of increases or changes to pedestrian patterns in the area.</p> <p><b>Source:</b> Project Plans.</p>				
16.h. Result in inadequate parking capacity?				X
<p><b>Discussion:</b> No. The project is creating both surface parking and structures that will be used for vehicle storage. The proposed project will maintain adequate and routine access to the parcel. The site will have adequate space to accommodate parking associated with the new maintenance facility. Therefore, there is more than adequate areas to provide compliant parking on-site.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				

<b>17. TRIBAL CULTURAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
<p><b>Discussion:</b> The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k). Per an archaeological resource evaluation submitted by William Roop of Archaeological Resources Service on behalf of the applicant, no Native American prehistoric archaeological sites are present in the upper soils of the project area. The report notes that the maintenance area is not an area of high sensitivity to archaeological resources.</p>				

**Source:** Project Location, State Parks, Office of Historic Preservation, Listed California Historical Resources, San Mateo County General Plan, and An Archaeological Resources Evaluation of the Olympic Club Maintenance Facility, Olympic Club, Lake Merced Boulevard, San Mateo County, California by William Roop of Archaeological Resources Service, January 31, 2018

<p>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria 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.)</p>		X		
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**Discussion:** The project will result in no change to the use of the project area as the property is already developed with maintenance buildings and parking area. Proposed improvements are confined to the immediate project area and include minor grading and minor drainage improvements.

The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to the County to be informed of proposed projects in the geographic project area. However, in following the NAHC's recommended best practices, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal cultural resources:

**Mitigation Measure 9:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources shall be taken prior to implementation of the project.

**Mitigation Measure 10:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

**Mitigation Measure 11:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

**Source:** Project Plans, Project Location, California Assembly Bill 52.

<b>18. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
<p><b>Discussion:</b> The project site is served by an existing sewer connection from the City of Daly City. The project will not exceed any requirements from the Regional Water Quality Control Board.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				
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
<p><b>Discussion:</b> See 18.a., above.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				
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	
<p><b>Discussion:</b> On-site drainage measures will be included to ensure that the site will continue to accommodate pre-construction flows. The applicant will be installing bio swales and bio retention areas to keep surface runoff below existing levels. However, these measures are relatively minor in nature and will not result in significant environmental effects.</p> <p><b>Source:</b> Project Plans.</p>				
18.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
<p><b>Discussion:</b> The new maintenance buildings will be served an existing domestic water connection from the City of Daly City. No expansion of these water systems are proposed. Thus, the project a less than significant impact.</p> <p><b>Source:</b> Project Location.</p>				



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	
<p><b>Discussion:</b> No changes to the existing operations and demand on the site will occur. The project site will continue to be served by the City of Daly City for sewer services. The project does not impact the wastewater needs of the property.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				
18.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
<p><b>Discussion:</b> No changes to the existing operations will occur, and therefore the project does not impact the solid waste disposal needs of the project.</p> <p><b>Source:</b> Project Location.</p>				
18.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
<p><b>Discussion:</b> The project would not have any impacts on solid waste requirements, and the project would not generate any solid waste.</p> <p><b>Source:</b> Project Scope.</p>				
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	
<p><b>Discussion:</b> The San Mateo County Building Code requires the use of water conserving fixtures, effective insulation, and other features that reduce water use and increase energy efficiency of residential buildings.</p> <p><b>Source:</b> California Building Code.</p>				
18.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X

**Discussion:** Given the answers in response to the questions posed in this section, the project will not cause a public facility or utility to reach or exceed its capacity. Thus, the project poses no impact.

**Source:** Project Description.

<b>19. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
<p><b>Discussion:</b> No sensitive habitats are mapped in the project area. Areas proposed for disturbance are limited and the majority of the parcel will remain in its current state. the analysis contained within this document, these potential significant impacts can be reduced to a less than significant level with the implementation of all included mitigation measures</p> <p><b>Source:</b> All previously references sources in this document</p>				
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	
<p><b>Discussion:</b> No cumulative effects are associated with this project. However, without mitigation, the project could potentially generate significant impacts to air quality, visual, sensitive habitats, cultural resources, and noise. Measures to address these impacts have been made mitigation measures of this project. No evidence has been found that the project would result in broader regional impacts, and there are no known approved projects or future projects expected for the project parcel. This type of development is consistent with the County Zoning Regulations. This project does not introduce any significant impacts that cannot be avoided through mitigation.</p>				

<b>Source:</b> All previously references 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	
<p><b>Discussion:</b> As discussed previously, 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.</p> <p><b>Source:</b> All previously references sources in this document</p>				

**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		Appeals Jurisdiction
City	X		Encroachment Permit
Sewer/Water District:		X	
Other:		X	

<b><u>MITIGATION MEASURES</u></b>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p><b><u>Mitigation Measure 1:</u></b> The applicant shall install downward exterior lighting fixtures to ensure that light and glare are directed away from neighboring properties and confined to the site. The building plans shall show the location of all exterior light and cut sheets of the lights shall be provided at the building permit stage.</p> <p><b><u>Mitigation Measure 2:</u></b> The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:</p> <ul style="list-style-type: none"> <li>a. Water all active construction areas at least twice daily.</li> <li>b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.</li> <li>c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.</li> <li>d. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.</li> <li>e. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.</li> <li>f. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).</li> <li>g. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.</li> <li>h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways.</li> <li>i. Replant vegetation in disturbed areas as quickly as possible.</li> </ul> <p><b><u>Mitigation Measure 3:</u></b> The applicant shall have commenced tree removal of the identified trees prior to January 2019. If tree removal has not commenced by that time, another nesting survey is warranted and should be conducted within 30 days before tree removal.</p> <p><b><u>Mitigation Measure 4:</u></b></p> <ul style="list-style-type: none"> <li>a. 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.</li> <li>b. Include tree trunk locations, canopy limits (driplines) and tree numbers on all plans.</li> <li>c. Establish a Tree Protection Zone for trees to be preserved, in which disturbance is permitted. The Tree Protection Zones shall be 1-foot behind the planned edge of grading. No grading, excavation, construction, or storage of materials shall within that zone</li> </ul>		

- d. 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. Fences may not be relocated or removed without permission of the Consulting Arborist.
- e. The project's security fencing may serve as tree protection fencing along the project permitted.
- f. Other than the planned undergrounding of the existing electrical service, underground utilities such as water and sewer shall be routed around the Tree Protection Zone.
- g. Irrigation systems must be designed so that no trenching will occur within the Tree Protection Zone.
- h. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
- i. 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 lions, etc.
- j. Trees to be preserved may require punning to provide clearance for construction. Any pruning shall be completed by a Certified Arborist or Tree Worker. Pruning shall adhere to the latest edition of the ANSI Zi33 and A300 standards as well the Best Management Practices – Tree Punning published by the International Society of Arboriculture.
- k. 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.
- l. Any excavation within the dripline or other work 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.
- m. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatment can be applied.
- n. Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside of the Tree Protection Zones 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.
- o. No materials, equipment, spoil, water, or wash out water may deposited, stored, or parking with the Tree Protection Zone.
- p. The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.

**Mitigation Measure 5:** In the event that should cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to

the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

**Mitigation Measure 6:** Prior to the issuance of the building permit for the property, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

- l. No erosion or sediment control measures will be placed in vegetated areas.
- m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
- n. Control of fuels and other hazardous materials, spills, and litter during construction.
- o. Preserve existing vegetation whenever feasible.

**Mitigation Measure 7:** The applicant shall implement the following basic construction measures at all times:

- a. 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 Toxic Control Measure, Title 13, Section 2485 of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

**Mitigation Measure 8:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

**Mitigation Measure 9:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources shall be taken prior to implementation of the project.

**Mitigation Measure 10:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

**Mitigation Measure 11:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

**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 MITIGATED 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)

\_\_\_\_\_  
Date (Title)

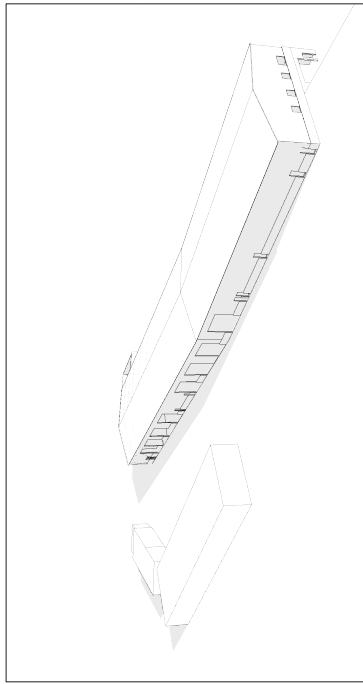
ATTACHMENTS

- A. Project Plans
- B. Nesting Raptor and Migratory Bird Survey by Leslie Zander, Principal Biologist of Zander Associates on July 13, 2018.
- C. The Olympic Club Tree Report Maintenance Building Project by HortScience, dated August 16, 2017
- D. Visual Simulation from Applicant dated June 19, 2018.

RB:pac - RJBCC0322\_WPN.DOCX



THE OLYMPIC CLUB-GOLF MAINTENANCE AND ADMINISTRATION BUILDING



599 SKYLINE BLVD SAN FRANCISCO, CA 94132

MACCRACKEN ARCHITECTS

DESIGN TEAM

OWNER: THE OLYMPIC CLUB SAN FRANCISCO, CA 94132

OWNER'S REPRESENTATIVE: TERRY MCGONIGAL INC. 6941 CALVA DEL MAR, CA 94028

ARCHITECT: STEPHEN MACCRACKEN MACCRACKEN ARCHITECTS 474 NINTH STREET, CA 94103 WWW.MACCRACKEN.COM

MECHANICAL ELECTRICAL: MASHA OLUYI 220 WINTON STREET, SUITE 600 SAN FRANCISCO, CA 94114 415.599.1927

STRUCTURAL ENGINEER: NICK BUCCI CIVIL ENGINEERS 1802 39TH AVENUE, SUITE 100 BELMONT, CALIFORNIA WWW.IPPING.STRUCTURAL.COM

CIVIL: CUFF MICHELL & ASSOCIATES 400 MARKET STREET BELMONT, CALIFORNIA

STEEL BUILDINGS: NUORIBUILDING SYSTEMS GROUP 8801 WILSON AVENUE, SUITE 100 BIRMINGHAM, AL 35202

PLUMBING: TERRY MCGONIGAL INC. 6941 CALVA DEL MAR, CA 94028

FIRE ALARM: ASB ENTERPRISE PLACE 1000 WASHINGTON STREET, SUITE 200 FREMONT, CA 94538

DRAWING INDEX

GENERAL

A0.0 INDEX SHEET  
A0.1 EXISTING SITE PLAN  
A0.2 PROPOSED SITE PLAN

SIZE

C0.0 CIVIL AND GENERAL NOTES  
C0.1 GRADING & DRAINAGE PLAN  
C0.2 GRADING & DRAINAGE PLAN  
C0.4 UTILITY PLAN  
C0.5 EROSION AND SEDIMENT CONTROL PLAN  
C0.6 EROSION AND SEDIMENT CONTROL PLAN  
C0.8 CIVIL DETAILS  
C0.9 CIVIL DETAILS (CONT'D)  
C0.3 CIVIL DETAILS WASH & LVL AREA  
C0.0 BMP CHECKLIST

ARCHITECTURAL

A0.3 ADA COMPLIANCE  
A0.4 EXISTING SITE IMAGES  
A0.5 BATHROOM ADA COMPLIANCE  
A0.6 BATHROOM ADA COMPLIANCE  
A0.7 BATHROOM ADA COMPLIANCE  
A0.8 BATHROOM ADA COMPLIANCE  
A0.9 EXISTING & OCCUPANCY PLANS  
A0.0 EXISTING & OCCUPANCY PLANS  
A0.10 EXISTING & OCCUPANCY PLANS  
A0.11 EXISTING & OCCUPANCY PLANS  
A0.12 TITLE 24 REPORT  
A0.13 CHIMNEY REMEDIATION PLAN  
A1.0 GOLF MAINTENANCE BLDG ROOF PLAN  
A1.1 BASEMENT AREA - ENLARGED PLAN & RCP  
A1.2 MAIN AREA - ENLARGED PLAN & RCP  
A1.3 MECHANICAL AREA - ENLARGED PLAN  
A1.4 MECHANICAL AREA - ENLARGED PLAN  
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SHEET NOTES



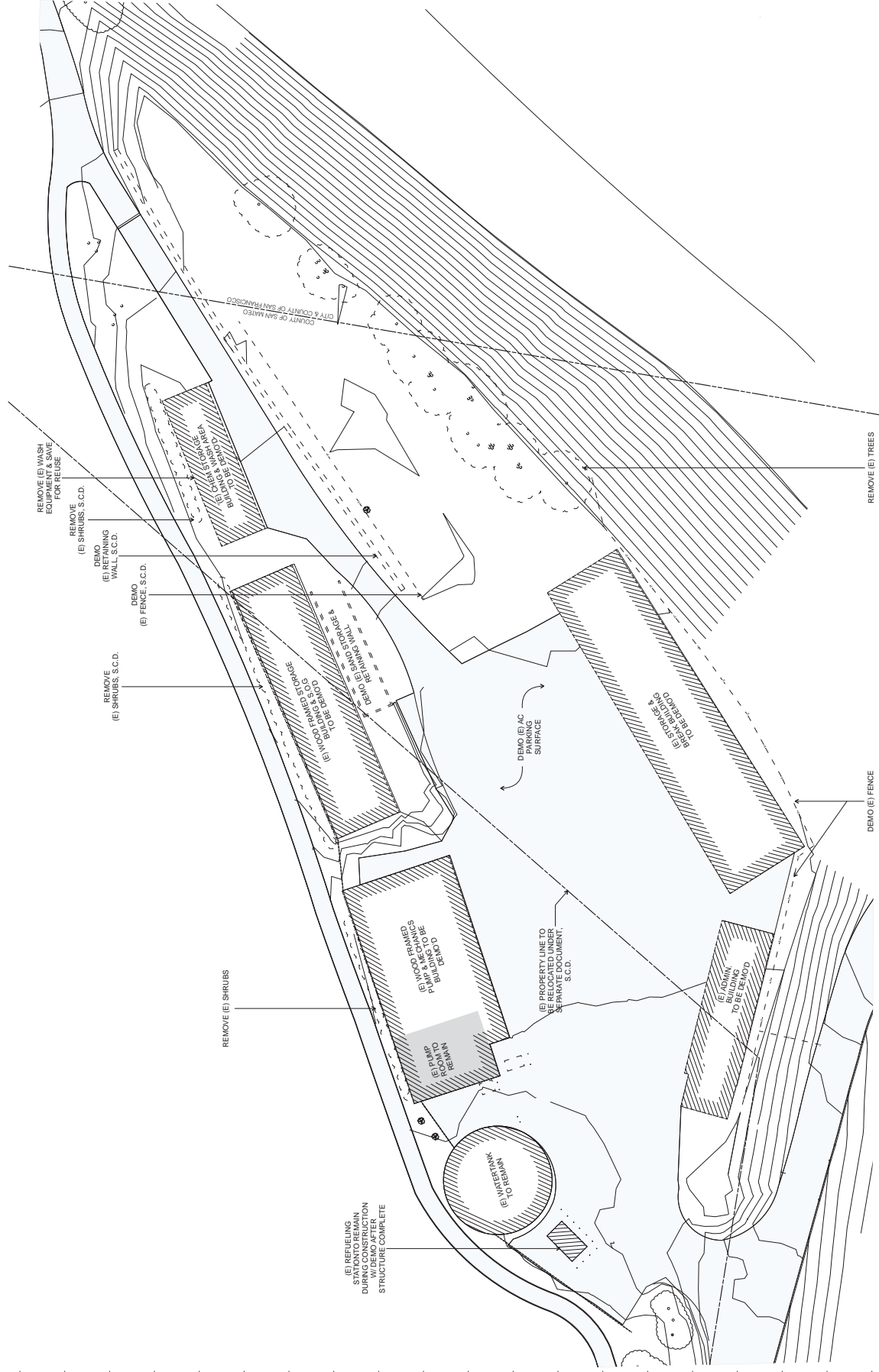
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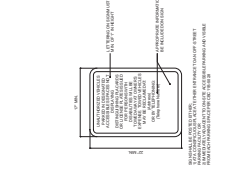
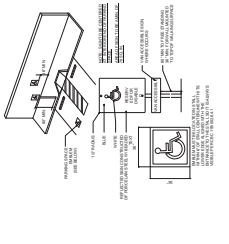
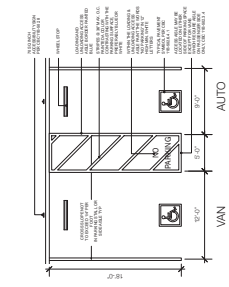
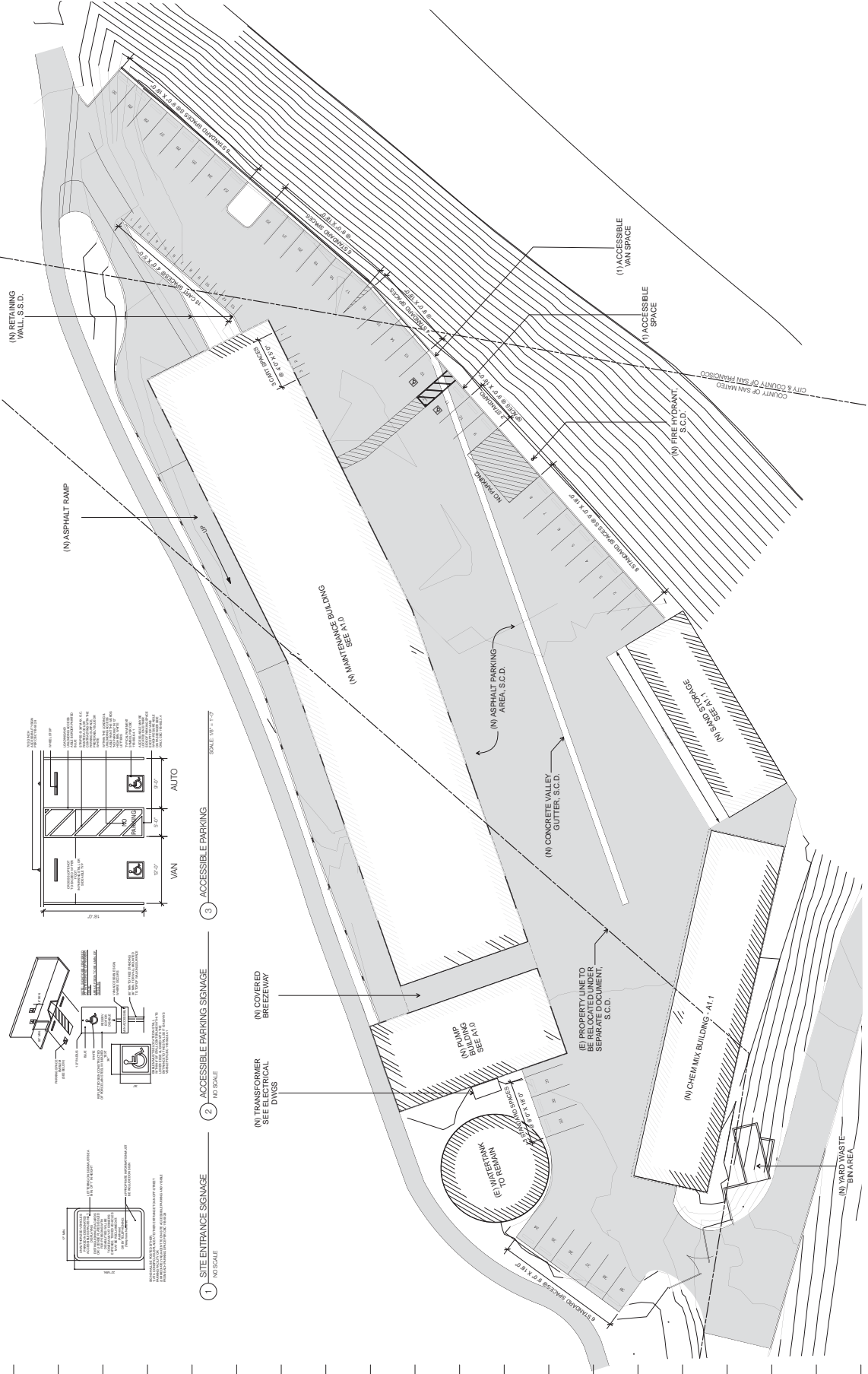


1 GOLF MAINTENANCE BUILDINGS - EXISTING CONDITIONS & DEMOLITION PLAN



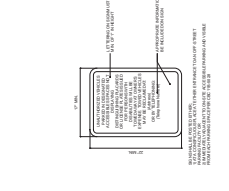
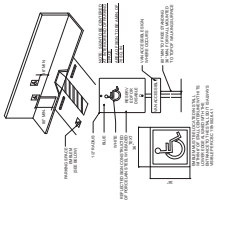
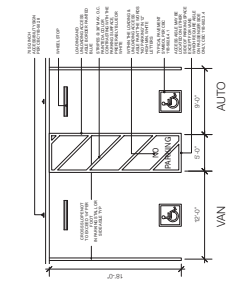
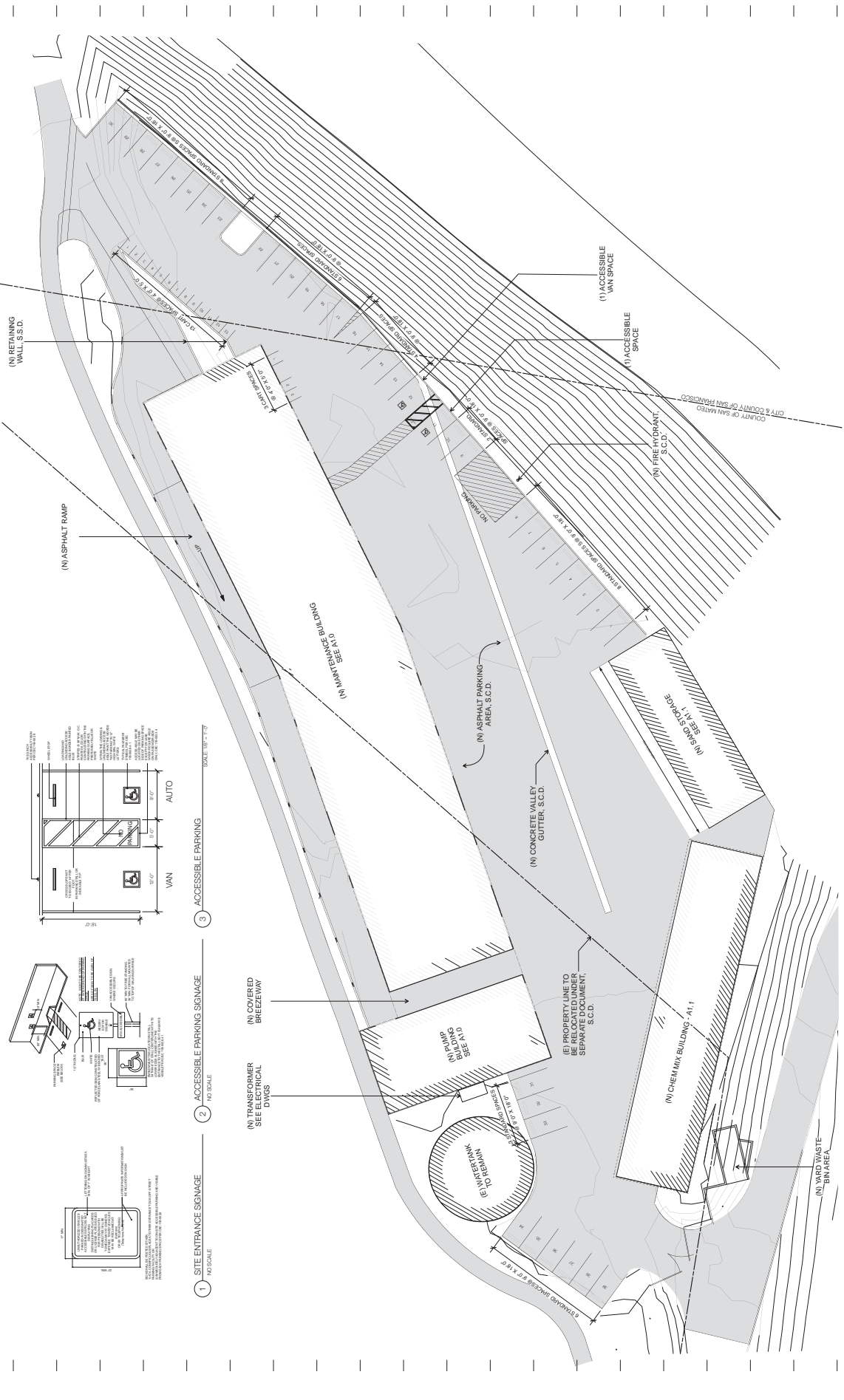
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SHEET NOTES



- 1 SITE ENTRANCE SIGNAGE  
AS SCALE
- 2 ACCESSIBLE PARKING SIGNAGE  
AS SCALE
- 3 ACCESSIBLE PARKING  
SCALE: 1/8" = 1'-0"

SHEET NOTES



- 1 SITE ENTRANCE SIGNAGE  
AS SCALE
- 2 ACCESSIBLE PARKING SIGNAGE  
AS SCALE
- 3 ACCESSIBLE PARKING  
SCALE: 1/8" = 1'-0"



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SAN FRANCISCO, CA 94103  
415.441.1111  
www.maccracken.com

DAVID W. JENNER  
PERMIT SUBMITTAL SET  
SCALE: 1" = 30' (PLAN)

SITE PLAN - PROPOSED  
A0.2

1 GOLF MAINTENANCE BUILDINGS - PROPOSED SITE PLAN  
NOTE: SEE CIVIL DRAWINGS FOR IMPROVEMENT OVERVIEW



SEE SHEET C-0.0 FOR CIVIL NOTES



OLYMPIC CLUB-MAINTENANCE YARD IMPROVEMENTS  
 599 SKYLINE BOULEVARD  
 SAN FRANCISCO  
 CALIFORNIA

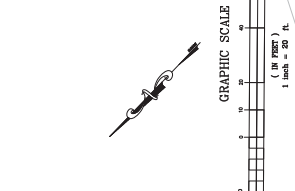
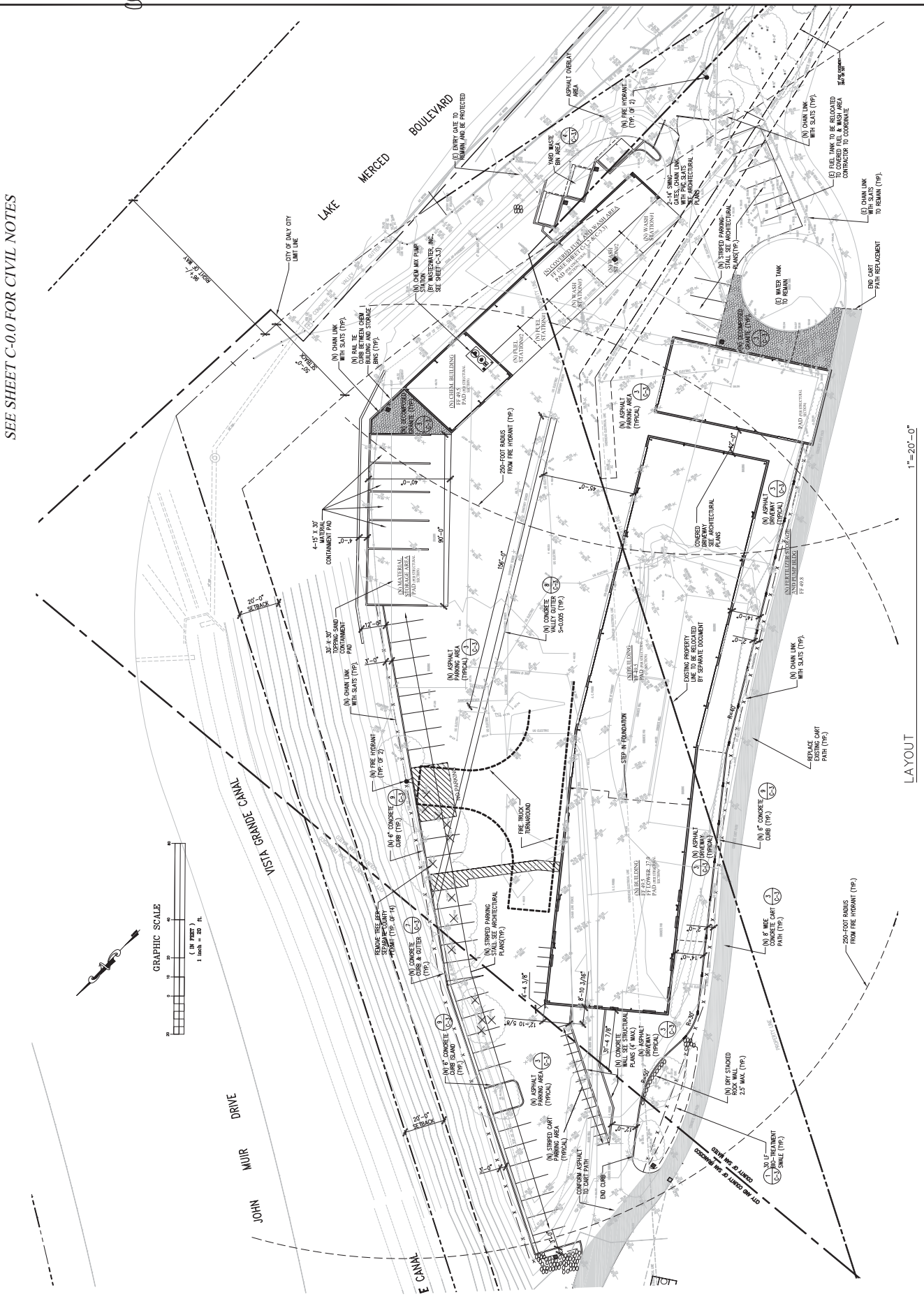
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 SCALE: AS NOTED

LAYOUT PLAN

CONTENTS:

DATE	07/20/18
SCALE	AS NOTED
DESIGNER	
CHECKED	C.B.
PROJECT NO.	20175469
SHEET NO.	C-1.0

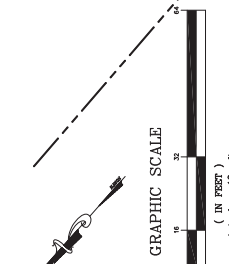
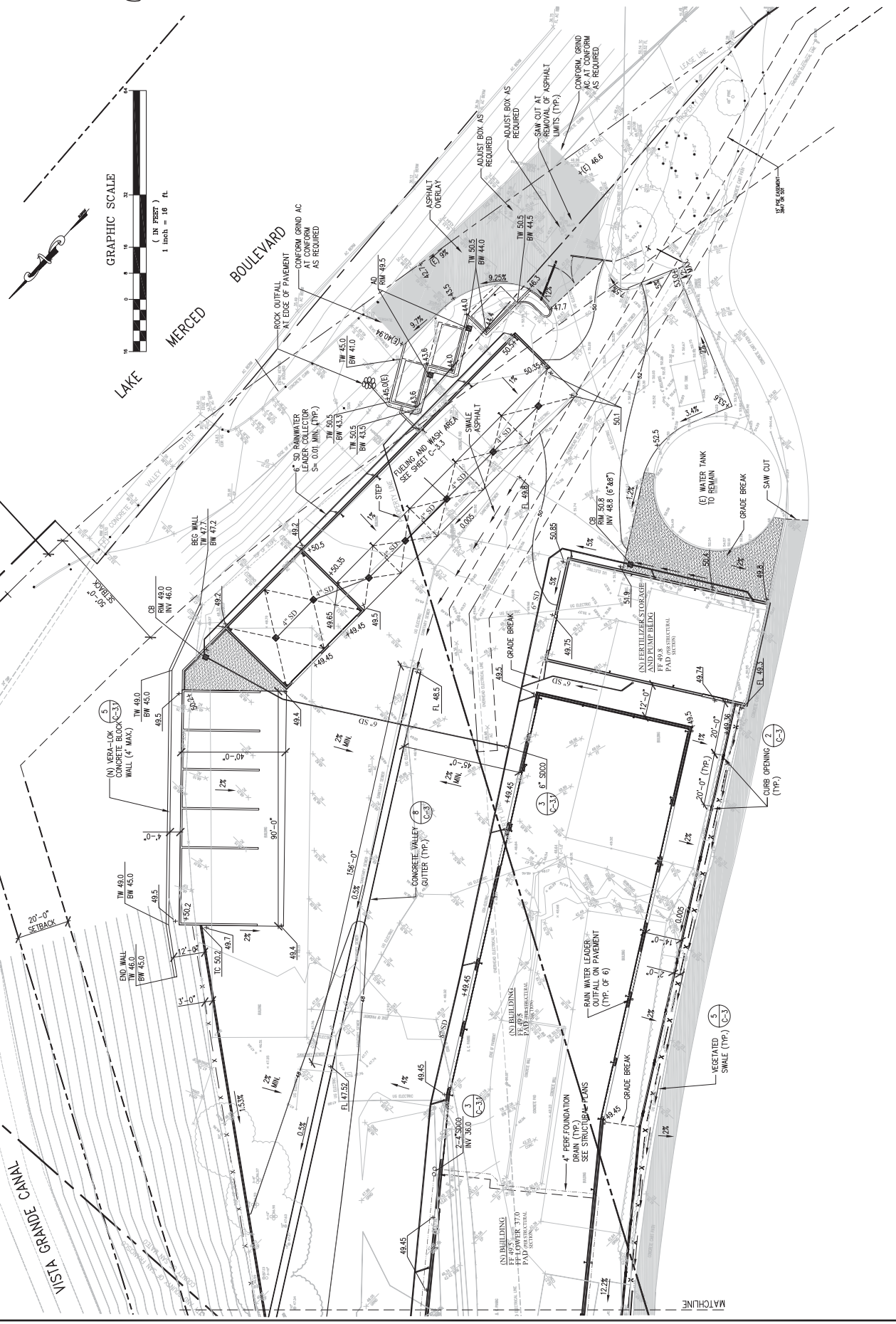
OF 13 SHEETS



