CITY OF DALY CITY

Regular Meeting - PLANNING COMMISSION

AGENDA

Tuesday, March 7, 2023 - 7:00 PM
City Hall Council Chambers - 2nd Floor
City Hall 333 - 90th Street
Daly City CA 94015

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Public Participation:

There are three ways to submit public comments: (1) email your comment directly to the Planning Division; (2) submit written comments via the City's website, and (3) attend the meeting in person.

1. To email your comment, simply email a comment to the planner identified in the public hearing notice or send the email to mvanlonkhuysen@dalycity.org. Public Comments may also be emailed to cityclerk@dalycity.org by including "Planning Commission Public Comment" in the subject line.
2. To submit a comment via the City's website, please visit www.dalycity.org/agendas and complete the Public Comment form. In the comment field box, include the item number and/or title of the item as well as your comments.
3. To speak at the meeting in person, please complete a Speaker Card located at the entrance to the Council Chambers and submit it to a staff member as early in the meeting as possible.

Please note: All written comments received by 4:00 pm on the meeting day will be provided to the Planning Commission prior to the meeting. Comments are not read aloud into the record. Any written comments received after 4:00 p.m. on the meeting date are not guaranteed to be received by the Planning Commission prior to the meeting.

Persons with disabilities who require auxiliary aids or services attending or participating in this meeting should call the office of the City Clerk at (650) 991-8078 as soon as possible.

AVAILABILITY OF PUBLIC RECORDS:

All public record to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City Clerk's Office, City Hall located at 333 90th Street, Daly City, CA during normal business hours, at the same time that the public records are distributed or made available to the legislative body.

OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL:

1. Selection of Chair and Vice Chair.

APPROVAL OF MINUTES:

2. Approval of Minutes of October 4, 2022 and of February 7, 2023

PUBLIC HEARINGS:

3. **General Plan Amendment GPA-8-20-14643, Zone Change ZC-8- 20-14633, Major Subdivision SUB-8-20-15634, Use Permit UPR-8-20-14642, and Design Review DR-8-20-14636** - The applicant, Carum Homes, is submitting a proposal to amend the Daly City General Plan and rezone a 0.71 -acre site located at 141 Third Avenue for the purpose of constructing - 14 three-story townhomes. (APNs 006-254-020 and -030)

   STAFF: Michael VanLonkhuysen VanLonkhuysen

   RECOMMENDATION:

4. **Use Permit UPR-10-22-15907 and Design Review DR-2-23-16093 -** The applicant, Nelson Tong, SIA Consulting, is proposing conversion of an existing two-story over garage office building to a two-story over garage residential apartment building consisting of 14 dwelling units - 1784 Sullivan Avenue (APN --8-082-180)

   STAFF: Michael VanLonkhuysen VanLonkhuysen

   RECOMMENDATION:

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

ACQUISITIONS, VACATIONS, ETC. - SECTION 65402(A)

ADJOURNMENT:

CITY OF DALY CITY
PLANNING COMMISSION
MEETING
(Virtual)
Draft
MINUTES

Tuesday, October 4, 2022 – 7:00 PM

http://bit.ly/dalycityoct4

OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL:

PRESENT: R. Crump, G. Pacheco, T. Proaño, R. Satorre, V. Villanueva

MINUTES: Approval of Minutes of July 5, 2022

PUBLIC HEARING:

1. **Variance VARC-5-22-15962.** The applicant, Yan Ping Zhao, requests a parking variance to allow the operating of a day care center at 92 Hill Street. A variance is possible due to the proposed center's proximity to transit (Colma BART). The project is exempt from CEQA per CEQA Guidelines Section 15061(b)(3) – Review for Exemption. APN 006-354-050.

   Staff report presented by: Brian Paland, Assistant Planner

   On October 4, 2022, the Planning Commission voted 5-0 to recommend that the City Council approve Variance VARC-5-22-15962. The Planning Commission had no questions about the proposal.

   Moved by Commissioner Crump seconded by Commissioner Pacheco to close the public hearing. Motion carried 5-0.

   Moved by Commissioner Crump, seconded by Commissioner Pacheco to adopt the findings as outlined in the staff report of October 4, 2022. Motion carried 5-0. (Unanimous roll call vote).

Moved by Commissioner Crump, seconded by Commissioner Villanueva, to recommend approval of Variance VARC-5-22-15962 subject to the Findings and Conditions outlined in the staff report of October 4, 2022. Motion carried 5-0 (unanimous roll call vote).

2. **Variance VARC-5-22-15680 –** The applicant requests a parking variance to allow the expansion of an existing restaurant at 6540 Mission Street. A variance is possible due to the proposed center's proximity to transit (Daly City BART/SamTrans).

   Staff report presented by: Brian Paland, Assistant Planner

   On October 4, 2022, the Planning Commission voted 5-0 to recommend that the City Council approve Variance VARC-5-22-15962.

Moved by Commissioner Crump seconded by Commissioner Pacheco to close the public hearing. Motion carried 5-0.

Moved by Commissioner Crump, seconded by Commissioner Villanueva, to recommend approval of **Variance VARC-5-22-15680.** Motion carried by 5-0 (unanimous roll call vote).

3. **Zone Change ZC-09-21-015237 –** The applicant requests to amend certain provisions of Planned Development Zone $47 related to the parking plan for the center and mandated delivery times for Manila Market.

   Staff report presented by Michael Van Lonkhuysen, Planning Manager

On October 4, 2022, the Planning Commission received the staff report and conducted a public hearing on a proposal by Tammy Ho to amend the text of Planned Development Zone 47 (PD-47) pertaining to King Plaza Shopping Center and approve a parking management plan and Declaration of Covenants, Conditions, and Restrictions ("CC and Rs") for the center (see Attachment A – Planning Commission Staff Report). After receiving testimony from the applicant, legal counsel representing King Plaza Shopping Center, Classic Bowling Alley, and Manila Market, and approximately 25 members of the public, the Planning Commission voted 4-1 to table the proposed zoning amendment until the shopping center and bowling alley owners had resolved their legal dispute concerning this matter and a third-party parking consultant could complete a study.

Moved by Commissioner Crump, seconded by Commissioner Satorre to recommend that the City Council approve Zone Change ZC-09-21-01537 subject to the Findings and Conditions outlined in the staff report of October 4, 2022. Motion carried 4-0

Draft

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

ACQUISITIONS, VACATIONS, ETC. - SECTION 65402(A):

ADJOURNMENT: Moved by Commissioner Crump, seconded by Commissioner Proaño to adjourn the meeting at 10:32 p.m.

For further information regarding the above projects or to obtain staff report for any of the above projects, please contact Michael VanLonkhuysen at mvanlonkhuysen@dalycity.org. Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should notify the Office of the City Clerk at 991-8078 as early as possible.

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CITY OF DALY CITY
PLANNING COMMISSION
MEETING
Draft
MINUTES

Tuesday, February 7, 2023 – 7:00 PM

http://bit.ly/dalycityfeb7

OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL:

PRESENT: G. Pacheco, R. Paniza, R. Satorre, V. Villanueva

MINUTES:

PUBLIC HEARING:

1. **General Plan Amendment GPA-8-20-14643, Zone Change ZC-8-20-14633, Major Subdivision SUB-8-20-15634, Use Permit UPR-8-20-14642 and Design Review DR-8-20-14636 –** The applicant, Clarum Homes, is submitting a proposal to amend the Daly City General Plan and rezone a 0.71-acre site located at 141 3rd Avenue for the purpose of constructing 14 three-story townhomes. The project site is presently designated Residential – Low Density (R-LD) in the General Plan and is zoned I-D Interim District. Under the proposal, the General Plan land use designation would be amended to Residential – Medium Density (R-MD) and the site would be rezoned to R-3 – Multiple Family Residential District.

   Staff report presented by: Michael Van Lonkhuysen, Planning Division Manager

- THIS ITEM WAS CONTINUED TO THE MARCH 7, 2023 PLANNING COMMISSION MEETING -

Draft

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

ACQUISITIONS, VACATIONS, ETC. - SECTION 65402(A):

ADJOURNMENT: Moved by Commissioner Villanueva, seconded by Commissioner Paniza to adjourn the meeting at 7:12 p.m.

For further information regarding the above projects or to obtain staff report for any of the above projects, please contact Michael VanLonkhuysen at mvanlonkhuysen@dalycity.org. Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should notify the Office of the City Clerk at 991-8078 as early as possible.

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Draft

Daly City Planning Commission
Agenda Report

333 - 90th Street ◆Daly City ◆ California ◆ 94015 ◆ 650-991-8033

Meeting Date: March 7, 2023

Application: General Plan Amendment GPA-8-20-14643, Zone Change ZC-8-20-14633, Major Subdivision SUB-8-20-15634, Use Permit UPR-8-20-14642, and Design Review DR-8-20-14636

Project Planner: Michael Van Lonkhuysen, Planning Manager

Project Location: 141 3rd Avenue (APNs 006-254-020 and -030)

Project Description: 14 three-story townhomes on a 0.71-acre site

Applicant/Property Owner: Clarum Homes
412 Olive Avenue
Palo Alto, CA 94306

Environmental Assessment: Mitigated Negative Declaration

Applicable Daly City Municipal Code Sections: Title 16 – Subdivisions
Chapter 17.12 – R-3 Multiple Family Residential District
Chapter 17.37 – Condominiums and Condominium Conversions
Chapter 17.44 – Use Permits
Chapter 17.45 – Design Review
Chapter 17.47 – Affordable Housing

Site Information

Property Sizes	Existing Use	Proposed Use	General Plan Designation	Current Zoning
0.71-acres	Vacant with small detached home (unoccupied)	Townhouses (14)	Residential – Low Density (R-LD)	Interim District (ID)

Area Information

Land Use	Zoning
North: Single Family Detached Homes	R-1 Single-Family Residential
South: Single Family Detached Homes	R-1 Single-Family Residential
West: Single Family Detached Homes	R-1 Single-Family Residential
East: Single Family Detached Homes	R-1 Single-Family Residential

Background

The applicant, Clarum Homes, proposes to amend the Daly City General Plan and rezone a 0.71-acre site located at 141 3rd Avenue for the purpose of constructing 14 three-story townhomes (see Attachment A – Location Map). The project site, which is largely vacant aside from an unoccupied home on the northwest corner of property, is presently designated Residential – Low Density (R-LD) in the General Plan and is zoned I-D Interim District.

The project as proposed requires the following entitlements:

1. Certification of a Mitigated Negative Declaration;
2. Amendment of the General Plan land use designation for the property to Residential – Medium Density (R-MD);
3. Rezoning of the property to R-3 - Multiple-Family Residential District;
4. Approval of a use permit to allow an airspace subdivision, i.e., condominiums, as required by the Zoning Ordinance;
5. Approval of the Tentative Subdivision Map (Major Subdivision) creating 14 airspace condominium unit and common areas, including driveway and stormwater treatment measures; and
6. Approval of the townhouse architectural design (Design Review).

Discussion

Each of the 14 proposed townhomes would be approximately 2,055 square feet and would include a two-car tandem garage. Each unit would also include a minimum of 150 square feet of open space. Units directly adjacent to 3rd Avenue would include private front and rear yards, while units set back from 3rd Avenue would only have private rear yards. Each unit would also include a second-story covered patio. All units would contain three bedrooms. The townhomes would have a minimum setback of 15-feet from the property line on 3rd Avenue and a minimum setback of ten-feet from the eastern property line. The townhomes along the 3rd Avenue frontage would have a 4.5-foot setback from the north property line and an approximately eight-foot setback from the south property line. The rear townhomes would have a three-foot setback from both the north and south property lines. The townhomes would reach a maximum height of 35 feet above ground level.

The project would include green building measures to reduce energy use and project-generated greenhouse gas emissions. The green building measures proposed by the project include rooftop solar panels, all-electric buildings, water-efficient landscaping, and EV-ready electrical within each garage.

As required by the R-3 Multiple Family Residential District, the project provides a minimum of 150 square feet of private open space for each townhome in the rear yard of each unit. Because normally private open space is fully improved as a project amenity area, staff has proposed a Conditions of Approval that the developer shall fully develop these private open space areas with patio and groundcover acceptable to the City.

Site Access and Parking

The project would include one, 26-foot-wide driveway along 3rd Avenue, that is proposed to be access-controlled by the electronic gate. The project driveway would lead to a 120-foot internal access road perpendicular to the driveway. Each townhome would include a private driveway extending from the internal access road. Townhome driveways would range from approximately five to 13 feet long. Parking would be provided for each unit by a two-car tandem garage in each townhome, as required by the Zoning Ordinance. Each unit would include at least one electric vehicle (EV) ready space. Additionally, there are seven existing street parking spaces in front of the project site along 3rd Avenue.

Pedestrian access would be provided to the front townhomes via private, gated walkways extending from the 3rd Avenue sidewalk. A five-foot wide, gated sidewalk would run adjacent to the project driveway and provide pedestrian access to the remainder of the townhomes. Although the project proposes an access-controlled electronic vehicular gate, staff has mandated that the gate include an independently controlled pedestrian access for this gate. Staff also is proposing that the applicant install three pedestrian-scale light fixture adjacent to the court to facilitate nighttime pedestrian access of the court.

Design Review

Axonometric drawings submitted by the project sponsor show the building's architecture, which reflects modern architecture including glass and concrete walls with clean, vertical and horizontal lines. The architectural features are mostly functional where decoration is achieved only through the blend of façade materials of different colors and textures. While staff is overall satisfied with the proposed building design, staff has recommended a Condition of Approval that all buildings within the project incorporate an aluminum window system and an enhanced garage door design.

Landscaping

The project would include landscaping throughout the project site. Landscaping would include streetscape planting with bioretention areas and street trees along 3rd Avenue, low hedges and accent shrubs/trees between the townhomes, vines along either side of the driveway, a screen planting along the northern end of the internal access road, and a bioretention planting along the southern end of the internal access road. Streetscape fencing and internal neighbor fences would also be included. Staff has proposed a Condition of Approval requiring high quality fencing, possibly made from material other than wood, that is of a design and color that integrates architecturally to the townhouses.

General Plan and Zoning Consistency

The project site has a General Plan land use designation of Residential (R-LD) and is zoned I-D Interim District. To develop the proposed project on the 0.71-acre site, the applicant proposes to amend the General Plan land use designation to Residential – Medium Density (R-MD) and rezone the site to R-3 Multiple-Family Residential.

Under the proposed Residential – Medium Density land use designation, the number of required units on the site would be between 20.1 and 35 units per acre, or between 14 and 25 units. Although the proposal for 14 townhomes is at the lower end of this range, staff feels that the proposed project integrates well into an existing neighborhood of detached single-family homes of a slightly less density (approximately 17.5 units to the acre). Furthermore, the entire block situated to the west of the project site is designated both Residential – Medium Density and Residential – High Density.

The proposed R-3 Multiple-Family Residential zoning generally corresponds to the proposed Residential – Medium Density land use designation. The project conforms to all of the zoning regulations identified by the Zoning Ordinance for this district, including setbacks, lot coverage, and building height. For the purpose of the Zoning Ordinance, the townhomes proposed are regulated as "Multiple-Dwelling Residential, including condominiums" for parking and are required to provide two sparking spaces each. The project conforms to this requirement with the two-car tandem garage provided at the first floor of each unit.

Although the three-story townhomes proposed in the project would be surrounded by primarily two-story detached homes, the surrounding R-1 Single-Family Residential zone allows all homes in this district to be three stories in height, to a maximum of 30 feet in height. The R-3 Multiple-Family Residential zoning proposed for the subject site would allow a maximum height only six feet taller. The proposed maximum height of the townhomes is 35 feet. Similarly, with regard to maximum lot coverage, the adjacent R-1 Single-Family Residential zone allows 55 percent lot coverage, where the project proposed only a 37 percent coverage factor.

Affordable Housing Plan

The City's Affordable Housing Ordinance requires that developers of for-sale development projects that are less than 20 units pay the required in lieu fees established in the City's Affordable Housing Fee Schedule, which is currently $45 per habitable square foot of every unit constricted. This requirement has been added as a Condition of Approval.

Subdivision Requirements

Pursuant to Section 66474 of the Subdivision Map Act, a legislative body of a city or county may approve a subdivision map if it makes the following findings:

1. The proposed subdivision and/or design or improvement must be consistent with applicable general and specific plans.

    - Under the proposed Residential – Medium Density land use designation, the number of required units on the site would be between 20.1 and 35 units per acre, or between 14 and 25 units. 14 units are proposed.

2. The site must be physically suitable for the type and density of the proposed subdivision.

   - The subject site is situated on Third Avenue, between East Market Street and Castle Street. This area is characterized by a mixture of single-family residences and apartments near the project vicinity. Given the size and shape of the subject property, together with adjacent land uses, a medium density development consisting of 14 townhouse units is the highest and best use of the subject property.

3. The design of the proposed subdivision or improvements must not cause substantial environmental damage or injure fish or wildlife or their habitat.

   - Staff has determined that the proposed subdivision will not cause significant environmental damage or injure fish, wildlife, or their habitat. The proposed project would be constructed in a fully urbanized area. An Initial Study completed for the project and has determined that, pursuant to the requirements of the California Environmental Quality Act (CEQA), any environmental impacts associated with the project could be mitigated to a level of insignificance.

4. The design of the proposed subdivision must not cause serious public health problems.

   - The proposed project consists of 14 townhouses, all of which will be subject to Building Code requirements that set forth minimum safety standards for new construction. Other City and State regulations will assure that public health is not at risk.

5. The design of the proposed subdivision or improvements must not conflict with any easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

   - Access to the proposed new lots and utilities for the lots would be available from existing adjacent roads. No structures of any kind will be built over the property lines. Where necessary, permits for utility connections for the newly created lots would be obtained from the City of Daly City.

Utility Providers

The subject property is located within a fully urbanized area with all public services capable of serving the proposed building. Any upgrades in the system deemed necessary will be the applicant's responsibility. This requirement has been included as Conditions of Approval for this project.

Utility	Provider
Water, Sanitary Sewers, Storm Drains	City of Daly City
Gas & Electric	PG&E
Telephone	AT&T
Cable Television	Astound!
Fire/Police Protection	North County Fire Protection Authority

Airport Influence Area

The project site is located within the Airport Influence Area (AIA) of the San Francisco International Airport (SFO). Properties within the AIA may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (e.g., noise, vibration, and odors). The airport/land use compatibility of a proposed development or land use policy action is determined by comparing the proposed development or land use policy action with the safety compatibility criteria, noise compatibility criteria, and airspace protection/height limitation criteria in the Airport Land Use Compatibility Plan (ALUCP). Any proposed land use policy actions, including the proposed General Plan amendment/rezoning, that affect properties within the ALUCP Airport Influence Area B boundary in Daly City (such as the project site), must be referred to the C/CAG Board for an ALUCP consistency review and determination.

On December 8, 2022, the Board considered the ALUC recommendation and evaluated the consistency of the project with the relevant airport/land use compatibility policies and criteria contained in the adopted ALUCP. The C/CAG Board determined the proposed General Plan amendment and rezoning, and related project entitlements were consistent with relevant ALUCP policies with a required Condition of Approval related to real estate disclosure requirements regarding the site's location within the AIA which has been added to this project.

Environmental Assessment

David J. Powers and Associates, under contract with the Planning Division, has completed an Initial Study for the project and has determined that, pursuant to the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration is the appropriate level environmental review (see Attachment C – Initial Study/Mitigated Negative Declaration). The public review period is from January 25, 2023, to February 10, 2023. The Initial Study found minimal environment impacts associated with the project, including mitigable air quality, biological, and hazards and hazardous materials impacts (see Attachment D – Mitigation Monitoring and Reporting Program).

Findings

Staff recommends that the Planning Commission find that the proposed General Plan Amendment GPA-8-20-14643, Zone Change ZC-8-20-14633, Major Subdivision SUB-8-20-15634, Use Permit UPR-8-20-14642, and Design Review DR-8-20-14636 are in accordance with Chapter 17 *(Zoning)* of the Daly City Municipal Code. Staff has determined that approval of the proposed project will not be detrimental to the health, safety, morals, comfort, and general welfare of persons residing or working in the vicinity. Staff has furthermore determined that the proposed project would not be injurious or detrimental to property and improvements in the neighborhood or result in substantial environmental damage or disturbance, given the mitigation measures outlined in the Mitigation Monitoring and Reporting Program. Staff recommends that the Planning Commission adopt the following findings:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission conducted a public hearing on

March 7, 2023. Legal public notice of said hearing was provided by newspaper publication on January 26, 2023, posting and via first class mailing to property owners within 300 feet of the site;

2. Under the proposed Residential – Medium Density land use designation, the number of required units on the site would be between 20.1 and 35 units per acre, or between 14 and 25 units. Although the proposal for 14 townhomes is at the lower end of this range, the Planning Commission finds that the proposed project integrates well into an existing neighborhood of detached single-family homes of a slightly less density (approximately 17.5 units to the acre).

3. The Planning Commission finds that the project conforms to all of the zoning regulations identified by the Zoning Ordinance for the R-3 Multiple-Family Residential District, including setbacks, lot coverage, and building height.

4. Although the three-story townhomes proposed in the project would be surrounded by primarily two-story detached homes, the surrounding R-1 Single-Family Residential zone allows all homes in this district to be three stories in height, to a maximum of 30 feet in height. The R-3 Multiple-Family Residential zoning proposed for the subject site would allow a maximum height only six feet taller. The proposed maximum height of the townhomes is 35 feet. Similarly, with regard to maximum lot coverage, the adjacent R-1 Single-Family Residential zone allows 55 percent lot coverage, where the project proposed only a 37 percent coverage factor.

5. The Planning Commission further finds that it is in the public interest to allow the construction of rental housing and that the construction of such housing provides a critical need in the community.

6. The proposed project has been reviewed by various City departments, including the Fire Department, the Building Division, the Engineering Division, and the Department of Water and Wastewater Resources. Each of these agencies, comprised of persons qualified to render professional opinions concerning the project, have confirmed that the proposed project poses no threat to the public health, safety, and welfare. There furthermore exists no evidence in the public record to demonstrate that the project would be detrimental to the public health, safety, and general welfare.

7. The proposed subdivision and/or design or improvement are consistent with applicable general and specific plans because, under the proposed Residential – Medium Density land use designation, the number of required units on the site would be between 20.1 and 35 units per acre, or between 14 and 25 units. 14 units are proposed.

8. The site is physically suitable for the type and density of the proposed subdivision. The subject site is situated on Third Avenue, between East Market Street and Castle Street. This area is characterized by a mixture of single-family residences and apartments near the project vicinity. Given the size and shape of the subject property, together with adjacent land uses, a

medium density development consisting of 14 townhouse units is the highest and best use of the subject property.

9. The design of the proposed subdivision or improvements will not cause substantial environmental damage or injure fish or wildlife or their habitat. Staff has determined that the proposed subdivision will not cause significant environmental damage or injure fish, wildlife, or their habitat. The proposed project would be constructed in a fully urbanized area. An Initial Study completed for the project and has determined that, pursuant to the requirements of the California Environmental Quality Act (CEQA), an environmental impacts associated with the project could be mitigated to a level insignificance.

10. The design of the proposed subdivision will not cause serious public health problems. The proposed project consists of 14 townhouses, all of which will be subject to Building Code requirements that set forth minimum safety standards for new construction. Other City and State regulations will assure that public health is not at risk.

11. The design of the proposed subdivision or improvements will not conflict with any easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Access to the proposed new lots and utilities for the lots would be available from existing adjacent roads. No structures of any kind will be built over the property lines. Where necessary, permits for utility connections for the newly created lots would be obtained from the City of Daly City.

12. General landscape considerations of Chapter 17.41, Landscaping, have been provided to insure visual relief, to complement buildings and structures and to provide an attractive environment for the enjoyment of the public.

13. General architectural considerations have been incorporated in order to ensure the compatibility of this development with its design concept and the character of other adjacent buildings. These considerations include, but are not limited to, the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, and colors.

14. The Planning Commission has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and, based on the Initial Study prepared by a qualified professional consultant, has determined that there is no substantial evidence, in light of the whole record, that the project may have a significant impact, given the mitigation measures outlined in the Mitigation Monitoring and Reporting Program prepared for the project. Therefore, a Mitigated Negative Declaration is appropriate for the project in accordance with the California Environmental Quality Act.

15. The project will minimize the risk to existing public improvements and adjacent private property by providing controlled stormwater runoff from the site to City facilities in full compliance with Order R-2 NPDES Permit No. CAS612008 and Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit.

Conditions of Approval

Staff recommends approval General Plan Amendment GPA-8-20-14643, Zone Change ZC-8-20-14633, Major Subdivision SUB-8-20-15634, Use Permit UPR-8-20-14642, and Design Review DR-8-20-14636 based on the following conditions as specified by each Department and Division. These conditions shall be complied with prior to, or as part of, any building permit for the proposed improvements and on-going operations.

A. PLANNING DIVISION

1. The project shall be valid only in conjunction with the detailed plans submitted with this project. Any modifications required, due to the Conditions of Approval, and minor changes to the plan, must be reviewed and approved by the Planning Division prior to the change. Major site or architectural modifications shall be treated as an amendment and shall be subject to review by the Planning Commission and City Council.

2. The tentative subdivision map approval granted herein shall be valid for a period of two years. If a final map has not been approved within this timeframe, the applicant shall apply for a time extension.

3. The use permit and design review approval granted herein shall be valid for a period of two years. If building permits have not been issued within this timeframe, the applicant shall apply for a time extension.

4. The applicant shall comply with the requirements of the Mitigation Monitoring and Reporting Program adopted by the City Council.

5. Prior to the issuance of a building permit, the applicant shall pay all fees required by the Affordable Housing Ordinance.

6. The applicant shall pay park-in-lieu fees, in compliance with DCMC Chapter 16.30 Parkland Dedications. In-lieu fees are required to be paid prior to approval of the Final Map.

7. The applicant and property owner shall comply with the real estate disclosure requirements outlined in Policy IP-1 of the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport (SFO ALUCP).

Site Design

8. The applicant shall install decorative pavers at the project entry from the back of sidewalk to the private control gate. The design of the pavers shall be approved by the Planning Division. The paver location and design shall be supplied at the of building permit submittal.

9. The developer shall fully develop these private open space areas with patio and groundcover acceptable to the City. The design of these areas shall appear in construction drawings submitted to the Building Division and shall be installed to the satisfaction of the Planning Division prior to final occupancy.

10. The applicant shall submit detail drawings and manufacturer's specification sheets for the proposed vehicular and pedestrian gates at building permit submittal. Review and approval of the gate designs by the Planning Division is required prior to building permit issuance.

11. The applicant shall install three pedestrian-scale light fixture adjacent to the court and at the access to facilitate nighttime pedestrian use. The lighting location and design shall be supplied at the of building permit submittal.

12. The applicant shall construct an all-weather cover above the gang mailboxes with down lighting. The design of the cover shall be approved by the Planning Division. The cover location and design shall be supplied at the of building permit submittal.

13. The applicant shall install high quality fencing, possibly made from material other than wood, that is of a design and color that integrates architecturally to the townhouses. The fencing location and design shall be supplied at the of building permit submittal.

14. Backflow preventers, check devices, and other visible mechanical equipment shall be painted black, dark green, red (if required by the Fire Department), or other color complementary to the building design.

15. Backflow preventers shall be concealed and/or screened from public view to the satisfaction of the Daly City Community and Economic Development Director prior to issuance of building permit.

<u>Building Design</u>

16. All buildings within the project shall incorporate an aluminum window system. Vinyl windows in the residential portion of the project shall not be permitted unless such windows incorporate an aesthetic quality comparable to aluminum windows.

17. The applicant shall install enhanced garage doors that reflect the contemporary architectural style of the townhouses. The exact specification of the doors shall be identified in the building permit submittal for the project.

18. All stucco applications to the building shall be medium dash stucco finish and this requirement shall be detailed on all construction drawings submitted to the Building Division for review.

Landscaping

19. Prior to the issuance of building permits, a detailed landscape and irrigation plan shall be submitted for review by the Planning Division, which shall comply with DCMC Chapter 17.41 *(Water Conservation in Landscaping)*. New landscaping required for the project shall incorporate Bay Area Friendly species that are drought tolerant and the irrigation systems shall incorporate water efficiency measures. Alternative plant and tree species may be approved by the Planning Division if it can be shown they would be more appropriate for the site.

20. All landscaping shall be installed, inspected and approved prior to the issuance of occupancy permits.

21. All trees adjacent to the City sidewalk shall be box-specimen and shall provide a root-barrier acceptable to the City.

22. The landscape plan shall identify an excavation plan for all screen-trees which provide a sufficient trench allowing for root expansion, as determined by the City. Tree trenches shall be inspected by the City for size prior to tree installation.

23. The applicant shall provide long-term irrigation to all trees, shrubs, and groundcover.

24. The applicant shall triple-stake all trees and this staking shall be subject to initial inspection by the City. Trees shall remain triple-stake through the establishment period and tree staking shall be subject to the annual inspection identified above.

Homeowners Association

25. The applicant shall establish a Homeowners' Association (HOA) for the purpose of landscape maintenance within any easement areas created, any retaining walls required to be built as part of new development, permanently installed stormwater treatment systems, and any infrastructure related to the respective systems. The HOA membership shall consist of all residential lot owners. The HOA shall be professionally managed and the HOA bylaws and initial annual operating budget shall be reviewed and approved by the Planning Division/City Attorney's Office prior to submittal to the California Department of Real Estate.

26. Prior to the recordation of a Final Map, the developer shall submit a maintenance plan, which clearly specifies methods and standards for performance of common responsibilities and maintenance for all common areas and equipment and fees to be assessed for such purposes. The maintenance plan shall include a budget acceptable to the City for major repairs and extraordinary expenses, and shall be incorporated into HOA bylaws.

27. The developer shall submit to the City Attorney, for review and approval, a copy of the covenants, conditions, and restrictions (CC&Rs) that will apply to the development prior to recordation of the Final Map.

28. The HOA shall enter into a Maintenance Agreement with the City of Daly City to ensure long-term maintenance and servicing by the Property Owner of stormwater site design and treatment control measures according the approved Maintenance Plan.

Stormwater Treatment

29. The applicant shall develop and submit a stormwater management plan that illustrates full compliance with Section C.3 of Order R-2-2009-0074 NPDES Permit No. CAS612008. The project must comply with Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit.

30. The applicant shall receive approval of the stormwater management plan from a third-party reviewer appointed by the City prior to building permit submittal. The applicant shall pay the entire cost of the third-party reviewer.

31. All stormwater treatment facilities shall be inspected during construction to ensure eventual compliance with the stormwater management plan. The applicant shall pay the entire cost of these inspections.

32. The applicant shall enter into a Operation and Maintenance Agreement with the City to ensure long-term maintenance and servicing by the Property Owner of stormwater site design and treatment control measures according the approved Operation and Maintenance Plan.

33. The applicant shall arrange and pay for final inspection of installed treatment measure by the City's Special Inspector within 45 days of installation or project construction completion, whichever comes first.

B. PUBLIC WORKS DEPARTMENT

General

34. The applicant shall comply with the applicable requirements of the City of Daly City General Conditions of Approval: Use Permits, Variances, Design Reviews, Planned Developments, and Subdivisions, in effect at the time of subdivision and design review application submittal, final map submittal and/or at the time of building permit application.
35. Plans submitted for building or grading permit shall show all existing and proposed utilities, on-site and in the street, including water, sanitary sewer, and storm drain mains.

36. The applicant shall comply with the applicable requirements of the City of Daly City Standard Details and Specifications.

37. Applicant and/or contractor shall provide at least one large project sign that includes basic project information and a phone number where members of the public may report concerns

such as off-site tracking, dust control, noise complaints, ground shaking and any related construction activities and obtain information or assistance as needed. The complaints and responses shall be logged, and copies provided to the City Engineer with action status on a weekly basis.

38. A Final Map shall be prepared for the merging of the existing lots and creation of the proposed airspace parcels.

39. Prior to Final Map approval, the applicant shall enter into a Landscape Maintenance Agreement in a form acceptable to the City Attorney to ensure the Property Owner will provide long-term maintenance of all street trees, landscaping, irrigation, and pedestrian-scale lighting installed in the public right-of-way. Design of planting and irrigation system shall minimize the extent of irrigation lines, controllers, and valves in the public right-of-way and shall be reviewed and approved by the City Engineer.

40. No permanent building encroachment including but not limited to: awnings, canopies, marquees, signs, windows, balconies, architectural features and mechanical equipment shall be allowed in the Right-of-Way without the written authorization of the City Engineer.

41. Prior to requesting approval for the Final Map, all improvements, including on- and off-site improvements, and all public service and utility facilities required to serve the development, shall be completed by the applicant, or the applicant shall enter into a Subdivision Improvement Agreement with the City to complete the improvements within the time limit specified by the City.

42. All subdivision Conditions of Approval and subdivision improvements shall be satisfied and constructed to the satisfaction of the City Engineer or bonded for prior to approval of the Final Map.

43. Prior to issuance of first permit (Grading, Site Improvement, and Building, etc.), existing structures on the property shall be demolished, and all existing utility service connections shall be abandoned per City standards.

44. The applicant shall provide “will serve letters” from all applicable utility agencies.

45. Concurrent with each demolition, grading and drainage permit submittal or as a part of the Improvement Plan package, the Applicant shall prepare a dust control plan. The plan shall conform to the City Standards and comply with the requirements of the Bay Area Air Quality Management District (BAAQMD) Best Management Practices (BMP) for dust control. The Applicant shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The person shall respond and take corrective action within 48 hours when notified of dust complaints.

46. Securities for all public improvements, including off-site improvements, and all private facilities serving the development, shall be filed with the Final Map for approval.

47. All improvements shall be completed and functioning, and as-built record plans of all improvements submitted in a form acceptable to the City before any occupancy permit is issued or public service improvements are accepted by the City for maintenance.

48. All improvements, including on-site and off-site improvements, and all public service and utility facilities required to serve the project, shall be completed by the applicant prior to issuance of a Building Permit. The improvements shall be consistent with the plans approved by the City Engineer and the Conditions of Approval. All construction shall meet the latest California Building Code, California Fire Code, Daly City Municipal Code and the City Standard Specifications and Drawings. Securities for all required improvements, and applicable fees and charges, shall be submitted to the City for approval. The applicant shall obtain all required permits before commencing work. All required improvements shall be constructed at no cost to the City except where specifically agreed to by the City under the provisions of a written agreement.

49. Grading and improvement plan review and approval by the City Engineer are required before any City Permit is issued. The improvement plans shall include details for on-site and off-site improvements for vehicular and pedestrian access, parking, traffic signs and markings, utility service connections, modifications and extension of the City's sewer, water, storm drain, safety lighting, landscaping, and other public service facilities. All utility services shall be underground. Said improvements shall conform to Daly City and affected Agency's standards. Plans shall be accompanied by all required calculations and studies including geotechnical and impact studies to justify design. Submit photo-mylar reproducible (24"x36"), electronic files (to City AutoCAD Standards) and blueprints as required for City's inspection and filing before permits are issued for construction of improvements. All required improvements shall be constructed at no cost to the City except where specifically agreed to by the City under the provisions of a written agreement.

50. The project Covenants, Conditions, and Restrictions ("CC&Rs") shall be reviewed and approved by the City Engineer prior to recordation of the Final Map.

<u>Site</u>

51. The applicant shall replace curb, gutter, curb ramp, and sidewalk over the entire frontage of the development to the nearest expansion joints or score lines. Sidewalk width shall be 5' minimum measured from the back of curb to the back of sidewalk (5.5' including the curb). All curb, gutter, and sidewalk improvements in the public right-of-way shall be designed to meet current ADA standards and Daly City Standards at no cost to the City.

52. Republic Services shall review and approve the anticipated solid waste collection plan. Will serve letter from Republic Services required.

53. All project improvements shall be ADA compliant. This includes the sidewalk and driveways within private property.

54. The segment of Third Avenue between Castle St. and E. Market St. has an existing Pavement Condition Index of 75. Due to the multiple utility street trench cuts it will be necessary to provide a Type II slurry seal across the development frontage. The slurry seal shall be for the entire street width.

55. All proposed landscaping and street trees shall be maintained by the property owner in perpetuity. Irrigation shall be tied to and maintained by the property owner.

56. All retaining walls shall be maintained by the HOA with appropriate easements reserved for such maintenance. Retaining walls shall not be constructed within public right of way or public easements. Maintenance responsibilities shall be addressed in the CC&Rs for the property.

57. The pervious pavement on the private road shall be maintained by the HOA with appropriate easements reserved for such maintenance. Maintenance responsibilities shall be addressed in the CC&Rs for the property.

Grading

58. Grading exceeding 50 cubic yards shall require approval of plans and a grading permit. A licensed Civil Engineer shall prepare the grading plans and erosion control plan in conformance with a soil report prepared by a licensed soil engineer or qualified civil engineer in compliance with the NPDES requirements prior to any development on the property.

59. Provide erosion and storm water pollution plan incorporating best management practices, including operation and maintenance provisions per the requirements applicable at the time of construction permit application. During the wet/rainy season (October 1 to April 30) the developer shall submit a revised erosion control plan as necessary (every five working days) or as required by the City Engineer and/or his representative.

60. The applicant shall provide fail-safe conditions for catastrophic events such as 100-year storms, seismic events, system overflows or failures. Drainage swales shall be provided at the top, intermediate and bottom of slopes and embankments to prevent erosion and degradation of slopes. The project geotechnical report shall include appropriate recommendations regarding the protection of existing and proposed slopes.

61. The Engineer or Geologist, of record, shall be present on-site during the excavation and grading phases of the project and shall submit a written certification that the project grading plans has been implemented as approved.

Stormwater

62. Runoff calculations along with a letter from the engineer of record shall be provided verifying that post development stormwater runoff from the site does not exceed the pre-development stormwater runoff. Additional stormwater runoff generated as a result of this

development shall be retained on-site. The stormwater retention shall be designed for at least a 10-year storm frequency, with a duration of two hours.

63. Include the calculations and stormwater retention plans on the site plan.

64. The 141 3rd Avenue Tentative Map does not provide the City's required stormwater retention for the project. Revised stormwater retention systems shall be provided for the City's review and approval as part of the project's Site Improvement Plans.

65. Measures to control stormwater runoff are not provided in the Tentative Map. Measures shall be provided to ensure stormwater runoff shall not exceed pre-development flow rates.

66. All stormwater retention, treatment system or other C.3 or LID improvements shall be located outside of the public right-of-way and maintained by the Homeowners Association (HOA). There shall be no private improvements within the public right-of-way. Stormwater compliance and detention facilities shall include provisions for full trash capture in the catch basins. A Storm Water Treatment Measures Maintenance Agreement will be required and must be included in the CC&R's.

67. Storm drain laterals and mains shall be CCTV'ed at the end of construction. Owner is responsible for providing videos of laterals/mains prior to the City Engineer's permit signoff/acceptance. If cleanouts are utilized instead of manholes or drainage inlets, it is up to the owner to make required changes to provide camera access if access is not available via cleanouts.

68. Full trash capture devices approved by the City Engineer shall be installed on the drainage system.

69. The applicant shall submit stormwater pollution prevention plans at the time of each building permit submittal.

Utilities

70. Following new utility installation, the applicant shall replace areas of street pavement, sidewalk, curb and gutter damaged by construction. Such repair shall be per City standard specifications.

71. All new electrical and telecommunications services shall be provided through underground connections. There shall be no overhead drops.

72. The project's electrical transformer shall not be installed within the public right-of-way. The transformer, including the door swing of the panel doors, shall be within private property.

73. The applicant shall underground all electrical and telecommunications services, including adjacent property services as may be necessary to ensure that existing overhead drop services do not traverse the newly proposed development. The applicant shall provide

verification, in writing, that all existing overhead utilities relocation have been reviewed and approved by each utility company. All existing facilities and supporting poles shall be removed at the applicant's expense.

74. Disconnect all sewer laterals and water services at the main in the street prior to installation of new services. Inspections shall be required by the Department of Water and Wastewater Resources.

Permits Required

75. Encroachment permits and/or a site improvement permit shall be required to be issued by the Public Works Department for all work proposed within the public right-of-way.

C. FIRE DEPARTMENT

76. Daly City Municipal Code15.32.080 requires an additional fire hydrant on the premises in a location approved by NCFA.

77. No Parking Signs and red curbs shall be extended to include the entire west curb where the roadway narrows from 26 feet.

78. The entrance gate shall be equipped with a Knox Box key as approved by NCFA

79. The entrance gate design shall conform to CFC Appendix D. No curbs or operating devices may obstruct the turning radius and access roadway. The design shall be approved by NCFA.

80. A fire sprinkler system is required. The applicant shall submit plans to NCFA under separate fire permit.

81. The applicant shall provide fire flow information per CFC, Appendix B.

82. A key box is required. The applicant shall apply for approved hardware at NCFA Administration.

83. Portable fire extinguishers(s) are required. The applicant shall mount fire extinguishers 3-5 feet above floor.

84. Illuminated address identification is required.

85. Utility identification is required.

D. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

Water

86. All costs associated with any water system improvements required by the City, shall be borne by the applicant.

87. The water system within the private property shall be private. The project will be supplied via a city master meter and a private RP type back flow device.

88. The existing irrigation well shall be abandoned, with county permit sign off, prior to the commencement of any onsite or offsite earthwork.

89. The offsite and onsite water system shall be installed in its entirety and approved, and an all-weather road system shall be in place, prior to any combustibles being brought on site.

Sewer

90. All costs associated with any sewer system improvements required by the City, shall be borne by the applicant.

91. The sewer system, until connection to the district main, shall be private.

92. Each home shall have a check valve and clean out that is to be located 18 to 24 inches outside of the building foundation per detail SS-10

93. The inlet to the manhole connecting the private sewer system to the district's collection system shall be plugged until approval from the district manager.

Storm

94. The stormwater treatment and collection areas shall not be constructed over or fenced off by the future property owners. The treatment areas shall be free to inspect, without physical restriction, at any time.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Findings as outlined herein;

2. Recommend that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project; and

3. Recommend that the City Council approve General Plan Amendment GPA-8-20-14643, Zone Change ZC-8-20-14633, Major Subdivision SUB-8-20-15634, Use Permit UPR-8-20-14642, and Design Review DR-8-20-14636, subject to the Conditions of Approval identified herein.