LAYOUT

1"=20'-0"

SEE SHEET C-0.0 FOR CIVIL NOTES

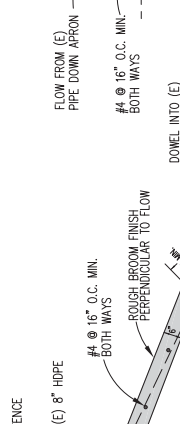
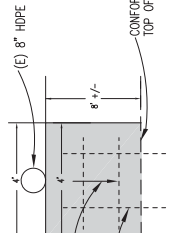


GRADING AND DRAINAGE 1"=16'-0"

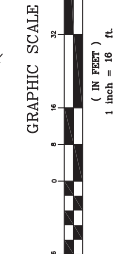
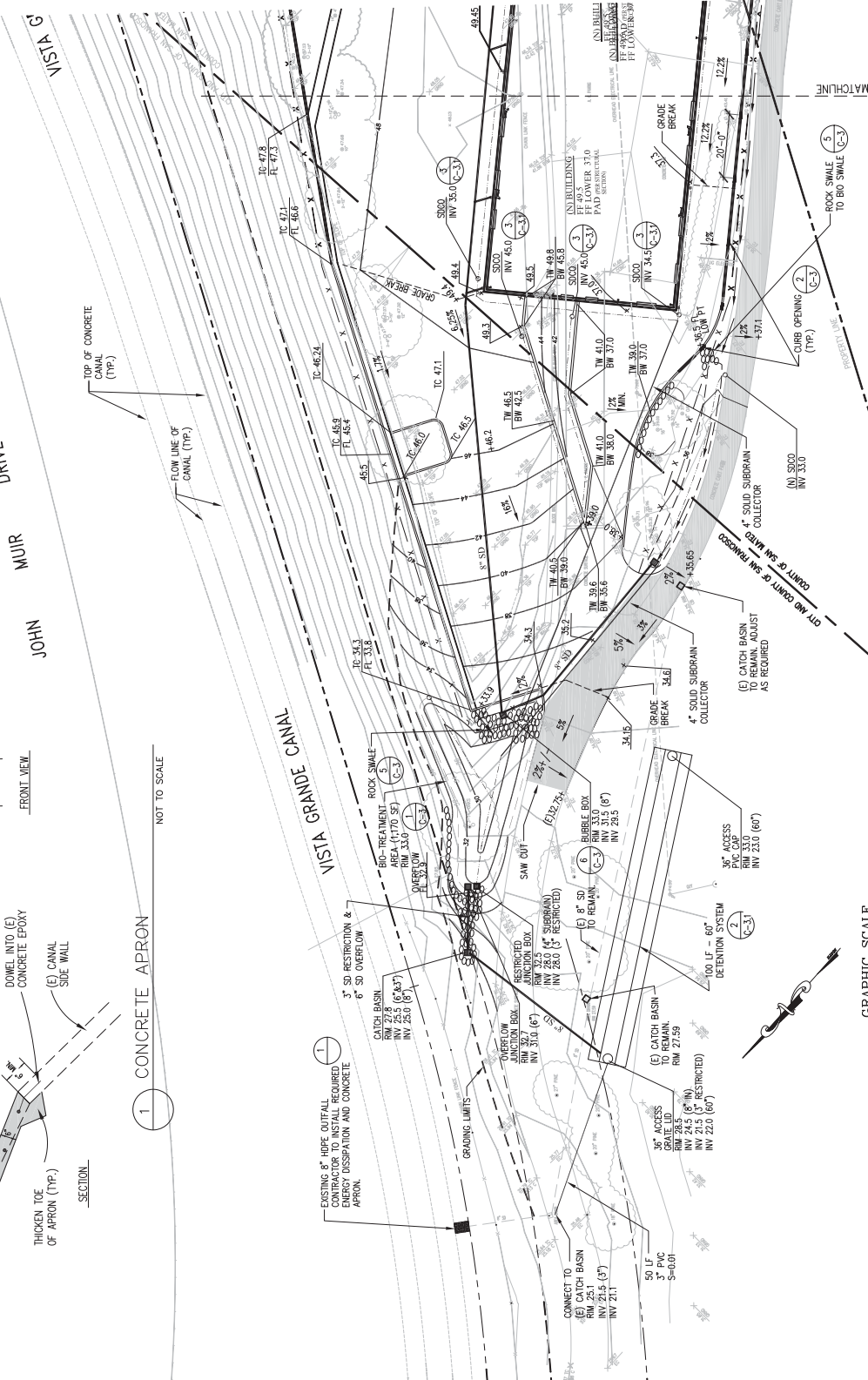
**LEGEND - ABBREVIATIONS**

---	SILT FENCE OR FIBER ROLL
+	SPOT SHOULDER (PROPOSED GRADE)
AC	ASPHALT
AD	AREA DRAIN
CB	CATCH BASIN
FM	FORCE MAIN
FL	FLOW LINE
FCO	FOUNDATION CLEAN OUT
SKCO	SEWER CLEANOUT
RWL	RAIN WATER LEADER
PD	PATIO DRAIN
MIN.	MINIMUM
INV.	INVERT
SD	STORM DRAIN PIPE
SEE UTILITY NOTE 4	
SKCO	SUB-DRAIN CLEANOUT
TW	TOP OF WALL
BW	BOTTOM OF WALL
EXISTING	
---	GENERAL DRAINAGE FLOW DIRECTION
---	STORM DRAIN PIPE
---	RAIN WATER LEADER
---	RAINING TO DRAINAGE PIPING TO DRAINAGE
---	PROPERTY LINE
---	NEIGHBORING PROPERTY LINE
---	TREE PROTECTION FENCING
---	VEGETATED SWALE ALIGNMENT OR SURFACE SWALE ALIGNMENT

SEE SHEET C-0.0 FOR CIVIL NOTES



1 CONCRETE APRON NOT TO SCALE

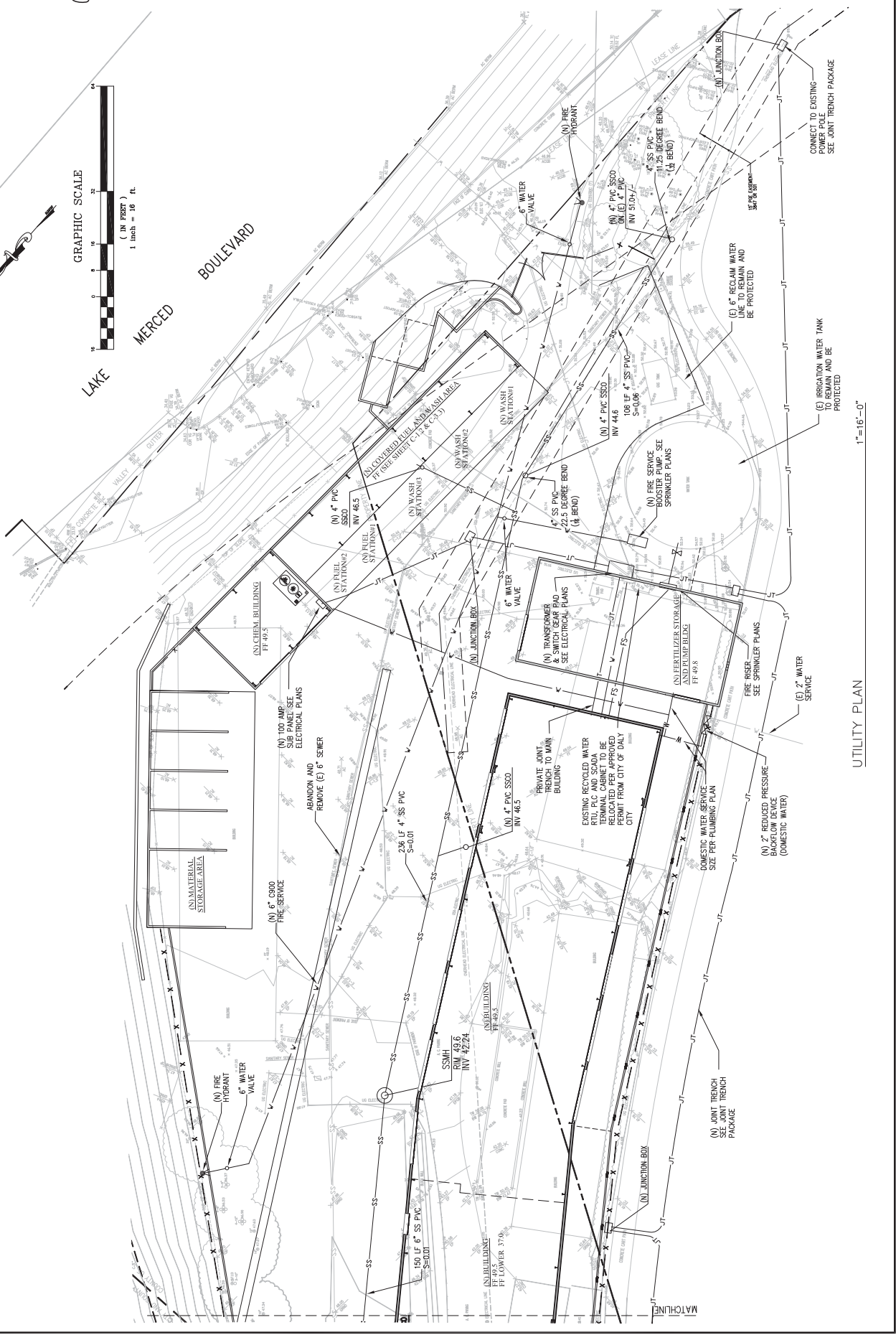
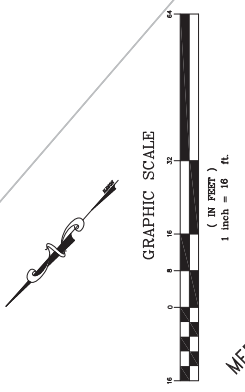


GRADING AND DRAINAGE

1" = 16'-0"



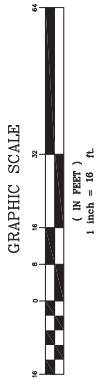
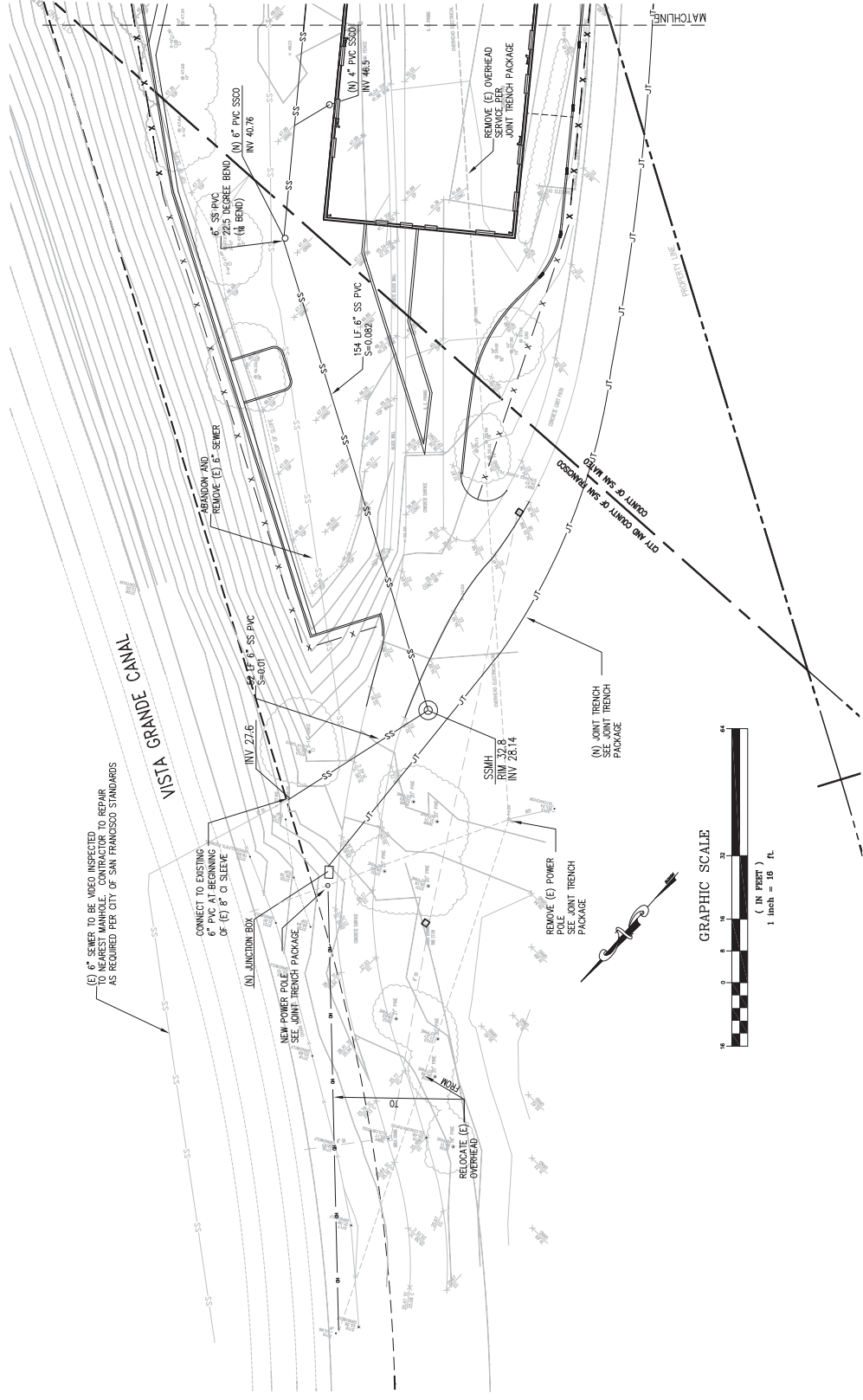
SEE SHEET C-0.0 FOR CIVIL NOTES  
 SEE SHEET C-3.2 FOR ALL SEWER DETAILS



UTILITY PLAN

1"=16'-0"

SEE SHEET C-0.0 FOR CIVIL NOTES  
SEE SHEET C-3.2 FOR ALL SEWER DETAILS



UTILITY PLAN 1"=16'-0"



OLYMPIC CLUB-MAINTENANCE YARD IMPROVEMENTS  
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CALIFORNIA

DATE: 07/20/18  
SCALE: AS NOTED  
DRAWN: J.G.  
CHECKED: C.B.  
SBB No.: 2017569  
SHEET NO.: C-1.4  
OF 13 SHEETS

OLYMPIC CLUB-MAINTENANCE YARD IMPROVEMENTS  
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SAN FRANCISCO  
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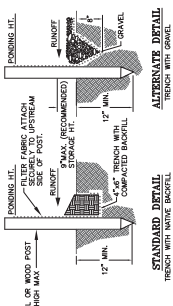
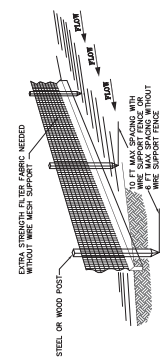
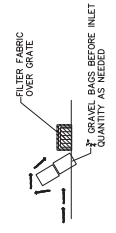
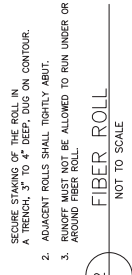
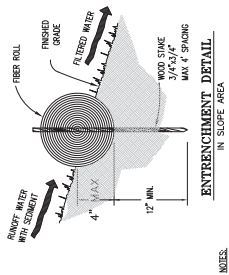
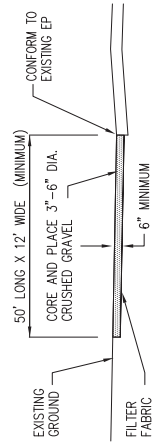
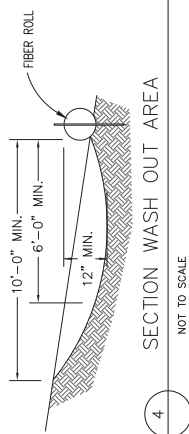
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CHECKED: C.B.  
SBB No.: 2017569  
SHEET NO.: C-1.4  
OF 13 SHEETS

OLYMPIC CLUB-MAINTENANCE YARD IMPROVEMENTS  
599 SKYLINE BOULEVARD  
SAN FRANCISCO  
CALIFORNIA

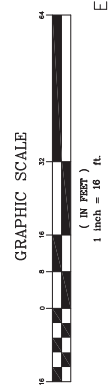
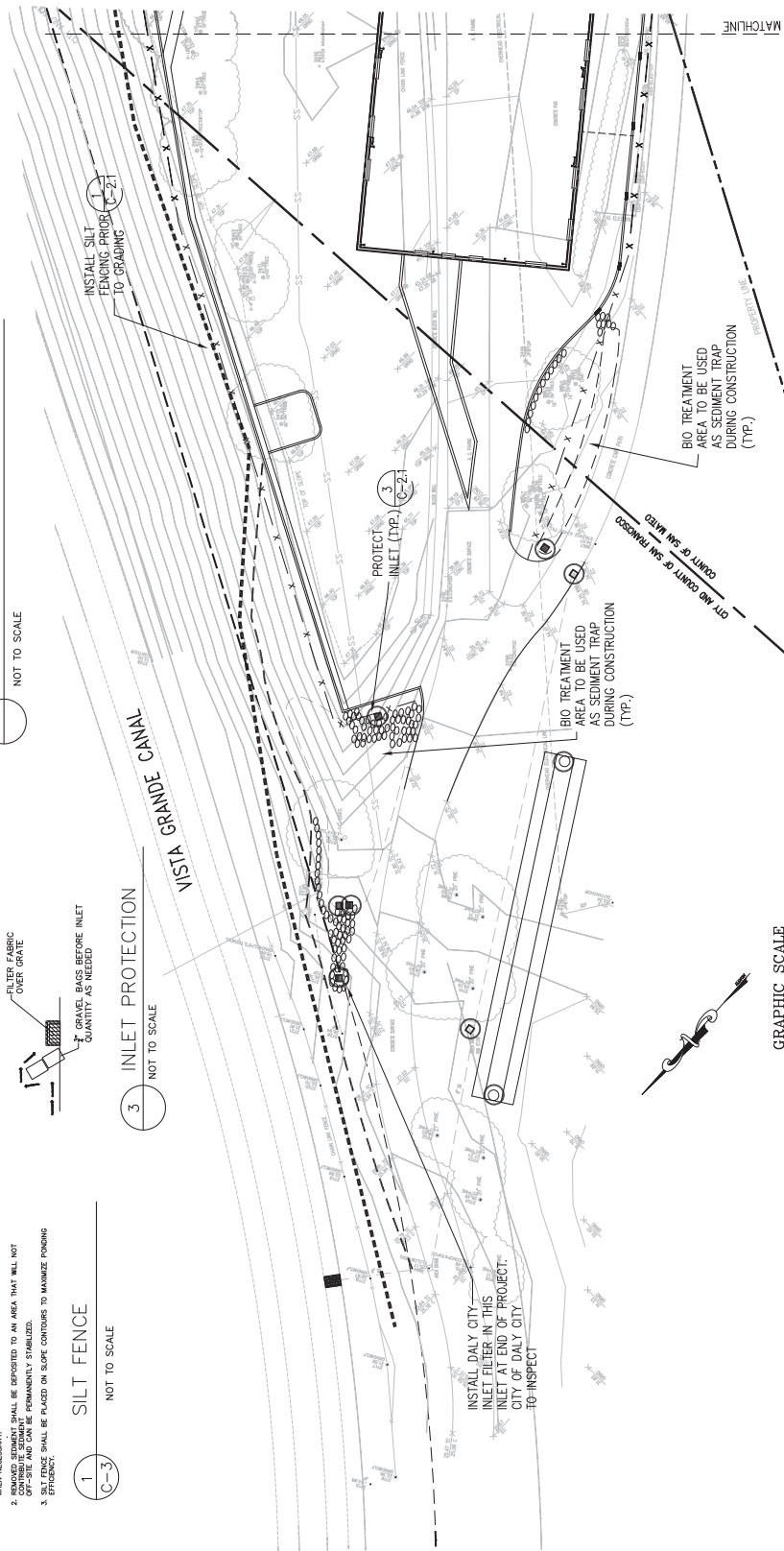
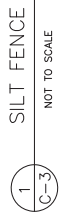
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CHECKED: C.B.  
SBB No.: 2017569  
SHEET NO.: C-1.4  
OF 13 SHEETS



SEE SHEET C-0.0 FOR CIVIL NOTES



- NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT.
  2. WHEN NECESSARY, FENCE SHALL BE ADJUSTED TO AN AREA THAT WILL NOT CONTINUE TO BE SIGNIFICANTLY DEGRADED.
  3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE FENCING EFFICIENCY.



EROSION AND SEDIMENT CONTROL & COP PLAN 1"=16'-0"

CLAYTON BENTLEY  
CIVIL ENGINEER, P.E.  
1000 S. GARDEN ST.  
SANTA ANA, CA 92705  
714-951-1200 (FAX)

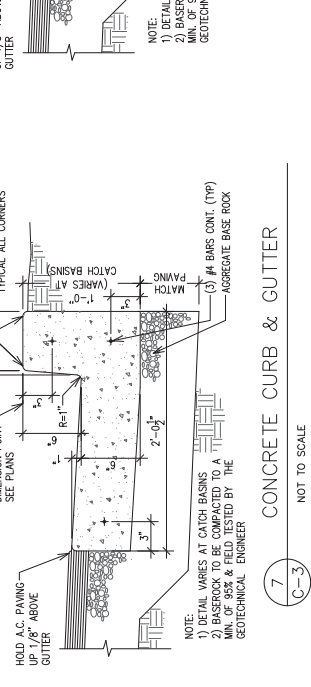
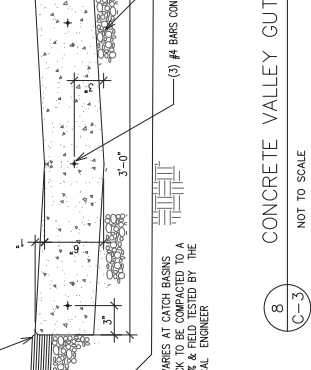
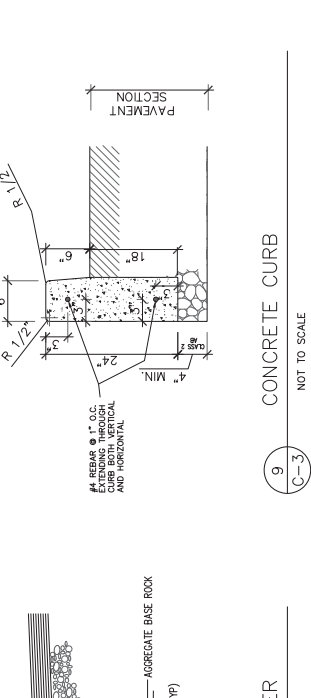
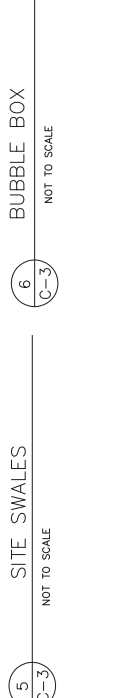
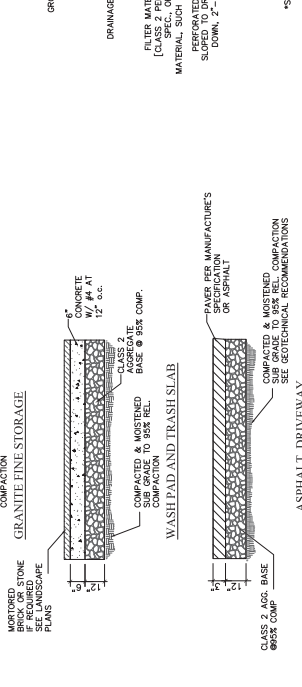
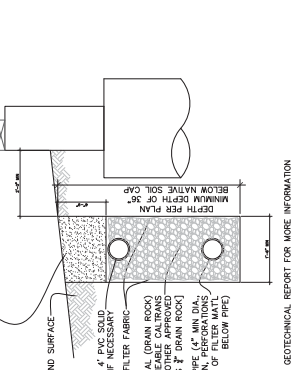
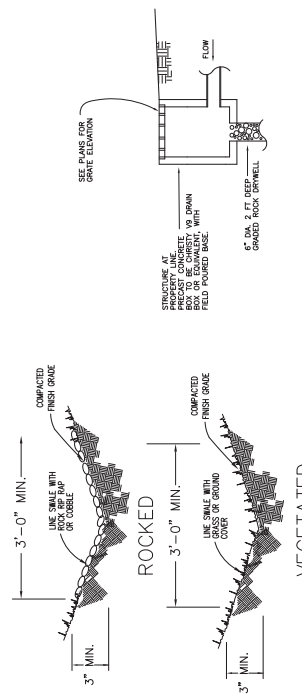
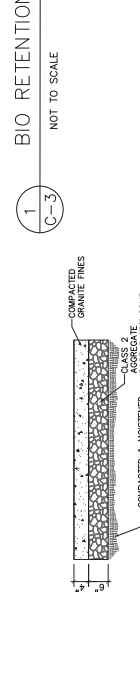
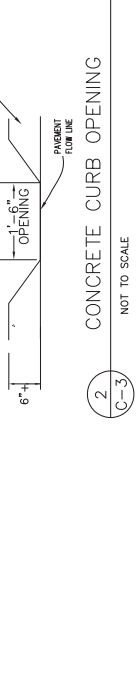
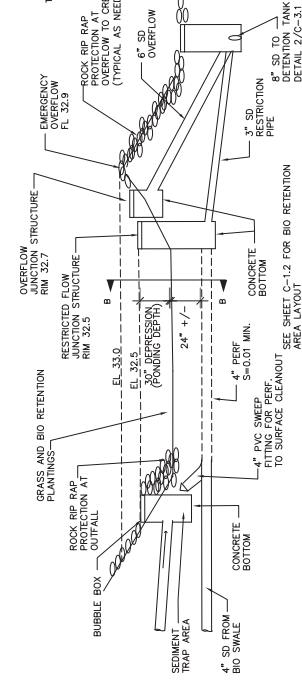
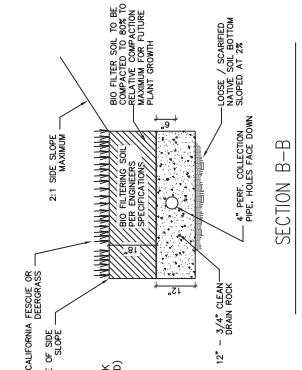
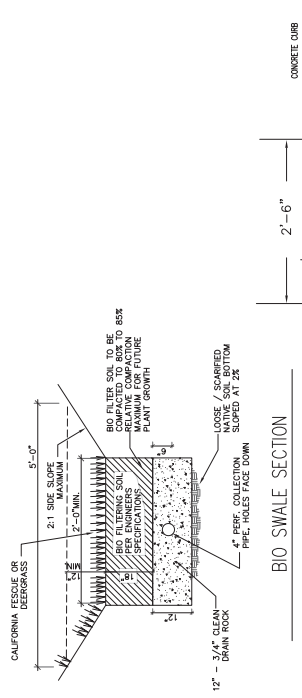


OLYMPIC CLUB-MAINTENANCE YARD IMPROVEMENTS  
599 SKYLINE BOULEVARD  
SAN MATEO COUNTY  
San Francisco  
California

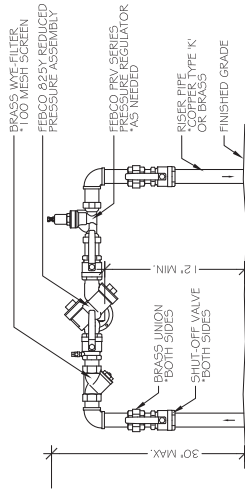
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DATE: 07/20/18  
SCALE: AS NOTED  
REVISIONS:

DRAWN: J.G.  
CHECKED: C.B.  
JOB No.: 2017569  
SHEET No.: C-2.1

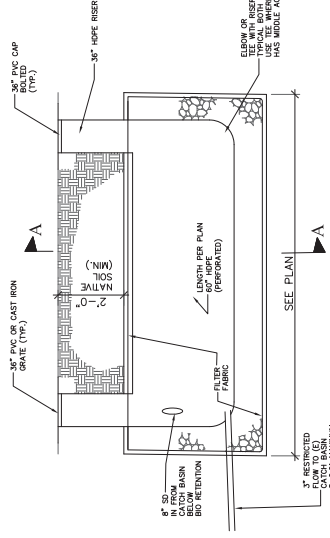
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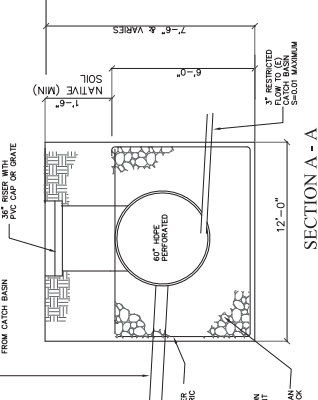
NOTE:  
REDUCED PRESSURE ASSEMBLY  
SPEC'S & APPLICABLE CODES



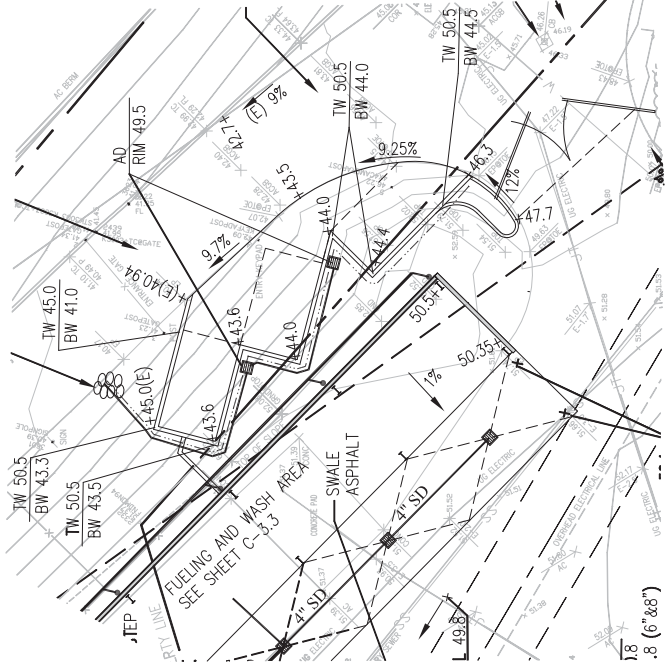
1 BACKFLOW PREVENTOR  
C-3.1 NOT TO SCALE



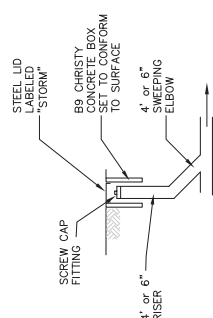
2 DETENTION SYSTEM  
C-3.1 NOT TO SCALE



SECTION A-A



4 TRASH BIN AREA  
C-3.1 SCALE: 1"=10'



3 STORM DRAIN CLEANOUT  
C-3.1 NOT TO SCALE



California

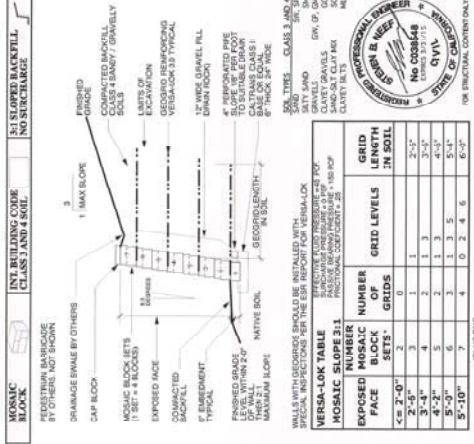
OLYMPIC CLUB-MAINTENANCE YARD IMPROVEMENTS  
599 SKYLARK BOULEVARD  
SAN MATEO COUNTY  
San Francisco

CONTENTS:  
CIVIL  
DETAILS

DATE	07/20/18
SCALE	AS NOTED
DESIGNS	
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SCALE	
DESIGNS	
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DESIGNS	

DRAWN J.G.  
CHECKED C.B.  
JOB No. 2017569  
SHEET NO.  
C-3.1

OF 13 SHEETS



5 VERSA-LOK WALL  
C-3.1 NOT TO SCALE



**SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS**  
SPECIALTY CONTRACTOR  
CONTRACT NO. \_\_\_\_\_

**SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS**  
SPECIALTY CONTRACTOR  
CONTRACT NO. \_\_\_\_\_

**TYPE A (ON ROADWAY)**  
1. SAND - MATERIAL FROM ORGANIC WATER AND CLAY WITH A SEIVE GREATER BY 1/8" TO PASS SHALL BE USED.  
2. APPROXIMATE QUANTITY OF SAND FOR TYPE A SHALL BE 100 CY PER 100' OF LINE.  
3. SAND SHALL BE PLACED IN 6" LAYERS AND COMPACTED TO 95% RELATIVE DENSITY.  
4. SAND SHALL BE MOISTENED WITH WATER TO MOISTURE CONTENT OF 12% TO 15%.  
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**TYPE B (OUTSIDE ROADWAY)**  
1. SAND - MATERIAL FROM ORGANIC WATER AND CLAY WITH A SEIVE GREATER BY 1/8" TO PASS SHALL BE USED.  
2. APPROXIMATE QUANTITY OF SAND FOR TYPE B SHALL BE 100 CY PER 100' OF LINE.  
3. SAND SHALL BE PLACED IN 6" LAYERS AND COMPACTED TO 95% RELATIVE DENSITY.  
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SCALE: 1" = 1'-0"  
DATE: 07/20/18  
DRAWN: J.G.  
CHECKED: C.B.  
JOB NO.: 3017509  
SHEET NO.: C-3.2

**SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS**  
SPECIALTY CONTRACTOR  
CONTRACT NO. \_\_\_\_\_

**PLAN**  
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**SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS**  
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CONTRACT NO. \_\_\_\_\_

**SANITARY SEWER MANHOLE COVER FRAME AND STRAP DETAIL**  
1. FRAME SHALL BE CAST IRON OR EQUIVALENT.  
2. COVER SHALL BE CAST IRON OR EQUIVALENT.  
3. STRAP SHALL BE GALVANIZED STEEL OR EQUIVALENT.  
4. DETAIL SHALL BE AS SHOWN OR APPROVED BY THE COUNTY ENGINEER.