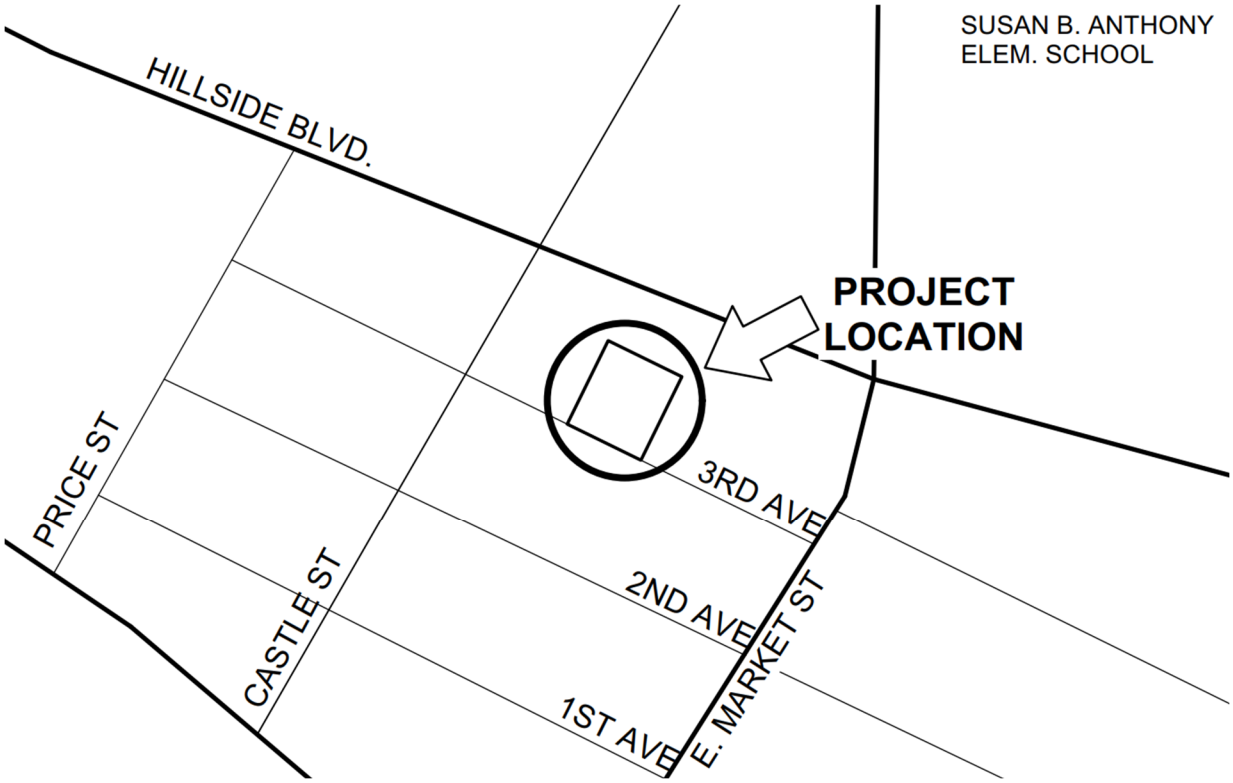
Staff is available to provide any additional information desired by the Planning Commissioners.

Respectfully submitted,

Michael Van Lonkhuysen
Planning Manager

Tatum Mothershead
Director of Economic and Community Development

Attachments
Attachment A – Location Map
Attachment B – Project Plans
Attachment C – Initial Study/Mitigated Negative Declaration
Attachment D – Mitigation Monitoring and Reporting Program


SUSAN B. ANTHONY
ELEM. SCHOOL
HILLSIDE BLVD.
PROJECT
LOCATION
PRICE ST
CASTLE ST
3RD AVE
2ND AVE
1ST AVE
E. MARKET ST

GENERAL NOTES

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE PROJECT. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW PROPER SAFETY PROCEDURES.

2. ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENT AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

3. ALL WORK, TO BE ACCEPTABLE, MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL OR BETTER THAN THE STANDARD OF THE TRADE. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE.

4. CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND APPARATUS FREE FROM INJURY OR DAMAGE.

5. CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT, EXAMINE FOR HIMSELF/HERSELF THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT. SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR.

6. BEFORE ORDERING MATERIAL OR COMMENCING WORK WHICH IS DEPENDENT FOR THE PROPER SIZE AND INSTALLATION UPON COORDINATION WITH CONDITIONS IN THE BUILDING, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS. ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR ADJUSTMENTS BEFORE ANY WORK BEGINS OR MATERIALS ARE PURCHASED.

7. MATERIALS, PRODUCTS AND EQUIPMENT SHALL ALL BE NEW, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL DEBRIS IN A LOCATION OF THE PROPERTY APPROVED BY THE OWNER AND SHALL REMOVE SAME IN A TIMELY MANNER DURING THE COURSE OF WORK.

9. CONTRACTOR SHALL REMOVE FROM SITE ANY IMPROVEMENTS NECESSARY FOR COMPLETION OF THE PROJECT, PROTECT FROM DAMAGE OR INJURY ALL EXISTING TREES, LANDSCAPING AND IMPROVEMENTS INDICATED BY THE ARCHITECT.

10. EXCAVATE ALL FOOTINGS AS INDICATED ON THE DRAWING TO REACH SOLID, UNDISTURBED SOIL. BOTTOMS OF EXCAVATIONS SHALL BE LEVEL, CLEAN AND DRY AND AT THE ELEVATIONS INDICATED ON THE STRUCTURAL DRAWINGS.

11. PROVIDE FINISH GRADES TO DRAIN AWAY FROM THE FOUNDATIONS ON ALL SIDES OF THE BUILDING.

12. CONTRACTOR TO PRECISELY LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION.

13. WORK HOURS: CONSTRUCTION, DELIVERIES, AND OR SERVICING OF ANY ITEM ON SITE SHALL BE PROHIBITED BEFORE 8:00 AM AND AFTER 5:00 PM, WEEKDAYS, ALL DAY SATURDAY, SUNDAY AND HOLIDAYS.

14. CONSTRUCTION PARKING IS PERMITTED ONLY ON THE SITE AND ONLY ON THE SIDE OF THE STREET FRONTING THE PROPERTY FOR WHICH THE PERMIT IS ISSUED.

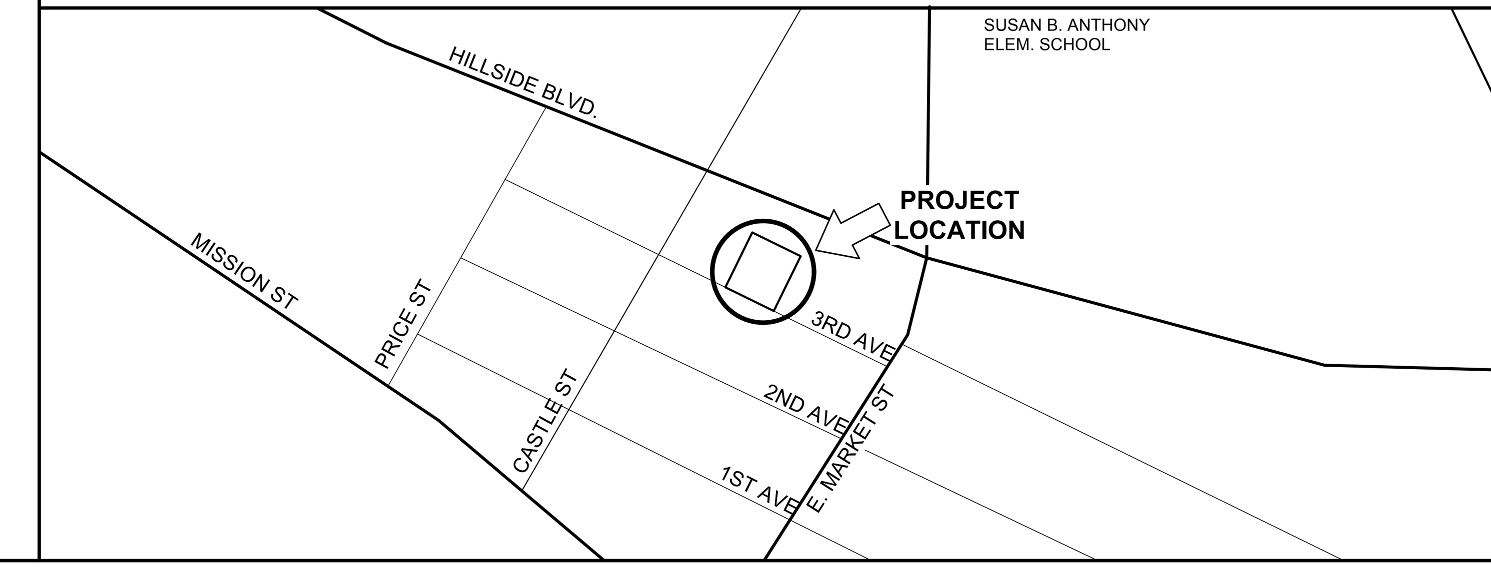
15. NO PERSON SHALL CAUSE AND NO PROPERTY OWNER SHALL PERMIT ON SUCH OWNERS' PROPERTY, A NOISE PRODUCED BY ANY PERSON, MACHINE, ANIMAL OR DEVICE, OR ANY COMBINATION THEREOF, IN EXCESS OF THE SOUND LEVEL LIMITS SET FORTH IN LOCAL MUNICIPAL CODES TO EMANATE FROM ANY PROPERTY, PUBLIC OR PRIVATE, BEYOND THE PROPERTY LINE. ANY SOUND IN EXCESS OF THE SOUND LEVEL LIMITS SET FORTH IN LOCAL MUNICIPAL CODES SHALL CONSTITUTE A NOISE DISTURBANCE. FOR PURPOSES OF DETERMINING SOUND LEVELS, SOUND LEVEL MEASUREMENTS SHALL BE MADE AT ANY LOCATION ON THE RECEIVING PROPERTY. PROFESSIONAL CERTIFICATION OF MEETING THIS REQUIREMENT MAY BE REQUIRED PRIOR TO FINAL INSPECTION.

16. SURVEYOR IS REQUIRED TO PROVIDE LETTERS VERIFYING THE STRUCTURE IS LOCATED AS APPROVED ON THE PLANS FOR SETBACKS PRIOR TO POURING ANY CONCRETE AND VERIFYING THE HEIGHT OF THE STRUCTURE IS AS SHOWN ON THE PLANS AT FRAME INSPECTION.

17. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING EXCAVATION OF FOUNDATIONS, PIER DRILLING, UNDERPINNING, PREPARATION OF SUBGRADE BENEATH SLABS-ON-GRADE, PLACEMENT AND COMPACTION OF ENGINEERED FILL, AND SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE ORIGINAL GEOTECHNICAL REPORT PREPARED BY EARTH SYSTEMS PACIFIC, DATED JUNE 23, 2020. EARTH SYSTEMS PACIFIC SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.

14 NEW HOMES AT
141 3rd AVENUE

VICINITY MAP



PERSPECTIVE VIEW FROM 3rd AVENUE

ABBREVIATIONS

&	AND
@	AT
ø	DIAMETER or ROUND
ACOUS.	ACOUTSTICAL
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
CAB.	CABINET
C.J.	CONTROL JOINT
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEANOUT or CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
C.T.	COLLAR TIE
C.W.	COLD WATER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DS.	DOWNSPOUT
DW	DISHWASHER
DWG.	DRAWING
EA.	EACH
E.J.	EXPANSION JOINT
ELECT./ELEC.	ELECTRICAL
ENCL.	ENCLOSURE
E.O.S.	EDGE OF SLAB
EQ.	EQUAL
EXST or (E)	EQUIPMENT
EQUIP	EXISTING
EXP.	EXPANSION
G.S.M.	GALVANIZED SHEET METAL
GYP. BD	GYPSUM BOARD
GYP.	GYPSUM
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWR./HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT./HGT.	HEIGHT
HTR.	HEATER
H.W.	HOT WATER
HDWD.	HARDWOOD
I.D.	INSIDE DIAMETER (DIM.)
IN. or (")	INCH OR INCHES
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JST.	JOIST
KIT.	KITCHEN
LAM.	LAMINATE
LAV.	LAVATORY
MAX.	MAXIMUM
MECH.	MECHANICAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL./MET.	METAL
N.	NORTH
(N) or NEW	NEW
N.I.C.	NOT IN CONTRACT
NO. or #	NUMBER
N.T.S.	NOT TO SCALE
o/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
P.E.N.	PLYWOOD EDGE NAILING
PERF.	PERFORATED
PL.	PLATE OR PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PREFAB.	PREFABRICATED
P.T.D.	PAPER TOWEL DISPENSER
P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCE
REQ'D	REQUIRED
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.4.S.	SURFACED 4 SIDES
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	SMOKE DETECTOR
SEL.	SELECT
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION(S)
SQ.	SQUARE
S.ST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT./STRL.	STRUCTURAL
SUSP.	SUSPEND
SYM.	SYMBOL or SYMMETRICAL
T.&B.	TOP AND BOTTOM
T.&G.	TONGUE AND GROOVE
T.	TREAD
TEL.	TELEPHONE
THRU	THROUGH
T.O.C.	TOP OF CURB
T.O.P./TP	TOP OF PAVEMENT
T.O.W./TW	TOP OF WALL
T.P.H.	TOILET PAPER HOLDER
T.P.D.	TOILET PAPER DISPENSER
TV.	TELEVISION
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.G.	VERTICAL GRAIN
w/	WITH
w/o	WITHOUT
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WP.	WATERPROOF
W.W.F.	WELDED WIRE FABRIC

DALY CITY DESIGN GUIDELINES (SMALL RESIDENTIAL)

BUILDING SETBACKS:
MATCH PREDOMINANT FRONT SETBACK ALONG THE BLOCK FACE:
15' FRONT SETBACK MATCHES PREDOMINANT SETBACK ON BLOCK.

FAÇADE SCALE AND CHARACTER:
DIVIDE LONG FACADES INTO REGULAR SEGMENTS:
FRONT FAÇADE (3RD AVENUE) IS BROKEN INTO 7 UNITS OF THE SAME WIDTH. THESE REGULAR SEGMENTS ARE DIFFERENTIATED FOR INTEREST.

PROVIDE BAY WINDOWS COMMON TO OLDER HOMES:
MODERN SQUARE BAYS WITH A VARIETY OF WINDOW DETAILS (CORNER, CENTERED, RECESSED) HAVE BEEN PROVIDED.

PROVIDE INTERESTING PARAPET PROFILES:
VARYING PARAPET HEIGHTS PROVIDE AN INTERESTING STREET FACADE AS THE BUILDINGS STEPS. PARAPETS VARY IN COLOR AND MATERIAL FROM UNIT TO UNIT.

STEP BACK UPPER FLOOR 5' MIN:
THIRD FLOOR SETBACK APPROXIMATELY 5' FROM LOWER FLOORS.

CONTINUOUS FRONT FAÇADE ARCHITECTURAL MATERIALS AND DETAILS ONTO VISIBLE SIDE WALLS:
STUCCO AND SIDING CONTINUES ALONG ALL SIDE WALLS VISIBLE FROM STREET FRONTAGE. SIDE WALLS HAVE BEEN DIVIDED WITH A CENTRAL COLOR BAND AND WRAPPING HORIZONTAL SIDING PROVIDING VISUAL INTEREST SIMILAR TO THAT FOUND ON FRONT FACADES.

INCLUDE SPECIAL DESIGN FEATURES:
THE UNITS SHALL HAVE DISTINCTIVE COLOR PATTERNS AND VARIATION OF MATERIALS. METAL AWNINGS AND DECORATIVE IRON GATES OFFER INTEREST. VARYING FAÇADE FORMS ALSO OFFER VISUAL INTEREST.

GARAGE DOORS:
LIMIT GARAGE ENTRIES TO ONE CAR WIDTH:
UNITS HAVE 8' WIDE GARAGE DOORS AND NO STREET FACING GARAGE DOORS

LIMIT GARAGE WIDTH TO 50% OF FACADE:
FRONT FACING UNITS HAVE NO VISIBLE GARAGES. 8' GARAGE DOOR IN ±21' FACADE COVER 38% OF REAR UNITS.

RECESS DOORS 2' MIN FROM FRONT FACADE:
GARAGE DOORS ARE RECESSED 2'-0" FROM FRONT WALL.

LIVING UNIT ENTRIES:
RECESS ENTRIES/ METAL ENTRY GATES:
ENTRIES ARE STAGGERED AND RECESSED TO PROVIDE INTEREST. DECORATIVE METAL ENTRY GATES ARE PROVIDED IN SOME UNITS.

EMPHASIZE ENTRIES BY PROVIDING A ROOF ELEMENT OVER THE ENTRY :
SINGLE STORY FLAT ROOF ELEMENT IS PROVIDED OVER ENTRIES ON SOME UNITS.

WINDOWS:
RECESS WINDOWS FROM FRONT FACADE WALL:
RECESSED WINDOW DETAIL PROVIDED IN SQUARE BAYS.

MATERIALS AND COLOURS:
- EMPHASIZE SINGLE BUILDING MATERIAL:
STUCCO IS THE PREDOMINANT BUILDING MATERIAL.

- NEUTRAL OR PRIMARY FACADE COLOR FOR GARAGE DOOR COLOR:
GARAGE DOORS PAINTED TO MATCH PRIMARY EXTERIOR COLOR OF HOME . IN ADDITION THERE ARE NO STREET FACING GARAGE DOORS

- PAINTED GRILLES, GATES ETC:
ALL GRILLES, GATES ETC WILL BE PAINTED.

- PAINTED SIDE WALLS:
ALL FACES OF BUILDING (FRONT, SIDE AND REAR WALLS) WILL BE PAINTED.

LANDSCAPING:
- PROVIDE LANDSCAPED PLANTING AREAS IN FRONT SETBACK AREAS NOT REQUIRED FOR ACCESS:
FRONT SETBACK SHALL BE LANDSCAPED WITH NATIVE SPECIES PLANS AND FEATURE TREES IN PLANTERSTRIP.

PROJECT SUMMARY

ADDRESS: 141 3RD AVENUE, DALY CITY CA 94014
OWNERS: PIH, LLC.
ARCHITECT: CHRIS KUMMERER, ARCHITECT PH: (650) 233-0342
E-MAIL: CHRIS@CKA-ARCHITECTS.COM
APN# 006-254-030

ZONING: R-3 (MEDIUM DENSITY)
LOT SIZE: ±31,140 SF

NUMBER OF UNITS PER ACRE IN RESIDENTIAL MEDIUM-DENSITY: 20.1-35
MAX. UNITS ALLOWED ON LOT: (20.1-35) x 31,140 = **14-24 UNITS**
PROPOSED NUMBER OF UNITS: 14

SETBACKS: FRONT:15' REAR:10' SIDE:NO MIN.

BUILDING OCCUPANCY GROUP: R-3
TYPE OF CONSTRUCTION: V-A
AUTOMATIC FIRE SPRINKLERS REQUIRED?: YES

MAX. HT.: 36'-0"
PROPOSED HEIGHT: ±35'-0"

MAX. ALLOWABLE COVERAGE: 23,355 SF (75%)
PROPOSED COVERAGE: 1,644.67 x 7 = 11,512.69 SF (37.2%)

MAX. ALLOWABLE FLOOR AREA: NO MAX.
PROPOSED UNIT FLOOR AREA:
ALL UNITS
1810SF (LIVING SPACE) + 425SF (GARAGE) = 2,235 SF

PROPOSED FLOOR AREA: 14 x 2235 = **31,290 SF**

PROVIDED PARKING: 2 TANDEM SPACES PER UNIT (COVERED)
SEE SHEET A1.1 FOR PARKING AND CIRCULATION DIAGRAM

REQUIRED OPEN/ GREEN SPACE: 150 SF MIN. PER UNIT
SEE SHEET A1.1 FOR OPEN SPACE DIAGRAM

PROJECT DESCRIPTION

THIS PROJECT INVOLVES:
- GENERAL PLAN AMENDMENT FOR REZONING OF PROPERTY TO **R-3, MEDIUM DENSITY**

- CONSTRUCTION OF 14 NEW 2,055 SF, 3 STORY TOWN-HOUSES W/ 2-CAR TANDEM GARAGE UNITS WITH CONDO MAP

- PRIVATE INTERIOR STREET : 120' HAMMERHEAD DEAD END FIRE APPARATUS TURN-AROUND ACCESS ROAD

- ASSOCIATED PRIVATE DRIVEWAYS, LANDSCAPE, CIVIL IMPROVEMENTS AND UTILITIES

CONSULTANTS

CIVIL / SURVEY:
LEA & BRAZE ENGINEERING, INC
WWW.LEABRAZE.COM
JOHNNY CHIU, , P.E.,Q.S.D.
510-887-4086 X.157
EMAIL: JCHIU@LEABRAZE.COM

LANDSCAPE:
SANDRA REED, ZAC LANDSCAPE ARCHITECTS
145 KELLER STREET, PETALUMA, CA 94952
707-696-2967
EMAIL: SR@ZACLANDSCAPE.COM

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE, VOLUMES 1 & 2
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING CODE
AND CURRENT LOCAL BUILDING AND ZONING CODES

SHEET INDEX

A0.0	COVER SHEET
A0.1	RENDERINGS AND MATERIALS
A0.2	CONDITIONS OF APPROVAL
A0.3	CAL GREEN SHEET 1
A0.4	CAL GREEN SHEET 2
A1.0	PROPOSED SITE PLAN
A1.1	OPEN SPACE/ PARKING DIAGRAMS
A1.2	PROPOSED SITE WITH FIRST FLOOR PLAN
A1.3	PROPOSED SITE WITH SECOND FLOOR PLAN
A1.4	PROPOSED SITE WITH THIRD FLOOR PLAN
A1.5	PROPOSED SITE WITH ROOF PLAN
A1.6	PROPOSED SITE ELEVATIONS
A1.7	PROPOSED SITE ELEVATIONS
A2.0	DUPLEX UNIT (FRONT) FLOOR PLANS
A2.1	DUPLEX UNIT (REAR) FLOOR PLANS
A3.0	UNIT ELEVATIONS DUPLEX FRONT
A3.1	UNIT ELEVATIONS DUPLEX REAR
A4.0	NEIGHBORHOOD PHOTOGRAPHS
A6.0	RCP
SU1	SURVEY
TNT-1	TITLE SHEET
TNT-2	PRELIM. LOT LAYOUT
TNT-3	PRELIM. GRADING & DRAINAGE PLAN
TNT-4	PRELIM. UTILITY PLAN
TNT-5	PRELIM. SECTIONS
TNT-6	PRELIM. STORMWATER CONTROL PLAN
TNT-6.1	PRELIM. STORMWATER CONTROL DETAILS
TNT-7	PRELIM. OFFSITE PLAN
L1.0	LANDSCAPE PLANS
L1.1	LANDSCAPE MATERIALS AND IMAGES
L1.2	PLANT LEGEND
JT-1	JOINT TRENCH TITLE SHEET
JT-2	JOINT TRENCH NOTES & DETAILS
JT-3	JOINT TRENCH INTENT

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COVER SHEET

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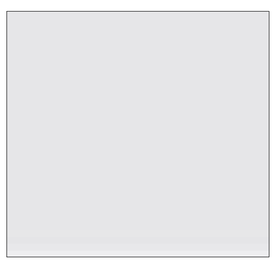
AERIAL VIEW

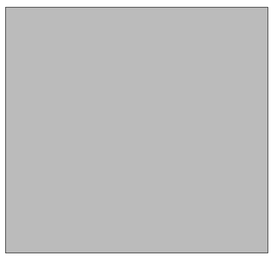
VIEW FROM INTERIOR OF SITE LOOKING NORTH



SINGLE-PLY MEMBRANE ROOFING

WINDOW / EXTERIOR DOOR

PAINTED HORIZONTAL SIDING
- SEE ELEVATION FOR COLORS



STUCCO SIDING
- SEE ELEVATION FOR COLORS

VIEW FROM 3RD AVENUE LOOKING NORTH

cka
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RENDERINGS & MATERIALS

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REACH CODE

1. ENERGY EFFICIENCY AND ELECTRIFICATION

Note: All projects must comply with mandatory elements of the Building Energy Efficiency Standards as well as the local requirements specified in the Ordinance No.1448. ***Effective Date: July 19th, 2021***

- [x] All-Electric
- [x] No natural gas appliances or propane appliance
- [x] No gas meters or propane infrastructure
- [x] Compliance with energy efficiency standards required by the State (no additional local energy efficiency requirements)
- [ ] Exception(s):
  - [ ] Projects with planning entitlements approved prior to effective date.
  - [ ] 100% affordable housing for 80% AMI or less
  - [ ] ADUs & JADUs
  - [ ] Prescriptive or performance pathway under the Energy Code is not feasible.

2. GREEN BUILDING

- [x] The permit application includes a completed CALGreen checklist

3. ELECTRIC VEHICLE (EV) CHARGING AND READINESS

- [x] Complies with California Green Building Standards Code 4.106.4; AND
- [x] Complies with local EV charging requirements as specified below; AND
- [x] Meets required minimum electrical capacity

Single Family/Duplex/ Townhouses

28	Total Number of Parking Spaces

- [ ] At least 1 parking space per dwelling unit has Level 2 EV Ready Space (for all projects)
- [x] At least 1 parking space per dwelling unit has Level 1/Level 2 EV Ready Space (for projects with 2 parking spaces)
- [ ] Exception:
  - [ ] ADU w/o new panel or panel upgrade

Low Rise Multifamily

Complies with local EV charging requirements as specified below. (All % requirements are to be rounded up to the nearest whole number. All percentages should reflect percentage of total parking spaces on site.)

	Total number of dwelling units with parking spaces *
	Number of Level 1 EV-Ready Spaces
	% Level 1 EV-Ready Spaces (90% for >20 units)
	Number of Level 2 EV-Ready Spaces
	% Level 2 EV Ready Spaces (100% of units for projects with ≤ 20 units OR 10% for projects with >20 units OR 10% for affordable housing projects)

* Definitions

- New construction as defined in Section 110.1(b).
- EV Capable Parking Space: Parking space is linked to a listed electrical panel with sufficient capacity to provide a minimum of 110/120v and 20 amps to designated parking space. Raceways only though spaces to be inaccessible in future. Raceways must be 1" min conduit. Panel shall identify spaces reserved for EV charging as "EV Capable."
- EV Level 1: A minimum 110V, 20 amp circuit
- EV Level 2: A minimum 208V/240V, 40 amp circuit
- EV Level 1 Ready Space: A parking space served by a completed circuit with a minimum of 110/120v, 20 amp capacity including electrical panel capacity, overprotection device. Raceways shall be a minimum of 1" diameter. Wiring shall include receptacle labeled "Electric Vehicle Outlet" or electric vehicle supply equipment (EVSE)
- EV Level 2 Ready Space: A parking space served by a completed circuit with a minimum of 208/240v, 40 amp capacity including electrical panel capacity, overprotection device. Raceways shall be a minimum of 1" diameter. Wiring shall include receptacle labeled "Electric Vehicle Outlet" or electric vehicle supply equipment (EVSE) with a minimum output of 30 amps.
- EV Charging Station (EVCS): A parking space with installation of electric vehicle supply equipment (EVSE) with a minimum of 30 amps connected to a level 2 EV Ready Circuit. EVCS installation may be used to satisfy Level 2 EV Ready Circuit Equipment.
- Automatic Load Management System (ALMS): A control system that allows multiple EV chargers or EV-ready circuits to share an electrical circuit and automatically reduce power at each charger.

4. SOLAR PHOTOVOLTAIC

- [x] Installed photovoltaic system
- [ ] High Rise Multifamily Minimum Must Be 15% Or Greater

	Roof Area (Square Feet)
	PV Coverage (Square Feet)
	% Roof Area Covered with PV

Exemptions

- [ ] 35% Roof Has Green Roof
- [ ] Reduced Pv System Size Due to Excessive Shading, < 200 Contiguous Square Feet, Over Generation.
- [ ] Excessive Shading and/or Insufficient Roof Space), And Therefore Includes: Compliance With Exceptions Under The 2019 Building Energy Efficiency Standards (Exception 6 To Section 110.10(B)1a, Or Exception 4 To Section 110.10(B)1b):
  - [ ] Demand Responsive Thermostat(S) Plus One Of The Following:
    - [ ] Energystar Dishwasher
    - [ ] Home Automation System
    - [ ] Greywater Irrigation
    - [ ] Rainwater Catchment System

5. VERIFICATION

This form has been completed by

This form has been completed by CHRIS __________ (name) of __________ (company), the Qualified green building rater for the above listed project who verifies that it accurately represents the project plans.

Signature Date

ENGINEERING CONDITIONS OF APPROVAL

1. All improvements, including on-site and off-site improvements, and all public service and utility facilities required to serve the project, shall be completed by the applicant, or shall be incorporated into an Improvement Agreement(s) before issuance of a Building Permit. The improvements shall be consistent with the plans approved by the City Engineer and the Conditions of Approval. All construction shall meet the latest California Building Code, California Fire Code, Daly City Municipal Code and the City Standard Specifications and Drawings. Securities for all required improvements, and applicable fees and charges, shall be submitted with the Building Permits, or submission of the development agreement for approval. The applicant shall obtain all required permits before commencing work. All required improvements shall be constructed at no cost to the City except where specifically agreed to by the City under the provisions of a written agreement.

2. Grading and improvement plan review and approval by the City Engineer are required before any City Permit is issued. The improvement plans shall include details for on-site and off-site improvements for vehicular and pedestrian access, parking, traffic signs and markings, utility service connections, modifications and extension of the City's sewer, water, storm drain, safety lighting, landscaping, and other public service facilities. All utility services shall be underground. Said improvements shall conform to Daly City and affected Agency's standards. Plans shall be accompanied by all required calculations and studies including geotechnical and impact studies to justify design. Submit photo-mylar reproducible (24"x36"), electronic files (to City AutoCAD Standards) and blueprints as required for City's inspection and filing before permits are issued for construction of improvements. All required improvements shall be constructed at no cost to the City except where specifically agreed to by the City under the provisions of a written agreement.

3. All improvements shall be completed and functioning, and as-built record plans of all improvements submitted in a form acceptable to the City before any occupancy permit is issued or public service improvements are accepted by the City for maintenance.

4. An encroachment permit shall be required to be issued by the Public Works Department for all work proposed within the public right-of-way.

5. Grading exceeding 50 cubic yards shall require approval of plans and a grading permit. A licensed Civil Engineer shall prepare the grading plans and erosion control plan in conformance with a soil report prepared by a licensed soil engineer or qualified civil engineer in compliance with the NPDES requirements prior to any development on the property.

6. The Engineer or Geologist, of record, shall be present on-site during the excavation and grading phases of the project and shall submit a written certification that the project grading plans has been implemented as approved.

7. Concurrent with each demolition, grading and drainage permit submittal or as a part of the Improvement Plan package, the Applicant shall prepare a dust control plan. The plan shall conform to the City Standards and comply with the requirements of the Bay Area Air Quality Management District (BAAQMD) Best Management Practices for dust control. The Applicant shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The person shall respond and take corrective action within 48 hours.

8. The applicant shall provide fail-safe conditions for catastrophic events such as 100-year storms, seismic events, system overflows or failures. Drainage swales shall be provided at the top, intermediate and bottom of slopes and embankments to prevent erosion and degradation of slopes. The project geotechnical report shall include appropriate recommendations regarding the protection of existing and proposed slopes.

9. Provide "will serve letters" from all applicable utility agencies.

10. Applicant and/or contractor shall have a project sign with Project contact information for public concern such as off-site tracking, dust control, noise complaints, ground shaking and any related construction activities. The complaints and responses shall be logged, and copies provided to the City Engineer with action status on a weekly basis.

11. Applicant and/or contractor shall have a project sign with Project contact information for public concern such as off-site tracking, dust control, noise complaints, ground shaking and any related construction activities. The complaints and responses shall be logged, and copies provided to the City Engineer with action status on a weekly basis.

12. Disconnect all sewer laterals and water services at the main in the street prior to installation of new services.

13. All existing buildings shall be demolished, and all existing utility service connections shall be abandoned prior to the recordation of the final map.

14. The applicant shall comply with the applicable requirements of the City of Daly City Standard Details and Specifications.

15. All proposed landscaping and street trees shall be maintained by the property owner in perpetuity. Irrigation shall be tied to and maintained by the property owner.

16. The segment of Third Avenue between Castle St. and E. Market St. has an existing Pavement Condition Index of 75. Due to the multiple utility street trench cuts it will be necessary to provide a Type II slurry seal across the development frontage. The slurry seal shall be for the entire street width.

17. Provide erosion and storm water pollution plan incorporating best management practices, including operation and maintenance provisions per the requirements applicable at the time of construction permit application. During the wet/rainy season (October 1 to April 30) the developer shall submit a revised erosion control plan as necessary (every five working days) or as required by the City Engineer and/or his representative.

18. Full trash capture devices approved by the City Engineer shall be installed on the drainage system.

19. Storm drain laterals and mains shall be CCTV'ed at the end of construction. Owner is responsible for providing videos of laterals/mains prior to the City Engineer's permit signoff/acceptance. If cleanouts are utilized instead of manholes or drainage inlets, it is up to the owner to make required changes to provide camera access if access is not available via cleanouts.

20. The applicant shall underground all electrical and telecommunications services, including adjacent property services as may be necessary to ensure that existing overhead drop services do not traverse the newly proposed development. The applicant shall provide verification, in writing, that all existing overhead utilities relocation have been reviewed and approved by each utility company. All existing facilities and supporting poles shall be removed at the applicant's expense.

21. The project's electrical transformer shall not be installed within the public right-of-way. The transformer, including the door swing of the panel doors, shall be within private property.

22. Sidewalk width shall be 5' minimum measured from the back of curb to the back of sidewalk (5.5' including the curb). All curb, gutter, and sidewalk improvements in the public right-of-way shall be designed to meet current ADA standards and Daly City Standards at no cost to the City. The limits of the curb, gutter, and sidewalk shall span the entire frontage of the proposed development to the nearest expansion joints or score lines.

23. All stormwater retention, treatment system or other C.3 or LID improvements shall be located outside of the public right-or-way and maintained by the Homeowners Association (HOA) (no private improvements in public right-of-way). HOA documents shall include the required maintenance provisions and attach final agreement for stormwater as required.

24. All retaining walls shall be maintained by the HOA with appropriate easements reserved for such maintenance. Retaining walls shall not be constructed within public right of way or public easements. Maintenance responsibilities shall be addressed in the CC&R for the property.

25. All project improvements shall be ADA compliant. This includes the sidewalk and driveways within private property.

26. Provide unrestricted access for inspection of the storm water treatment areas.

27. Water: All costs associated with any water system improvements required by the City shall be borne by the applicant.

28. Sewer: All costs associated with any sewer system improvements required by the City shall be borne by the applicant.

FIRE CONDITIONS OF APPROVAL

1. Daly City Municipal Code15.32.080 requires an additional fire hydrant on the premises in a location approved by NCFA. Proposed fire hydrant location to be provided by NCFA and shown next to Unit#4 on the Preliminary Utility Sheet, TNT-4.

2. No Parking Signs and red curbs to be extended to include the entire west curb where the roadway narrows from 26'. "No parking" signs and red curb to be extended to west curb of the narrowing roadway, TNT-4.

3. N/A (no vehicular gate in scope of project)

4. N/A (no vehicular gate in scope of project)

5. Fire sprinkler system is required. Submit plans to NCFA under separate fire permit.

6. Provide fire flow information per CFC, Appendix B.

7. Key Box is required. Apply for approved hardware at NCFA Administration.

8. Portable fire extinguishers(s) are required. Mount fire extinguishers 3-5 feet above floor.

9. Illuminated address identification is required.

10. Utility identification is required.

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2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

AIA California

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Y N/A RESPON. PARTY: X ☐ ARCH

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.
Y N/A RESPON. PARTY: X ☐ CONTRACTOR

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:
Y N/A RESPON. PARTY: X ☐ CONTRACTOR

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.
Y N/A RESPON. PARTY: X ☐ ARCH

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
Y N/A RESPON. PARTY: X ☐ ARCH

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.
Y N/A RESPON. PARTY: ☐ X ☐

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:
Y N/A RESPON. PARTY: ☐ X ☐

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.
Y N/A RESPON. PARTY: X ☐ ARCH

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.
Y N/A RESPON. PARTY: X ☐ ARCH

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
Y N/A RESPON. PARTY: X ☐ ARCH

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also contain information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.
Y N/A RESPON. PARTY: ☐ X ☐

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.
Y N/A RESPON. PARTY: X ☐ ARCH

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.
Y N/A RESPON. PARTY: ☐ X ☐

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.
Y N/A RESPON. PARTY: X ☐ ARCH

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.
Y N/A RESPON. PARTY: X ☐ ARCH

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.
Y N/A RESPON. PARTY: X ☐ ARCH

4.303.1.3 Showerheads.
Y N/A RESPON. PARTY: X ☐ ARCH

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.
Y N/A RESPON. PARTY: X ☐ ARCH

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND
IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
Y N/A RESPON. PARTY: ☐ X

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations,* Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
Y N/A RESPON. PARTY: ☐ ☐

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
Y N/A RESPON. PARTY: X ☐ CONTRACTOR

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.
Y N/A RESPON. PARTY: X ☐ GREEN HALO

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.
Y N/A RESPON. PARTY: X ☐ GREEN HALO

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1
Y N/A RESPON. PARTY: X ☐ GREEN HALO

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..
Y N/A RESPON. PARTY: X ☐ GREEN HALO

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:
Y N/A RESPON. PARTY: X ☐ CONTRACTOR

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.
Y N/A RESPON. PARTY: X ☐ ARCH

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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REVISIONS:

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DALY CITY CA 94014
APN #: 006-254-030

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PAGE NUMBER:

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CAL GREEN SHEET 1

THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF CHRIS KUMMERER ARCHITECT AND ARE INTENDED FOR USE AT THE PROJECT LOCATION STIPULATED ABOVE ONLY AND MAY NOT BE REPRODUCED IN ANY MANNER OR USED FOR OTHER LOCATIONS WITHOUT THE WRITTEN APPROVAL OF CHRIS KUMMERER.

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

AIA California

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
ARCH **4.503.1 GENERAL.** Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
CONTRACTOR **4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

CONTRACTOR **4.504.2 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

CONTRACTOR **4.504.2.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

CONTRACTOR **4.504.2.3 Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

CONTRACTOR **4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1,2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
CONTRACTOR **4.504.3 CARPET SYSTEMS.** All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

CONTRACTOR **4.504.3.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

CONTRACTOR **4.504.3.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

CONTRACTOR **4.504.5 COMPOSITE WOOD PRODUCTS.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

CONTRACTOR **4.504.5.1 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

CONTRACTOR **4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
ARCH **4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
CONTRACTOR **4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.** Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
CONTRACTOR **702.1 INSTALLER TRAINING.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

CONTRACTOR **702.2 SPECIAL INSPECTION [HCD].** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
ARCH **703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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CAL GREEN SHEET 2

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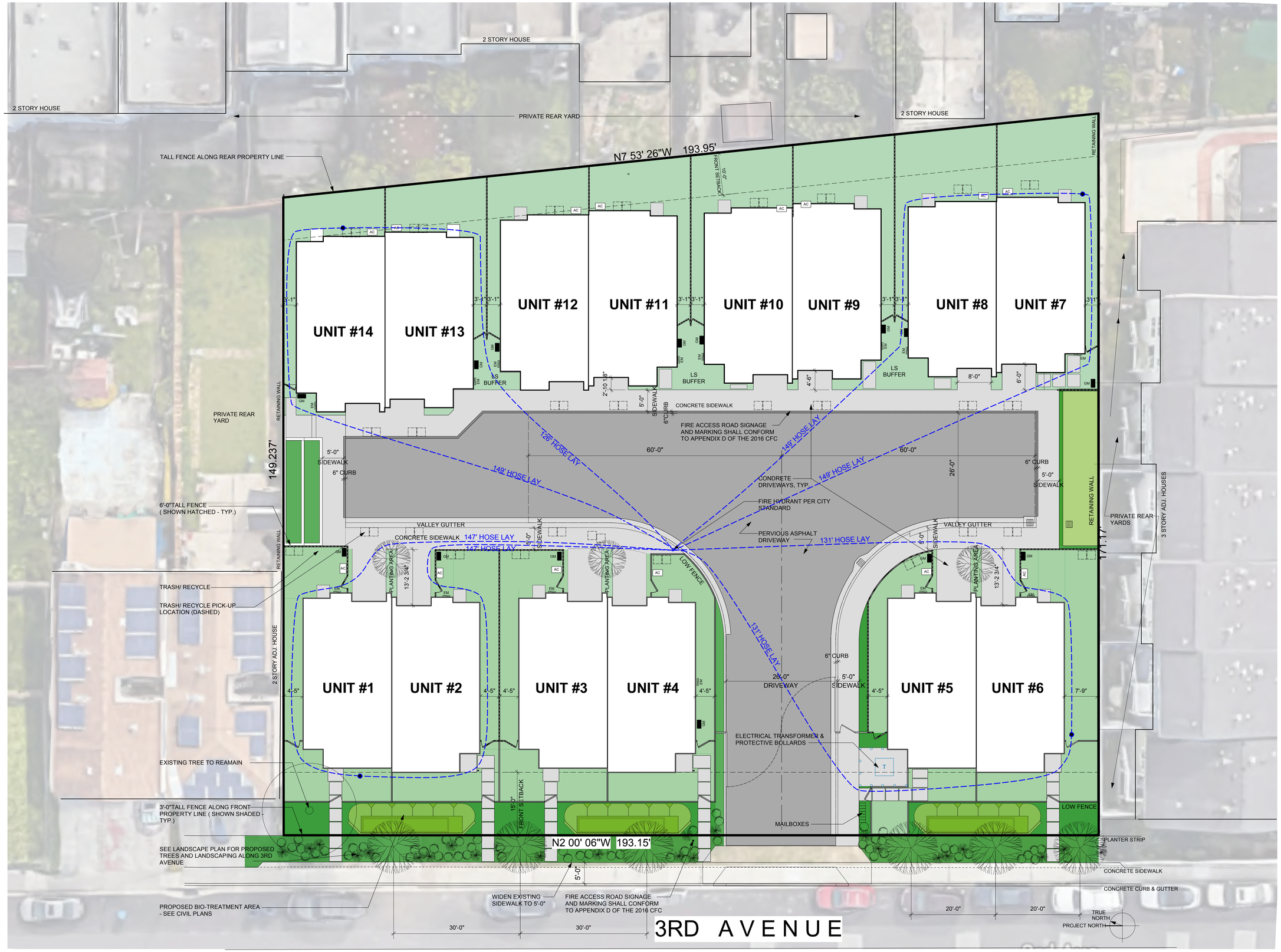