**SANITARY SEWER FLUSHING INLET COVER**  
1. COVER SHALL BE CAST IRON OR EQUIVALENT.  
2. DETAIL SHALL BE AS SHOWN OR APPROVED BY THE COUNTY ENGINEER.

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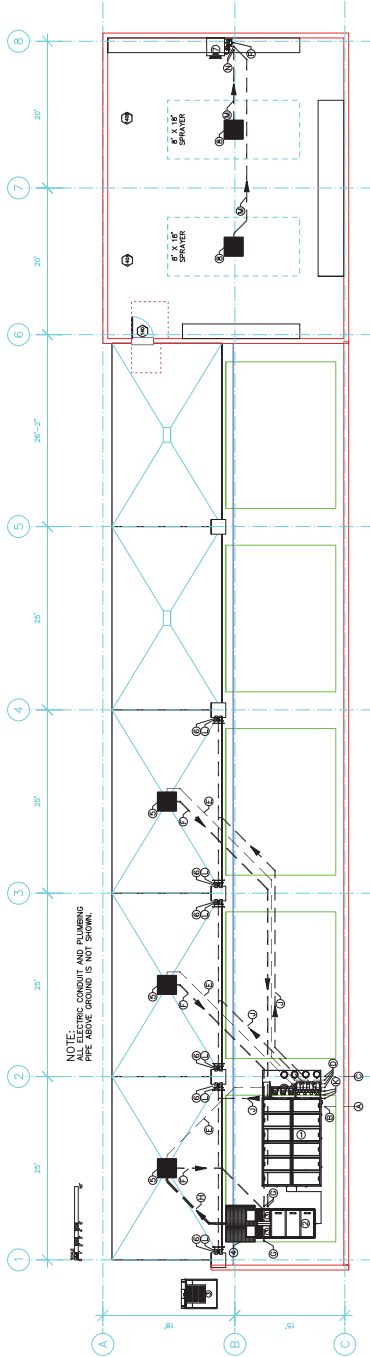
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- ESD EQUIPMENT**
- ① ESD MODEL 7000 GC-O-LH, QP-50-007 [1147C]
  - ② ESD 4"x8" INCLINE SEPARATOR W/ INJECTION PUMP
  - ③ ESD 4"x8" INCLINE SEPARATOR W/ INJECTION PUMP
  - ④ W/SELF DRAINING HOPPER [1497] (02 PLACES)
  - ⑤ ESD SHALLOW SUMP 45" x 60" CUSTOM
  - ⑥ ESD REMOTE INSE STATION [1907] (02 PLACES)
  - ⑦ ESD INSGATE MANAGEMENT TANK [1600]
  - ⑧ ESD CHEMICAL CORDED BOTTOM SUMP [1045] (02 PLACES)

- PLUMBING PIPE**
- ① FRESH WATER, 3/4" SCH 40 PVC W/ ON/OFF VALVE
  - ② STUB-UP, 3/4" SCH 40 PVC
  - ③ RECYCLE SUPPLY, 1/2" SCH 40 PVC
  - ④ REQUIRED LOCATION
- ELECTRIC**
- ① SYSTEM POWER, 240V/100A SINGLE PHASE W/ NEUTRAL
  - ② W/EL. 3/4" CONDUIT W/ ELEC. DISCONNECT BOX
  - ③ 3/4" ELEC. CONDUIT, 1" TO 2" (03 PLACES)
  - ④ 3/4" ELEC. CONDUIT, 1" TO 2" (03 PLACES)

- PROCESS PIPE**
- ① FORCED SUPPLY LINE, 2" SCH 40 PVC (03 PLACES)
  - ② STUB-UP SUPPLY, 2" S.S. (03 PLACES)
  - ③ RECYCLE SUPPLY LINE, 1/2" SCH 40 PVC (03 PLACES)
  - ④ STUB-UP, 1/2" SCH 40 PVC (03 PLACES)
  - ⑤ RECLAIM SUPPLY LINE, 1/2" SCH 40 PVC (03 PLACES)
  - ⑥ STUB-UP, 1/2" SCH 40 PVC (02 PLACES)

- WASH AREA**
- ① 8" x 18" SPARKER
  - ② 8" x 18" SPARKER





SAN MATEO COUNTYWIDE

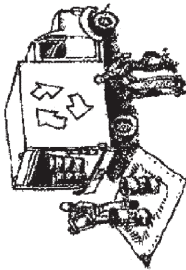
# Water Pollution Prevention Program

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

- Bern 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.
- 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.

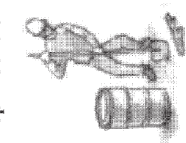
### Waste Management

- 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 sources to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



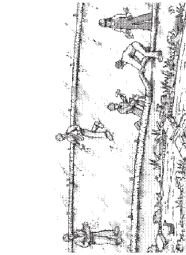
### Maintenance and Parking

- 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 cloth 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 cut 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, cut 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 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 connecting 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

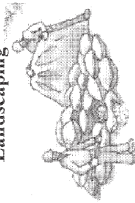
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

## Concrete, Grout & Mortar Application



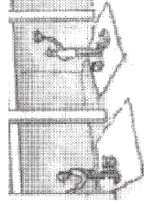
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or into surrounding areas.
- Let concrete harden and dispose of it 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



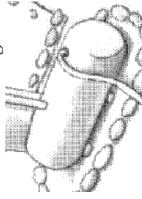
- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any fertilizers/landscaping material within 2 days before a forecast rain event or during wet weather.

## 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 ground water may need to be collected and hauled off-site for treatment and proper disposal.

San Francisco  
599 SKYLINE BOULEVARD  
SAN MATEO COUNTY  
California



CONTRACT DOCUMENTS  
OFFICE: 650-331-1500  
FAX: 650-331-1501  
WWW: WWW.SANMATEO.CA.GOV  
650-331-1500 (P)

CONTENTS:  
CONSTRUCTION  
BMP  
CHECKLIST

DATE: 07/2018

SCALE: AS NOTED

REVISIONS:

DRAWN: J.G.  
CHECKED: C.B.  
JOB No.: 2017569  
SHEET No.:

C-4

OF 13 SHEETS

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

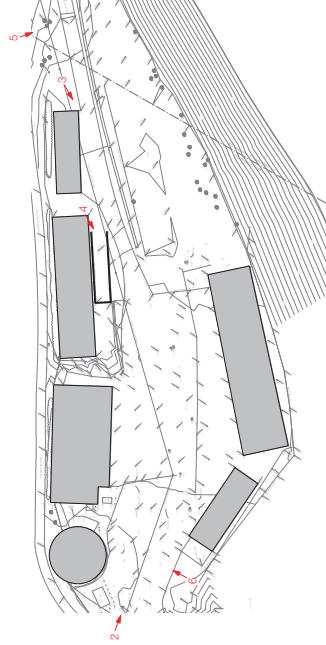




3 VIEW OF SITE LOOKING SOUTH



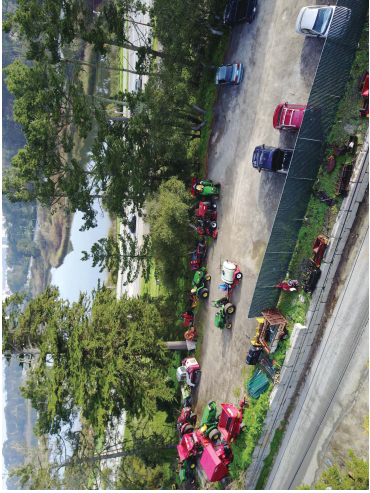
2 VIEW OF SITE LOOKING NORTH



1 KEY PLAN



6 FUEL TANK AREA



5 REAR PARKING AREA



4 SAND STORAGE AREA

SHEET NOTES:



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THE OLYMPIC CLUB  
 599 SKYLINE BOULEVARD  
 SAN FRANCISCO, CA  
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 477 NASH STREET, 2ND FLOOR  
 SAN FRANCISCO, CA 94108  
 T 415 441 4870  
 F 415 441 4870  
 WWW.MACCARACK.COM

DATE: 07/26/18  
 PERMIT/SUBMITAL SET  
 SCALE: NTS

EXISTING SITE PHOTOS  
 A0.4

- SHEET NOTES:**
- 1 3/8" CLEAR SPACE AT BARRIER/DOOR
  - 2 3/4" CLEAR SPACE AT BARRIER/DOOR
  - 3 ACCESSIBLE REINFORCEMENT/ANCHORS
  - 4 18" TO 8" SLOPE
  - 5 18" TO 8" SLOPE
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Vincent Chiu, Architect  
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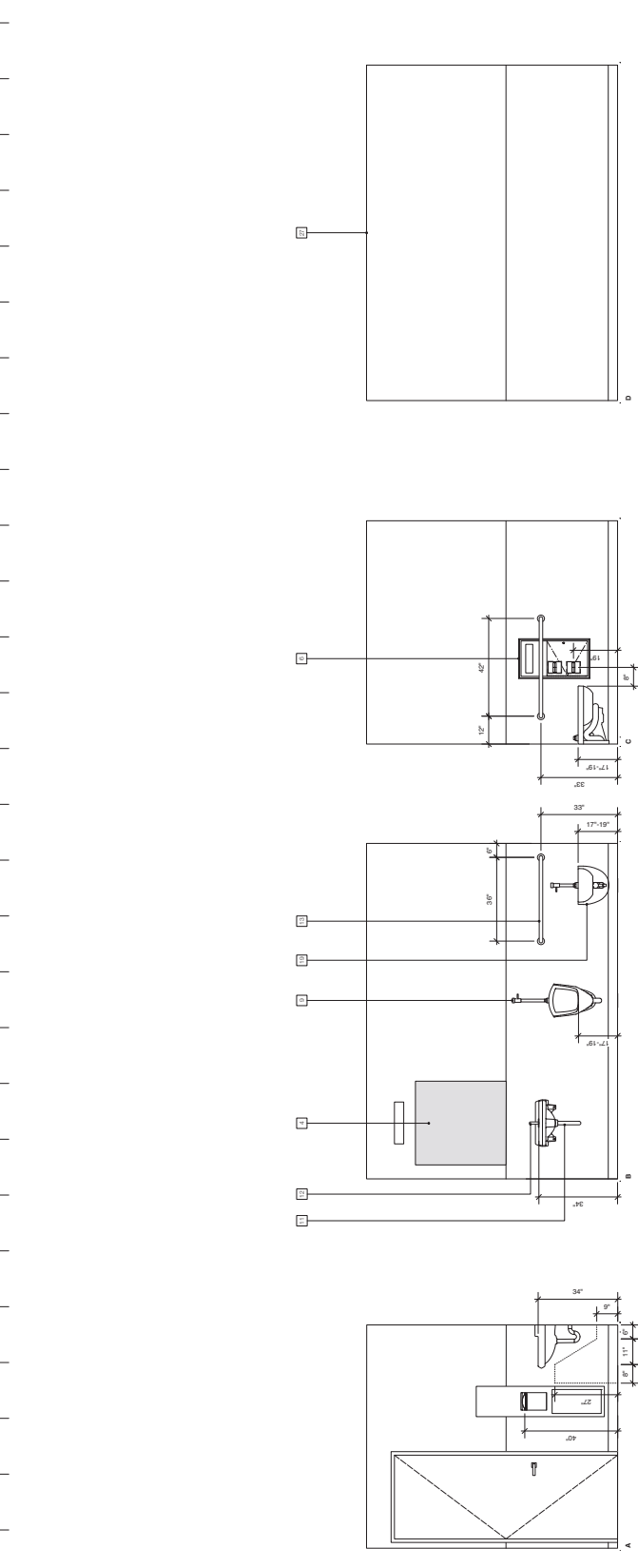
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 PERMIT SUBMITTAL SET  
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**THE OLYMPIC CLUB**  
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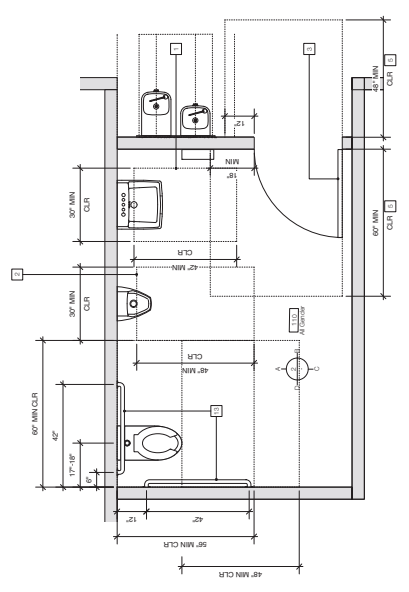
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 SCALE: 1/2" = 1'-0"

ADA COMPLIANCE - BATHROOMS  
**A0.5**



2 ALL GENDER RESTROOM - 110 - ENLARGED PLAN



1 ALL GENDER RESTROOM - 110 - ENLARGED PLAN

**SHEET NOTES:**

- 1. 6" CLEAR SPACE AT BURNER/BOILER
- 2. 6" CLEAR SPACE AT URINAL, FIB DOB
- 3. 9" CLEAR SPACE AT URINAL, FIB DOB
- 4. ACCESSIBLE IDENTIFICATION (MAGNUS 9
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- 7. 110" DIA. BOLLARD
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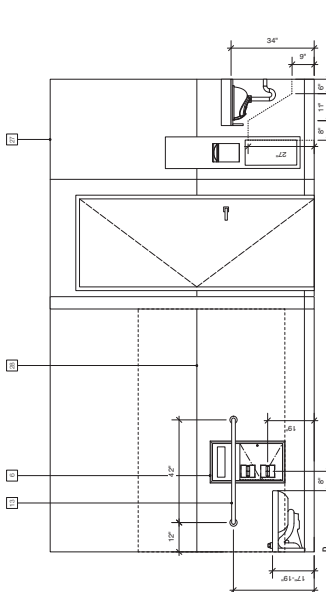


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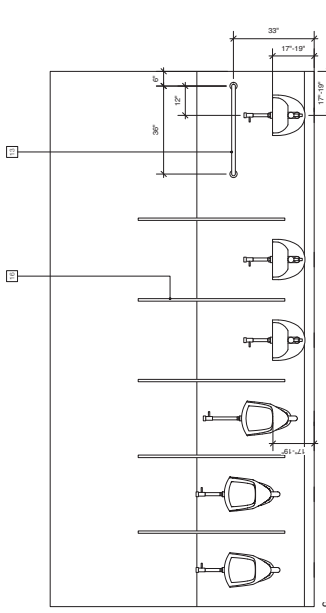
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www.mackracken.com

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PROJECT: SUBMITAL SET  
SCALE: 1/2" = 1'-0"

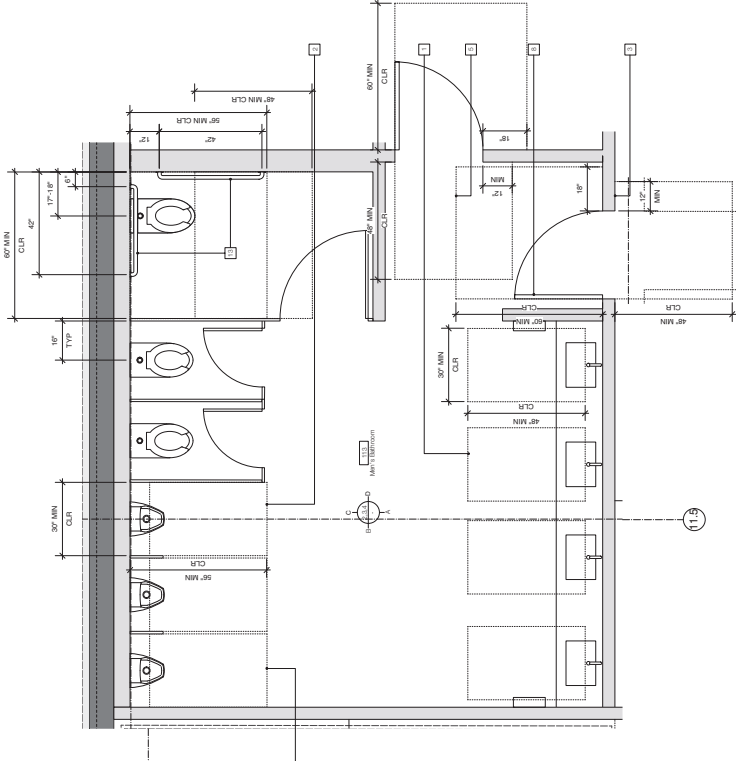
ADA COMPLIANCE - BATHROOMS  
**A0.6**



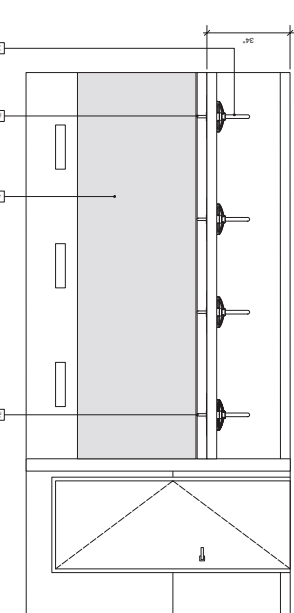
4 MEN'S RESTROOM - 113 - ENLARGED PLAN



3 MEN'S RESTROOM - 113 - ENLARGED PLAN




1 MEN'S RESTROOM - 113 - ENLARGED PLAN



2 MEN'S RESTROOM - 113 - ENLARGED PLAN

- SHEET NOTES:**
- 1. 3" CLEAR SPACE AT URINAL PERIODIC
  - 2. 18" R.O.C.
  - 3. 3" CLEAR SPACE AT URINAL PERIODIC
  - 4. 3" CLEAR SPACE AT URINAL PERIODIC
  - 5. ACCESSIBLE IDENTIFICATION MARKS 8"
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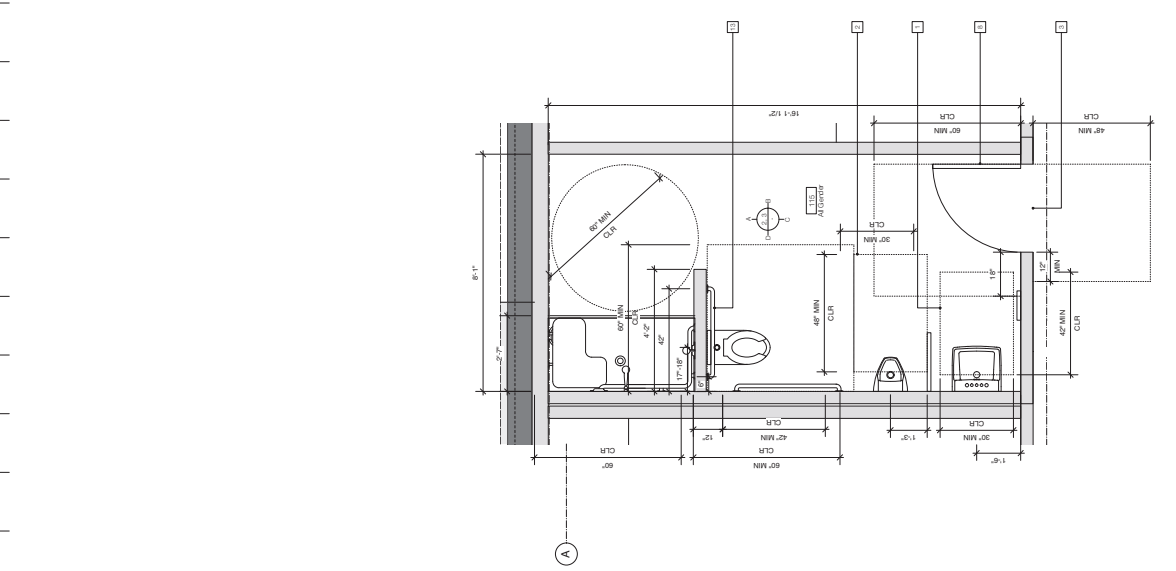
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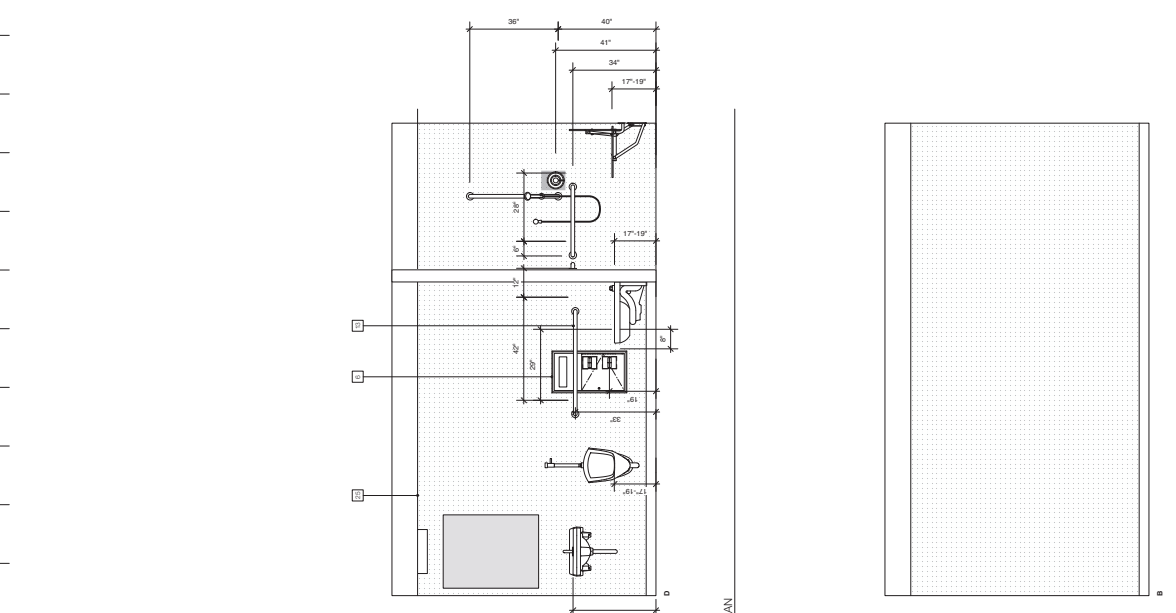
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 San Francisco, CA 94103  
 415.774.4770  
 www.maccracren.com

DATE: 02/26/18  
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 SCALE: 1/2" = 1'-0"

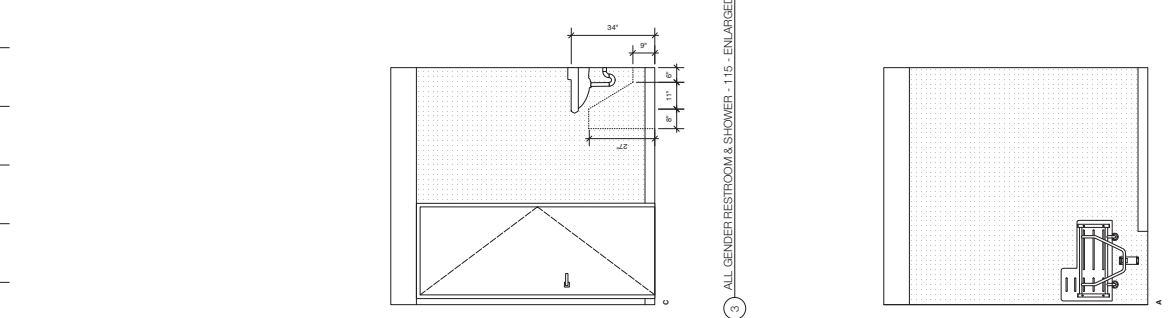
ADA COMPLIANCE - BATHROOMS  
**A0.7**



1 ALL GENDER RESTROOM & SHOWER - 115 - ENLARGED PLAN



2 ALL GENDER RESTROOM & SHOWER - 115 - INTERIOR ELEVATIONS



3 ALL GENDER RESTROOM & SHOWER - 115 - ENLARGED PLAN

- SHEET NOTES:**
- 1 CLEAR SPACE AT BURNER/COOKTOP
  - 2 CLEAR SPACE AT BURNER/COOKTOP
  - 3 CLEAR SPACE AT BURNER/COOKTOP
  - 4 ACCESSIBLE IDENTIFICATION MARKS
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  - 100 ACCESSIBLE IDENTIFICATION MARKS

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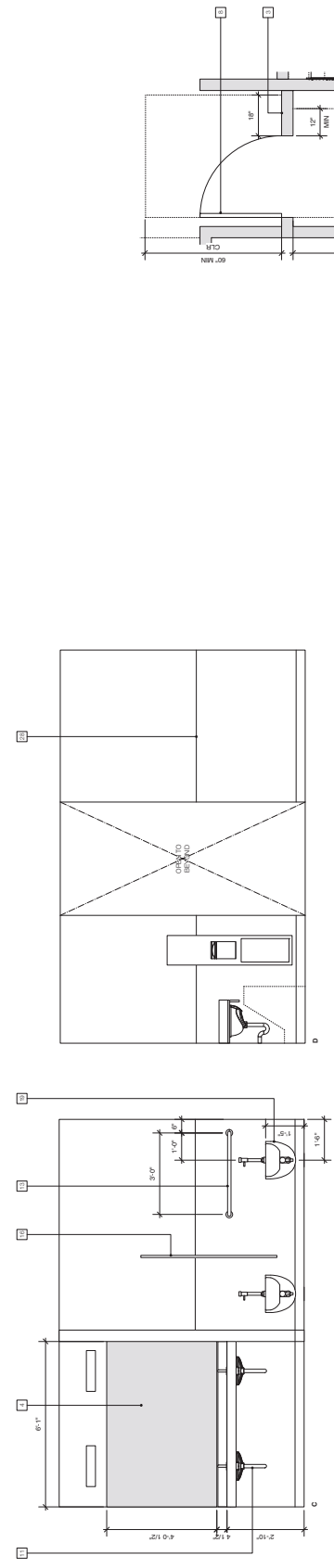
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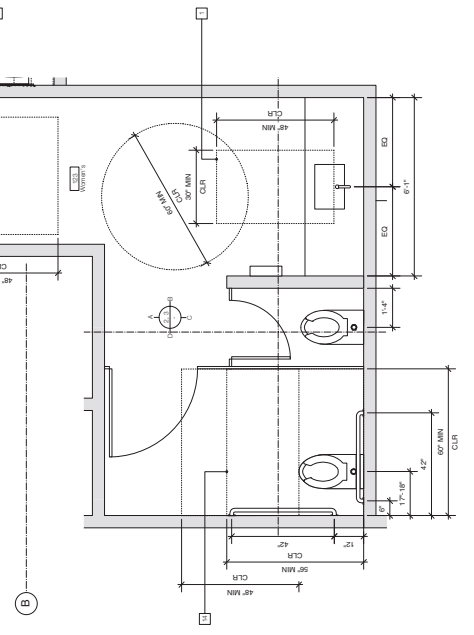
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ADA COMPLIANCE - BATHROOMS  
A0.8



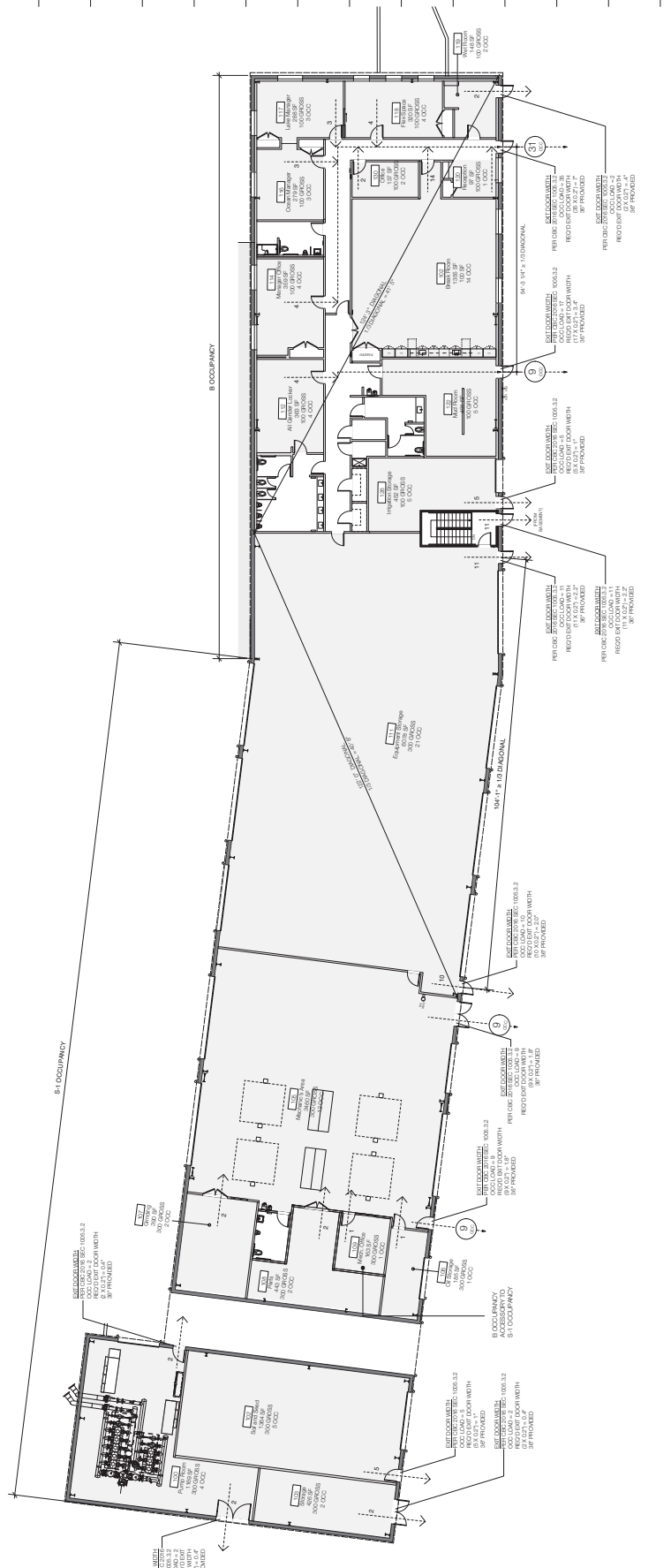
2 ALL GENDER RESTROOM & SHOWER - 115 - ENLARGED PLAN



3 ALL GENDER RESTROOM & SHOWER - 115 - INTERIOR ELEVATIONS

1 WOMEN'S RESTROOM - 123 - ENLARGED PLAN

SHEET NOTES:



3 ADMINISTRATIVE AREA - EGRESS PLAN

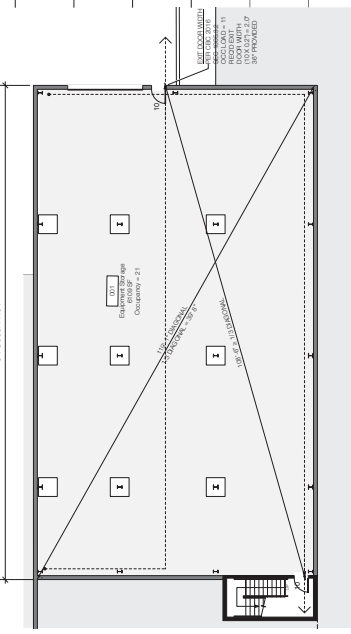


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EXISTING ADDRESS  
 A0.9



1 BASEMENT - EXISTING OCCUPANCY PLAN

EXITING SUMMARY		
OCCUPANCY GROUP PER OCC. ZONE	B A S 1-1	
LOAD FACTORS PER OCC. TABLE 1004.1.2	B = BUSINESS AREA, 100 SF GROSS	
	S1 = 300 SF GROSS	
EXIT ACCESSWAY TRAVEL DISTANCE	B = 8,000 FT	
	S1 = 4,000 FT	

RA#	SPACE	SQ. FT.	LOAD FACTOR	CAPACITY	EGRESS PATH OF TRAVEL	TRAVEL DISTANCE (FEET)	OCCUPANCY	MAX TRAVEL DISTANCE
101	RECEPTION	200	300	1	1	100'-0"	B	300'-0"
102	RECEPTION	150	300	1	1	75'-0"	B	300'-0"
103	RECEPTION	400	300	2	1	30'-0"	B	300'-0"
104	RECEPTION AREA	400	300	2	1	30'-0"	B	300'-0"
105	RECEPTION AREA	400	300	2	1	30'-0"	B	300'-0"
106	RECEPTION	400	300	2	1	30'-0"	B	300'-0"
107	RECEPTION	400	300	2	1	30'-0"	B	300'-0"
108	RECEPTION	400	300	2	1	30'-0"	B	300'-0"
109	RECEPTION	400	300	2	1	30'-0"	B	300'-0"
110	RECEPTION	400	300	2	1	30'-0"	B	300'-0"
111	RECEPTION	400	300	2	1	30'-0"	B	300'-0"
112	RECEPTION	400	300	2	1	30'-0"	B	300'-0"
113	RECEPTION	400	300	2	1	30'-0"	B	300'-0"
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115	RECEPTION	400	300	2	1	30'-0"	B	300'-0"
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128	RECEPTION	400	300	2	1	30'-0"	B	300'-0"
129	RECEPTION	400	300	2	1	30'-0"	B	300'-0"
130	RECEPTION	400	300	2	1	30'-0"	B	300'-0"

2 EXIT DATA



SHEET NOTES:



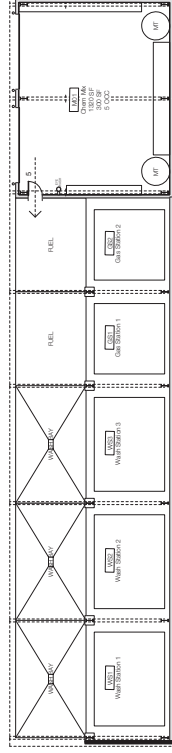
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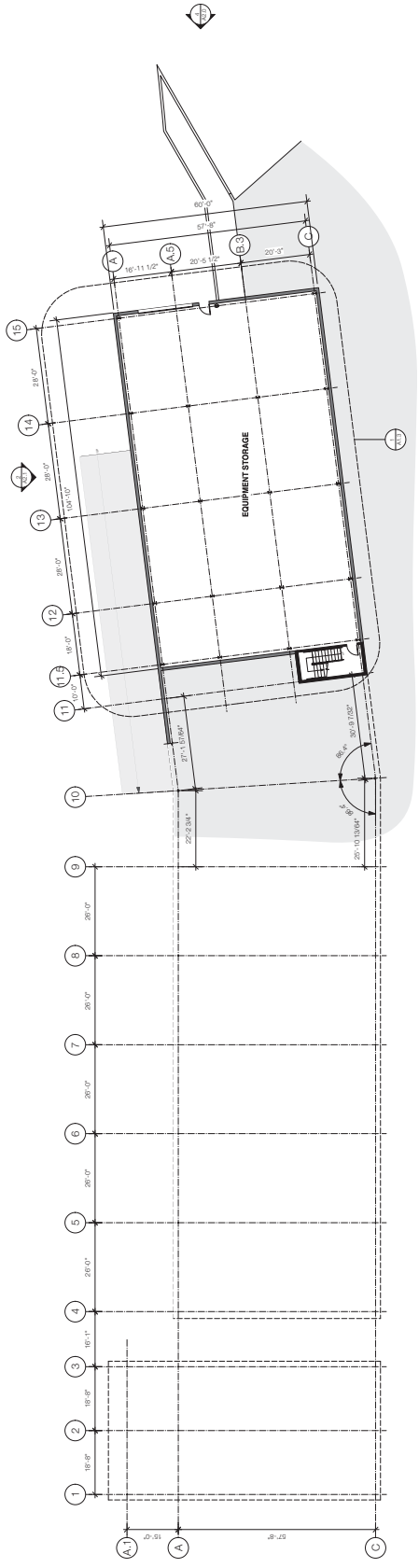
EXISTING DRAWINGS  
A0.10



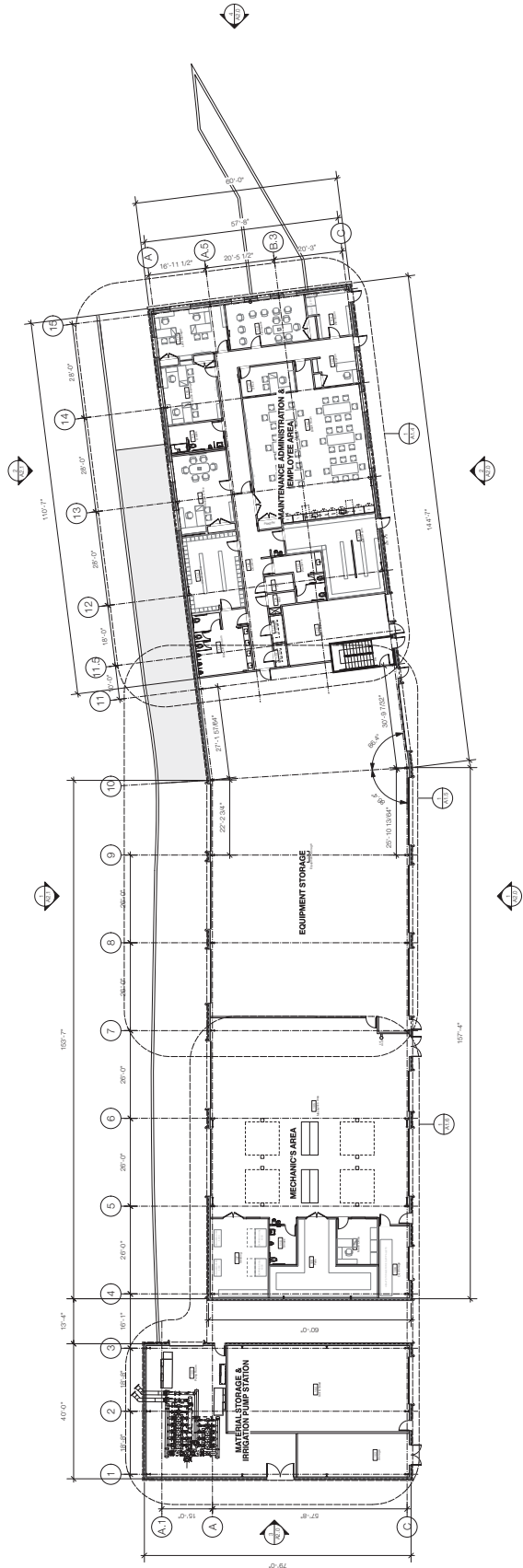
GREENWASTE

1 CHEM MX BUILDING - EGRESS PLAN

SHEET NOTES:



2 GOLF MAINTENANCE BUILDING - PROPOSED BASEMENT LEVEL REFERENCE PLAN



1 GOLF MAINTENANCE BUILDING - PROPOSED GRADE LEVEL REFERENCE PLAN



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DATE: 07/26/18  
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SCALE: 1/8" = 1'-0"

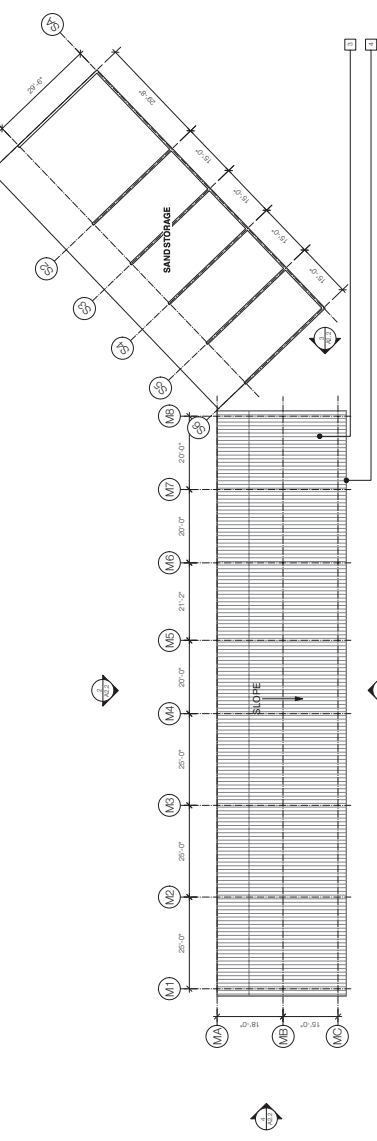
GOLF MAINTENANCE BUILDING PLANS  
A1.0

- SHEET NOTES:**
- CONCRETE SLAB ON GRC INSULATED
  - ▭ SKYLIGHT - SEE A-10
  - ▭ ROOF OVER SHED METAL ROOF - SEE
  - ▭ SPANS
  - ▭ GUTTER TYPE - SEE ELEVATIONS
  - ▭ 1" OF GRASS
  - ▭ 2" OF 1/2" RADIUS RADIUSED GROUNDING BEES
  - ▭ 2" OF 1/2" RADIUS RADIUSED GROUNDING BEES
  - ▭ PERMANENT UTILITY
  - ▭ PERMANENT UTILITY
  - ▭ ELECTRIC PANEL - COORDINATE WITH ELECTRICAL
  - ▭ DRAWING

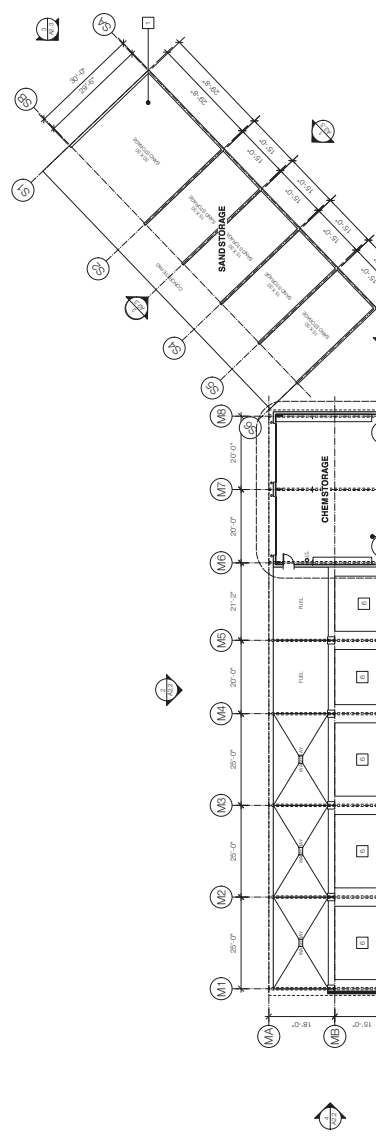
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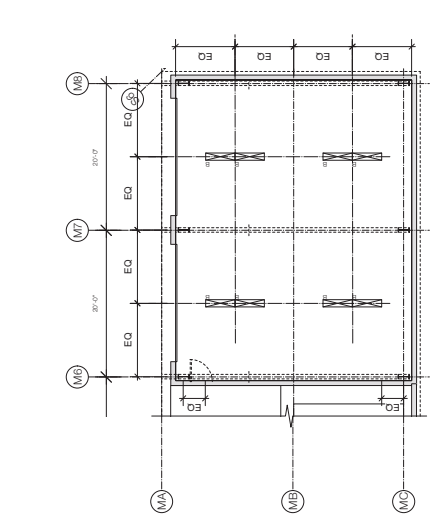
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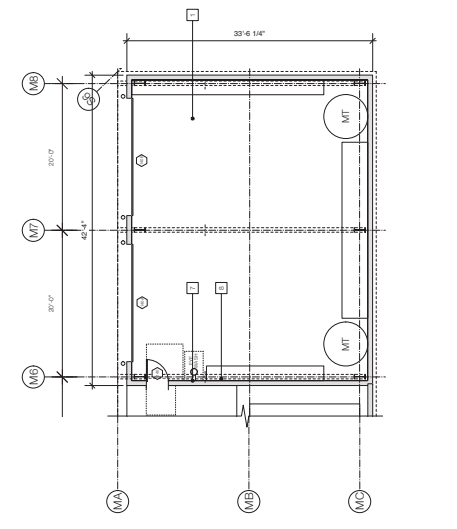
④ CHEMICAL STORAGE - ENLARGED REFLECTED CEILING PLAN  
SCALE: 1/8" = 1'-0"



③ CHEMICAL STORAGE - ENLARGED PLAN  
SCALE: 1/8" = 1'-0"



② GOLF MAINTENANCE CANOPY BUILDING - ROOF PLAN



① GOLF MAINTENANCE CANOPY BUILDING

- SHEET NOTES:**
- ☐ CONCRETE SLAB ON GROUND LEVEL
  - ▨ SKYLIGHT - SEE A10
  - ▩ ROOFING MEMBRANE ROOF - SEE A10
  - ▧ SPAND
  - ▣ GUTTER TYPE - SEE ELEVATIONS
  - ▤ 1" GARD
  - ▥ 2" GARD
  - ▦ 4" GARD
  - ▧ 6" GARD
  - ▨ 8" GARD
  - ▩ 10" GARD
  - 12" GARD
  - 14" GARD
  - ▬ ELECT. PANEL - COORDINATE ON A10/11/12
  - ▭ DRAWING

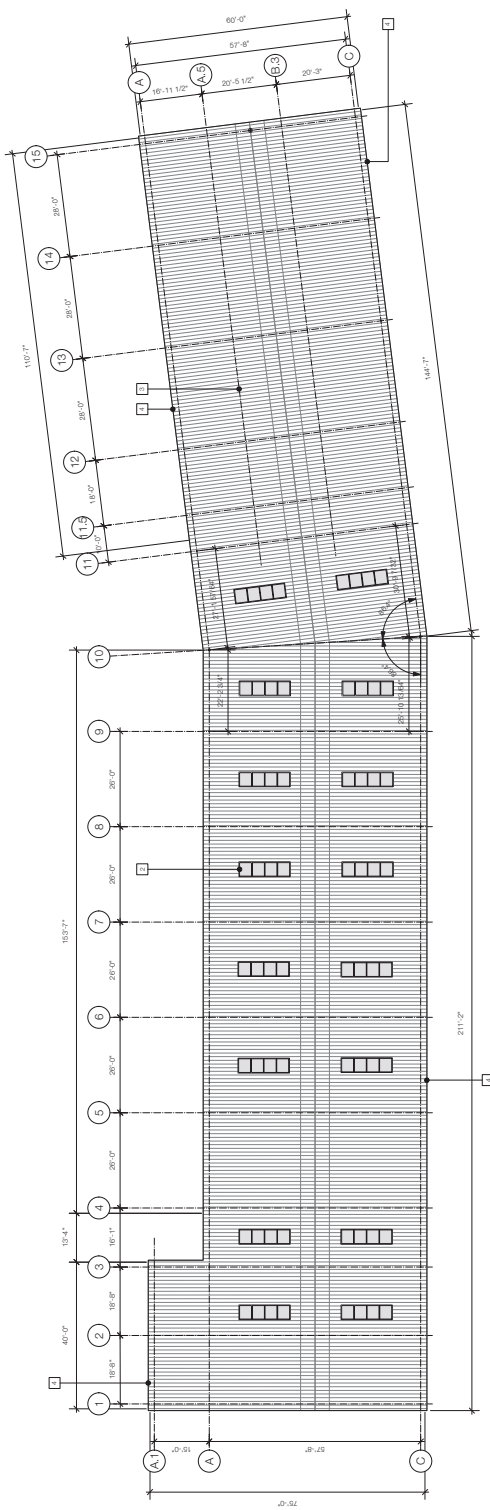


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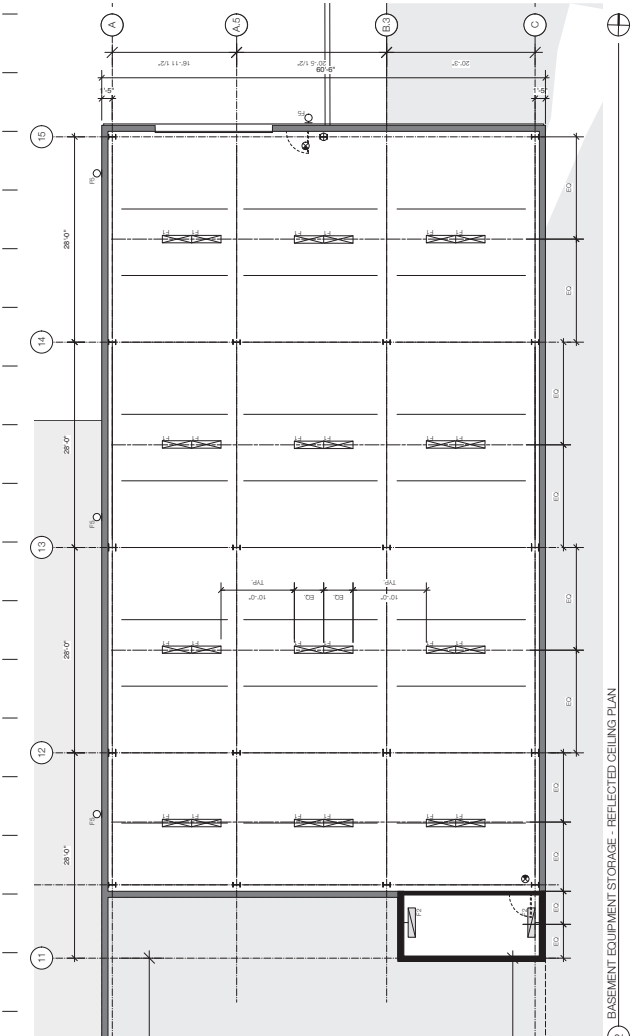
GOLF MAINTENANCE BUILDING - ROOF PLAN  
**A1.2**



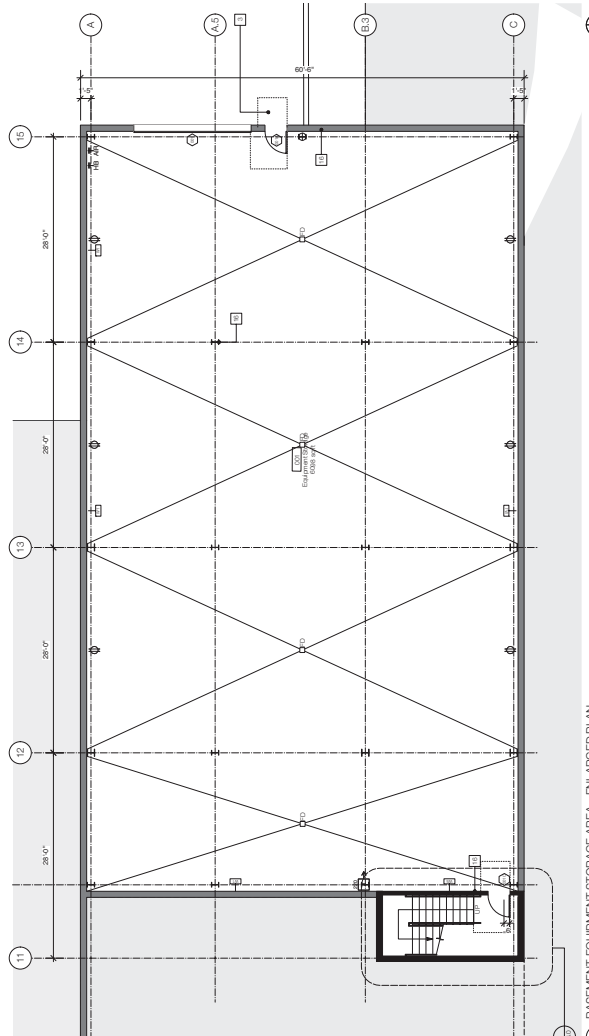
1 GOLF MAINTENANCE BUILDING - PROPOSED ROOF PLAN

RCP LEGEND:		
SYMBOL	DESCRIPTION	NOTES
	200# REINFRY. CEILING/GRD @ 8" AT AFF.	
	SUSPENDED OPTIMIZED CEILING @ 7'-0"	
	2" X 4" RECESSED	
	1" X 4" SURFACE MOUNTED	
	2" X 3" RECESSED	
	8" DIAMETER DOWNLOFT	
	LED LINER COUNTERSINK	
	2" X 4" RECESSED	
	CONCRETE WALL WITH REINFRY. ON REVER. W/ 2" (MIN) AIR SPACE	
	OUTDOOR WALL MOUNT	SEE REVISIONS FOR MOUNTING HEIGHT
	8" SURFACE MOUNTED EPSON PROOF	
	1" X 4" SURFACE MOUNTED	
	8" SURFACE MOUNTED VHF EMERGENCY BATTERY BACKUP	
	CEILING MOUNTED BRACKET MOUNTED SIGNAL TRANSDUCER W/ WALL MOUNTED SIGNAL MOUNTING FACE	
	WALL MOUNTED SON	
	WALL MOUNTED SON	

ELECTRICAL LEGEND:	
	12" O.D. W/ 1/2" THICKNESS, 10" HOLE @ 8" FROM WALL. MOUNTED WITH PULL OUTLET @ 8" FROM WALL. PROVIDE 1/2" RAIN CAP.
	12" O.D. W/ 1/2" THICKNESS, 10" HOLE @ 8" FROM WALL. MOUNTED WITH PULL OUTLET @ 8" FROM WALL. PROVIDE 1/2" RAIN CAP.
	12" O.D. W/ 1/2" THICKNESS, 10" HOLE @ 8" FROM WALL. MOUNTED WITH PULL OUTLET @ 8" FROM WALL. PROVIDE 1/2" RAIN CAP.
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	12" O.D. W/ 1/2" THICKNESS, 10" HOLE @ 8" FROM WALL. MOUNTED WITH PULL OUTLET @ 8" FROM WALL. PROVIDE 1/2" RAIN CAP.



② BASEMENT EQUIPMENT STORAGE AREA - REFLECTED CEILING PLAN



① BASEMENT EQUIPMENT STORAGE AREA - ENLARGED PLAN

- SHEET NOTES:**
- 1. UNFINISHED METAL BUILDING
  - 2. CHAIN LINK ENCLOSURE FOR STORAGE
  - 3. CHAIN LINK ENCLOSURE FOR STORAGE
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A1.3









**SHEET NOTES:**

- 1 UNPAINTED METAL BUILDING
- 2 CHAINLINK CONDUIT TO 9" O.D.
- 3 CHAINLINK ENCLOSURE FOR STORAGE
- 4 LINE OF SPARKLIGHT ABOVE
- 5 N.C. OWNER PROVIDED STRUCTURE ABOVE
- 6 N.C. OWNER PROVIDED STRUCTURE ABOVE
- 7 N.C. OWNER PROVIDED STRUCTURE ABOVE
- 8 N.C. OWNER PROVIDED STRUCTURE ABOVE
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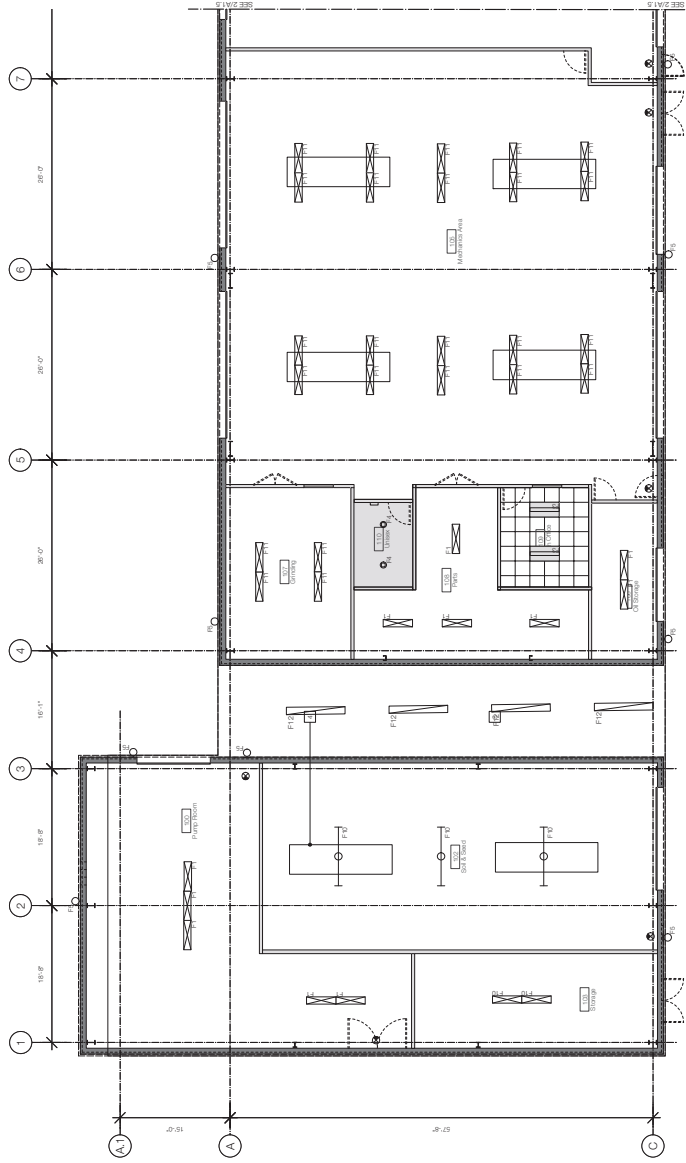


**THE OLYMPIC CLUB**  
 599 SKYLINE BOULEVARD  
 SAN FRANCISCO, CA  
 9 4 1 3

**M A C C R A C K E N**  
 477 Ninth Street, 2nd floor  
 San Francisco, CA 94114  
 415.441.4100  
 www.mackracken.com

DATE: 02/28/18  
 PERMIT SUBMITTAL SET  
 SCALE: 1/8" = 1'-0"

MECHANICAL - MEP  
**A1.7**



1 MECHANICAL AREA, PUMP ROOM & STORAGE - ENLARGED REFLECTED CEILING PLAN

RCP LEGEND:		NOTES
[Symbol]	DESCRIPTION	NOTES
[Symbol]	20# HEAVY DUTY CEILING GRID @ 9'-0" A.F.F.	
[Symbol]	SURFACE MOUNTED RECESSED @ 9'-0"	
[Symbol]	2-1/4" RECESSED	
[Symbol]	1-1/4" SURFACE MOUNTED	
[Symbol]	2-1/4" RECESSED	
[Symbol]	6" DIAMETER DOWNLIGHT	
[Symbol]	LED UNDER COUNTER FIXTURE	
[Symbol]	2-1/4" RECESSED	
[Symbol]	8" DIAMETER VALENCE EVOLUCION BURNER WITH SENSOR STORAGE	
[Symbol]	OUTDOOR WALL MOUNT	
[Symbol]	2-1/4" SURFACE MOUNTED EXPLORION FLOOR LIGHT	
[Symbol]	1-1/4" SURFACE MOUNTED BATTERY BACKUP	
[Symbol]	8" SURFACE MOUNTED WITH LUMBERBACK	
[Symbol]	CEILING MOUNTED	
[Symbol]	WALL MOUNTED	
[Symbol]	WALL MOUNTED	

**SHEET NOTES:**

- 1. PAINTED CORRUGATED METAL SIDING
- 2. 3/4" ALUMINUM FINISH BRICK
- 3. 3/4" ALUMINUM FINISH BRICK
- 4. PAINTED METAL OVERHEAD COILING
- 5. 1/2" ALUMINUM FINISH BRICK
- 6. PAINTED METAL DOOR
- 7. PAINTED METAL WINDOW
- 8. 1/2" ALUMINUM FINISH BRICK
- 9. 1/2" ALUMINUM FINISH BRICK
- 10. 1/2" ALUMINUM FINISH BRICK
- 11. 1/2" ALUMINUM FINISH BRICK
- 12. 1/2" ALUMINUM FINISH BRICK
- 13. 1/2" ALUMINUM FINISH BRICK
- 14. 1/2" ALUMINUM FINISH BRICK
- 15. 1/2" ALUMINUM FINISH BRICK



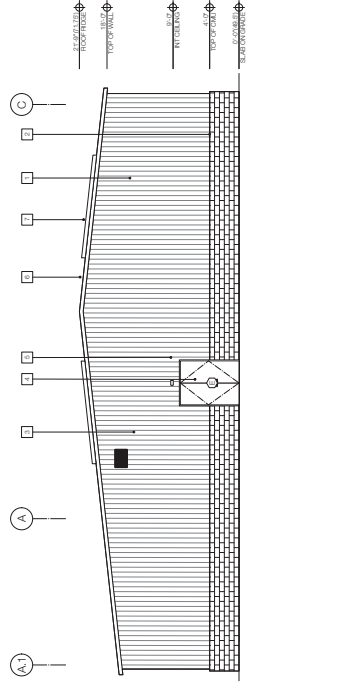
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**THE POLYTRIC CLUB**  
599 SKELTNE BOULEVARD  
SAN FRANCISCO, CA

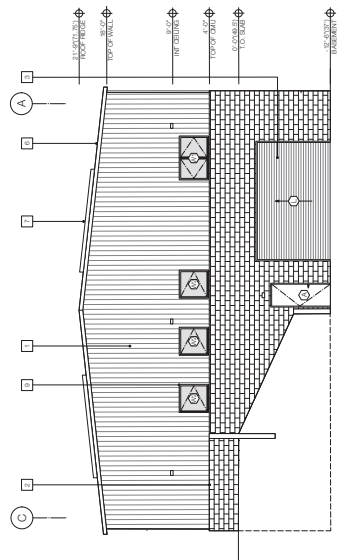
**M A C R A C K S**  
499 Fish Street, 2nd Floor  
San Francisco, CA 94133-4820  
Phone: 415-482-0590  
Web: www.macrack.com

DATE: 07-28-18  
PROJECT: SUMMIT LABS  
SCALE: 1/8" = 1'-0"

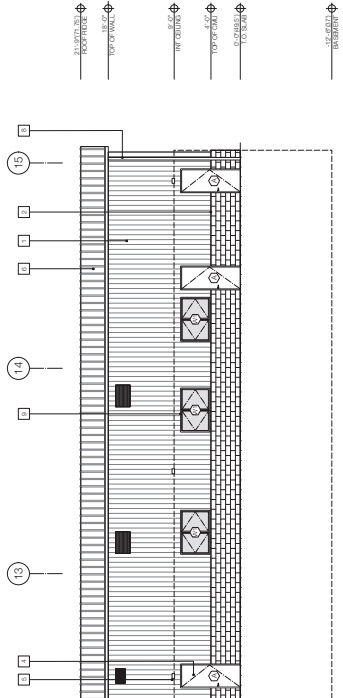
GOLF MAINTENANCE BLDG - ELEV. DIMS  
**A2.0**



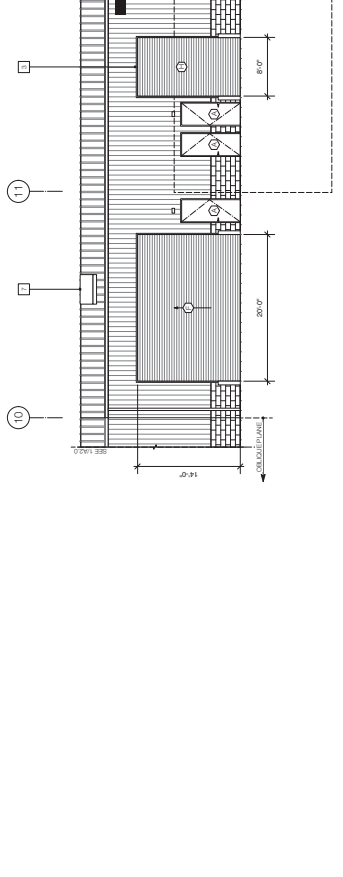
4 NORTH ELEVATION



3 SOUTH ELEVATION



2 PARTIAL EAST ELEVATION



1 PARTIAL EAST ELEVATION

**SHEET NOTES**

- 1. PAINTED COORDINATED METAL SIDING
- 2. 3/4" ALUMINUM FINISHING BRID
- 3. PAINTED METAL OVERHEAD COLING
- 4. ROOF
- 5. PAINTED METAL DOOR
- 6. PAINTED METAL WINDOW
- 7. 1/2" ALUMINUM FRAMED WINDOW
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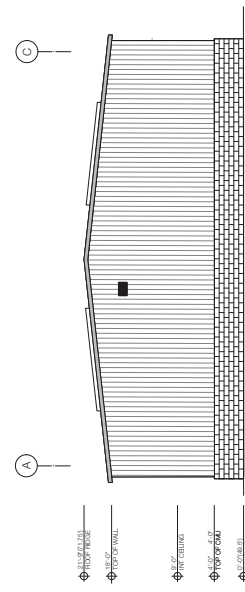
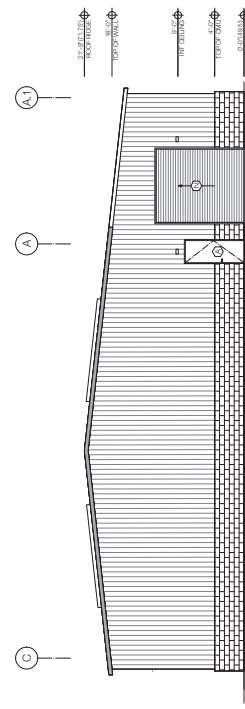
THE HOLY TRIC CLUB  
 509 SKENE BOULEVARD  
 SAN FRANCISCO, CA

MACCARTHY ARCHITECTS  
 499 BUSH STREET, 2ND FLOOR  
 SAN FRANCISCO, CA 94108  
 TEL: 415 487 2050  
 FAX: 415 487 2050  
 WEB: www.maccarch.com

DATE: 07.28.18  
 PROJECT: SUMMITALBERT

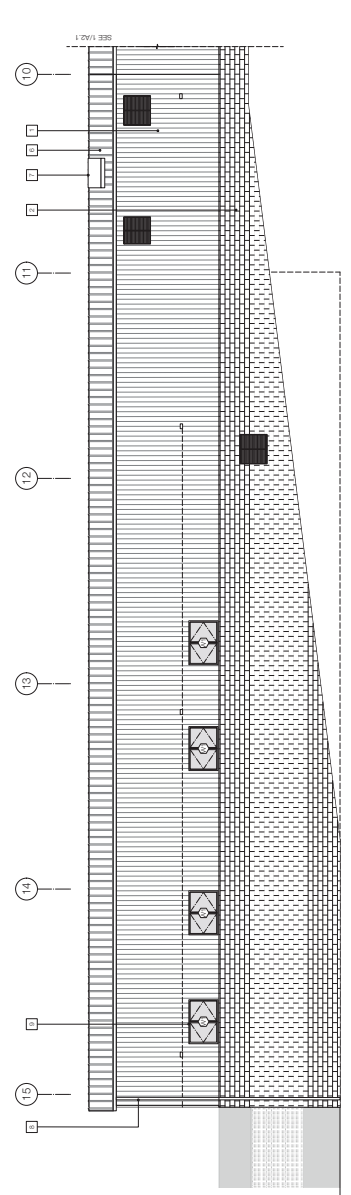
SCALE: 1/8" = 1'-0"