1 PROPOSED SITE PLAN
Scale: 1" = 10'-0"

0 4 8 12 16 20 FT

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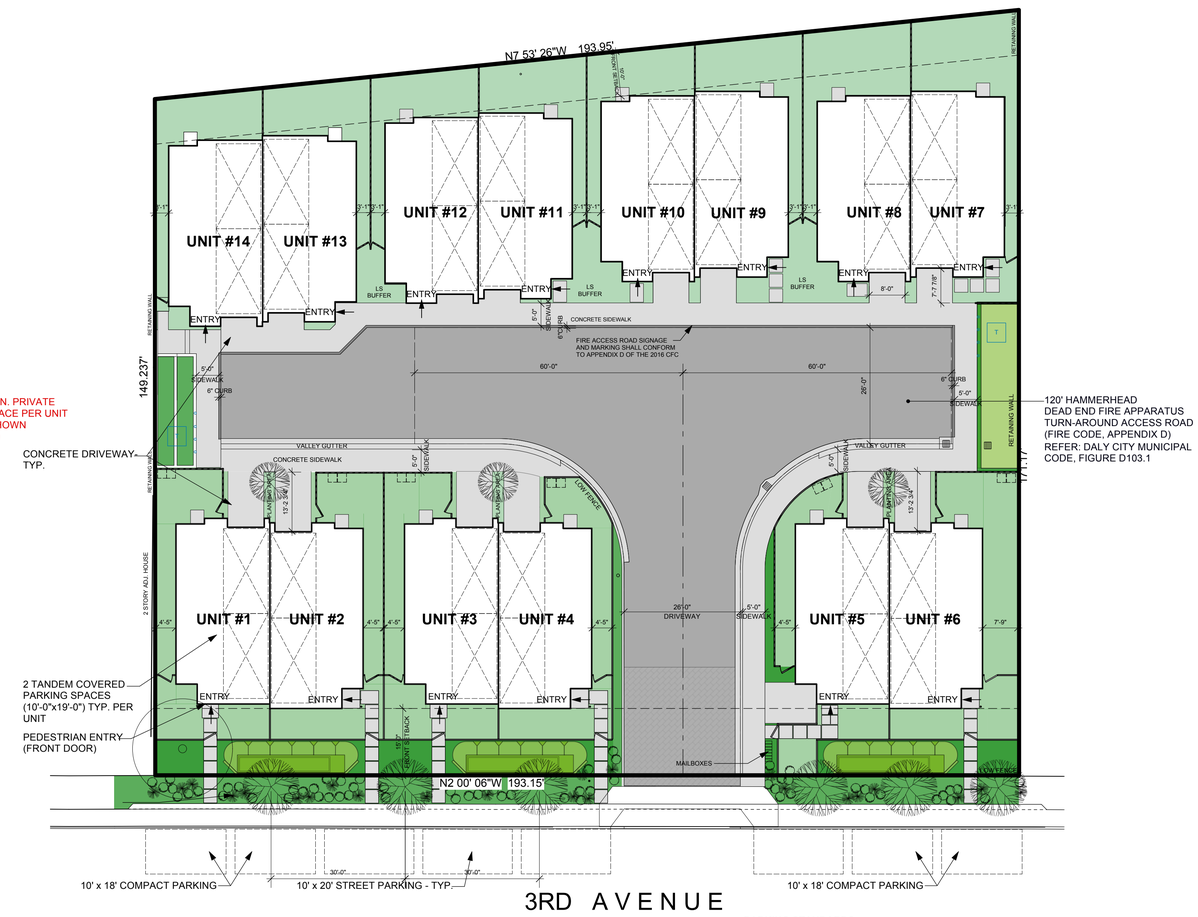
2 PRIVATE OPEN SPACE DIAGRAM
Scale: 1/16" = 1'-0"

0 8 16 24 32 40 FT



PARKING STANDARDS

REQUIRED CAR PARKING FOR EACH UNIT	2 SPACES
PARKING PROVIDED FOR EACH UNIT	**2 SPACES** (TANDEM, COVERED)
REQUIRED CAR PARKING SPACES FOR 14 UNITS (14x2)	28 SPACES
TOTAL PROVIDED PARKING	**28 SPACES**
EXISTING STREET PARKING SPACES IN FRONT OF PROPERTY	7 SPACES
PROPOSED STREET PARKING SPACES IN FRONT OF PROPERTY	8 SPACES

1 PARKING AND CIRCULATION DIAGRAM
Scale: 1/16" = 1'-0"

0 8 16 24 32 40 FT

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1 PROPOSED SITE WITH FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

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1 PROPOSED SITE WITH SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

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1 PROPOSED SITE WITH THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"

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1 PROPOSED SITE WITH ROOF PLAN
Scale: 1/8" = 1'-0"

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COLOR #1 - STUCCO

COLOR #2 - STUCCO

COLOR #3 - STUCCO

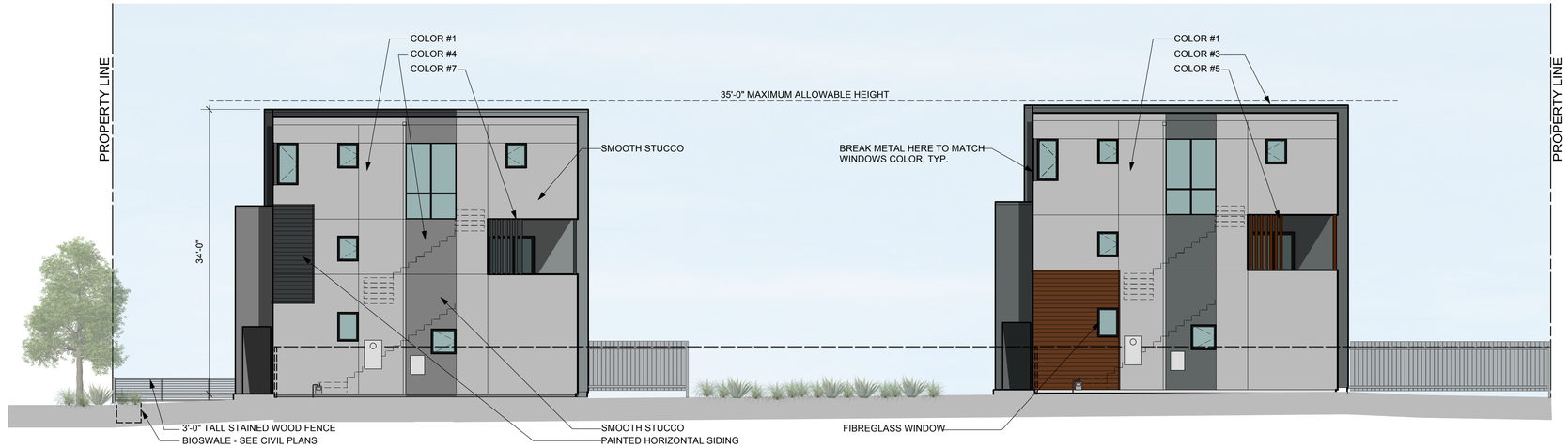
COLOR #4 - STUCCO

COLOR #5 - PAINTED LAP SIDING

COLOR #6 - PAINTED LAP SIDING

COLOR #7 - PAINTED LAP SIDING

WINDOW AND DOOR COLORS - "DARK BRONZE"



3 PROPOSED SOUTH (SIDE) ELEVATION
Scale: 1/8" = 1'-0"

0 4 8 12 16 20 FT

2 PROPOSED WEST ELEVATION (SITE INTERIOR DRIVEWAY)
Scale: 1/8" = 1'-0"

0 4 8 12 16 20 FT

1 PROPOSED WEST (FRONT) ELEVATION (FACING 3RD AVENUE)
Scale: 1/8" = 1'-0"

0 4 8 12 16 20 FT

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COLOR #1 - STUCCO

COLOR #2 - STUCCO

COLOR #3 - STUCCO

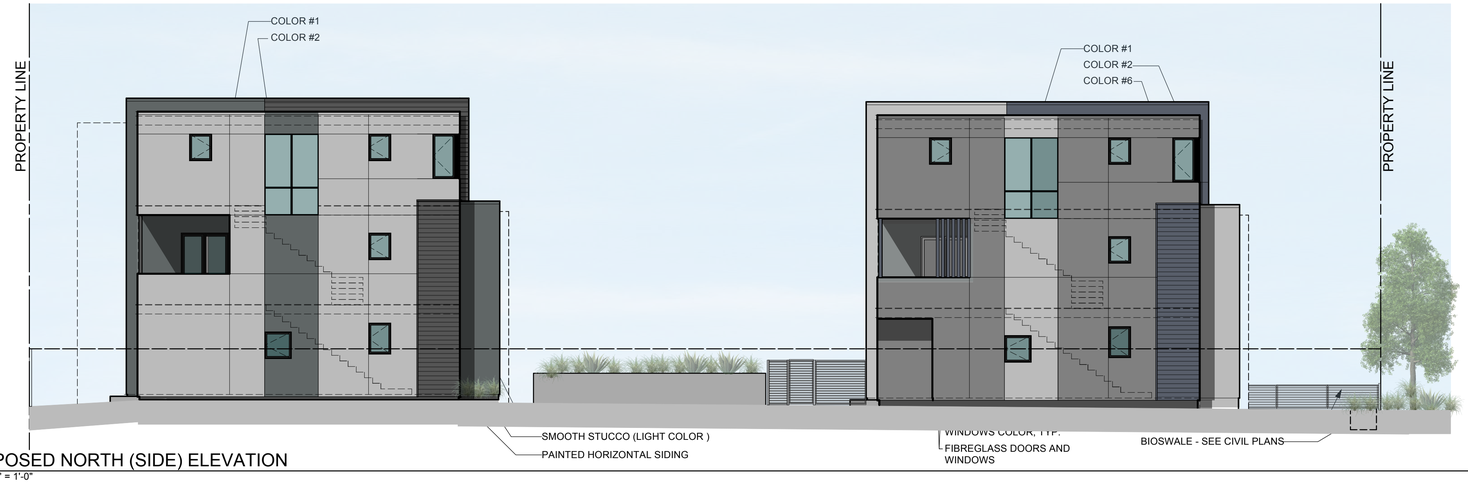
COLOR #4 - STUCCO

COLOR #5 - FIBERCEMENT SIDING, NICHIHA "CEDAR" OR SIMILAR

COLOR #6 - FIBERCEMENT SIDING, NICHIHA "ASH" OR SIMILAR

COLOR #7 - FIBERCEMENT SIDING, NICHIHA "ASH" OR SIMILAR

WINDOW COLOR - "DARK BRONZE"



3 PROPOSED NORTH (SIDE) ELEVATION
Scale: 1/8" = 1'-0"

2 PROPOSED EAST (REAR) ELEVATION
Scale: 1/8" = 1'-0"

1 PROPOSED EAST ELEVATION (SITE INTERIOR DRIVEWAY)
Scale: 1/8" = 1'-0"

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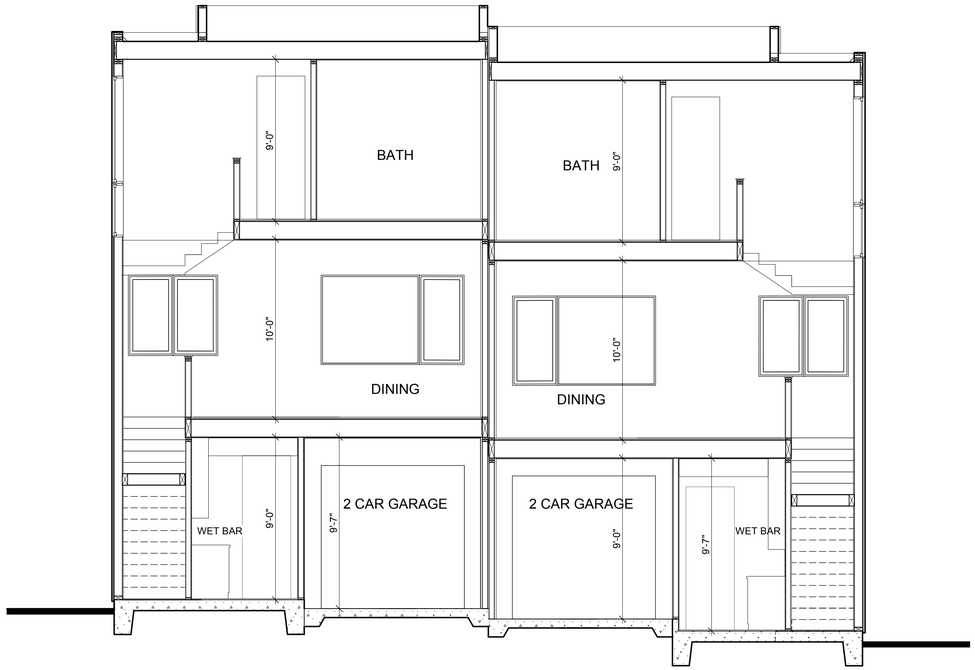
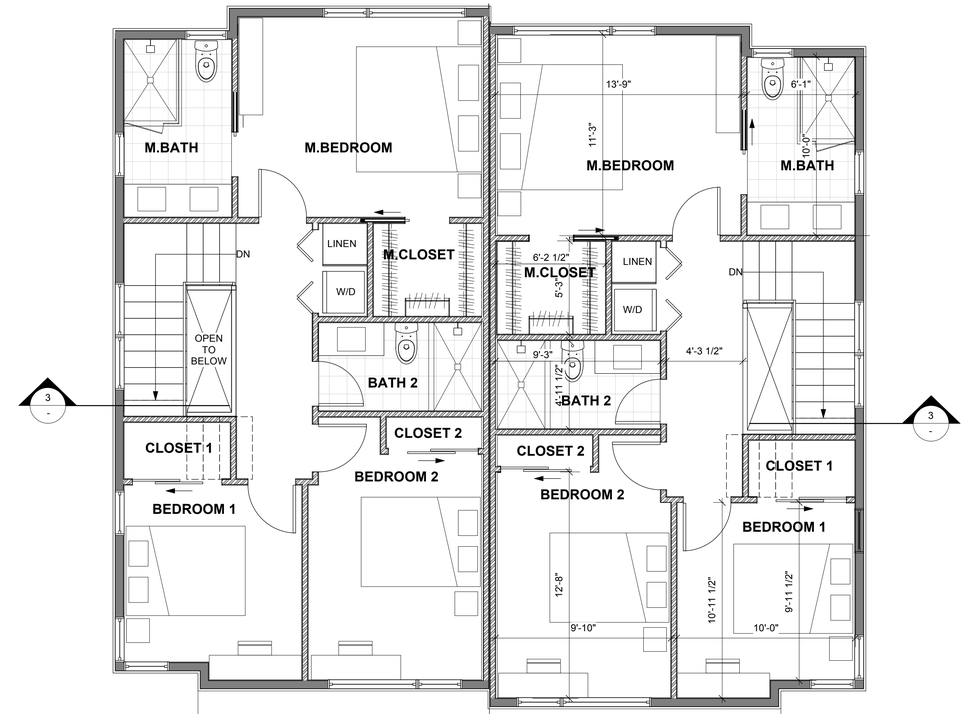
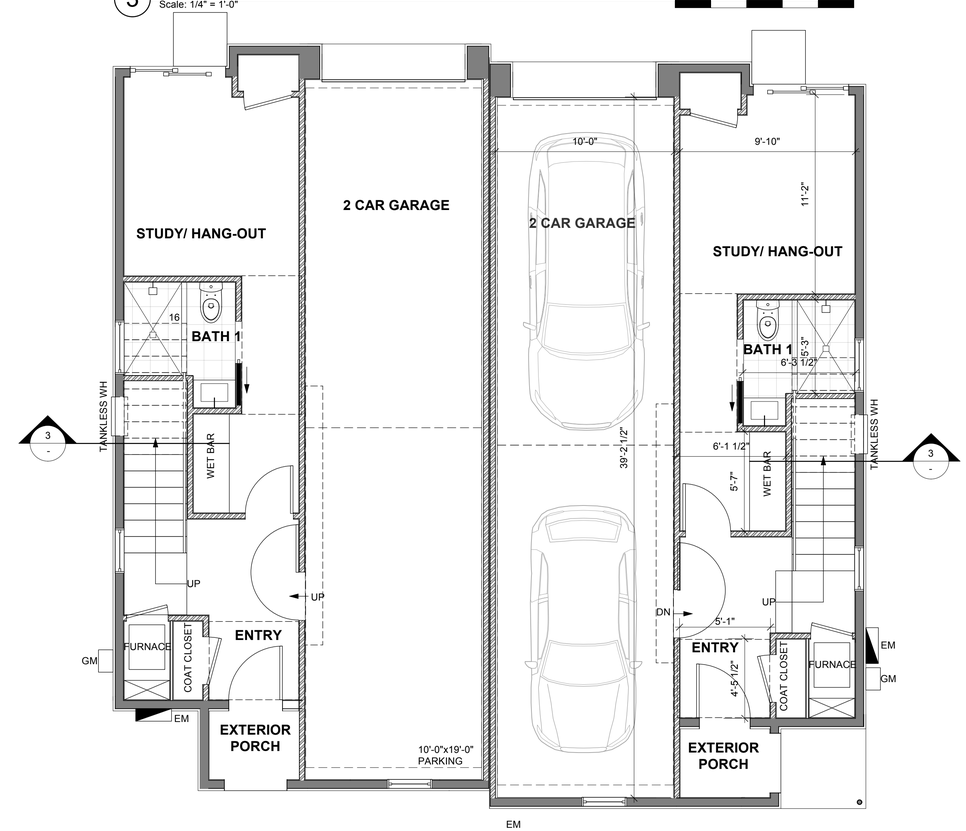


4 PROPOSED SECTION
Scale: 1/4" = 1'-0"



3 PROPOSED THIRD FLOOR PLAN - DUPLEX FRONT
Scale: 1/4" = 1'-0"

2 PROPOSED SECOND FLOOR PLAN - DUPLEX FRONT
Scale: 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN - DUPLEX FRONT
Scale: 1/4" = 1'-0"

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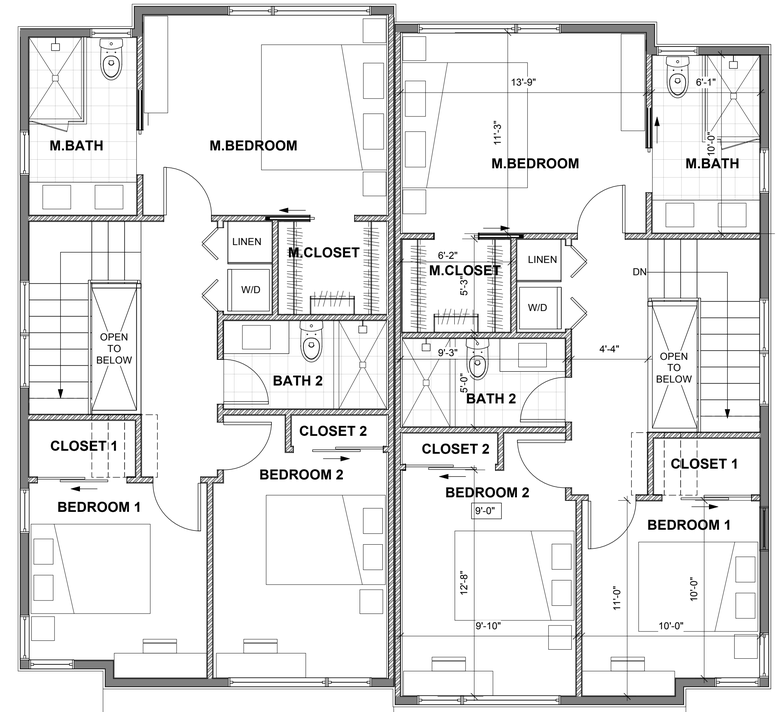
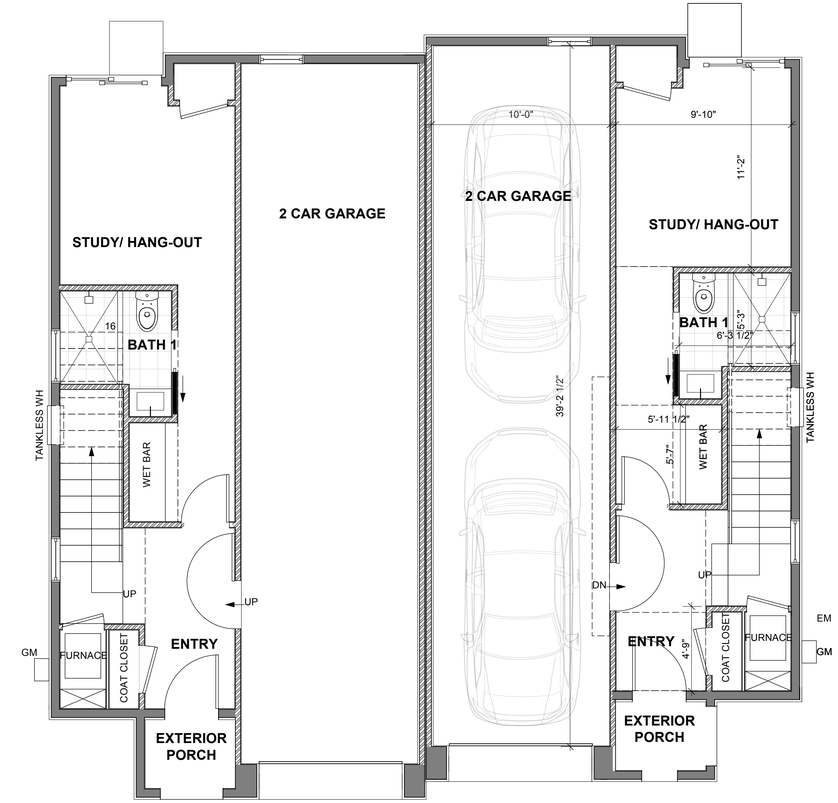