GOLF MAINTENANCE BUILDING - ELEVATIONS  
**A2.1**

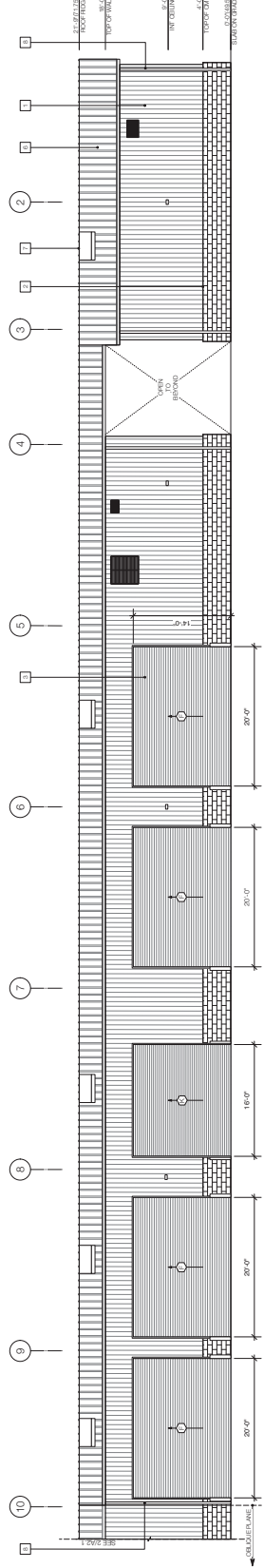


4 NORTH ELEVATION @ BREEZEWAY

3 SOUTH ELEVATION @ BREEZEWAY



2 PARTIAL WEST ELEVATION



1 PARTIAL WEST ELEVATION

**SYMBOL NOTES**

- PAINTED CORRUGATED METAL SIDING
- GALVAPPROXIMATING BRID
- PAINTED METAL OVERHEAD COLING
- WOOD
- PAINTED METAL LOOR
- INTERIORS FINISH UP TO CENTER OF FINISH
- FINISHING GRAN METAL ROO
- SHOUT
- SHARP OUT
- ALUMINUM FRAMED WINDOW
- PAINTED STL COLUMN
- INTERIORS OF ROOF

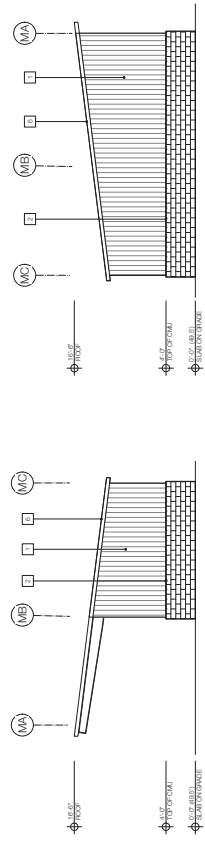


THE HOLY TRIC CLUB  
 459 SKENE BOULEVARD  
 SAN FRANCISCO, CA

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 1 5 1 4 1 5 4 8 7 0 5 0  
 W E B : www.maccracken.com

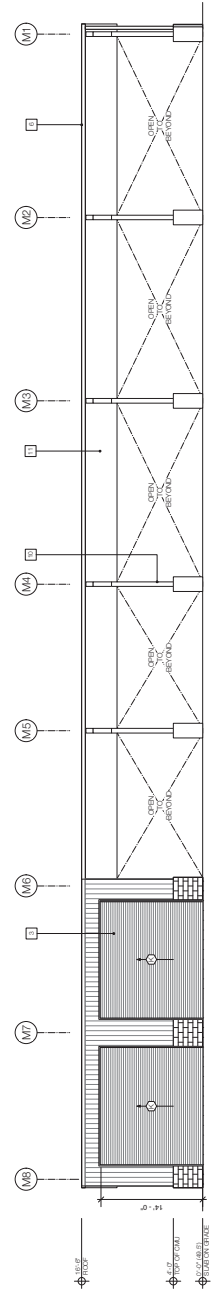
DATE: 07.28.18  
 PROJECT: SUMMITALIST  
 SCALE: 1/8" = 1'-0"

MACHINE DRAWING - ELEVATIONS  
**A2.2**

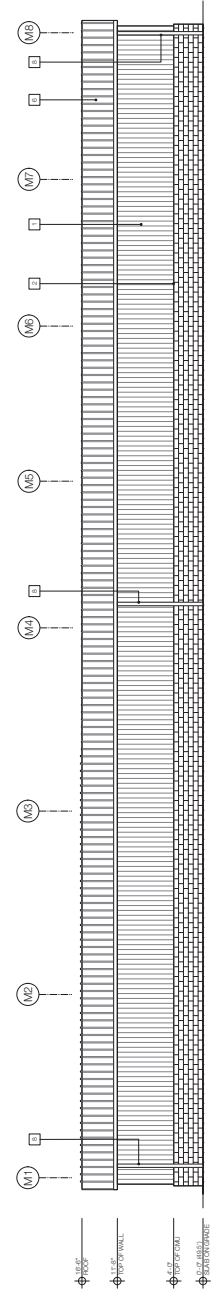


1 CANOPY BUILDING WEST ELEVATION

3 CANOPY BUILDING EAST ELEVATION



2 CANOPY BUILDING NORTH ELEVATION



1 CANOPY BUILDING SOUTH ELEVATION



**SHEET NOTES:**

- 1 STEEL BUILDING FRAME
- 2 PERKINSON PUMP EQUIPMENT TO SUBMAN
- 3 1/2" O.M. WALL BE EXTRACT WINGS
- 4 METAL BUILDING WALL PANEL
- 5 1ST FLOOR SLAB (SEE EXTRACT FLOORS)



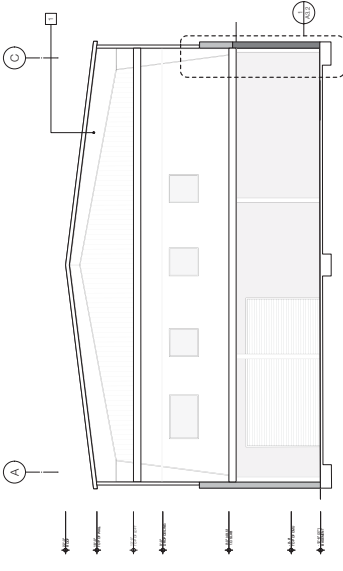
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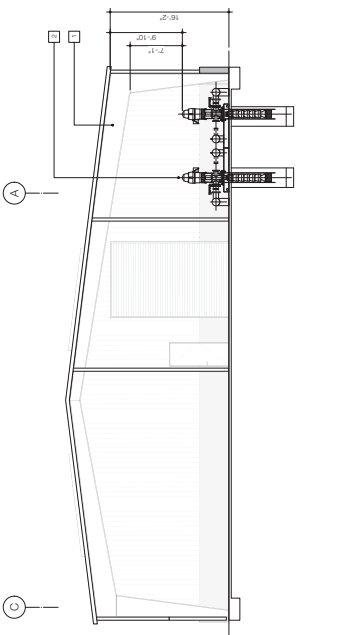
M A C C A R O N E  
 477 Ninth Street, 2nd Floor  
 San Francisco, CA 94103  
 Tel: 415.774.8700  
 Fax: 415.774.8701  
 www.maccarone.com

DATE: 02/26/18  
 PROJECT: SUBMITTAL SET  
 REV: 12/14/17 PUMP ROOM  
 SCALE: 1/8" = 1'-0"

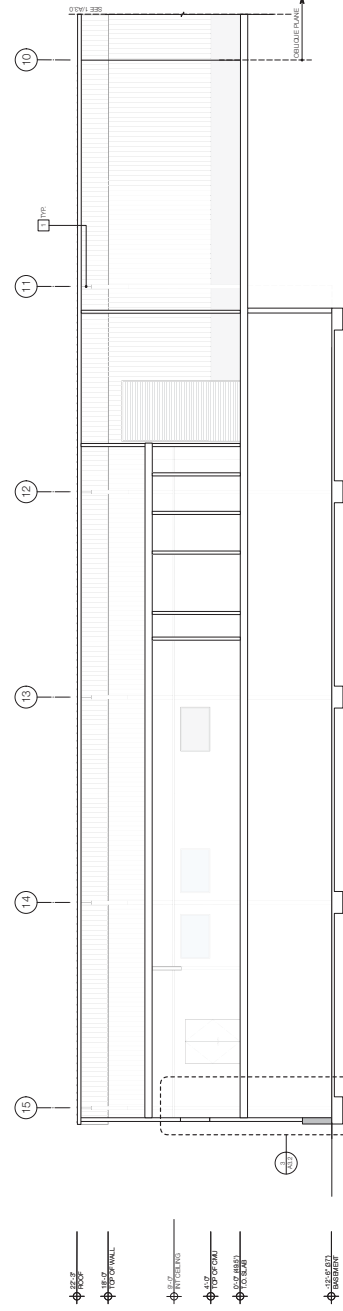
SECTIONS  
**A3.0**



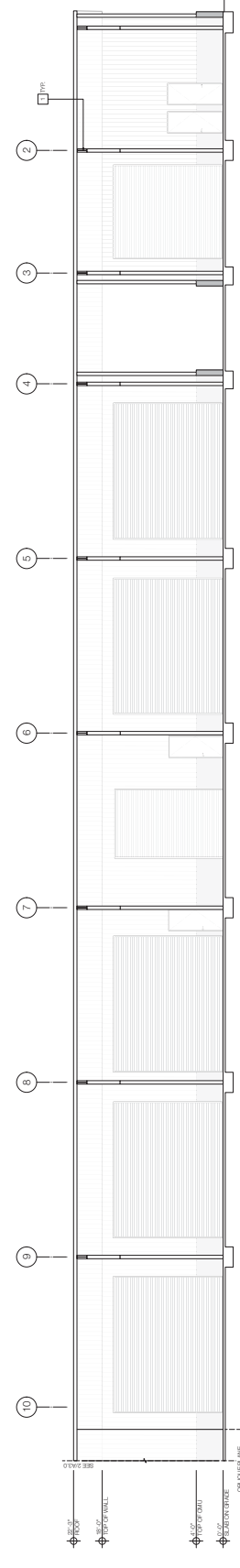
4 TRANSVERSE SECTION @ PUMP AREA



3 TRANSVERSE SECTION @ ADMINISTRATION WING



2 LONGITUDINAL SECTION CONTINUED



1 LONGITUDINAL SECTION

**SHEET NOTES:**

- 1 STEEL BUILDING FRAME
- 2 PUMP/GENERATOR EQUIPMENT TO SUBMAN
- 3 10' CMU WALL BE STRUCT IMGS
- 4 METAL BUILDING WALL PANEL
- 5 1ST FLOOR BLUM BASE STRUCT IMGS



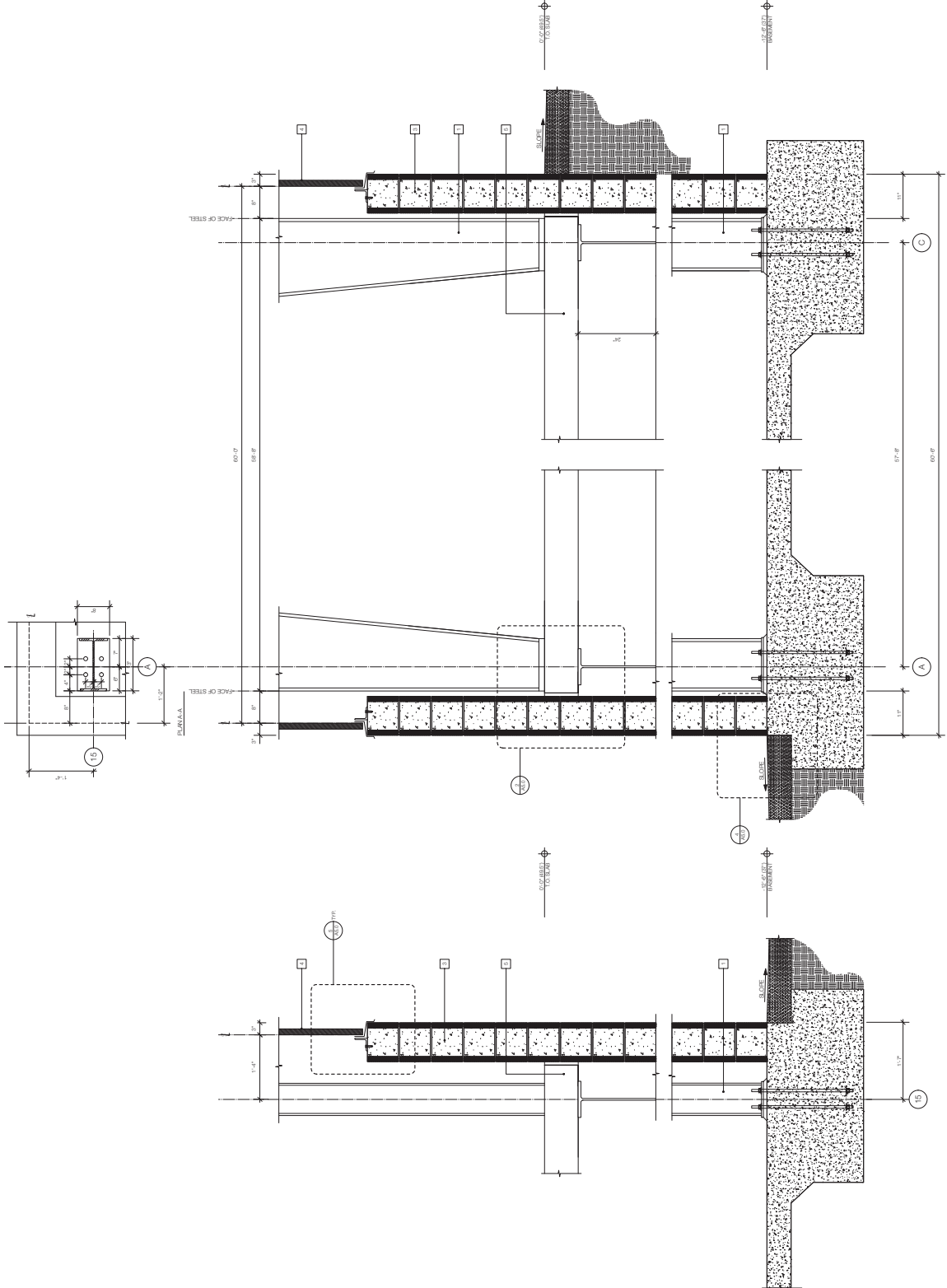
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 477 Ninth Street, 2nd floor  
 San Francisco, CA 94109  
 415.441.4870  
 www.mackracken.com

DATE: 02/28/18  
 PERMIT/SUBMITTAL SET  
 SCALE: 1" = 4'-0"

WALL SECTIONS  
**A3.2**



1 WALL SECTION

2 WALL SECTION

3 WALL SECTION

- SHEET NOTES:**
- 1. CONSULTING ENGINEER
  - 2. PROVIDE BLOCKING FOR MOUNTING AND BRACING
  - 3. PROVIDE BLOCKING FOR MOUNTING AND BRACING
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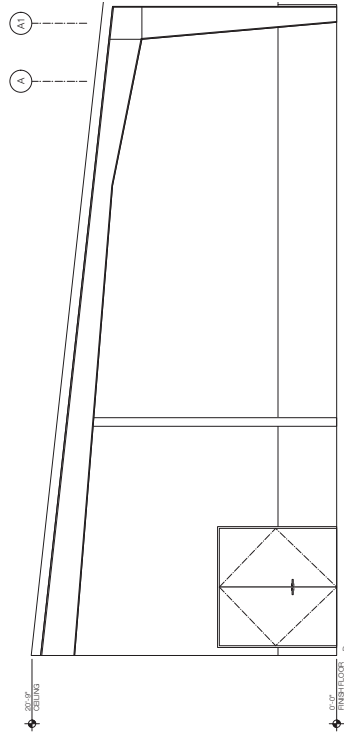
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 WWW.LORENZARCH.COM

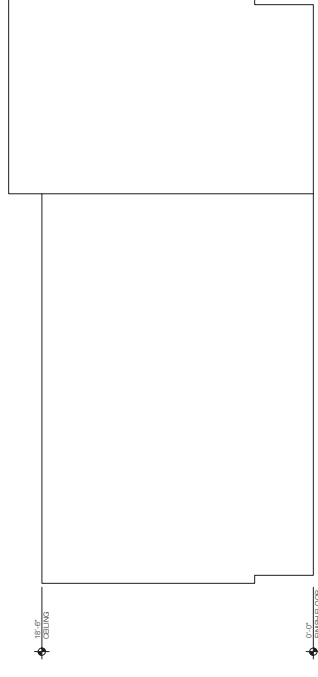
THE OLYMPIC CLUB  
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 94102

DATE: 07.26.18  
 PRINTED: 08.14.18  
 SCALE: 1/4" = 1'-0"

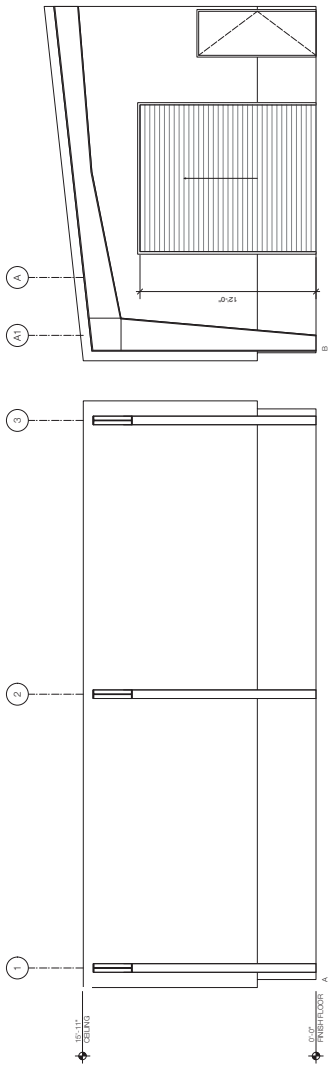
INTERIOR ELEVATIONS  
 A4.0



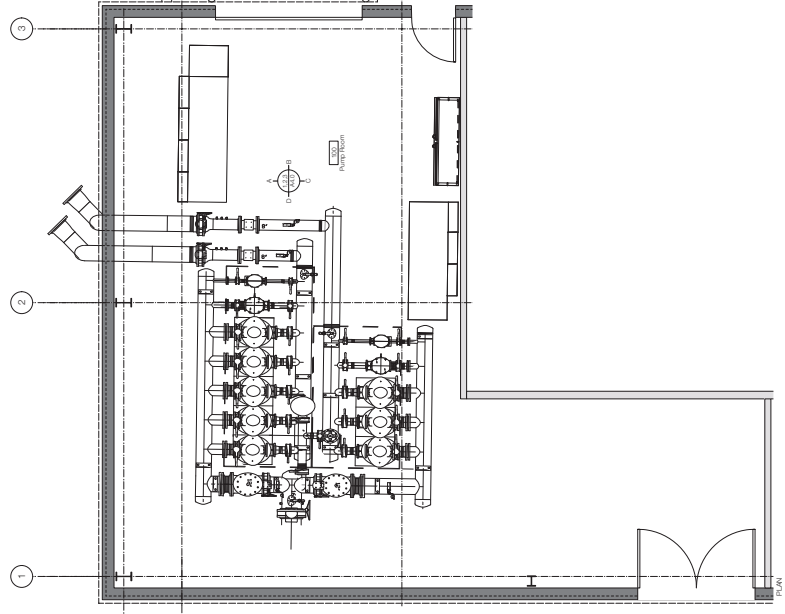
3 PUMP ROOM - 100 - INTERIOR ELEVATION



2 PUMP ROOM - 100 - INTERIOR ELEVATION



1 PUMP ROOM - 100 - INTERIOR ELEVATION





- STREET NOTES:**
- 1. CHAIRSIDE N.C.
  - 2. PROVIDE BLOORING FOR ACCENTRY
  - 3. PROVIDE BLOORING FOR ACCENTRY & CHAIRSIDE
  - 4. PROVIDE BLOORING FOR ACCENTRY & CHAIRSIDE
  - 5. HANG OTHER USE SPECS
  - 6. HANG OTHER USE SPECS
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- MATERIALS:**
- ◆ ZONE-1
  - ◆ ZONE-2
  - ◆ WKB
  - ◆ WKB-1
  - ◆ WKB-2
  - ◆ WKB-3
  - ◆ WKB-4
  - ◆ WKB-5
  - ◆ WKB-6
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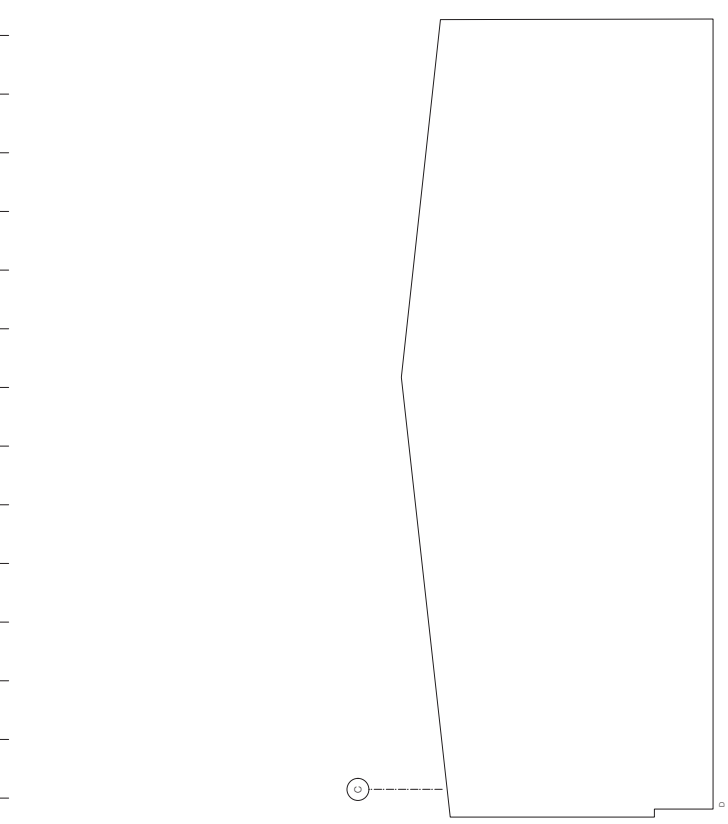
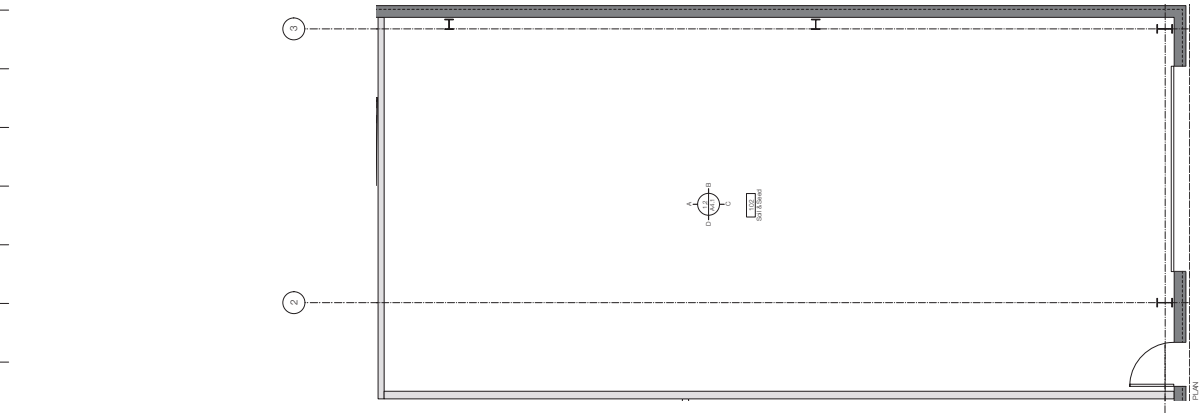
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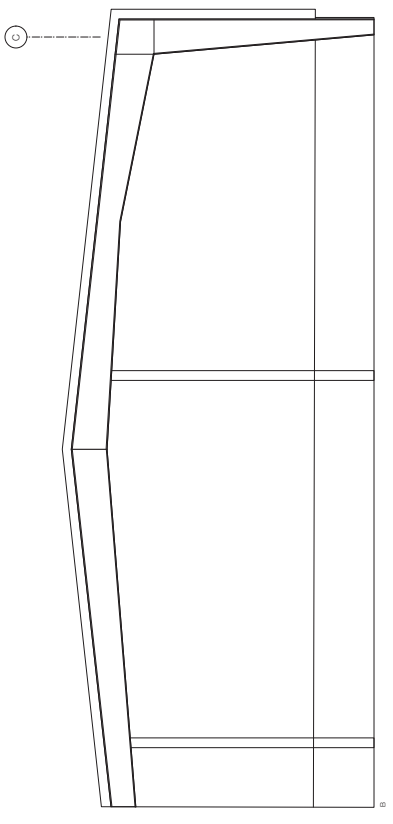
**M A C R A C K S**  
 479 Haight Street, 2nd Floor  
 San Francisco, CA 94102  
 415.435.4825  
 www.macrack.com

DATE: 07.26.18  
 PROJECT: SUMMITALIST  
 SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS  
**A4.1**



2 SOIL & SEED - 102 - INTERIOR ELEVATION



1 SOIL & SEED - 102 - INTERIOR ELEVATION

**STREET NOTES:**

- 1. CHAIRSIDE INC.
- 2. PROVIDE BIDDING DOCUMENTS TO CHAIRSIDE INC. FOR REVIEW AND COMMENTS.
- 3. PROVIDE BIDDING DOCUMENTS TO CHAIRSIDE INC. FOR REVIEW AND COMMENTS.
- 4. HAND OVER USE SPACES.
- 5. WORK ON COMMERCIAL TOILET PARTITIONS SYSTEM.
- 6. LANE OF COLUMN.
- 7. PROVIDE SELF A GOOD FLOOR CLOSET.
- 8. WALL HOUSING BEHIND BACK.
- 9. WALL COUNTERSUPPORT ON BACK.
- 10. OWNER SUPPLIED THE CARD PUNCH.

**MATERIALS:**

- ◆ ZONE-1
- ◆ ZONE-2
- ◆ WKB
- ◆ WKB-1
- ◆ WKB-1
- ◆ WKB-2
- ◆ WKB-3
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- ◆ WKB-99
- ◆ WKB-100

**FINISHES:**

- ◆ PF-1 INTERIOR BATH ROOMS
- ◆ PF-2 INTERIOR TRIM
- ◆ PF-3 INTERIOR WALL ADJN
- ◆ PF-4 INTERIOR WALL ADJN INT
- ◆ PF-5 INTERIOR WALL TRM
- ◆ PF-6 INTERIOR WALL TRM
- ◆ PF-7 INTERIOR WALL TRM
- ◆ PF-8 INTERIOR WALL TRM
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- ◆ PF-99 INTERIOR WALL TRM
- ◆ PF-100 INTERIOR WALL TRM

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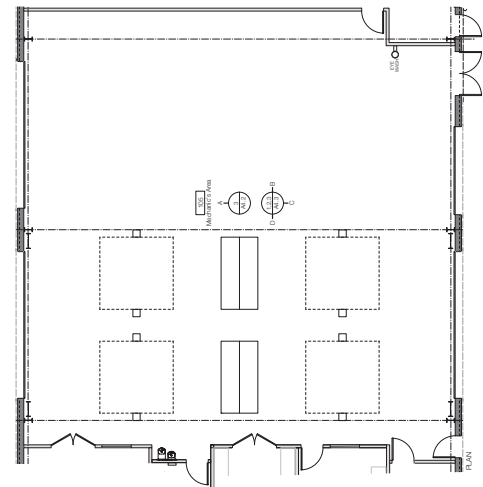


THE OLYNK CLUB  
499 FISHER STREET, 2ND FLOOR  
SAN FRANCISCO, CA  
94133-4825

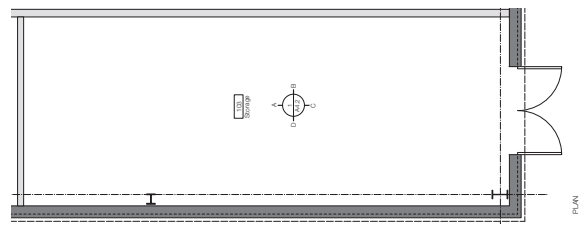
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499 FISHER STREET, 2ND FLOOR  
SAN FRANCISCO, CA 94133-4825  
www.maccrack.com

DATE: 07/26/18  
PROJECT: SUMMITALIST  
SCALE: 1/4" = 1'-0" U.S.N.

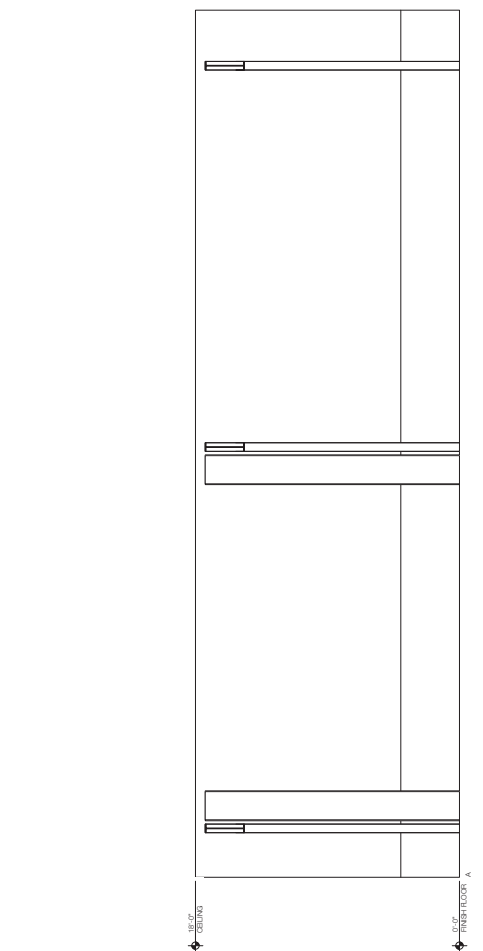
INTERIOR ELEVATIONS  
**A4.2**



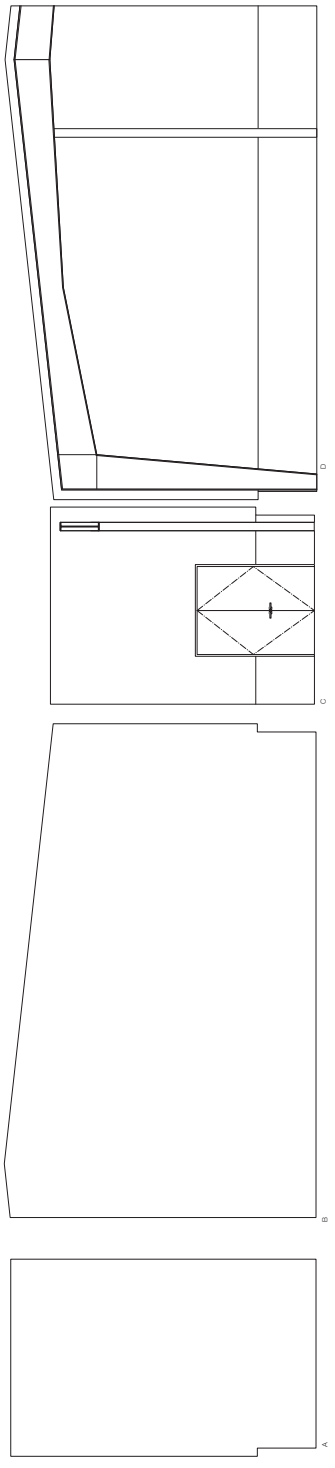
2 MECHANICS AREA - 105 - ENLARGED PLAN  
SCALE: 1/8" = 1'-0"



1 STORAGE - 105 - INTERIOR ELEVATION



3 MECHANICS AREA - 105 - INTERIOR ELEVATION



1 STORAGE - 105 - INTERIOR ELEVATION

- CLIENT:** CUMMINS INC.  
**PROJECT:** MECHANICS AREA - 105  
**DATE:** 08/20/18  
**SCALE:** 1/4" = 1'-0"
- REVISIONS:**
- 1. CHANGES TO MECHANICAL EQUIPMENT
  - 2. PROVIDE ELEVATION FOR MECHANICAL EQUIPMENT
  - 3. PROVIDE ELEVATION FOR MECHANICAL EQUIPMENT
  - 4. PROVIDE ELEVATION FOR MECHANICAL EQUIPMENT
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  - 30. PROVIDE ELEVATION FOR MECHANICAL EQUIPMENT

- OWNER SUPPLIED TIME CARD PUNCH**
- MATERIALS:**
- ◆ ZONE 1
  - ◆ ZONE 2
  - ◆ WOOD
  - ◆ WOOD 1
  - ◆ WOOD 2
  - ◆ WOOD 3
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 REGISTERED ARCHITECT  
 STATE OF CALIFORNIA

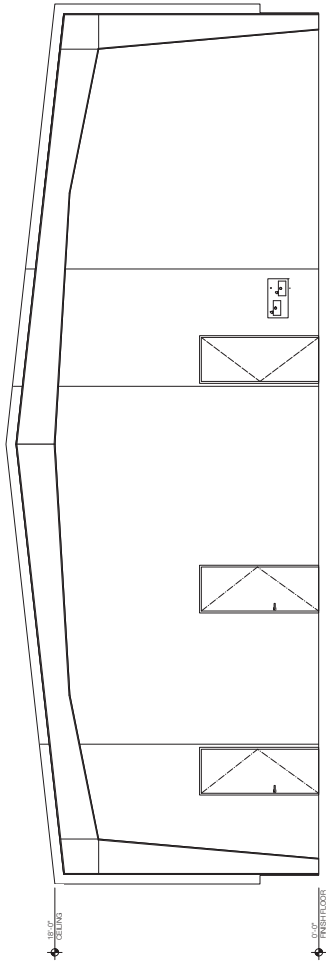
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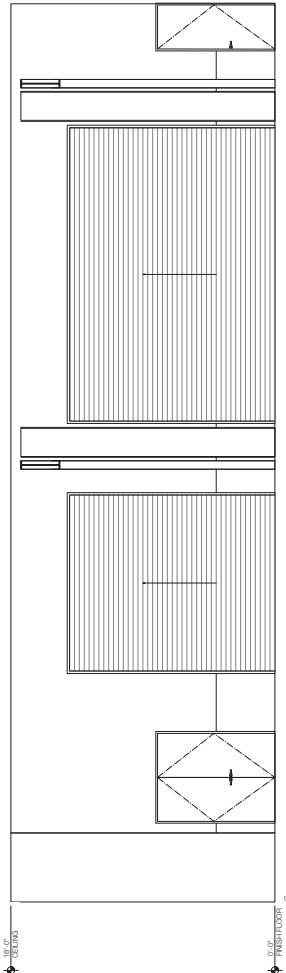
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 Fax: 415.435.4826  
 Email: www.maccracken.com

**DATE:** 08/20/18  
**PRINT:** 08/20/18  
**SCALE:** 1/4" = 1'-0" U.S.

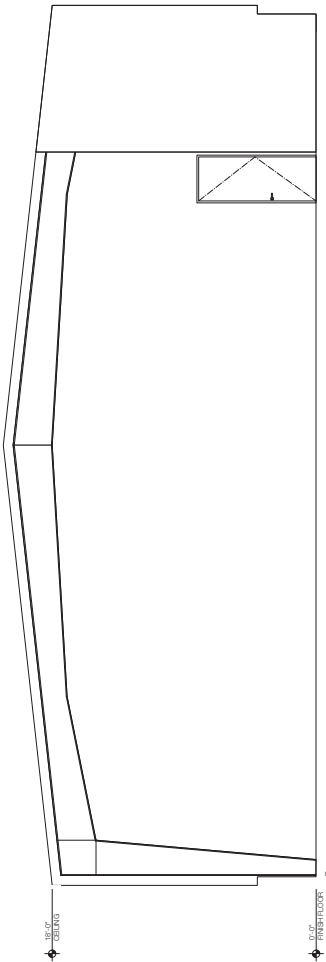
**INTERIOR ELEVATIONS**  
**A4.3**



① MECHANICS AREA - 105 - INTERIOR ELEVATION



② MECHANICS AREA - 105 - INTERIOR ELEVATION



③ MECHANICS AREA - 105 - INTERIOR ELEVATION



- STREET NOTES:**
- 1. CHAIRS IN LC
  - 2. PROVIDE BENCHES AT OCCUPANCY
  - 3. PROVIDE BENCHES AT OCCUPANCY
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- MATERIALS**
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  - ◆ WOOD
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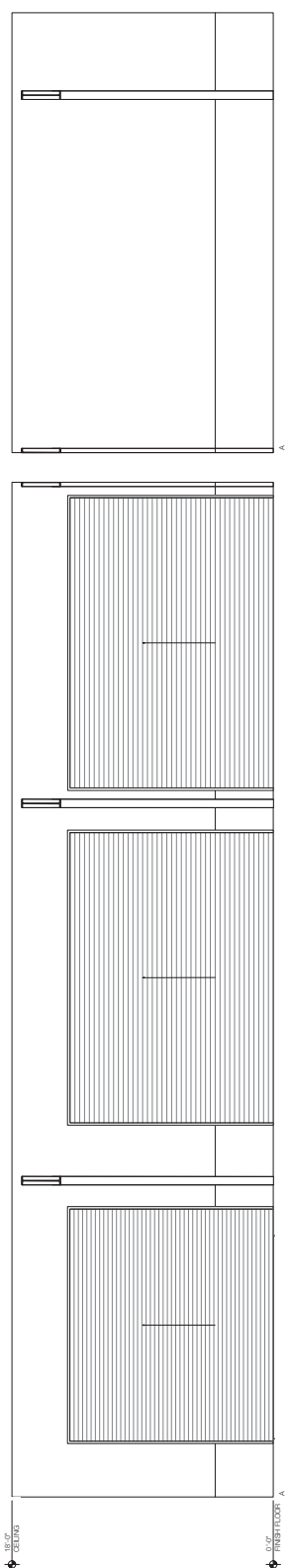
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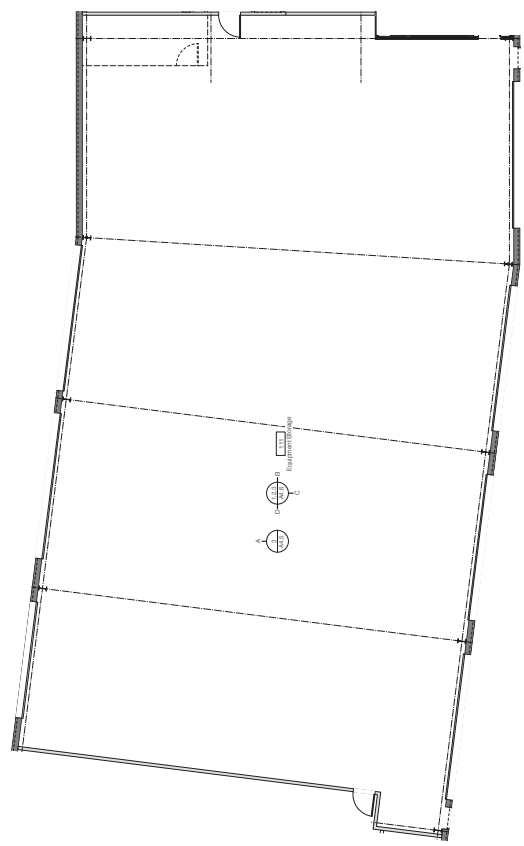
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 479 Haight Street, 2nd Floor  
 San Francisco, CA 94102  
 TEL: 415.435.4825  
 WWW.MACRACKS.COM

DATE: 07.28.18  
 PROJECT: SUMMITALIST  
 SCALE: 1/4" = 1'-0" U.S.N.

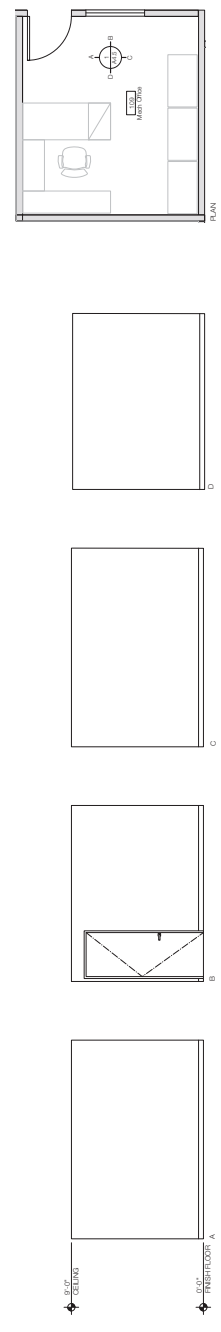
INTERELEVATIONS  
**A4.5**



3 EQUIPMENT STORAGE - 111 - INTERIOR ELEVATION



2 EQUIPMENT STORAGE - 111 - ENLARGED PLAN



1 MECHANICS OFFICE - 109 - INTERIOR ELEVATION

- CLIENT NOTES:**
- 1. CONSULTING FIRM TO PROVIDE ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECT.
  - 2. PROVIDE BLOCKING FOR ALL MOUNTING AND HANGING OF ARTWORK.
  - 3. PROVIDE ALL NECESSARY ELECTRICAL AND PLUMBING WORK.
  - 4. PROVIDE ALL NECESSARY MECHANICAL WORK.
  - 5. PROVIDE ALL NECESSARY FINISHES.
  - 6. PROVIDE ALL NECESSARY SCHEDULING AND SEQUENCING.
  - 7. PROVIDE ALL NECESSARY CONSTRUCTION SCHEDULE.
  - 8. PROVIDE ALL NECESSARY SCHEDULING AND SEQUENCING.
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  - 20. PROVIDE ALL NECESSARY SCHEDULING AND SEQUENCING.
- MATERIALS:**
- ◆ ZONE 1
  - ◆ ZONE 2
  - ◆ WOOD
  - ◆ WOOD 1
  - ◆ WOOD 2
  - ◆ WOOD 3
  - ◆ WOOD 4
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- FINISHES:**
- ◆ PF-1 - INTERIOR WALL FINISH
  - ◆ PF-2 - INTERIOR TRIM
  - ◆ PF-3 - INTERIOR WALL ADORN
  - ◆ PF-4 - INTERIOR WALL ACCENT FINISH
  - ◆ PF-5 - INTERIOR WALL TRIM
  - ◆ PF-6 - INTERIOR WALL TRIM
  - ◆ PF-7 - INTERIOR WALL TRIM
  - ◆ PF-8 - INTERIOR WALL TRIM
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- OTHER:**
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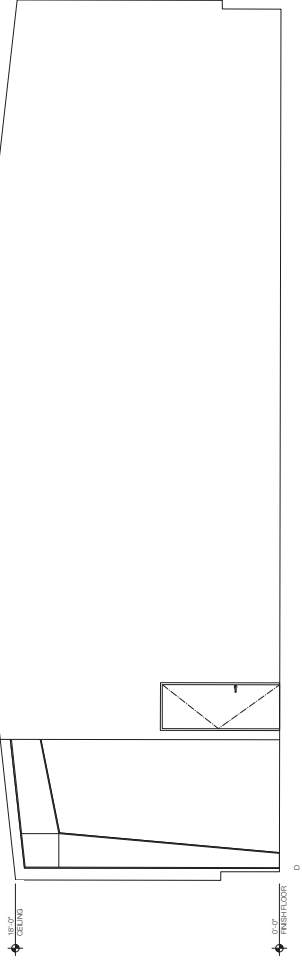
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94107

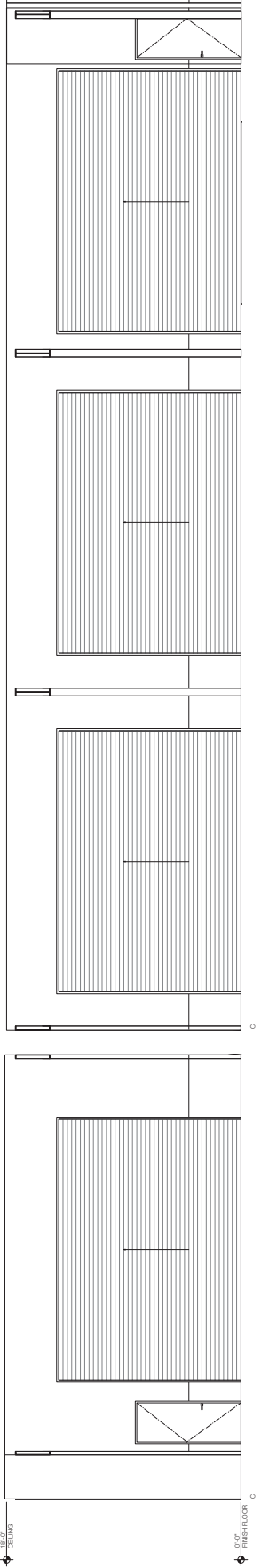
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San Francisco, CA 94107  
Phone: 415.435.4820  
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Web: www.mascarch.com

DATE: 07/28/18  
PROJECT: SUMMIT LAB  
SCALE: 1/4" = 1'-0" (U.S.)

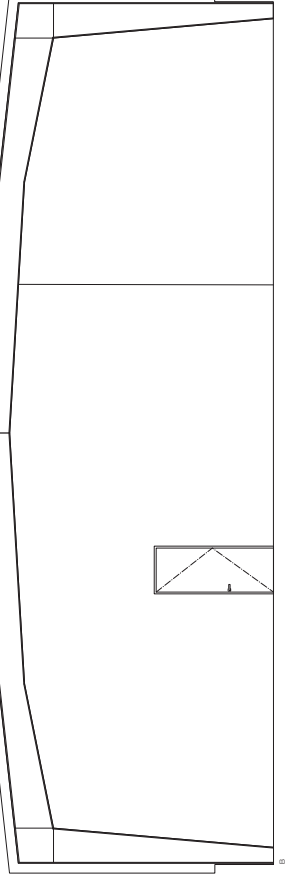
INTERIOR ELEVATIONS  
A4.6



3 EQUIPMENT STORAGE - 111 - INTERIOR ELEVATION



2 EQUIPMENT STORAGE - 111 - INTERIOR ELEVATION



1 EQUIPMENT STORAGE - 111 - INTERIOR ELEVATION

- STREET NOTES:**
- 1. CHAIRS IN LC
  - 2. PROVIDE LOCKER AT GYM ENTRY
  - 3. PROVIDE LOCKER AT GYM ENTRY
  - 4. PROVIDE LOCKER AT GYM ENTRY
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  - 100. PROVIDE LOCKER AT GYM ENTRY

- MATERIALS:**
- 1. ZONE-1
  - 2. ZONE-2
  - 3. WOOD
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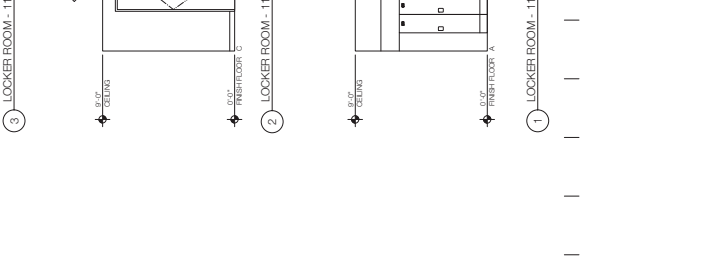
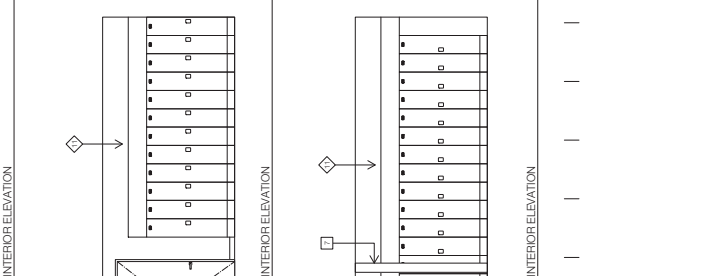
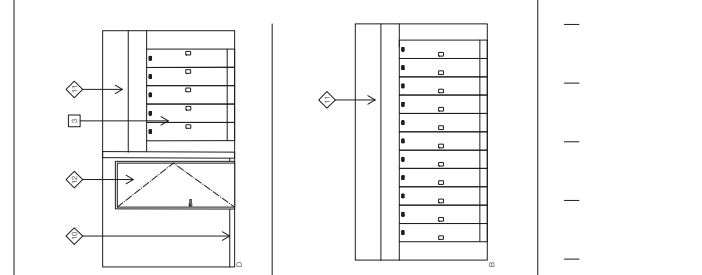
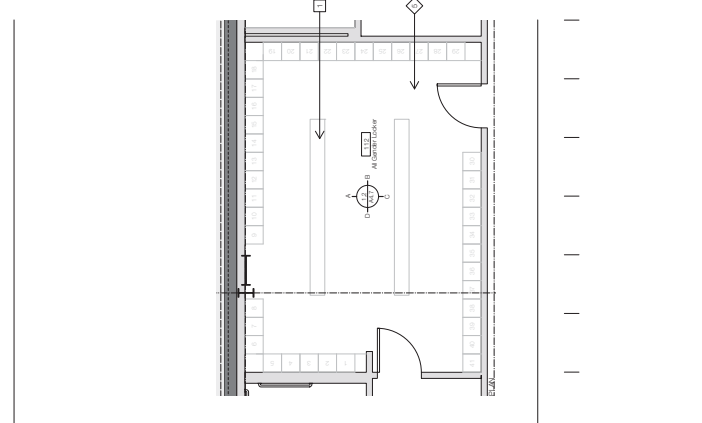
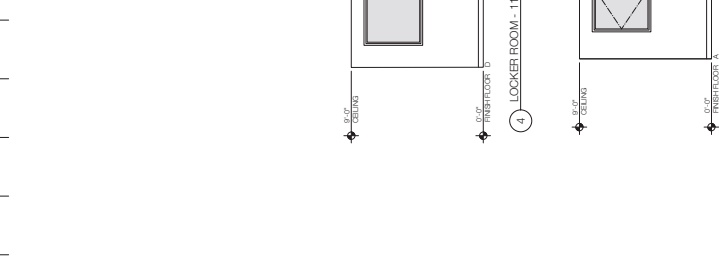
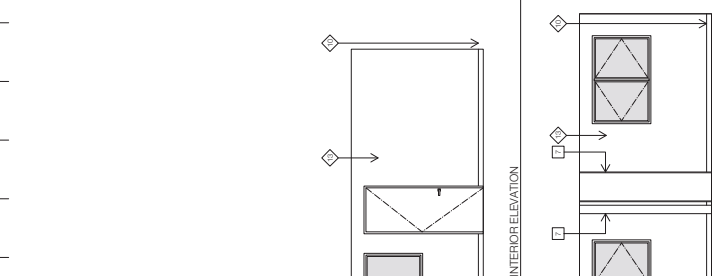
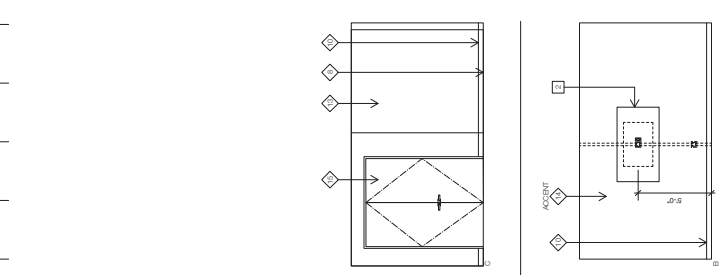
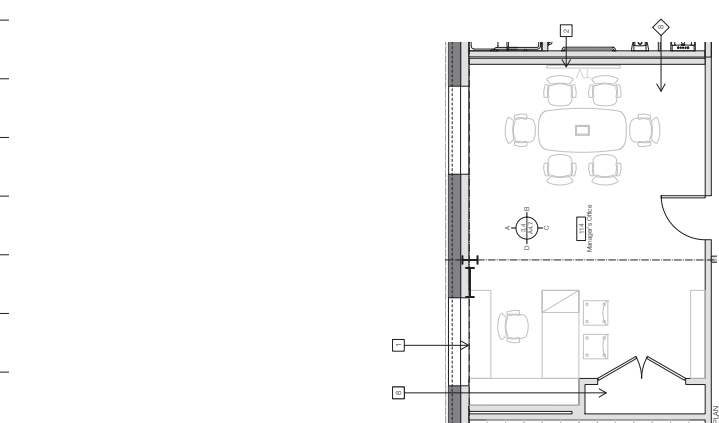
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 1000 MARKET STREET  
 SAN FRANCISCO, CA 94102  
 TEL: 415.435.4828  
 WWW.LOCKERARCHITECT.COM

**THE POLYTRIC CLUB**  
 509 SKENE BOULEVARD  
 SAN FRANCISCO, CA  
 4 1 3

DATE: 07.26.18  
 PRINTED: 08/14/18  
 SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS  
**A4.7**



- STREET NOTES:**
- 1. CHINA INC.
  - 2. PROVIDE BLOCKING FOR ACCENT WALL
  - 3. PROVIDE BLOCKING FOR CLOSET & BATH
  - 4. PROVIDE BLOCKING FOR CLOSET
  - 5. HANG OTHER USE SPECS
  - 6. HANG COMM. MOUNT TOILET PARTITION SYSTEM
  - 7. HANG COMM. MOUNT TOILET PARTITION SYSTEM
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  - 50. HANG COMM. MOUNT TOILET PARTITION SYSTEM

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  - 3. WOOD
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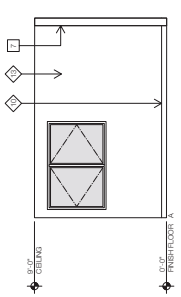
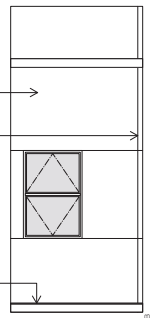
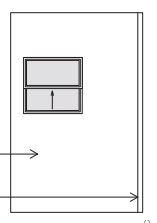
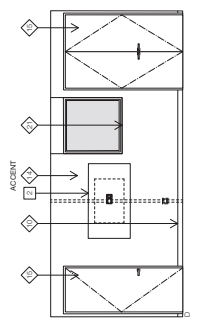
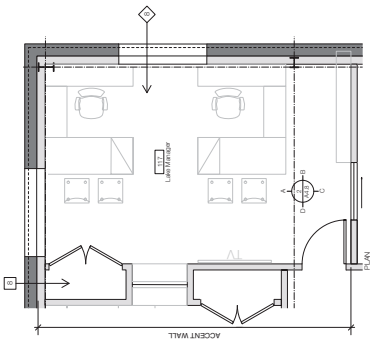
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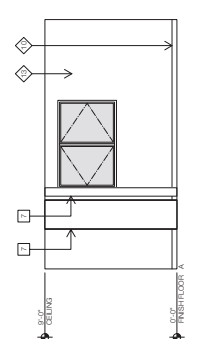
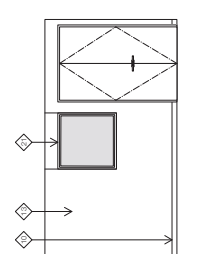
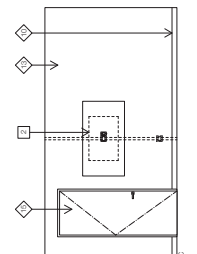
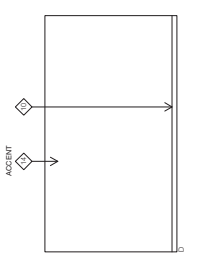
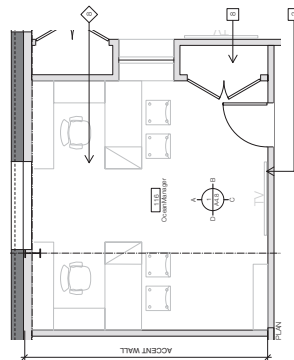
THE HOLY TRIC CLUB  
499 SKENE BOULEVARD  
SAN FRANCISCO, CA  
1 4 1 5 4 8 2 0 5 0  
www.mharch.com

DATE: 07/28/18  
PROJECT: SUMMITALIST  
SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS  
**A4.8**



3 LAKE MANAGERS OFFICE - 117 - INTERIOR ELEVATION



2 OCEAN MANAGERS OFFICE - 116 - INTERIOR ELEVATION



- STREET NOTES:**
- 1. CHINA INC.
  - 2. PROVIDE SIGNAGE FOR ACCENTRY
  - 3. PROVIDE SIGNAGE FOR ACCENTRY & MASH DRY
  - 4. PROVIDE SIGNAGE FOR ACCENTRY & MASH DRY
  - 5. HAND DRYER USE SPACE
  - 6. MIRROR
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- MATERIALS:**
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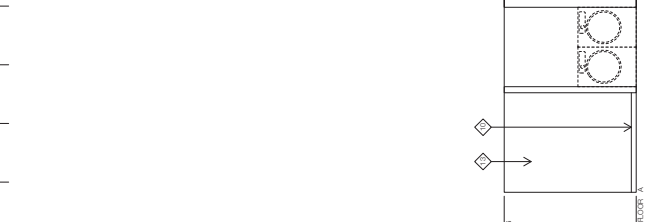
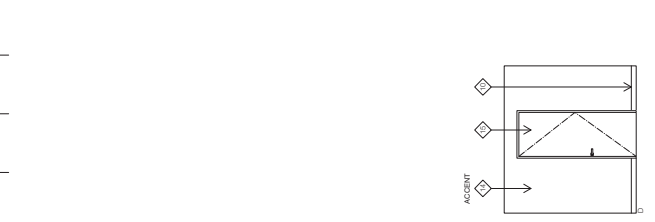
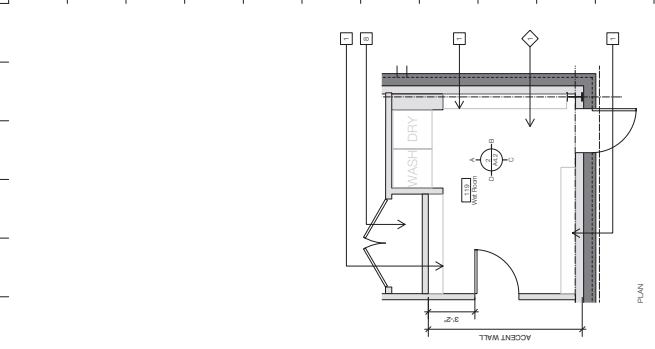
**VINNICHUK ARCHITECT**  
 REGISTERED ARCHITECT  
 STATE OF CALIFORNIA  
 LICENSE NO. 10502

**THE POLYPTIC CLUB**  
 499 MISSION BOULEVARD  
 SAN FRANCISCO, CA  
 94105

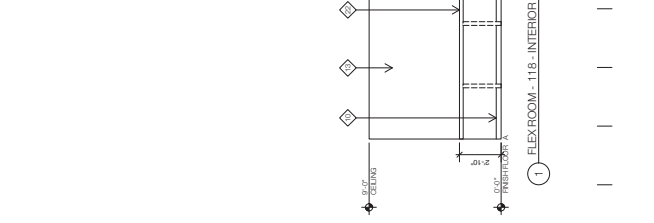
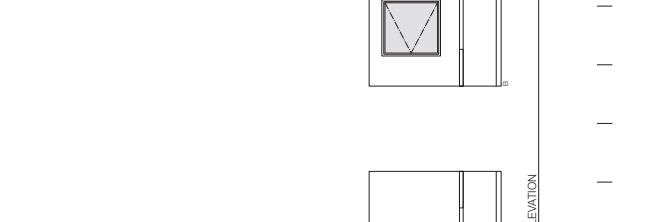
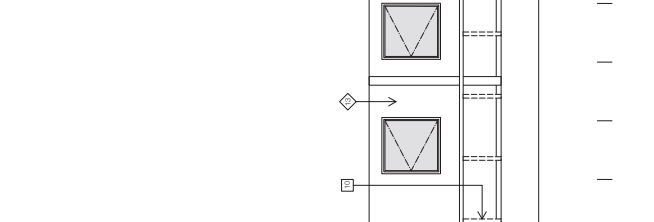
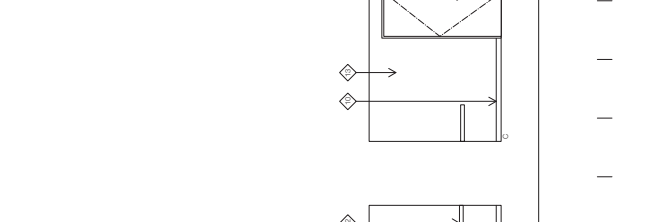
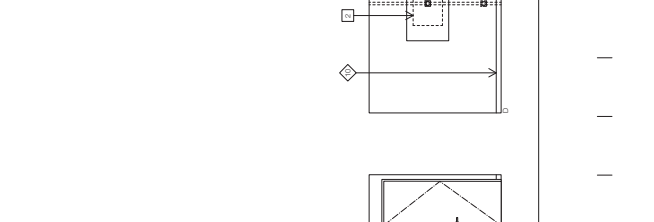
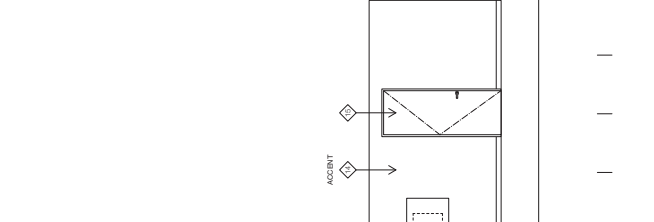
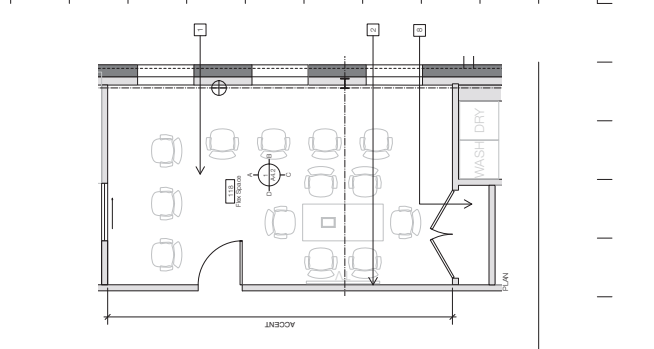
**M A C R A C K S**  
 499 Mission Street, 2nd Floor  
 San Francisco, CA 94105  
 415.443.5482  
 www.macsarch.com

DATE: 07/28/18  
 PROJECT: SUMMIT LABS  
 SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS  
**A4.9**



2 WET ROOM - 119 - INTERIOR ELEVATION



1 FLEX ROOM - 118 - INTERIOR ELEVATION



- STREET NOTES:**
- 1 CHINA INC.
  - 2 PROVIDE BLOWN POLYSTYRENE INSULATION & CONCRETE SLAB ON GRADE
  - 3 HANG DOWN LIGHT FIXTURES
  - 4 HANG OTHER USE SPACES
  - 5 HANG COMMERCIAL TOILET PARTITIONS SYSTEM
  - 6 HANG CEILING
  - 7 HANG BENCH & COUNTER @ CLOSET
  - 8 WALL COUNTER SUPPORT ON BACK
  - 9 PLUMB & FRET DRINKER
  - 10 OWNER SUPPLY TIME CARD PUNCH

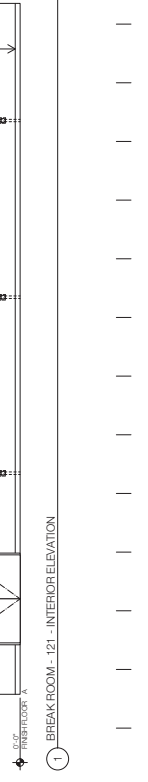
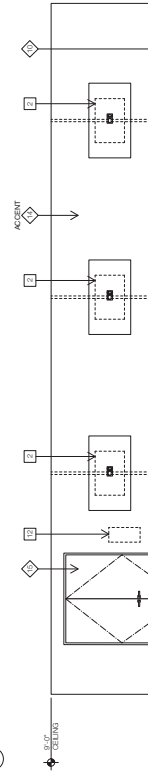
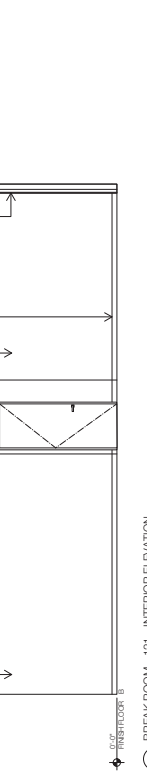
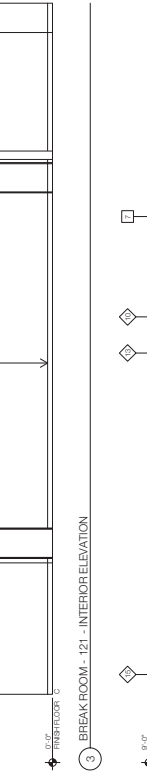
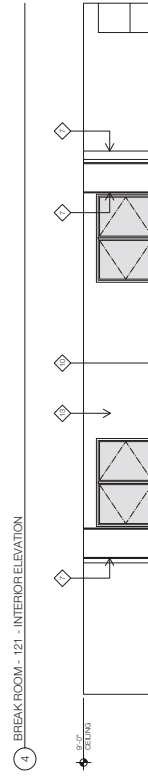
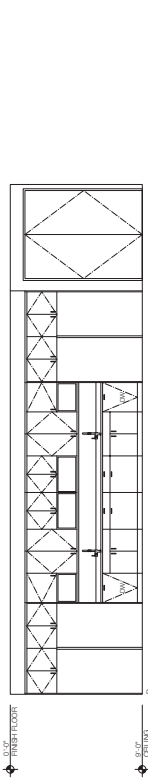
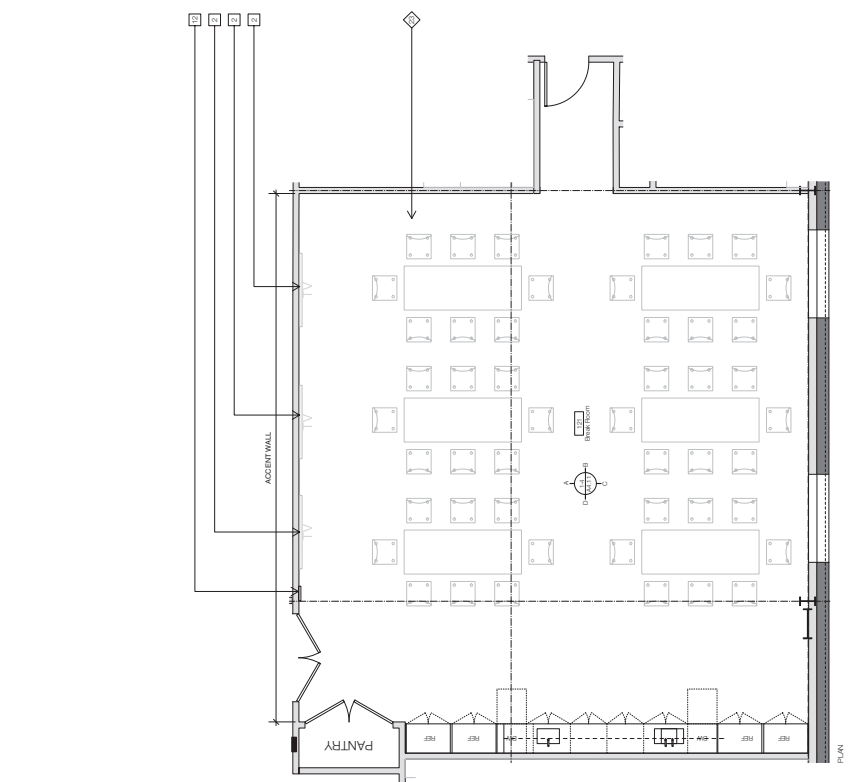
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  - 103 WKB-100

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**THE OLYMPIC CLUB**  
 499 BLITH STREET, 2ND FLOOR  
 SAN FRANCISCO, CA  
 94103

DATE: 07/26/18  
 PROJECT: SUMMIT LABS  
 SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS  
**A4.11**