3 PROPOSED THIRD FLOOR PLAN - DUPLEX REAR
Scale: 1/4" = 1'-0"

0 2 4 6 8 10 FT

2 PROPOSED SECOND FLOOR PLAN - DUPLEX REAR
Scale: 1/4" = 1'-0"

0 2 4 6 8 10 FT



1 PROPOSED FIRST FLOOR PLAN - DUPLEX REAR
Scale: 1/4" = 1'-0"

0 2 4 6 8 10 FT

cka
ARCHITECTS

CHRIS KUMMERER & ASSOCIATES
P 650.233.0342
2089 AVY AVENUE, MENLO PARK CA 94025
CHRIS@CKA-ARCHITECTS.COM
CKA-ARCHITECTS.COM

REVISIONS:

PRE-APPLICATION SUBMITTAL	10.17.2019
PLANNING SUBMITTAL	6.10.2020
PLANNING RESUBMITTAL	4.19.2021
PLANNING RESUBMITTAL	9. 9. 2021
PLANNING RESUBMITTAL	5.27.2022
PLANNING RESUBMITTAL	12.21.2022

141 3rd AVENUE

DALY CITY CA 94014

APN #: 006-254-030

STAMP:

PAGE NUMBER:

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SOUTH (SIDE) ELEVATION

EAST ELEVATION (SITE INTERIOR DRIVEWAY)

NORTH (SIDE) ELEVATION

WEST (FRONT) ELEVATION (FACING 3RD AVENUE)

1 UNIT ELEVATIONS - DUPLEX FRONT

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

0 2 4 6 8 10 FT

cka ARCHITECTS

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P 650.233.0342

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141 3rd AVENUE

DALY CITY CA 94014

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SOUTH (SIDE) ELEVATION

EAST ELEVATION (SITE INTERIOR DRIVEWAY)

NORTH (SIDE) ELEVATION

WEST (FRONT) ELEVATION (FACING SITE INTERIOR DRIVEWAY)

1 UNIT ELEVATIONS - DUPLEX REAR

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

0 2 4 6 8 10 FT

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PHOTOGRAPHS FROM PROJECT SITE LOOKING NORTH

PHOTOGRAPHS FROM PROJECT SITE LOOKING SOUTH

141 3RD AVENUE- PROJECT SITE

PHOTOGRAPHS OF ADJACENT PROPERTIES ON 3RD AVENUE

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CKA-ARCHITECTS.COM

REVISIONS:

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PLANNING RESUBMITTAL	12.21.2022

141 3rd AVENUE

DALY CITY CA 94014

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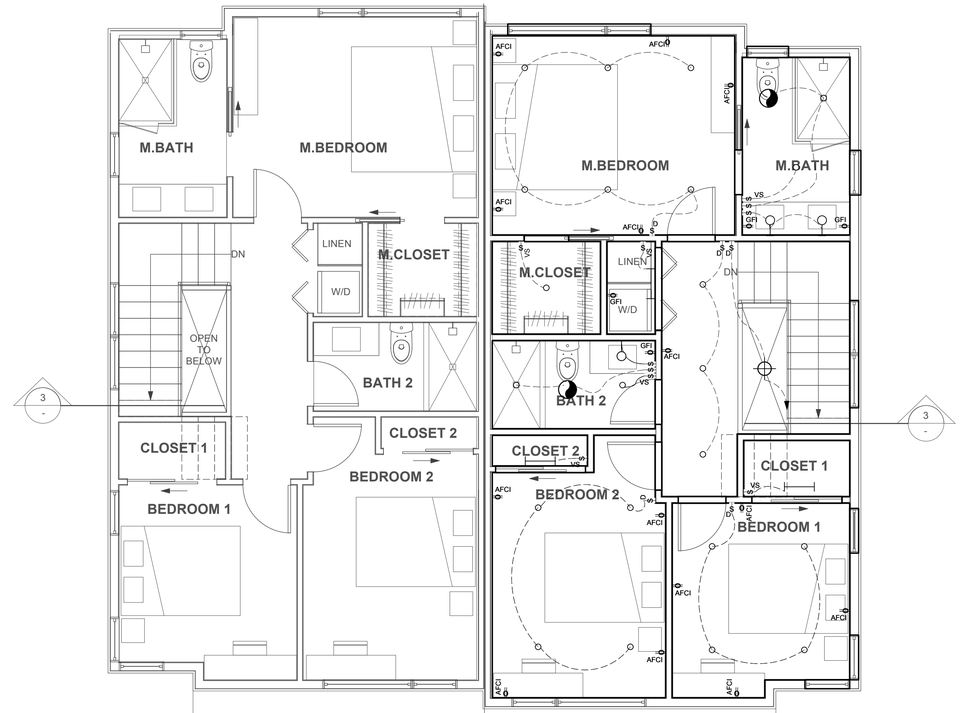
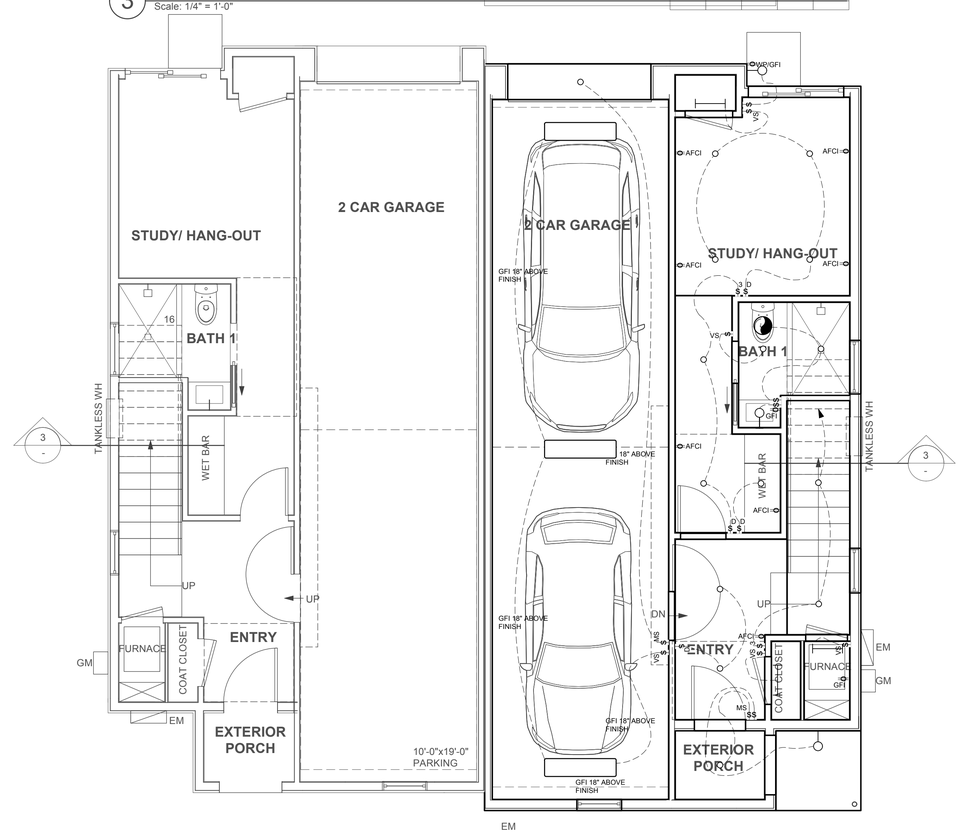
4 PROPOSED SECTION
Scale: 1/4" = 1'-0"



3 PROPOSED THIRD FLOOR PLAN - DUPLEX FRONT
Scale: 1/4" = 1'-0"

2 PROPOSED SECOND FLOOR PLAN - DUPLEX FRONT
Scale: 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN - DUPLEX FRONT
Scale: 1/4" = 1'-0"

cka
ARCHITECTS
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P 650.233.0342
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CKA-ARCHITECTS.COM

REVISIONS:

PRE-APPLICATION SUBMITTAL	10.17.2019
PLANNING SUBMITTAL	6.10.2020
PLANNING RESUBMITTAL	4.19.2021
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PLANNING RESUBMITTAL	12.21.2022

141 3rd AVENUE

DALY CITY CA 94014

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PAGE NUMBER:

A6.0

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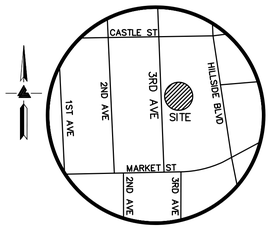


VICINITY MAP

NO SCALE

LEGEND AND NOTES

	BOUNDARY LINE
ETC	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
x	FENCE LINE
SS	SANITARY SEWER LINE
BW	BOTTOM OF WALL
FF	FINISH FLOOR
INV	INVERT
OH	OVERHEAD
RP	ROOF PEAK
TC	TOP OF CURB
TW	TOP OF WALL
CB	CATCH BASIN
EM	ELECTRICAL METER
	JOINT POLE
SSMH	SANITARY SEWER MAINTENANCE HOLE
SDMH	STORM DRAIN MAINTENANCE HOLE
TOS	TOP OF SLAB
WM	WATER METER
WV	WATER VALVE
	BENCHMARK
XXX.XX	SPOTGRADE
	ASPHALT
	CONCRETE
	WOOD
DRIPLINE	TREE: TYPE AND SIZE AS NOTED

EASEMENT NOTE

APN 006-254-030
THERE ARE NO EASEMENTS LISTED IN TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4102-6032945, DATED AUGUST 9, 2019.

APN 006-254-020
A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

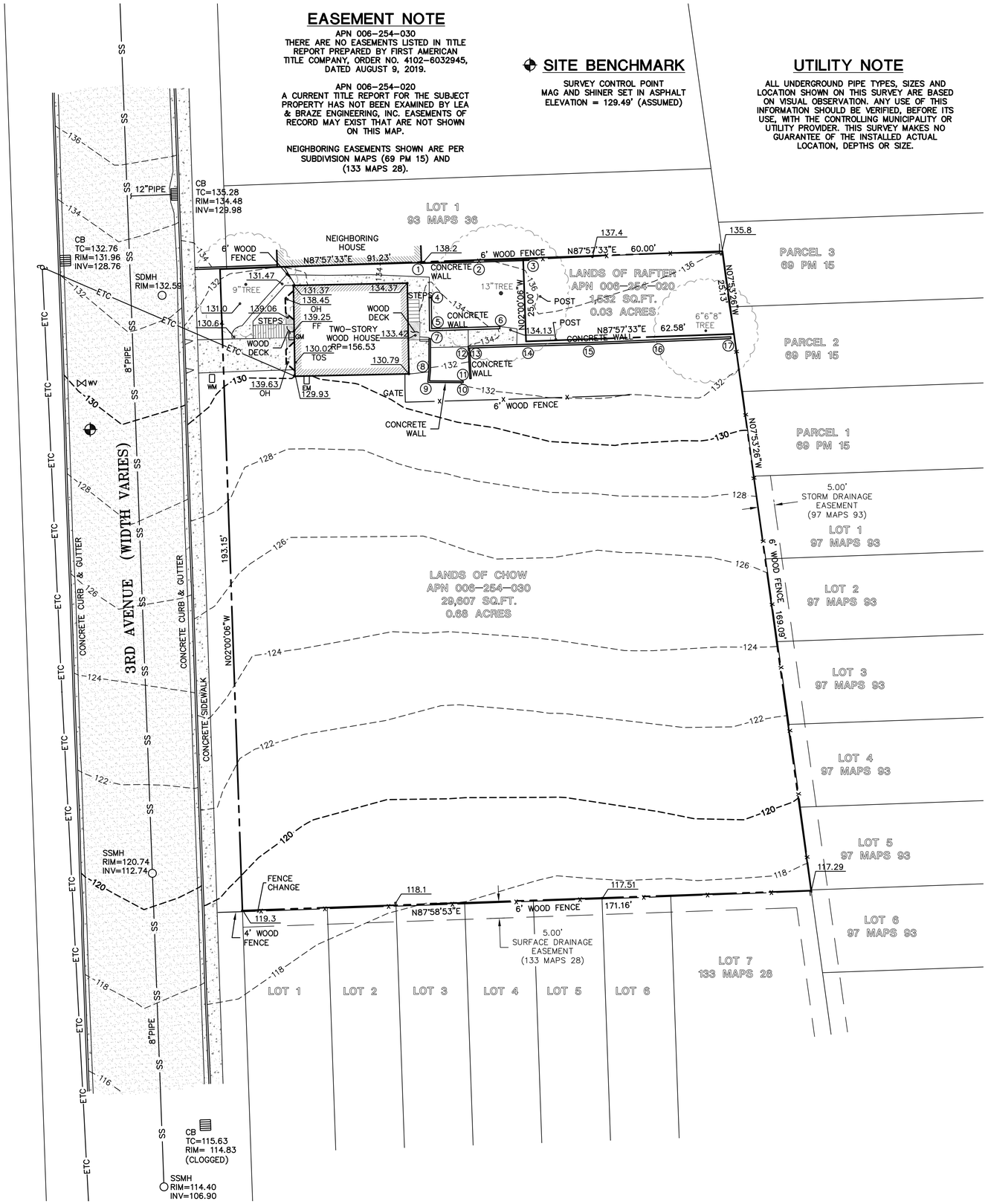
NEIGHBORING EASEMENTS SHOWN ARE PER SUBDIVISION MAPS (69 PM 15) AND (133 MAPS 28).

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 129.49' (ASSUMED)

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.



NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

FEMA NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

RETAINING WALL SPOTGRADES

	TW	BW
1	137.56	135.56
2	137.07	135.37
3	137.34	137.04
4	133.83	133.83
5	133.82	132.82
6	134.13	134.03
7	132.47	131.97
8	131.97	131.17
9	131.90	131.10
10	132.60	132.10
11	132.86	131.86
12	133.11	132.11
13	134.21	132.21
14	134.68	133.78
15	135.24	133.84
16	134.76	133.86
17	134.15	133.15

0 8 16 32

SCALE: 1" = 16'

LICENSED LAND SURVEYOR GREGORY F. BRAZE No. 7623 STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

141 3RD AVENUE
DALY CITY, CALIFORNIA

SAN MATEO COUNTY

APN: 006-254-030

TOPOGRAPHIC SURVEY

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	2191161
DATE:	2-13-20
SCALE:	1" = 16'
FIELD BY:	KR
DRAWN BY:	JN
SHEET NO:	SU1

01 OF 01 SHEETS

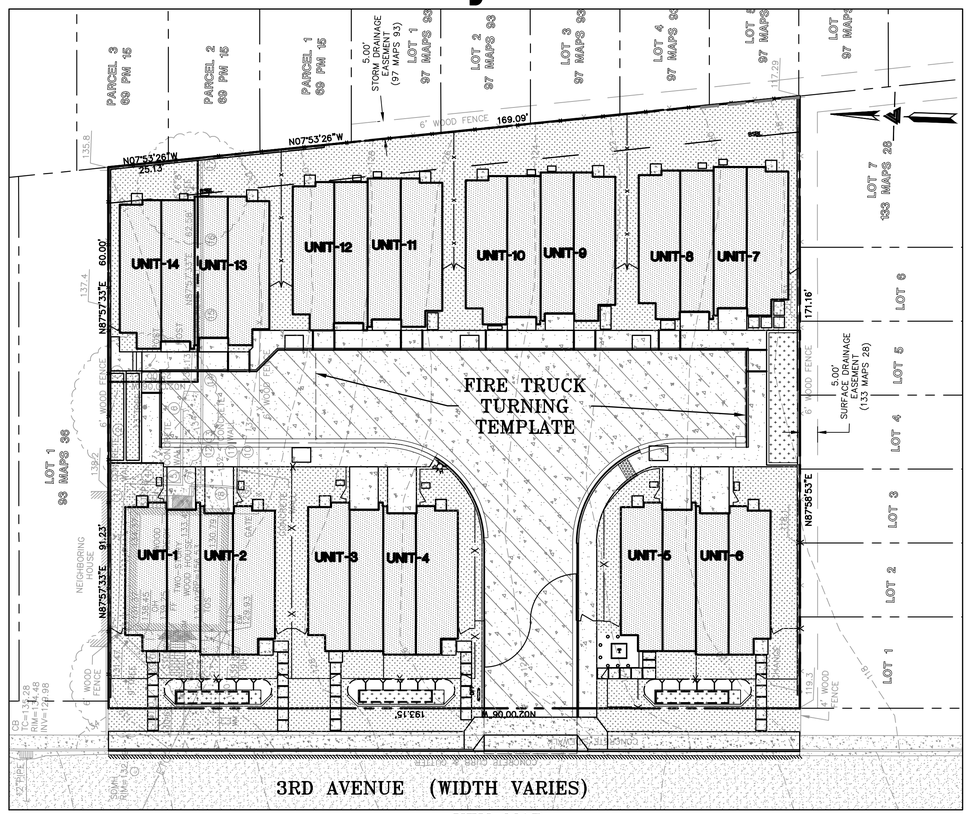
TENATIVE TRACT MAP
141 THIRD AVENUE
DALY CITY, CALIFORNIA

LEGEND

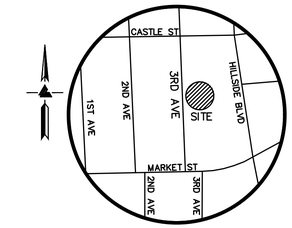
EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
RW RW	RW RW	RAINWATER TIGHTLINE
SUB	SUB	SUBDRAIN LINE
TL	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SDP	SDP	PERFORATED STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
222.57	222.57	STREET SIGN
INV	INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED
	TP	TREE PROTECTION FENCING

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BSBL	BUILDING SETBACK BOUNDARY LINE	NO.	NUMBER
BUB	BUBBLER BOX	NTS	NOT TO SCALE
BW/FG	BOTTOM OF WALL/FINISH GRADE	O.C.	ON CENTER
		O/	OVER
CB	CATCH BASIN	(PA)	PLANTING AREA
C & G	CURB AND GUTTER	PED	PEDESTRIAN
℄	CENTER LINE	PIV	POST INDICATOR VALVE
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PSS	PUBLIC SERVICES EASEMENT
		℞	PROPERTY LINE
CO	CLEANOUT	PP	POWER POLE
COTG	CLEANOUT TO GRADE	PUE	PUBLIC UTILITY EASEMENT
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST	CONSTRUCT or –TION	R	RADIUS
CONC COR	CONCRETE CORNER	RCP	REINFORCED CONCRETE PIPE
CY	CUBIC YARD	RIM	RIM ELEVATION
D	DIAMETER	RW	RAINWATER
DI	DROP INLET	R/W	RIGHT OF WAY
DIP	DUCTILE IRON PIPE	S	SLOPE
EA	EACH	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EC	END OF CURVE	SAN	SANITARY
EG	EXISTING GRADE	SD	STORM DRAIN
EL	ELEVATIONS	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SHT	SHEET
EQ	EQUIPMENT	S.L.D.	SEE LANDSCAPE DRAWINGS
EW	EACH WAY	SPEC	SPECIFICATION
(E)	EXISTING	SS	SANITARY SEWER
FC	FACE OF CURB	SSCO	SANITARY SEWER CLEANOUT
FF	FINISHED FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISHED GRADE	ST.	STREET
FH	FIRE HYDRANT	STA	STATION
FL	FLOW LINE	STD	STANDARD
FS	FINISHED SURFACE	SUB	SUBDRAIN
G	GAS	T	TELEPHONE
GA	GAGE OR GAUGE	TC	TOP OF CURB
GB	GRADE BREAK	TOW	TOP OF WALL
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TEMP	TEMPORARY
		TP	TOP OF PAVEMENT
HORIZ	HORIZONTAL	TW/FG	TOP OF WALL/FINISH GRADE
HI PT	HIGH POINT	TYP	TYPICAL
H&T	HUB & TACK	VC	VERTICAL CURVE
ID	INSIDE DIAMETER	VCP	VITRIFIED CLAY PIPE
INV	INVERT ELEVATION	VERT	VERTICAL
JB	JUNCTION BOX	W/	WITH
JT	JOINT TRENCH	W, WL	WATER LINE
JP	JOINT UTILITY POLE	WM	WATER METER
L	LENGTH	WWF	WELDED WIRE FABRIC
LNDG	LANDING		



KEY MAP
1" = 20'



VICINITY MAP
NO SCALE

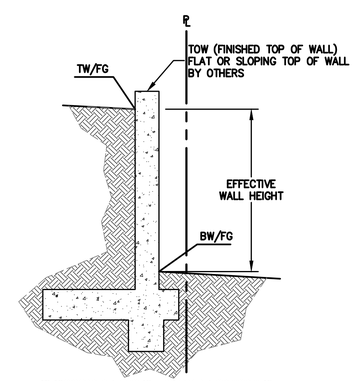
RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	350	550	900
FILL	650	790	1,440
IMPORT			540

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.