- STREET NOTES:**
- 1. CHAIRS IN L.C.
  - 2. PROVIDE BENCH AT GUEST ENTRY
  - 3. PROVIDE BENCH AT GUEST ENTRY & BENCH AT BAR
  - 4. PROVIDE BENCH AT BAR
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- MATERIALS:**
- 1. ZONE 1
  - 2. ZONE 2
  - 3. WOOD
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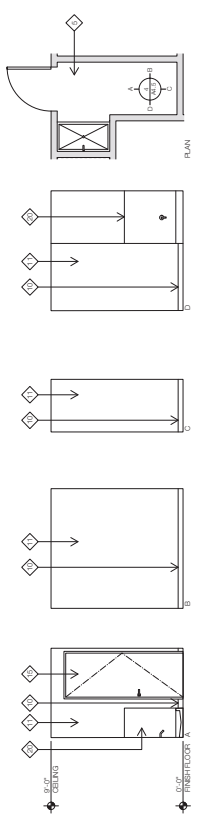
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SAN FRANCISCO, CA

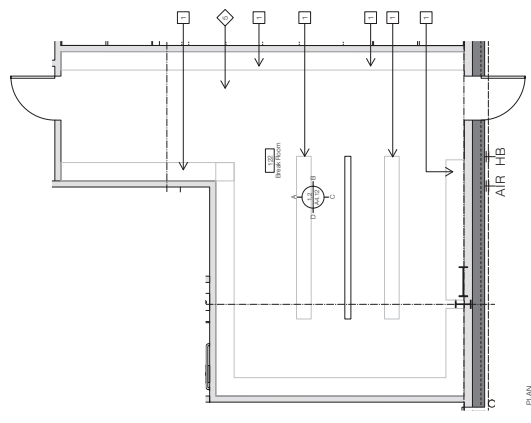
MACCARTHYS ARCHITECTURE  
479 Haight Street, 2nd Floor  
SAN FRANCISCO, CA 94102  
PHONE: 415.441.4150  
FAX: 415.441.4151  
WEB: www.maccarch.com

DATE: 07.28.18  
PROJECT: SUMMITALIST  
SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS  
**A4.12**



4 MOP CLOSET - 124 - INTERIOR ELEVATION



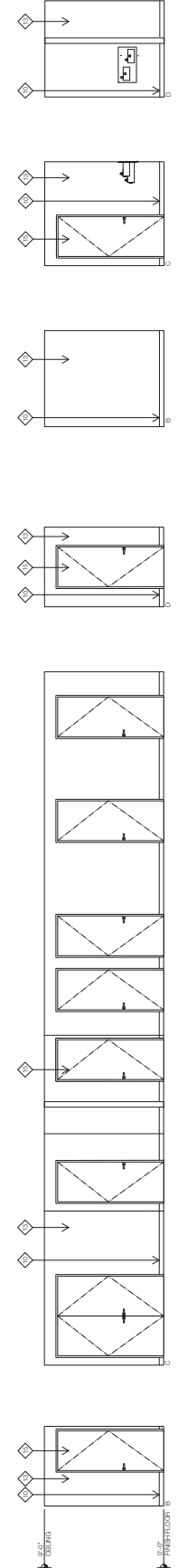
2 MUD ROOM - 122 - INTERIOR ELEVATION

1 MUD ROOM - 122 - INTERIOR ELEVATION

- SHEET NOTES:**
- 1. CONSULT N.E.C.
  - 2. PROVIDE SLOPE AT ACCESS POINTS TO BE SLOPED TO DRAINAGE
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- MATERIALS:**
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  - ◆ WKB
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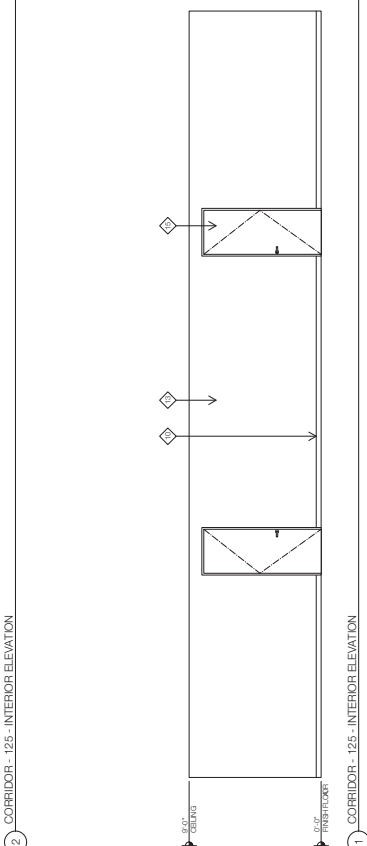
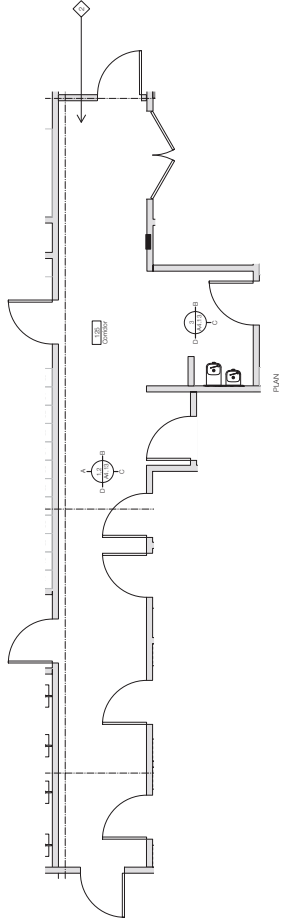


THE OLYMPIC CLUB  
 499 SKENE BOULEVARD  
 SAN FRANCISCO, CA  
 4 1 3

MAC R A C K S  
 499 Haight Street, 2nd Floor  
 San Francisco, CA 94102  
 Tel: 415 487 2050  
 Web: www.macrack.com

DATE: 07/28/18  
 PROJECT: SUBMITAL SET  
 SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS  
 A4.13





- STREET NOTES:**
- 1. CHANDLER INC.
  - 2. PROVIDE BLOCKING FOR ACCESS TO EXISTING WALLS AND CEILING
  - 3. PROVIDE BLOCKING FOR ACCESS TO EXISTING WALLS AND CEILING
  - 4. HANG OTHER USE SPECS
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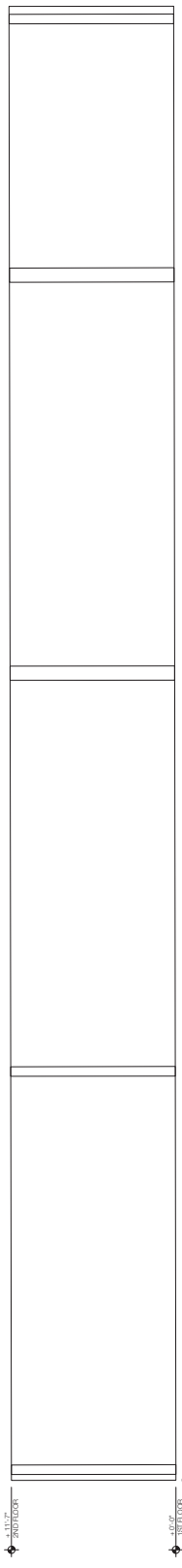
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**THE OLYMPIC CLUB**  
 509 SKENE BOULEVARD  
 SAN FRANCISCO, CA  
 94102

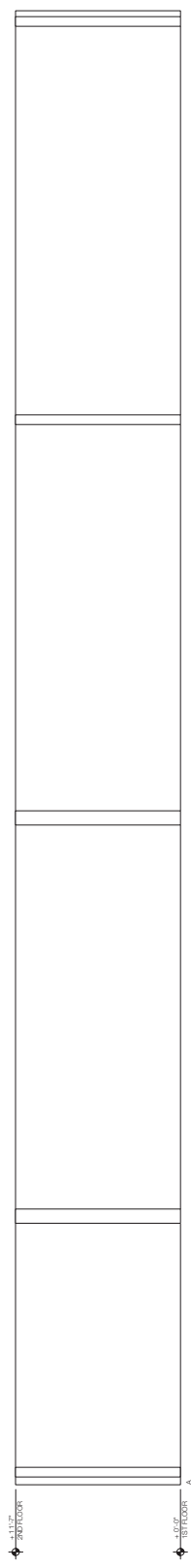
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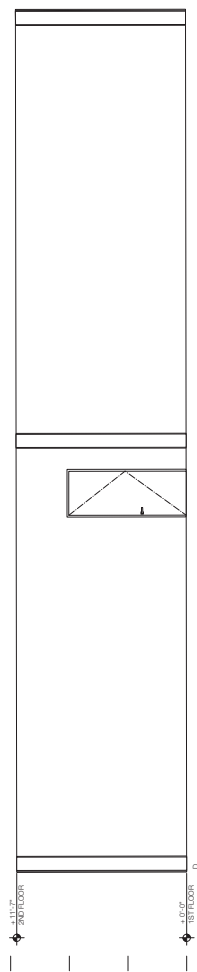
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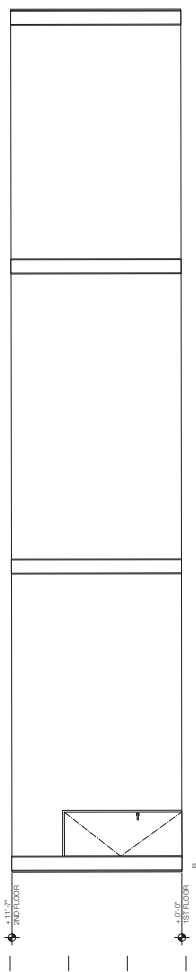
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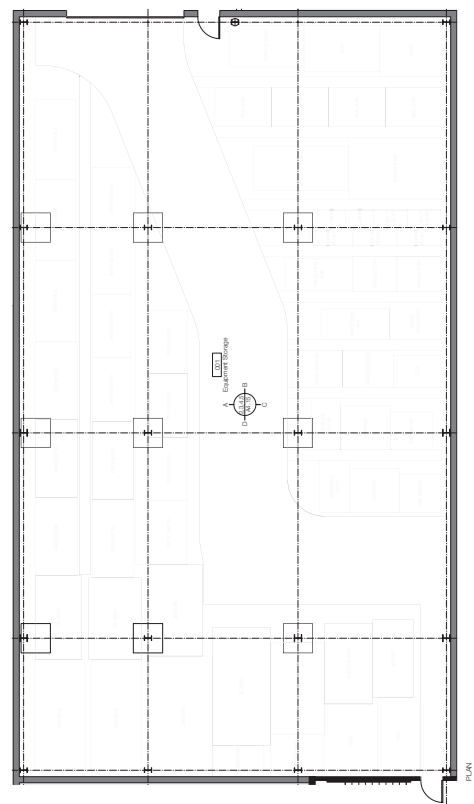
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3 EQUIPMENT STORAGE - 001 - INTERIOR ELEVATION



2 EQUIPMENT STORAGE - 001 - INTERIOR ELEVATION



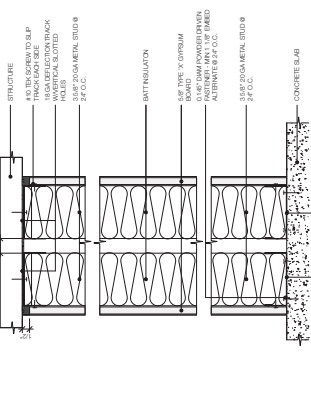
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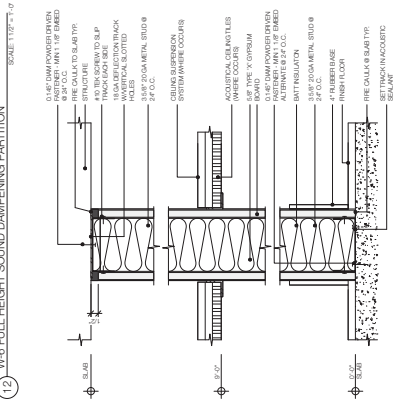
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**SHEET NOTES**

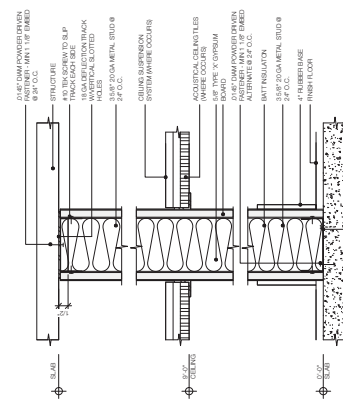
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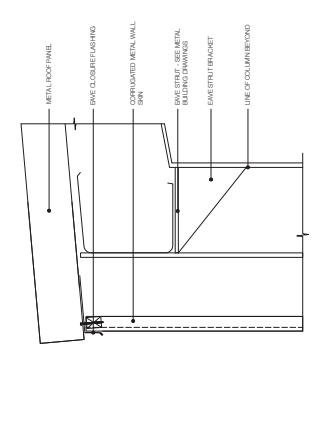
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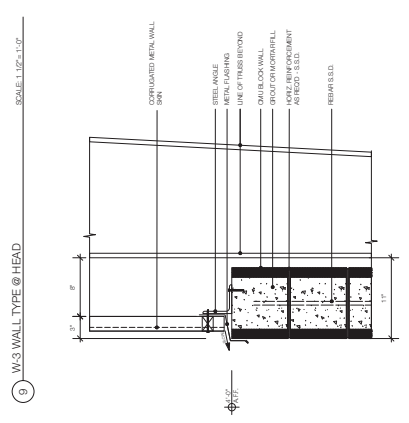
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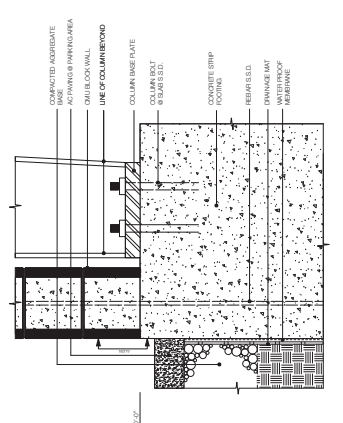
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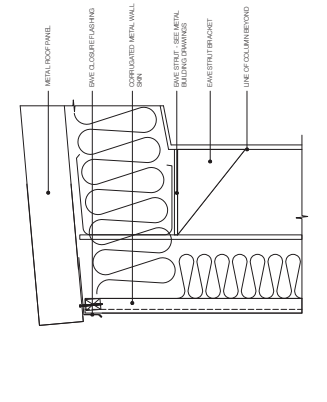
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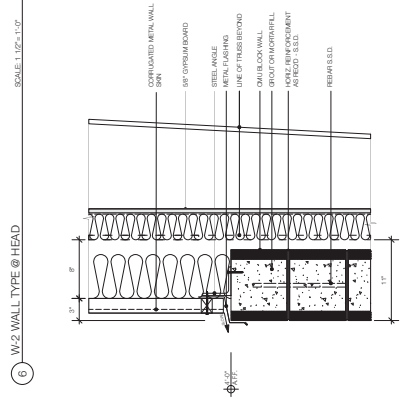
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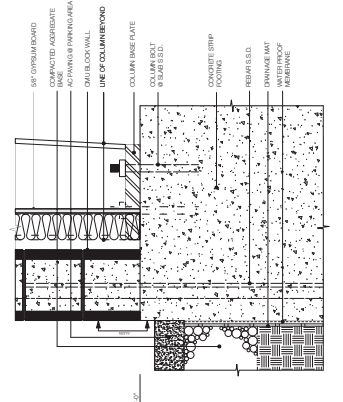
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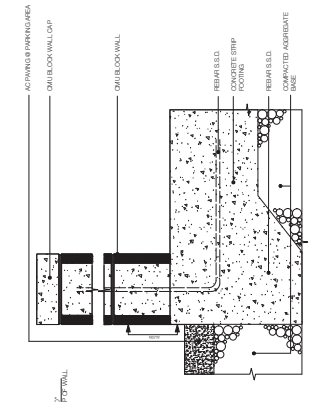
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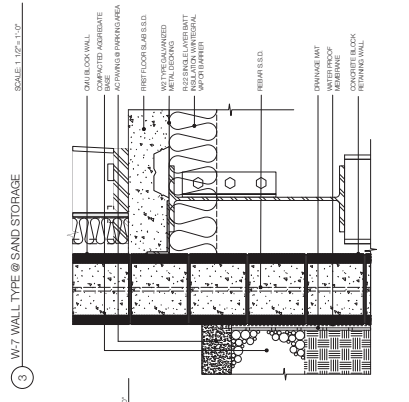
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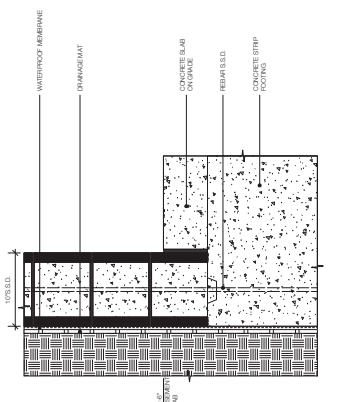
**W-2 WALL TYPE @ FOUNDATION SLAB**



**W-7 WALL TYPE @ SAND STORAGE**



**W-1 WALL TYPE @ FIRST FLOOR**



**W-1 WALL TYPE @ BASEMENT FOUNDATION**

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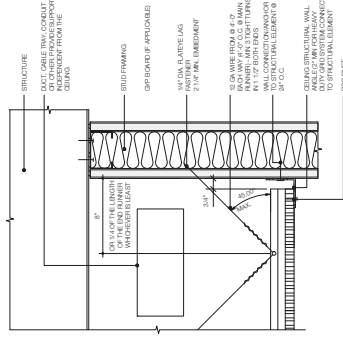
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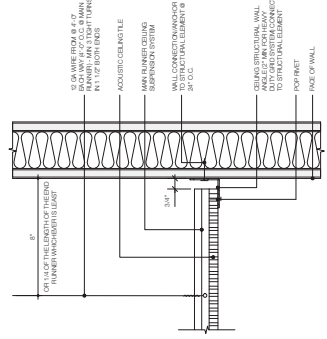
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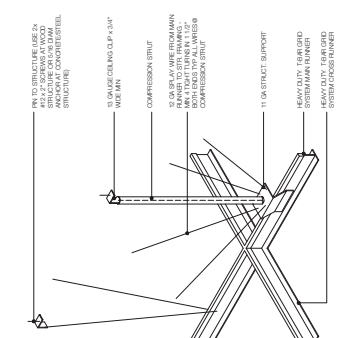
SHEET NOTES



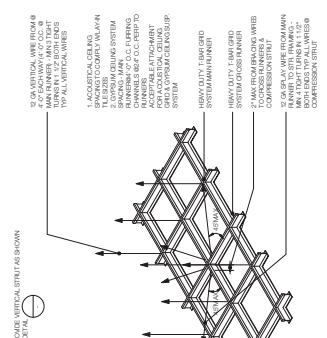
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2 SUSPENDED CEILING GRID @ WALL NO OBSTRUCTION ABOVE



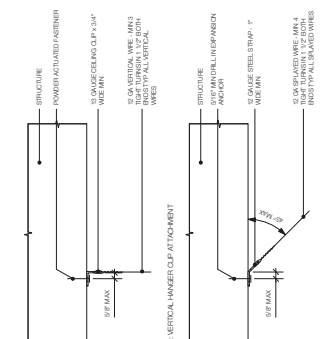
3 COMPRESSION STRUT DETAIL



4 SUSPENDED CEILING GRID DETAIL



5 SUSPENDED CEILING WIRE CONNECTION DETAILS @ STRUCTURE



6 SUSPENDED CEILING GRID DETAIL



7 SUSPENDED CEILING STRUT DETAIL



8 SUSPENDED CEILING GRID DETAIL



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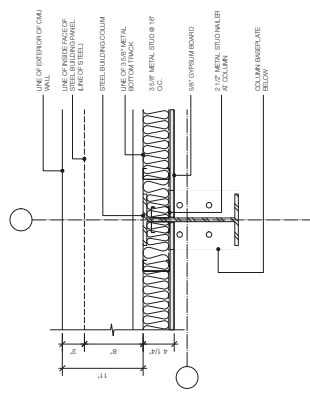
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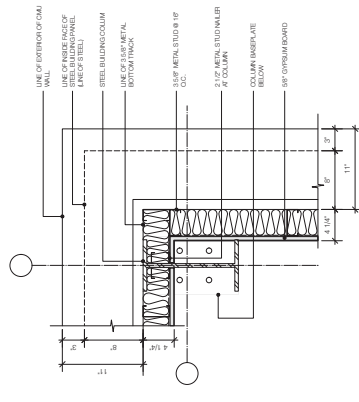
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1. HEAVY DUTY TEAR GRID SYSTEM.
  2. MINIMUM 2\"/>

4 SUSPENDED CEILING NOTES

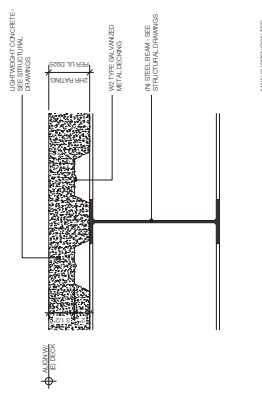
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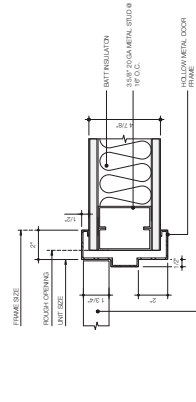
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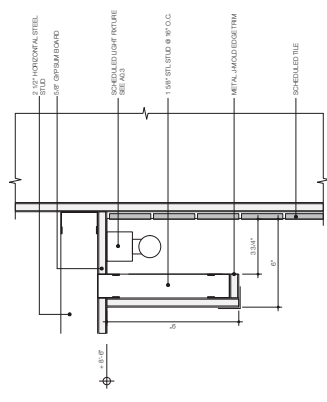
6 W-3 WALL TYPE PLAN AT CORNER COLUMN - TYP. SCALE: 1/2"=1'-0"



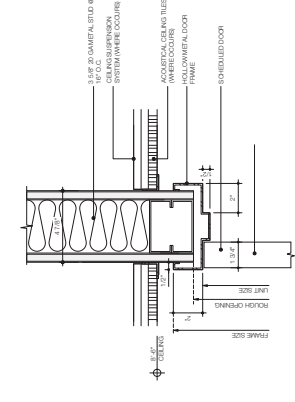
2 CONCRETE OVER METAL DECKING @ BEAM SCALE: 1/2"=1'-0"



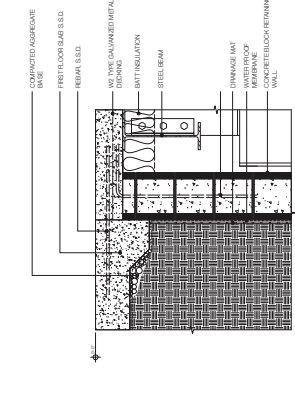
5 3/8\"/>



7 BATHROOM CEILING LIGHT VALANCE



4 3/8\"/>



2 CONCRETE OVER METAL DECKING @ BEAM SCALE: 1/2"=1'-0"

1 CMU RETAINING WALL @ SLAB ON GRADE SCALE: 1/2"=1'-0"



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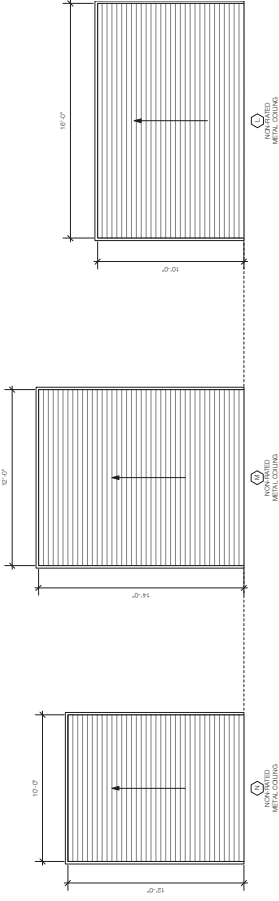
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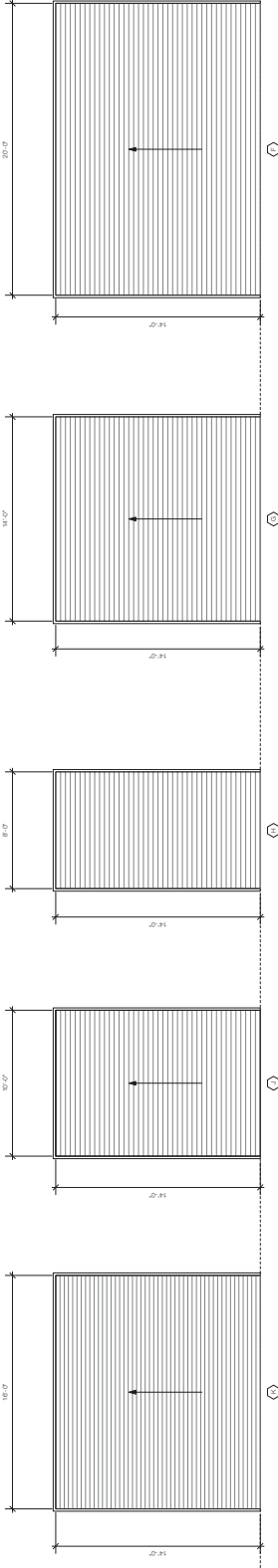
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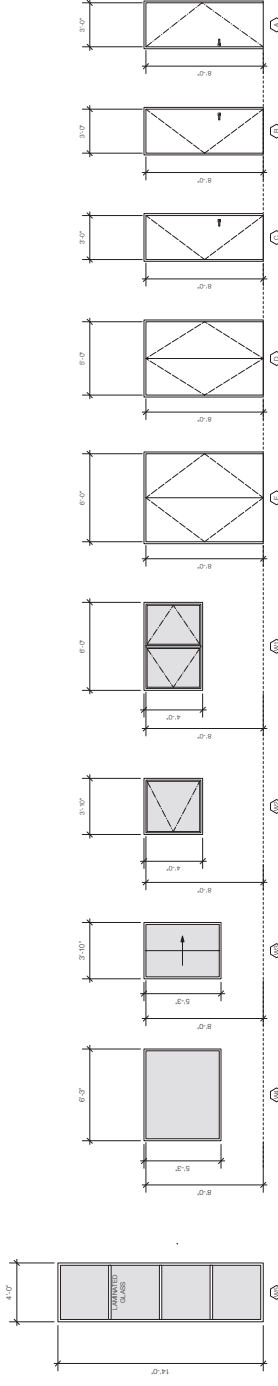
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3 DOOR & WINDOW SCHEDULE CONT.



2 DOOR & WINDOW SCHEDULE CONT.



1 DOOR & WINDOW SCHEDULE

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DOOR & WINDOW SCHEDULE  
 A6.0





**SHEET NOTES:**

- 1) DEEP PLASTIC LAMINATE (DPL) ON ALL VERTICAL SURFACES, 1/2" MIN. THICK, 1/2" MIN. JOINTS.
- 2) REFRIGERATOR - SEE SPECS.
- 3) SINK WITH COLD WATER, HOT WATER AND DRAINAGE. HANDLES PROVIDE LARGE DISPOSAL.
- 4) SINK WITH DISPENSER.
- 5) BACKLASH.
- 6) DRAWERS.
- 7) DOORS SHALL PROVIDE ACCESS UNDER SINK, COLD WATER AND CONTROLS TO UNDER CABINET.
- 8) DEEP BASE CABINET WITH HULL.
- 9) INTEGRAL RUBBERBASE.
- 10) PROVIDE 18" BLACK HONEY @ 4" SPACES IN EACH SECTION.
- 11) QUARTZ COUNTER WITH 4" BACKLASH.
- 12) SLIDING BOLT LATCH.
- 13) 1/2" THICK LAMINATE BOTH SIDES PANELS.
- 14) HULL OUT TRASH RECEPTACLE.
- 15) HULL OUT RECYCLE RECEPTACLE.
- 16) DISHWASHER.



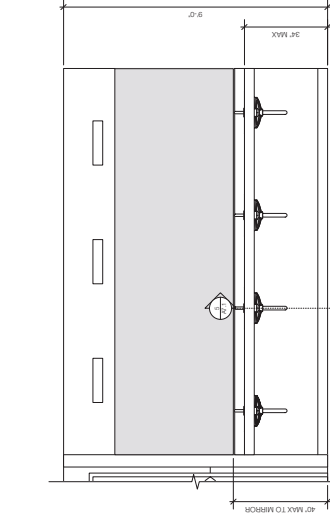
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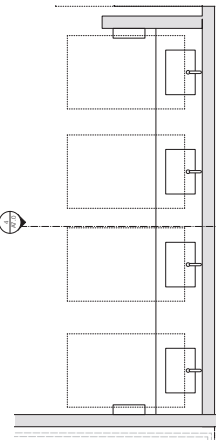
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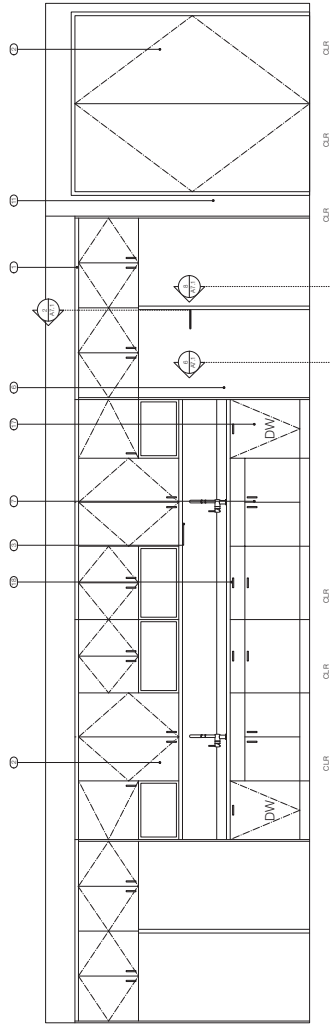
CASWORK  
**A7.0**



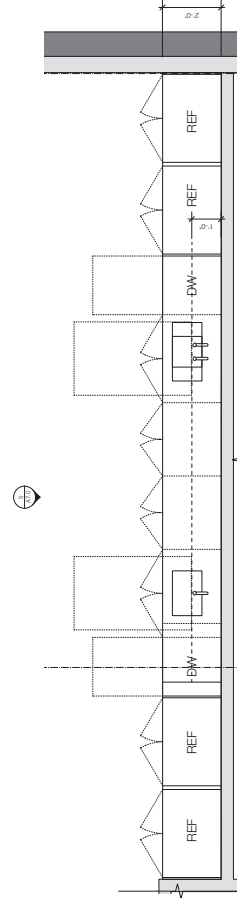
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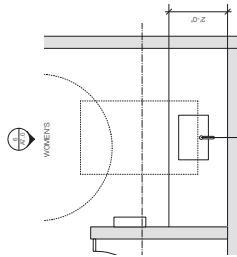
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5 CA-2 BREAK ROOM CASWORK ELEVATION

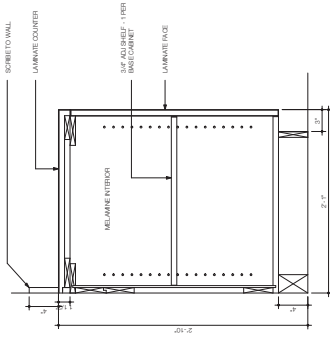


2 CA-2 BREAK ROOM COUNTER

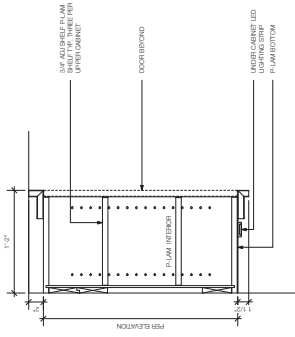


3 CA-3 WOMEN'S RESTROOM COUNTER

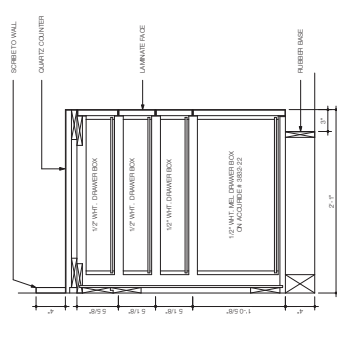
SHEET NOTES:



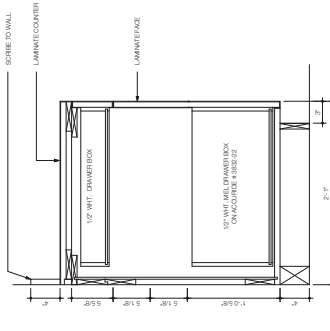
3 TYPICAL DOOR BASE CABINET DETAIL



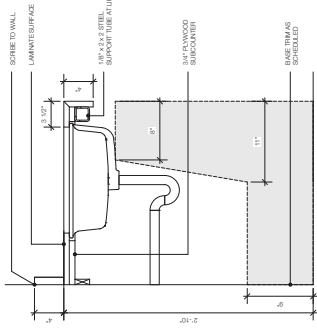
2 TYPICAL UPPER CABINET DETAIL



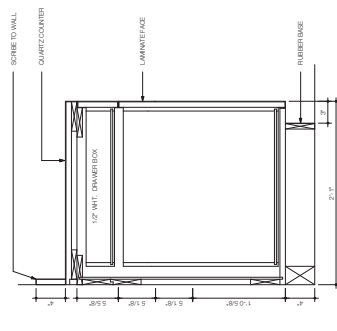
1 TYPICAL DRAWER BASE CABINET DETAIL



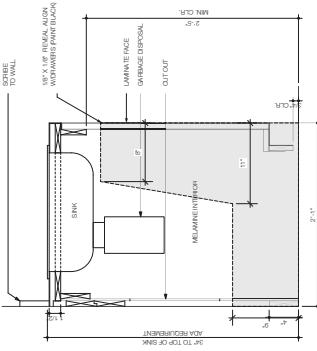
6 TYPICAL RECYCLING DRAWER BASE CABINET DETAIL



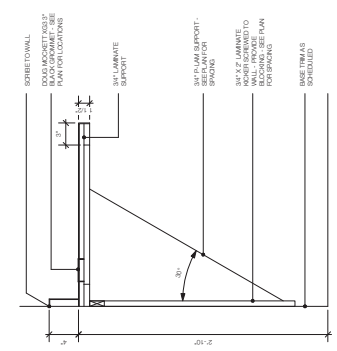
5 TYPICAL COUNTER SUPPORT AT KNEE SPACE - 34"



4 TYPICAL SINGLE DRAWER BASE CABINET DETAIL



8 TYPICAL ADA SINK BASE CABINET DETAIL



7 TYPICAL COUNTER SUPPORT AT KNEE SPACE - 34"



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CASWORK DETAILS  
 A7.1





# ZANDER ASSOCIATES

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*Environmental Consultants*

July 13, 2018

Pat R. Finlen CGCS  
The Olympic Club  
524 Post Street  
San Francisco CA 94102

**Nesting Raptor/Migratory Bird Survey  
Maintenance Facility Replacement Project (PLN2017-00484)  
The Olympic Club Golf Course**

Dear Mr. Finlen:

On July 12, 2018, I completed a survey for nesting raptors and other migratory birds at the site of the Olympic Club Golf Course Maintenance Facility Replacement project that is currently under review by the County of San Mateo (PLN2017-00484). The project will result in the removal of several trees on the site and the survey was conducted to comply with the Migratory Bird Treaty Act (16 USC 703) and Section 3503.5 of the California Fish and Game Code. These regulations protect the nests and eggs of raptors and other migratory birds by prohibiting removal and/or disturbance of an active nest. Following is a description of the methods and results of the survey.