SCHEMATIC RETAINING WALL LAYOUT
SEE STRUCTURAL PLANS FOR DETAIL
(NOT FOR CONSTRUCTION)

FEMA NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 129.49' (ASSUMED)
ADD 70.92' TO ALL ELEVATIONS FOR CITY OF DALY CITY DATUM

EASEMENT NOTE

APN 006-254-030
THERE ARE NO EASEMENTS LISTED IN TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4102-6032945, DATED SEPTEMBER 1, 2020.
APN 006-254-020
EASEMENT FOR MAINTENANCE AND USE OF WATER PIPE AND DRAIN PIPE (1470 O.R. 332) LISTED IN TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4102-6123401, DATED SEPTEMBER 1, 2020 DOES NOT LIE WITHIN THE SUBJECT PROPERTY AND THE EXACT LOCATION IS NOT OF RECORD.
NEIGHBORING EASEMENTS SHOWN ARE PER SUBDIVISION MAPS (69 PM 15) AND (133 MAPS 28).

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

OWNER'S INFORMATION

OWNER:
PHI, LLC
141 3RD AVENUE
DALY CITY, CA

APN: 006-254-020 & APN: 0006-254-030

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING INC., ENTITLED;
"TOPOGRAPHIC SURVEY"
141 3RD AVENUE
DALY CITY, CA
DATED: 2-13-20
JOB#2191161
2. SITE PLAN BY CKA ARCHITECTS ENTITLED:
"PRELIMINARY SITE PLAN"
141 3RD AVENUE
DALY CITY, CA
DATED: 5-20-22
REVISED: 11-18-22
3. SOIL REPORT BY EARTH SYSTEM PACIFIC ENTITLED:
"GEOTECHNICAL ENGINEERING STUDY"
141 3RD AVENUE
DALY CITY, CA
FILE# 303706-001
DATED: 6-23-20

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.
EXISTING ZONING: CNUR
PROPOSED ZONING: R-HD

FLOOD ZONE INFORMATION

THE SITE SHOWN ON THIS PLAN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FROM FEMA MAP NUMBER 06081C0030E, EFFECTIVE DATE OCTOBER 16, 2012.

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

UTILITIES / SERVICES

WATER	CITY OF DALY CITY
SEWER	CITY OF DALY CITY
GAS	PACIFIC GAS AND ELECTRIC (PG&E)
ELECTRICITY	PACIFIC GAS AND ELECTRIC (PG&E)
TELEPHONE	AT&T
FIRE PROTECTION	CITY OF DALY CITY

SHEET INDEX

TNT-1	TITLE SHEET
TNT-2	PRELIMINARY LOT LAYOUT
TNT-3	PRELIMINARY GRADING & DRAINAGE PLAN
TNT-4	PRELIMINARY UTILITY PLAN
TNT-5	PRELIMINARY SECTIONS
TNT-6	PRELIMINARY STORMWATER CONTROL PLAN
TNT-6.1	PRELIMINARY STORMWATER CONTROL DETAILS
TNT-7	PRELIMINARY OFFSITE PLAN

REGISTERED PROFESSIONAL ENGINEER JAMES TORY No. 53127 CIVIL STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

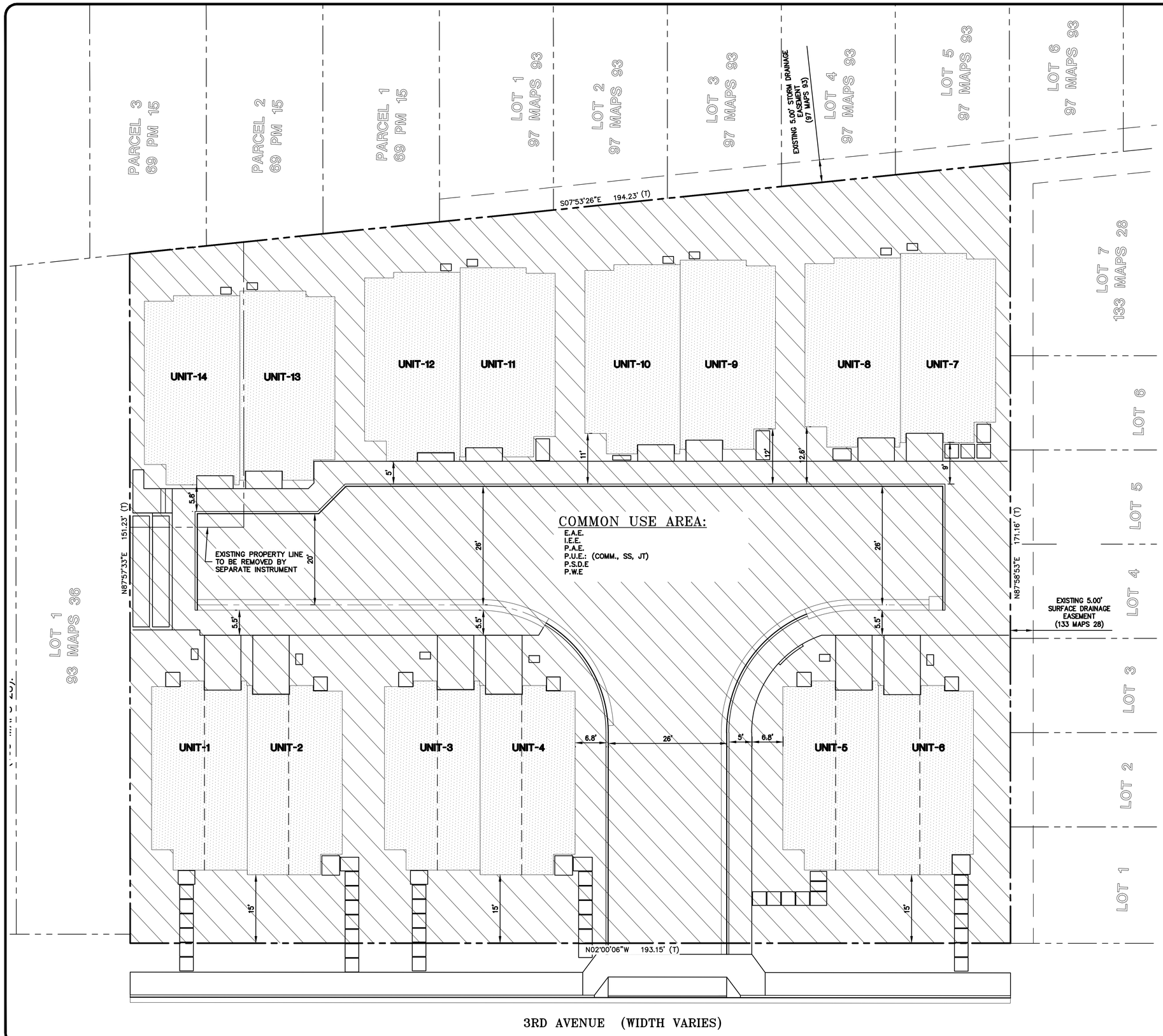
TENANTIVE MAP
141 3RD AVENUE
DALY CITY, CALIFORNIA
SAN MATEO COUNTY
APN: 006-254-020
APN: 006-254-030

TITLE SHEET

REVISIONS	BY
1 UTILITY UPDATE 03-02-2021	MH
2 CITY COMMENTS 07-30-2021	MH
CIVIL REV 05-31-2022	MM
3 CITY COMMENTS 08-03-2022	JV
4 CITY COMMENTS 11-18-2022	JV
5 SITE REVISION 12-21-2022	JV

JOB NO:	2200097
DATE:	6-10-20
SCALE:	AS NOTED
DESIGN BY:	MH
CHECKED BY:	JC
SHEET NO:	TNT-1

1 OF 8 SHEETS



0 5 10 20

SCALE: 1" = 10'

LEGEND

COMMON USE AREA

PROPERTY BOUNDARY
BUILDING FOOTPRINT LINE

ABBREVIATIONS

E.A.E.	EMERGENCY ACCESS EASEMENT
P.A.E.:	PRIVATE ACCESS EASEMENT
I.E.E.:	INGRESS-EGRESS EASEMENT
P.U.E.:	PRIVATE UTILITY EASEMENT
P.S.D.E	PRIVATE STORM DRAIN EASEMENT
P.W.E	PUBLIC WATER EASEMENT

REGISTERED PROFESSIONAL ENGINEER
JAMES TORAN
No. 63127
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
MAIN OFFICE:
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(510) 887-4086
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TENANTIVE MAP
141 3RD AVENUE
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SAN MATEO COUNTY

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PRELIMINARY LOT LAYOUT

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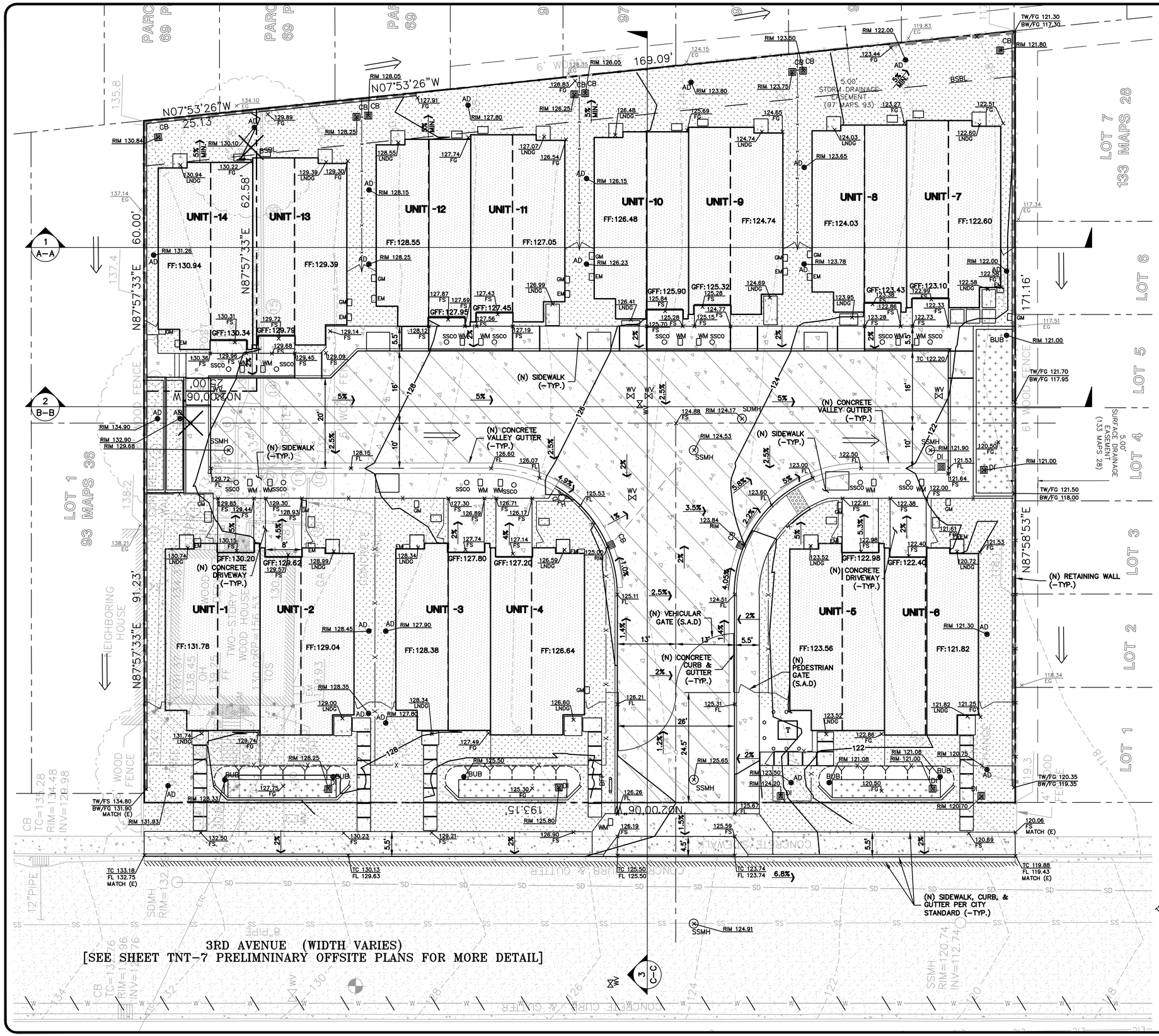
2 OF 8 SHEETS



LEGEND:

- (N) CONCRETE PAVEMENT
- (N) LANDSCAPE AREA
- (N) PERVIOUS CONCRETE PAVEMENT
- (N) BIO-TREATMENT AREA
- (N) FLUSH CURB
- RETAINING WALL
- TREE REMOVAL
- OVERLAND RELEASE PATH

0 5 10 20

SCALE: 1" = 10'

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SAN MATEO COUNTY

PRELIMINARY GRADING & DRAINAGE PLAN

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	REVISIONS	BY

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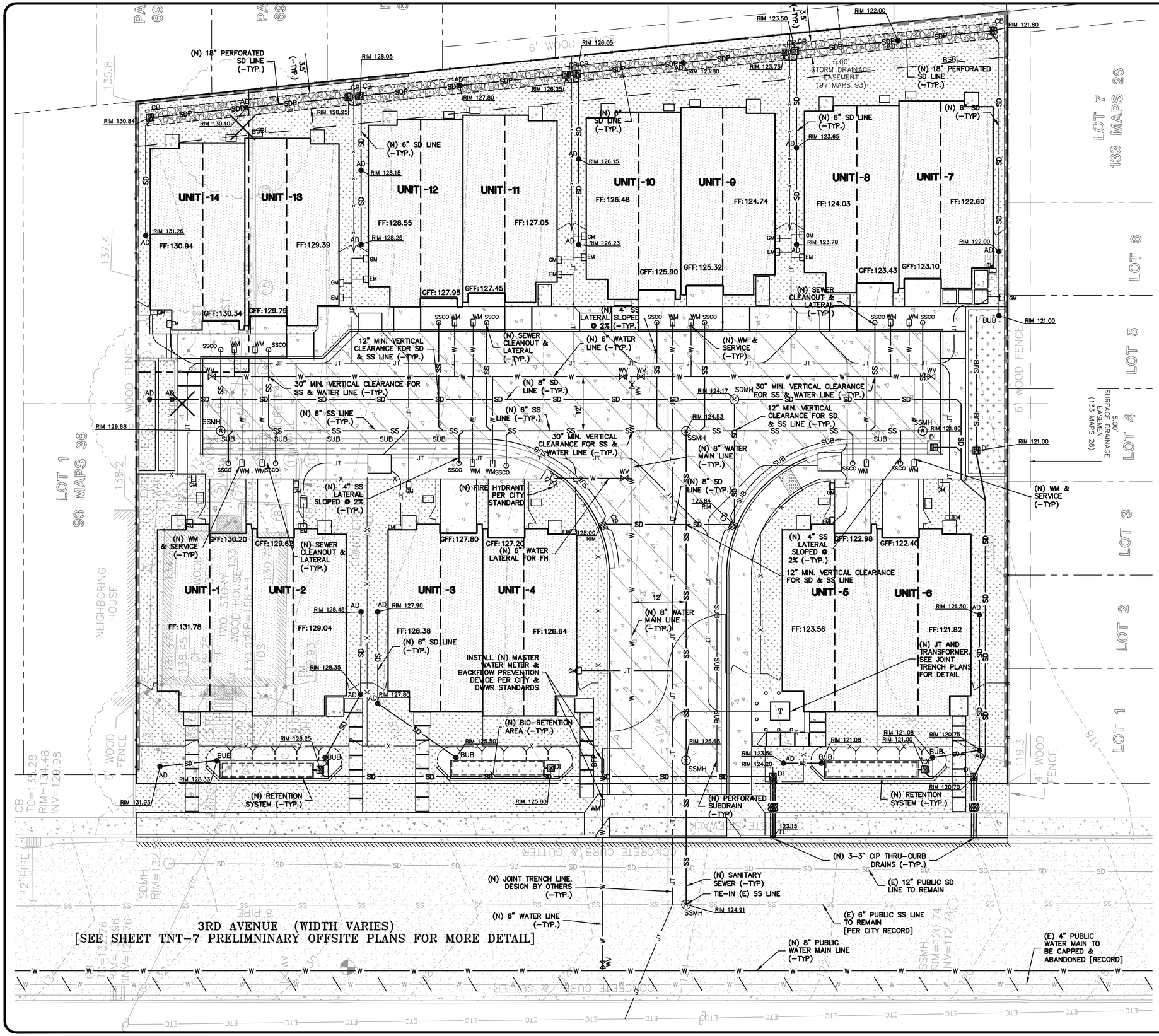
3 OF 8 SHEETS



LEGEND:

- (N) CONCRETE PAVEMENT
- (N) LANDSCAPE AREA
- (N) PERVIOUS CONCRETE PAVEMENT
- (N) BIO-TREATMENT AREA
- (N) BELOW GRADE GRAVEL AREA
- (N) FLUSH CURB
- RETAINING WALL
- TREE REMOVAL

0 5 10 20

SCALE: 1" = 10'

NOTES:

1. SEE SHEET TNT-1.0 FOR ABBREVIATIONS
2. ALL VALVES, BOXES, VAULTS, MANHOLES, ETC NOT DESIGNATED FOR REMOVAL SHALL BE RESET TO THE NEW GRADES.
3. EXISTING TWO STORY HOUSE AND ALL ABOVE GROUND FEATURE WILL BE REMOVE, DEMOLISH AND COMPACTED PRIOR TO STARTING CONSTRUCTION.
4. ALL EXISTING SEWER LATERALS SERVING THE PROPERTY, WHETHER USED OR NOT, SHALL BE ABANDONED AT THE MAIN PER SECTION 02720, 3.23 OF THE STANDARD SPECIFICATIONS AND DRAWINGS. THIS WILL REQUIRE TELEVISING THE MAIN AND IDENTIFYING THEIR LOCATIONS FOR ABANDONMENT. ABANDONMENT OF THESE SERVICES SHALL BE PERFORMED DURING DEMOLITION.
5. TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY WATER OR SEWER SERVICE LATERAL OR MAIN.
6. ALL EXISTING WATER SERVICES FOR THE PROPERTY, WHETHER USED OR NOT, SHALL BE ABANDONED AT THE MAIN PER SECTION 02710, 3.16 OF THE STANDARD SPECIFICATIONS AND DRAWINGS.
7. A CERTIFIED DISTRIBUTION SYSTEM OPERATOR MUST BE PRESENT FOR ALL HYDROSTATIC TESTING, CHLORINATION, FLUSHING, BACTERIA TESTING AND CONNECTIONS TO THE EXISTING SYSTEM, PER CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, OPERATOR CERTIFICATION REGULATIONS, SECTION 63770. THE CITY OF DALY CITY ENGINEER MUST RECEIVE THE REQUEST FOR THE CERTIFIED OPERATOR TO BE PRESENT FOR THESE OPERATIONS IN WRITING NO LESS THAN SIX (6) WORKING DAYS PRIOR TO THE ANTICIPATED DATE OF WORK.
8. EXISTING IRRIGATION WELL LOCATION AND ABANDONMENT PLANS TO BE DONE BY OTHERS.