## **Methods**

The survey was conducted on the morning of July 12, 2018 and was focused on the trees slated for removal as shown on the Tree Protection Plan prepared by Hort Science (August 2017). All trees slated for removal and trees within 100 feet of the project area were systematically surveyed for nests or signs of nest activity. The tree canopy was observed from appropriate vantage points using high powered binoculars (10x50 wide angle) and examined from below to detect any nests or bird activity. The ground was also searched for signs of recent nesting activity (whitewash, downy feathers). Where nests were detected, observations were made from an appropriate vantage point for a sufficient duration of time to determine activity.

## **Results**

No active nests of raptors or migratory birds were detected in any of the trees to be removed for the project or in any of the larger trees to be retained within the project area. I did find a nest in one of the coast live oak trees to be removed (1754) but it was not active and appeared to be relatively old. Several common avian species were observed in the area; bushtit, titmouse, stellar jay, Eurasian collared dove, crow. A red-shouldered hawk was heard calling in the distance but was not observed in the project area.

Based on the results of the survey, and the fact that it is nearing the end of the nesting season (typically February 1 through August 31 in this area), I am confident there are no active raptor or migratory bird nests within any of the trees to be removed for the maintenance facility project at this time. Therefore, tree removal can proceed and should start prior to next January to ensure no new nest attempts are initiated. If the trees are not removed prior to next January, another nesting survey is warranted and should be conducted within 30 days of tree removal.

Should you have any questions regarding the survey, please don't hesitate to call me.

Sincerely,

A handwritten signature in cursive script that reads "Leslie Zander". The signature is written in dark ink and is positioned below the word "Sincerely,".

Leslie Zander  
Principal Biologist

PLN 2017-00484



**The Olympic Club**

---

**Tree Report  
Maintenance Building Project**

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NOV 21 2017

**San Mateo County  
Planning Division**

**Prepared for:**  
The Olympic Club  
599 Skyline Blvd.  
San Francisco CA 94132

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

**August 16, 2017**



**Tree Assessment**  
Maintenance Building Project  
The Olympic Club  
San Francisco CA

**Table of Contents**

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	<b>Page</b>
Introduction and Overview	1
Assessment Methods	1
Description of Trees	2
Suitability for Preservation	4
Evaluations of Impacts and Recommendations for Action	6
Tree Preservation Guidelines	10
Summary and Recommendations	11

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**List of Tables**

---

Table 1. Species present and tree condition.	2
Table 2. Suitability for preservation.	5
Table 3. Proposed action.	7

**Attachments**

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***Tree Assessment Form***

***Tree Location Map***

## **Tree Report**

Maintenance Building Project  
The Olympic Club  
San Francisco CA

### ***Introduction and Overview***

The Olympic Club is planning to construct a new maintenance facility on its property in San Francisco. The project site is located in the northeast corner of the Club's Skyline Drive site. Real Estate Strategies & Solutions is managing the entitlements portion of the project. HortScience, Inc. was asked to prepare a Tree Report for portion of the project located in San Mateo County. This report presents the following information:

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

### ***Assessment Methods***

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

1. Identifying the tree as to species.
2. Attaching a numerically coded metal tag to the trunk of each tree.
3. Recording the tree's location on a map.
4. Measuring the trunk diameter at a point 54" above grade.
5. Evaluating the health and structural condition using a scale of 0 – 5, where 0 = dead, 1 = very poor, 2 = poor, 3 = fair, 4 = good, and 5 = excellent condition.
6. Commenting on the presence of defects in structure, insects or diseases and other aspects of development.
7. Evaluating suitability for preservation as low, moderate and high.

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

In some cases, tree tags were attached to the fence near the tree (Photo 1). Such trees are noted as 'tag on fence' in the **Comments** column of the ***Tree Assessment Form***.

**Photo 1.** Tags for trees #1723 – 1733 were placed on the adjacent fence as trees could not be accessed directly.



**Description of Trees**

Eighty-two (82) trees were evaluated, representing five species (Table 1). Coast live oak is native to San Mateo County and some trees of this species may be indigenous to the site. Other species had been either planted or invaded the site as seedlings. The five species were common to landscapes in the San Francisco/San Mateo County area.

**Table 1. Species present and tree condition. Maintenance Building Project. San Mateo County portion. The Olympic Club. San Francisco CA.**

Common name	Scientific name	Condition					No. of Trees	
		Dead (0)	Poor (1,2)	Fair (3)	Good (4)	Excell. (5)	Signifi- cant	Total
Tea tree	<i>Leptospermum laevigata</i>	--	--	1	--	--	--	1
Brisbane box	<i>Lophostemon confertus</i>	--	--	1	1	--	1	2
Monterey pine	<i>Pinus radiata</i>	5	2	5	--	--	7	12
Coast live oak	<i>Quercus agrifolia</i>	--	19	15	3	--	10	37
Lilypily	<i>Syzygium paniculatum</i>	--	6	24	--	--	2	30
<b>Total, all trees assessed</b>		<b>5</b>	<b>27</b>	<b>46</b>	<b>4</b>	<b>0</b>	<b>20</b>	<b>82</b>

San Mateo County categorizes trees in several ways:

1. **Heritage tree** (County Code. Chapter 1. Section 11.050). Trees either designated by the Board of Supervisors or one of several specified species native to the County. None of the assessed trees met these criteria.
2. **Protected tree** (County Code. Chapter 1. Section 11.050). A tree 1) listed as endangered by the California Native Plant Society's List as amended or the Federal Register or 2) any tree species designated protected by the Board of Supervisors. Monterey pine is listed by the California Native Plant Society as endangered.
3. **Exotic tree** (County Code. Chapter 1. Section 11.050). A non-native species introduced to the County. Tea tree and lilypily met this criterion.
4. **Significant tree** (County Code. Chapter 1. Section 12.012). A tree with a trunk diameter of 12" or greater (38" circumference) measured at 54" (4½') above the ground. Twenty (20) of the 82 trees met this criterion.
5. **Indigenous tree** (County Code. Chapter 1. Section 12.017). A tree of one of several species native to the County. Coast live oak is native to San Mateo County.

Coast live oak was the most frequently encountered species with 37 trees. Oaks were concentrated along the north and east edges of the project area, located at the top of a slope (Photo 2). Trees were generally short in stature but mature in development. Trunk diameters ranged from 6" to 21". Approximately 50% of oaks had more than one stem originating at or near ground level. Most oaks were in either poor (19 trees) or fair (15) condition. Trees #1718, 1730 and 1739 were in good condition. Differences in tree condition were largely associated overall form and structure, leaning stems, and suppressed development.



**Photo 2.** Coast live oaks. **Left:** SE. corner of site, near cart path to Ocean #8, in the area where the utilities will be placed underground. **Right:** approximately half of the crown of tree #1725 extended into the project area.

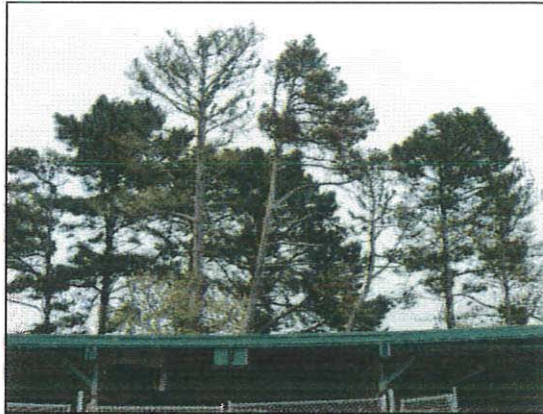
Thirty (30) lily pily trees formed a long row between the south edge of the existing facility and the 8<sup>th</sup> hole of the Ocean Course (Photo 3). Trees were planted close together. As a result, individual trees had a narrow upright form and canopy concentrated on the south. Trees appeared to have been topped at 4' many years ago. As a result, most had two or more stems above this point. Most (24) trees were in fair condition while six were poor.



**Photo 3.** Looking north from tee of #14 Ocean course at screen of lily pily trees.

Numerous lily pily trees were not included in the assessment because no stem was 5" in diameter at 54" above grade.

Twelve (12) Monterey pines were present (Photo 4). Trees were generally mature in development. Trunk diameters ranged between 13" and 52". Monterey pine #1703 had a trunk diameter of 52" but this measurement was misleading as one of the two stems of the tree had been removed many years ago. Condition of pines was either poor (2 trees) or fair (5). Trees #1727, 1729, 1731, 1733 and 1744 were dead. Several trees had symptoms of pine pitch canker, a fungal disease. The central leader had been lost in most trees.



**Photo 4.** Looking north past mower shed.

Brisbane boxes #1802 and 1803 were located near the existing water tower. Tree #1802 was 20" and in good condition. Tree #1803 appeared to be several stump sprouts, all of which were  $\leq 7"$ . Condition was fair.

Tea tree #1722 was a large shrub that sprawled along the ground.

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

### ***Suitability for Preservation***

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

Evaluation of suitability for preservation considers several factors:

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



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- **Tree age and longevity**  
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
  
  - **Species invasiveness**  
Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<http://www.cal-ipc.org/paf/>) lists species identified as having being invasive. San Francisco is part of the Northwest Floristic Province. None of the species present is listed as invasive.

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

**Table 2. Tree suitability for preservation. Maintenance Building Project. San Mateo County portion. The Olympic Club. San Francisco CA.**

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<b>High</b>	Trees with good health and structural stability that have the potential for longevity at the site. No tree was rated as having high suitability for preservation.
<b>Moderate</b>	Trees in fair health and/or possessing structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Nine trees were rated as having moderate suitability for preservation: coast live oak #1705, 1714, 1718, 1725, 1730, 1739, 1746, 1769 and Brisbane box #1802.
<b>Low</b>	Trees in poor health or possessing significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Sixty-eight (68) trees were rated as having low suitability for preservation: 30 lily, 29 coast live oak, 7 Monterey pine, Brisbane box #1803, and tea tree #1722.

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**Note:** Table does not include Monterey pine #1727, 1729, 1731, 1733 and 1744 which were dead.

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

### ***Evaluation of Impacts and Recommendations for Action***

Appropriate tree retention develops a practical match between the location and intensity of construction activities, and the quality and health of trees. The tree assessment was the reference point for tree condition and quality. Impacts from the proposed project were assessed using the Layout, Grading and Drainage Plan.

The plan depicted the location and extent of the new facility. The existing site will be demolished and enlarged on the south and west. The water tank will remain. The existing electrical line will be placed underground.

Based on my evaluation of the plans, I recommend preservation of 18 trees (8 Significant) and removal of 64 (12 Significant) (Table 3). Among trees recommended for preservation are 15 coast live oaks and three Monterey pines. Among trees recommended for removal, 48 are located within the project's proposed development area, 11 are located along the alignment of the new underground utilities (Photo 5) and five trees were dead.



**Photo 5.** Looking south. Existing overhead electrical lines will be placed underground along the same alignment, necessitating removal of several trees. Monterey pine #1703 is in the center-right of the photograph.

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

**Table 3. Proposed action. Maintenance Building Project. San Mateo County portion. The Olympic Club. San Francisco CA.**

Tree No.	Species	Trunk Diameter (in.)	Significant Tree ?	Condition 0=dead 1=poor 5=excell.	Proposed Action	Notes
1701	Monterey pine	22	Significant	3	Remove	Utility undergrounding
1702	Coast live oak	15,15,11	Significant	3	Remove	Utility undergrounding
1703	Monterey pine	52	Significant	3	Remove	Utility undergrounding
1704	Coast live oak	9,8,4	--	2	Remove	Utility undergrounding
1705	Coast live oak	13,12,11	Significant	3	Preserve	Edge of development area
1706	Coast live oak	8,8,7,7	--	2	Preserve	Edge of development area
1707	Coast live oak	7,6	--	2	Remove	Utility undergrounding
1708	Coast live oak	6	--	2	Remove	Utility undergrounding
1709	Coast live oak	9	--	3	Remove	Utility undergrounding
1710	Coast live oak	12	Significant	3	Preserve	Edge of development area
1711	Coast live oak	7	--	3	Remove	Utility undergrounding
1712	Coast live oak	11	--	2	Remove	Utility undergrounding
1713	Coast live oak	9	--	3	Preserve	Edge of development area
1714	Coast live oak	10,10	--	3	Preserve	Edge of development area
1715	Coast live oak	10,6,6	--	3	Preserve	Edge of development area
1716	Coast live oak	6	--	2	Remove	Utility undergrounding
1717	Coast live oak	6	--	2	Remove	Utility undergrounding
1718	Coast live oak	7,6	--	4	Remove	Within development area
1719	Coast live oak	6	--	2	Remove	Within development area
1720	Coast live oak	7	--	2	Remove	Within development area
1721	Monterey pine	28	Significant	2	Preserve	Edge of development area
1722	Tea tree	10,10,7	--	3	Preserve	Edge of development area
1723	Coast live oak	7,7,5,4	--	3	Preserve	Edge of development area
1724	Coast live oak	8,6	--	2	Preserve	Edge of development area
1725	Coast live oak	13	Significant	3	Preserve	Edge of development area; prune for clearance?
1726	Coast live oak	6	--	2	Preserve	Edge of development area
1727	Monterey pine	16	--	0	Remove	Dead
1728	Monterey pine	28	Significant	2	Preserve	Edge of development area
1729	Monterey pine	24	--	0	Remove	Dead
1730	Coast live oak	9,8,8,6,5,5	--	4	Preserve	Edge of development area
1731	Monterey pine	32	--	0	Remove	Dead
1732	Monterey pine	21	Significant	3	Preserve	Edge of development area
1733	Monterey pine	21	--	0	Remove	Dead
1734	Monterey pine	24	Significant	3	Remove	Within development area
1735	Coast live oak	9,6	--	2	Remove	Within development area
1736	Coast live oak	9,7,6	--	2	Remove	Within development area

**Table 3, continued. Proposed action. Maintenance Building Project. San Mateo County portion. The Olympic Club. San Francisco CA.**

Tree No.	Species	Trunk Diameter (in.)	Significant Tree ?	Condition 0=dead 1=poor 5=excell.	Proposed Action	Notes
1737	Coast live oak	8,6,5	--	2	Remove	Within development area
1738	Coast live oak	10,5,4,4	--	2	Remove	Within development area
1739	Coast live oak	15,14,14,12,12,5	Significant	4	Remove	Within development area
1740	Coast live oak	14	Significant	3	Remove	Within development area
1741	Coast live oak	15	Significant	3	Remove	Within development area
1742	Coast live oak	8,8,6	--	2	Remove	Within development area
1743	Monterey pine	16	Significant	3	Remove	Within development area
1744	Monterey pine	13	--	0	Remove	Dead
1745	Coast live oak	10	--	3	Remove	Within development area
1746	Coast live oak	12,7,6,4	Significant	3	Remove	Within development area
1747	Coast live oak	9	--	2	Remove	Within development area
1769	Coast live oak	21	Significant	3	Preserve	Edge of development area
1770	Coast live oak	13	Significant	2	Preserve	Edge of development area
1771	Coast live oak	7	--	2	Preserve	Edge of development area
1772	Lilypily	9,8,7,6	--	3	Remove	Within development area
1773	Lilypily	10	--	3	Remove	Within development area
1774	Lilypily	9	--	3	Remove	Within development area
1775	Lilypily	9,7	--	3	Remove	Within development area
1776	Lilypily	12	Significant	3	Remove	Within development area
1777	Lilypily	10	--	3	Remove	Within development area
1778	Lilypily	9	--	2	Remove	Within development area
1779	Lilypily	8,7	--	3	Remove	Within development area
1780	Lilypily	9	--	2	Remove	Within development area
1781	Lilypily	7,5	--	3	Remove	Within development area
1782	Lilypily	6,4,4,3	--	2	Remove	Within development area
1783	Lilypily	8,7,6,6	--	2	Remove	Within development area
1784	Lilypily	14	Significant	3	Remove	Within development area
1785	Lilypily	7,5	--	2	Remove	Within development area
1786	Lilypily	7,6,5	--	3	Remove	Within development area
1787	Lilypily	7,6,6,5,5	--	3	Remove	Within development area
1788	Lilypily	9	--	3	Remove	Within development area
1789	Lilypily	10	--	3	Remove	Within development area
1790	Lilypily	6,4	--	3	Remove	Within development area
1791	Lilypily	7	--	3	Remove	Within development area
1792	Lilypily	7,6	--	3	Remove	Within development area
1793	Lilypily	7,7,4,3	--	3	Remove	Within development area
1794	Lilypily	7	--	3	Remove	Within development area

**Table 3, continued. Proposed action. Maintenance Building Project. San Mateo County portion. The Olympic Club. San Francisco CA.**

<b>Tree No.</b>	<b>Species</b>	<b>Trunk Diameter (in.)</b>	<b>Significant Tree ?</b>	<b>Condition 0=dead 1=poor 5=excell.</b>	<b>Proposed Action</b>	<b>Notes</b>
1795	Lilypily	7,5	--	3	Remove	Within development area
1796	Lilypily	6	--	3	Remove	Within development area
1797	Lilypily	7,3	--	3	Remove	Within development area
1798	Lilypily	8,6	--	3	Remove	Within development area
1799	Lilypily	8,7	--	2	Remove	Within development area
1800	Lilypily	10,6,5,4	--	3	Remove	Within development area
1801	Lilypily	8,7	--	3	Remove	Within development area
1802	Brisbane box	20	Significant	4	Remove	Within development area
1803	Brisbane box	7,5,5,5,4,4,4	--	3	Remove	Within development area

### ***Tree Preservation Guidelines***

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Impacts can be minimized by avoiding any construction activities inside the **TREE PROTECTION ZONE**.

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

#### **Design recommendations**

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

#### **Pre-construction treatments and recommendations**

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

4. Trees to be preserved may require pruning to provide clearance for construction. Any other pruning shall be completed by a Certified Arborist or Tree Worker. Pruning shall adhere to the latest edition of the ANSI Z133 and A300 standards as well as the *Best Management Practices – Tree Pruning* published by the International Society of Arboriculture.
5. Structures and underground features to be removed within the **TREE PROTECTION ZONE** shall use the smallest equipment, and operate from outside the **TREE PROTECTION ZONE**. The consultant shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.

**Recommendations for tree protection during construction**

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

**Summary and Recommendations**

Eighty-two (82) trees were assessed in the area of the new Maintenance Building facility including 37 coast live oaks, 30 lily, 12 Monterey pines, two Brisbane box, and a single tea tree. No trees met San Mateo County's criterion for Heritage status. Twenty of 82 trees met San Mateo County's criterion for Significant status. Tree condition varied by both species and age. The majority of trees were in either poor (27) or fair (46) condition. Five Monterey pines were dead.

Proposed project plans call for construction of a new facility at the site of the existing one. Most of the assessed trees were located within the project footprint. I recommend preservation of 18 trees and removal of 64.

**HortScience, Inc.**



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



## **ATTACHMENTS**

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*Tree Assessment Form*

*Tree Location Map*

# Tree Assessment

Maintenance Building Project  
 The Olympic Club  
 San Francisco CA  
 August 2017



TREE No.	SPECIES	TRUNK DIAMETER (in.)	SIGNIFICANT TREE ?	CONDITION 0=dead 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1701	Monterey pine	22	Significant	3	Low	Edge of bank; leans E.; codominant trunks @ 25'; 1 stem dominates.
1702	Coast live oak	15,15,11	Significant	3	Low	Multiple attachments @ base; 1 vertical; 2 lean; low & wide.
1703	Monterey pine	52	Significant	3	Low	Codominant trunks @ base; 1 stem x'd @ 7'; <i>Phaeolus</i> conk @ 5'; live stem lost central leader; multiple attachments high in crown; rangy form.
1704	Coast live oak	9,8,4	--	2	Low	Multiple attachments @ base; poor form & structure; suppressed; 2 stems horizontal to S.
1705	Coast live oak	13,12,11	Significant	3	Moderate	Multiple attachments @ base; one-sided to E.; 2 stems vertical; 1 leans E.
1706	Coast live oak	8,8,7,7	--	2	Low	Multiple attachments @ base; suppressed; lean flat to S. & E.
1707	Coast live oak	7,6	--	2	Low	Codominant trunks @ base; suppressed; small sparse crown.
1708	Coast live oak	6	--	2	Low	Small & sparse.
1709	Coast live oak	9	--	3	Low	Narrow & upright form; sinuous trunk.
1710	Coast live oak	12	Significant	3	Low	Small high crown; sinuous trunk.
1711	Coast live oak	7	--	3	Low	Below overhead lines; leans S.
1712	Coast live oak	11	--	2	Low	Leans NE. over cart path; codominant trunks @ 7'; trimmed for overhead lines.
1713	Coast live oak	9	--	3	Low	Rangy form.
1714	Coast live oak	10,10	--	3	Moderate	Codominant trunks @ 3'; high crown.
1715	Coast live oak	10,6,6	--	3	Low	Multiple attachments @ base; edge; one-sided to N.

# Tree Assessment

Maintenance Building Project  
 The Olympic Club  
 San Francisco CA  
 August 2017



TREE No.	SPECIES	TRUNK DIAMETER (in.)	SIGNIFICANT TREE ?	CONDITION 0=dead 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1716	Coast live oak	6	--	2	Low	Poor form & structure; leans SE.
1717	Coast live oak	6	--	2	Low	Poor form & structure; leans S.
1718	Coast live oak	7,6	--	4	Moderate	Codominant trunks @ 1'; short; good canopy.
1719	Coast live oak	6	--	2	Low	Suppressed; poor form & structure.
1720	Coast live oak	7	--	2	Low	Suppressed; leans SE.
1721	Monterey pine	28	Significant	2	Low	Mid-slope; good form; dying.
1722	Tea tree	10,10,7	--	3	Low	Sprawling shrub.
1723	Coast live oak	7,7,5,4	--	3	Low	<b>Tag on fence;</b> multiple attachments @ base; sprawling shrub.
1724	Coast live oak	8,6	--	2	Low	<b>Tag on fence;</b> codominant trunks @ base; suppressed.
1725	Coast live oak	13	Significant	3	Moderate	<b>Tag on fence;</b> 6' behind fence; low & wide; half of canopy extends over fence.
1726	Coast live oak	6	--	2	Low	<b>Tag on fence;</b> suppressed.
1727	Monterey pine	16	--	0	--	<b>Tag on fence;</b> mower shed; dead.
1728	Monterey pine	28	Significant	2	Low	<b>Tag on fence;</b> mower shed; leaning & one-sided to E.
1729	Monterey pine	24	--	0	--	<b>Tag on fence;</b> mower shed; dead.
1730	Coast live oak	9,8,8,6,5,5	--	4	Moderate	<b>Tag on fence;</b> mower shed; sprawling shrub.
1731	Monterey pine	32	--	0	--	<b>Tag on fence;</b> dead.
1732	Monterey pine	21	Significant	3	Low	<b>Tag on fence;</b> lost central leader high in crown; nice canopy.
1733	Monterey pine	21	--	0	--	<b>Tag on fence;</b> dead.
1734	Monterey pine	24	Significant	3	Low	One-sided to S.; top thinning; sinuous trunk.
1735	Coast live oak	9,6	--	2	Low	Codominant trunks @ base; suppressed.

# Tree Assessment

Maintenance Building Project  
 The Olympic Club  
 San Francisco CA  
 August 2017



TREE No.	SPECIES	TRUNK DIAMETER (in.)	SIGNIFICANT TREE ?	CONDITION 0=dead 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1736	Coast live oak	9,7,6	--	2	Low	Codominant trunks @ base & 3'; suppressed.
1737	Coast live oak	8,6,5	--	2	Low	Multiple attachments @ base; suppressed.
1738	Coast live oak	10,5,4,4	--	2	Low	Multiple attachments @ base; suppressed.
1739	Coast live oak	15,14,14,12,1 2,5	Significant	4	Moderate	Multiple attachments @ base; mix of vertical & leaning stems; canopy extends into project area.
1740	Coast live oak	14	Significant	3	Low	One-sided to SW.; small crown; over project area; trunk wounds.
1741	Coast live oak	15	Significant	3	Low	High rangy crown; edge of project area.
1742	Coast live oak	8,8,6	--	2	Low	Multiple attachments @ base; suppressed; 6" very large trunk wound.
1743	Monterey pine	16	Significant	3	Low	One-sided to S.; lost central leader high in crown.
1744	Monterey pine	13	--	0	--	Dead.
1745	Coast live oak	10	--	3	Low	Small tree; canopy extends into project area.
1746	Coast live oak	12,7,6,4	Significant	3	Moderate	Multiple attachments @ base; 12" dominates with most of canopy over project area.
1747	Coast live oak	9	--	2	Low	Suppressed; poor form & structure.
1769	Coast live oak	21	Significant	3	Moderate	Side-trimmed for overhead lines; one-sided & leans S.; okay tree.
1770	Coast live oak	13	Significant	2	Low	Leans S.; base outside of dripline; sweeps vertical @ tips.
1771	Coast live oak	7	--	2	Low	Suppressed.
1772	Lilypily	9,8,7,6	--	3	Low	W. end of long row; multiple attachments @ base.
1773	Lilypily	10	--	3	Low	Long row.
1774	Lilypily	9	--	3	Low	Long row; codominant trunks @ 6'.
1775	Lilypily	9,7	--	3	Low	Long row; codominant trunks @ base.

# Tree Assessment

Maintenance Building Project  
 The Olympic Club  
 San Francisco CA  
 August 2017



TREE No.	SPECIES	TRUNK DIAMETER (in.)	SIGNIFICANT TREE ?	CONDITION 0=dead 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1776	Lilypily	12	Significant	3	Low	Long row; multiple attachments @ 3'.
1777	Lilypily	10	--	3	Low	Long row; codominant trunks @ 4'.
1778	Lilypily	9	--	2	Low	Long row; codominant trunks @ 4'; poor form & structure.
1779	Lilypily	8,7	--	3	Low	Long row; codominant trunks @ base.
1780	Lilypily	9	--	2	Low	Long row; bowed N.; poor form & structure.
1781	Lilypily	7,5	--	3	Low	Long row; codominant trunks @ base.
1782	Lilypily	6,4,4,3	--	2	Low	Long row; multiple attachments @ 1'.
1783	Lilypily	8,7,6,6	--	2	Low	E. end of long row; multiple attachments @ 1'; both 8" stems have trunk wounds.
1784	Lilypily	14	Significant	3	Low	Middle group; multiple attachments @ 4'.
1785	Lilypily	7,5	--	2	Low	Middle group; codominant trunks @ 1'; separated.
1786	Lilypily	7,6,5	--	3	Low	Middle group; multiple attachments @ base.
1787	Lilypily	7,6,6,5,5	--	3	Low	Middle group; multiple attachments @ base.
1788	Lilypily	9	--	3	Low	Middle group.
1789	Lilypily	10	--	3	Low	E. group; multiple attachments @ 4'.
1790	Lilypily	6,4	--	3	Low	E. group; codominant trunks @ 4'.
1791	Lilypily	7	--	3	Low	E. group.
1792	Lilypily	7,6	--	3	Low	E. group; codominant trunks @ 4'.
1793	Lilypily	7,7,4,3	--	3	Low	E. group; multiple attachments @ 4'.
1794	Lilypily	7	--	3	Low	E. group; codominant trunks @ 3'.
1795	Lilypily	7,5	--	3	Low	E. group.
1796	Lilypily	6	--	3	Low	E. group.
1797	Lilypily	7,3	--	3	Low	E. group; codominant trunks @ base.
1798	Lilypily	8,6	--	3	Low	E. group; codominant trunks @ 3'.

# Tree Assessment

Maintenance Building Project  
 The Olympic Club  
 San Francisco CA  
 August 2017



TREE No.	SPECIES	TRUNK DIAMETER (in.)	SIGNIFICANT TREE ?	CONDITION 0=dead 1=poor 5=excell.	SUITABILITY for PRESERVATION	COMMENTS
1799	Lilypily	8,7	--	2	Low	E. group; multiple attachments @ 1'; 3rd stem x'd leaving large wound.
1800	Lilypily	10,6,5,4	--	3	Low	E. group; multiple attachments @ 3'.
1801	Lilypily	8,7	--	3	Low	E. group; codominant trunks @ 2'.
1802	Brisbane box	20	Significant	4	Moderate	Codominant trunks @ 5½'; high crown.
1803	Brisbane box	7,5,5,4,4,4	--	3	Low	Multiple attachments @ base.

# Tree Assessment Plan

## The Olympic Club Maintenance Building Project

Prepared for:  
The Olympic Club

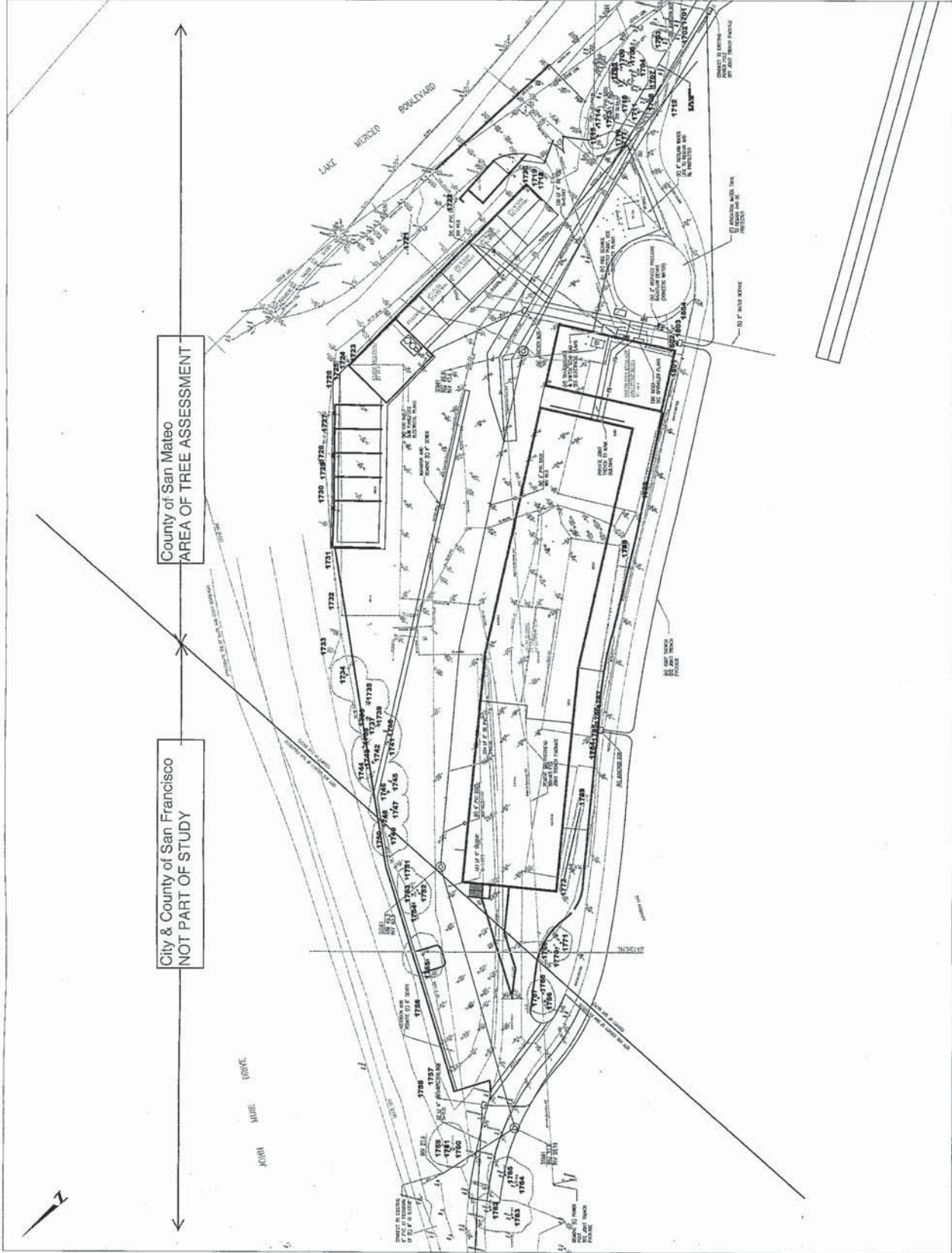
August 2017

No Scale

Notes:  
Base map provided by:  
The Olympic Club  
San Francisco, CA  
Numbered tree locations  
are approximate.



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# The Olympic Club - Maintenance Facility Replacement



Current Condition



After demolition of existing buildings and construction of new building



After demolition of existing buildings, construction of new building and removal of trees