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PRELIMINARY UTILITY PLAN

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	REVISIONS	BY

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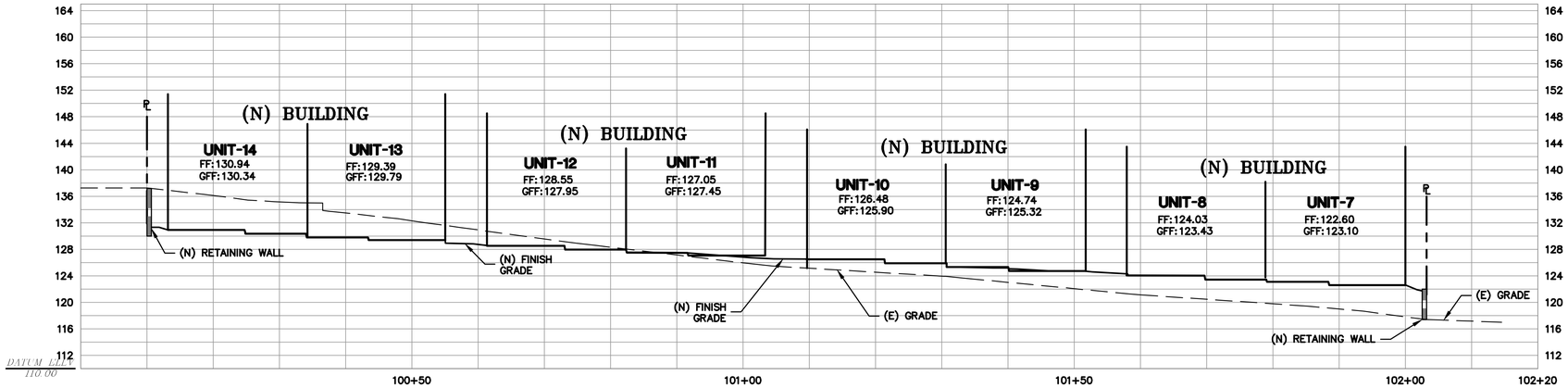
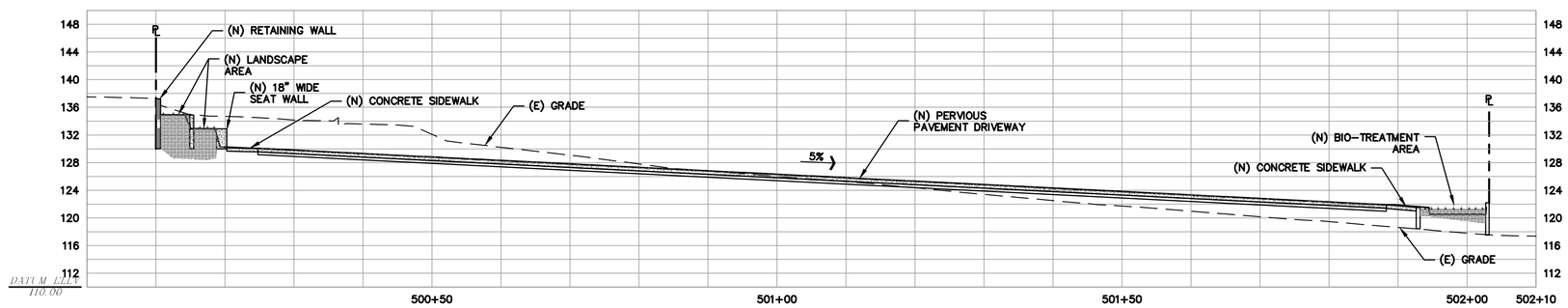
4 OF 8 SHEETS



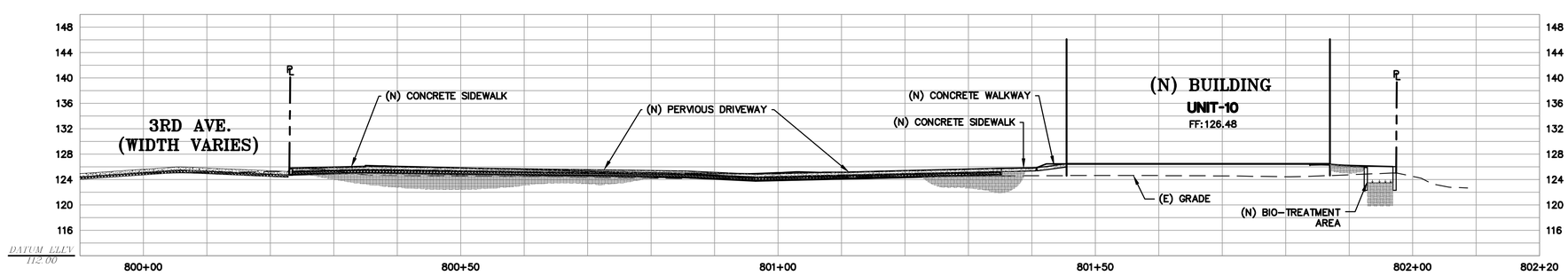
SECTION A–A

SCALE: 1" = 10' HORIZ & VERT



SECTION B–B

SCALE: 1" = 10' HORIZ & VERT



SECTION C–C

SCALE: 1" = 10' HORIZ & VERT

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5 OF 8 SHEETS

POST CONSTRUCTION BMP MAINTENANCE AND/OR SOURCE CONTROL MEASURES

FUEL, OIL PETROLEUM PRODUCTS, PESTICIDES, AND OTHER STORM DRAINAGE POLLUTANT SPILLS NEED TO BE CONTAINED. OWNERS SHALL SE ABSORBMENT MATERIAL ON SMALL SPILLS RATHER THEN HOSING SPILLS DOWN. REMOVE THE ABSORBENT MATERIAL PROMPTLY AND DISPOSE OF PROPERLY, AS REQUIRED BY CITY, STATE AND FEDERAL REGULATIONS.

DRAINAGE INLETS SHALL BE INSPECTED MONTHLY AND KEPT CLEAN OF ANY TRASH THAT MAY HAVE ACCUMULATED. IT IS THE RESPONSIBILITY OF THE PROPERTY MANAGER/OWNER TO HAVE THOSE INSPECTIONS PERFORMED, DOCUMENTED AND ANY REPAIRS MADE.

A. LANDSCAPE MAINTENANCE

LANDSCAPE AREAS SHALL BE COVERED WITH PLANTS OR SOME TYPE OF GROUND COVER TO MINIMIZE EROSION. NO AREAS ARE TO BE LEFT AS BARE DIRT THAT COULD ERODE. MOUNDING SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL.

PESTICIDES AND FERTILIZERS SHALL BE STORED AS HAZARDOUS MATERIALS AND IN APPROPRIATE PACKAGING. OVER SPRAYING ONTO PAVED AREAS SHALL BE AVOIDED WHEN APPLYING FERTILIZERS AND PESTICIDES. PESTICIDES AND FERTILIZERS WILL BE PROHIBITED FROM STORAGE OUTSIDE.

THE LANDSCAPE AREAS SHALL BE INSPECTED AND ALL TRASH PICKED UP AND OBSTRUCTIONS TO THE DRAINAGE FLOW REMOVED ON A MONTHLY BASIS MINIMUM. THIS SITE HAS BEEN DESIGNED WITH EFFICIENT IRRIGATION AND DRAINAGE TO REDUCE PESTICIDE USE. PLANTS HAVE BEEN SELECTED BASED ON SIZE AND ARE SITUATED TO REDUCE MAINTENANCE AND ROUTINE PRUNING.

THE INTEGRATED PEST MANAGEMENT INFORMATION ATTACHED WILL BE PROVIDED TO BUILDING MANAGEMENT.

B. DRAINAGE COLLECTION MANAGEMENT

THE STORM DRAINAGE SYSTEM CONSISTS OF AREA DRAINS, CATCH BASINS, BUBBLERS, COLLECTION AND DISTRIBUTION PIPING, SWALES, AND CLEAN OUTS.

THE STORM DRAINAGE COLLECTION SYSTEM SHALL BE CLEANED YEARLY BY THE PROPERTY MANAGEMENT/OWNER. THE INSPECTION SHALL BE PERFORMED DURING THE DRY SEASON. THIS INCLUDES THE FOLLOWING;

*ALL TRASH AND OBSTRUCTIONS SHALL BE REMOVED FROM AREA DRAINS, BUBBLERS, CLEAN OUTS, AND CATCH BASINS.

C. BIO-TREATMENT AREA

MAINTENANCE AGREEMENT
UPON ACCEPTANCE OF THE DESIGN CONCEPT, A MAINTENANCE AGREEMENT WILL BE DEVELOPED REQUIRING THE PROPERTY MANAGER/OWNER TO PROVIDE THE FOLLOWING INFORMATION ON A ROUTINE BASIS. THESE REQUIREMENTS APPLY ONLY TO THE PORTION OF THE FLOW THROUGH PLANTER USED FOR STORM WATER TREATMENT.

MAINTENANCE STANDARDS:

*SOILS AND PLANTINGS MUST BE MAINTAINED, INCLUDING ROUTINE PRUNING, MOWING, IRRIGATION, REPLENISHMENT OF MULCH, WEEDING, AND FERTILIZING WITH A SLOW-RELEASE FERTILIZER WITH TRACE ELEMENTS. .

*REMOVE OBSTRUCTIONS AND TRASH FROM FLOW THROUGH PLANTER.

*ONLY PESTICIDES AND FERTILIZERS THAT ARE ACCEPTED WITHIN THE INTEGRATED PEST MANAGEMENT APPROACH FOR USE IN FLOW THROUGH PLANTERS SHALL BE USED.

*EROSION AT INFLOW POINTS MUST BE REPAIRED.

FLOW THROUGH PLANTERS SHALL BE INSPECTED AND MAINTAINED MONTHLY TO REVIEW:

*OBSTRUCTION AND TRASH

*IF PONDED WATER IS OBSERVED, THE SURFACE SOILS SHALL BE REMOVED AND REPLACED AND SUBDRAIN SYSTEM INSPECTED.

*CONDITION OF GRASSES.

D. TRAINING PROGRAM

A COPY OF THE STORM WATER MANAGEMENT PLANS (SWMP) WILL BE MADE AVAILABLE TO PERSONNEL IN CHARGE OF FACILITY MAINTENANCE AND WILL BE DISTRIBUTED TO THE SUBCONTRACTOR REPRESENTATIVE ENGAGED IN THE MAINTENANCE OR INSTALLATION OF THE BMP'S.

MATERIAL PRESENTED IN THE INTEGRATED PEST MANAGEMENT PROGRAM WILL BE MADE AVAILABLE TO PERSONNEL IN CHARGE OF FACILITY MAINTENANCE AND WILL BE DISTRIBUTED TO THE SUBCONTRACTOR REPRESENTATIVE ENGAGED IN THE MAINTENANCE OR INSTALLATION OF THE BMP'S.

A COPY OF THE YEARLY INSPECTION REPORTS SHALL BE MANAGED BY THE PROPERTY MANAGER/OWNER.

IDENTIFICATION OF POTENTIAL POLLUTANTS:

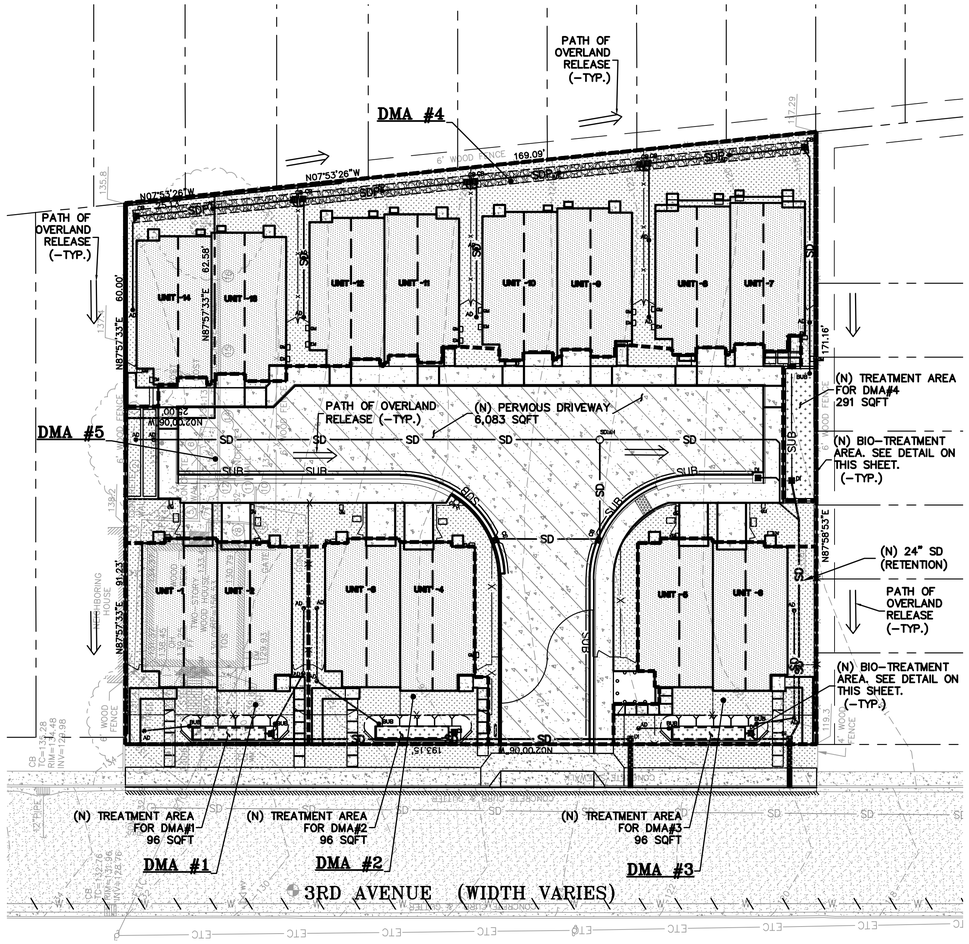
POSSIBLE POLLUTANTS FOR THIS SITE INCLUDE TRASH, SEDIMENTS, NUTRIENTS, DUST, CONSTRUCTION DEBRIS, AUTOMOBILE DEBRIS, AND PESTICIDES. THE CONSTRUCTION OF THE PROJECT AND THE LONG TERM MAINTENANCE SHOULD NOT ADD ANY OF THE FOLLOWING: COPPER, NICKEL, DIAZINON, MERCURY, CHLORIDANE, DDT, DIELDRIN, AND PCB'S.

BMP DESCRIPTION

THIS PROJECT USES BMP RECOMMENDATIONS FROM THE SAN MATEO COUNTY CLEAN WATER PROGRAM PUBLIC UTILITIES COMMISSION INCLUDING 8 FLOW THROUGH PLANTERS AND PERMEABLE PAVEMENT.

THE SITE IS APPROXIMATELY 31,140 SF. THE DEVELOPMENT WILL ADD APPROXIMATELY 15,030 SF OF IMPERVIOUS SURFACE. THE SITE WILL RETAIN APPROXIMATELY 10% PERVIOUS SURFACES, INCLUDING LANDSCAPING AREA AND BACK PATIO/YARD.

THE SITE IS DIVIDED INTO 5 DRAINAGE MANAGEMENT AREAS (DMA). DMAS #1 THROUGH #4 UTILIZE BIO-RETENTION TREATMENT PLANTERS PLANTERS. DMA #5 UTILIZES THE SELF-RETAINING PERVIOUS CONCRETE COMMON DRIVEWAY TO RETAIN RUNOFF FROM THE DRIVEWAY AND SURROUNDING SIDEWALKS.



0 10 20 40
SCALE: 1" = 20'

C.3 STORMWATER TREATMENT TABLES:

TABLE 1:
ON-SITE PERVIOUS AND IMPERVIOUS SURFACE COMPARISON

	EXISTING CONDITIONS (SQ FT)	%	PROPOSED CONDITIONS (SQ FT)	%	DIFFERENCE (SQ. FT)	%
SITE (ACRES) = 0.715	31,140	100.0	31,140	100.0	0	0.0
BUILDING FOOTPRINT(S):	970	3.1	11,656	37.4	+10,686	+34.3
IMPERVIOUS DRIVEWAY:	190	0.6	504	1.6	+314	+1.0
PATIO, WALKWAY, PADS, ETC.:	540	1.7	3,896	12.5	+3,356	+10.8
PERVIOUS PAVING	0	0.0	6,083	19.6	+6,083	+19.6
LANDSCAPING:	29,440	94.6	9,001	28.9	-20,439	-65.7
TOTAL	31,140	100.0	31,140	100.0	0	0.0
IMPERVIOUS SURFACES:	1,700	5.4	16,056	51.6	+14,356	+46.2
PERVIOUS SURFACES:	29,440	94.6	15,084	48.4	-14,356	-46.2
TOTAL	31,140	100.0	31,140	100.0	0	0

TABLE 2:
TREATMENT AREA SIZING SUMMARY

DRAINAGE MANAGEMENT AREA (DMA)	TOTAL DMA AREA (SQ FT)	IMPERVIOUS AREA (SQ FT)	TREATMENT AREA REQUIRED (4% OF IMPERVIOUS AREA) (SQ FT)	TREATMENT AREA PROVIDED (SQ FT)	EXCESS TREATMENT AREA (SQ FT)
1	2,889	1,832	73	96	23
2	2,695	1,833	73	96	23
3	2,811	1,830	73	96	23
4	10,646	6,786	271	291	20
5	12,099	3,775	6,083 SQFT. SELF-RETAINING PERVIOUS CONCRETE		
TOTAL	31,140	16,056	490	579	89

DEVELOPMENT INFORMATION

TOTAL SITE AREA	31,140 SQUARE FEET (0.715 ACRE)			
TOTAL DISTURBED AREA	31,140 SQUARE FEET (0.715 ACRE)			
IMPERVIOUS AREA	EXISTING TOTAL S.F.	REMOVED TOTAL S.F.	NEW TOTAL S.F.	PROPOSED TOTAL S.F.
RESIDENCE ROOF*	970	970	11,656	11,656
DRIVEWAY & PARKING	190	190	504	504
PATIO, WALKWAY, PADS, ETC.	540	540	3,896	3,896
TOTAL IMPERVIOUS AREA	1,700	1,700	16,056	16,056
NET CHANGE IN IMPERVIOUS AREA	+14,356 SQUARE FEET (NET INCREASE)			
PERVIOUS PAVING				
PERVIOUS CONCRETE DRIVEWAY	0	0	6,083	6,083
TOTAL PERVIOUS PAVING AREA	0	0	6,083	6,083
NET CHANGE IN PERVIOUS PAVING AREA	+6,083 SQUARE FEET (NET INCREASE)			
TOTAL DEVELOPED AREA	1,700	1,700	22,139	22,139
NET CHANGE IN DEVELOPED AREA	+20,439 SQUARE FEET (NET INCREASE)			
FLOOR AREA	REFER TO THE ARCHITECTURAL PLANS FOR PROPOSED FLOOR AREA CALCULATIONS			

*HARDSCAPE AREAS BELOW THE RESIDENCE ROOF OVERHANG ARE INCLUDED IN THE RESIDENCE ROOF AREA

LEGEND:

- (N) AC DRIVEWAY
- (N) CONCRETE PAVEMENT
- (N) PERVIOUS CONCRETE
- (N) LANDSCAPE AREA
- PATH OF OVERLAND RELEASE

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PRELIMINARY STORMWATER CONTROL PLAN

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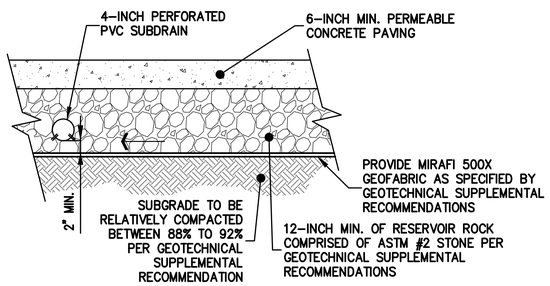
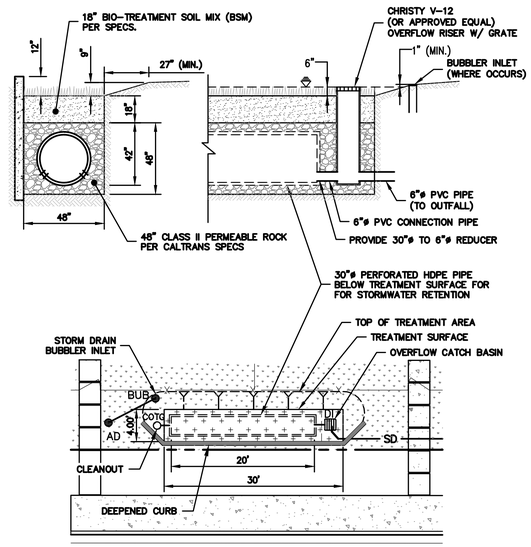


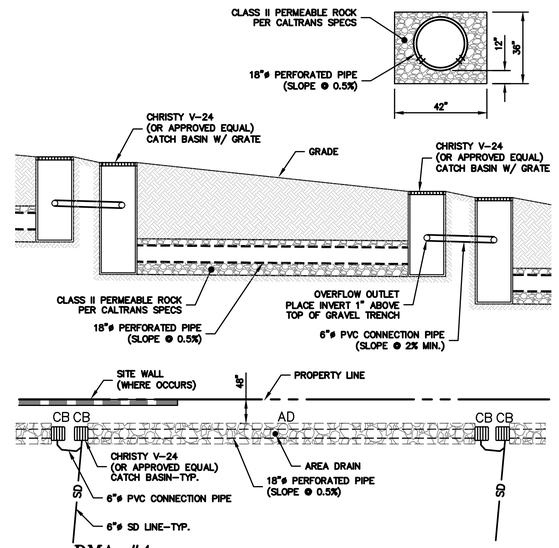
PERVIOUS CONCRETE

NTS



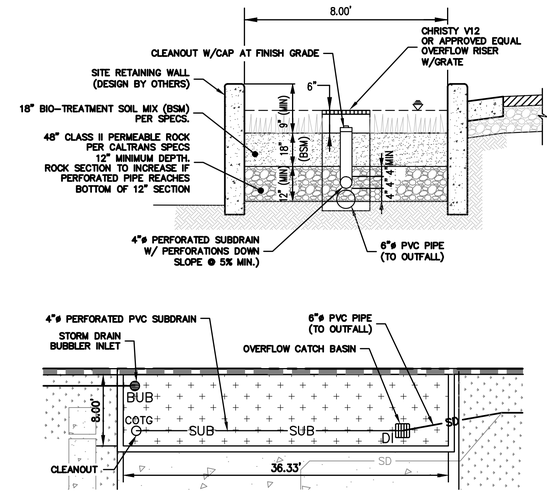
DMA #1, #2, & #3
TYPICAL BIO-RETENTION DETAIL

NTS



DMA #4
TYPICAL STORM DRAIN RETENTION DETAIL

NTS



DMA #4
TYPICAL BIO-RETENTION DETAIL

NTS

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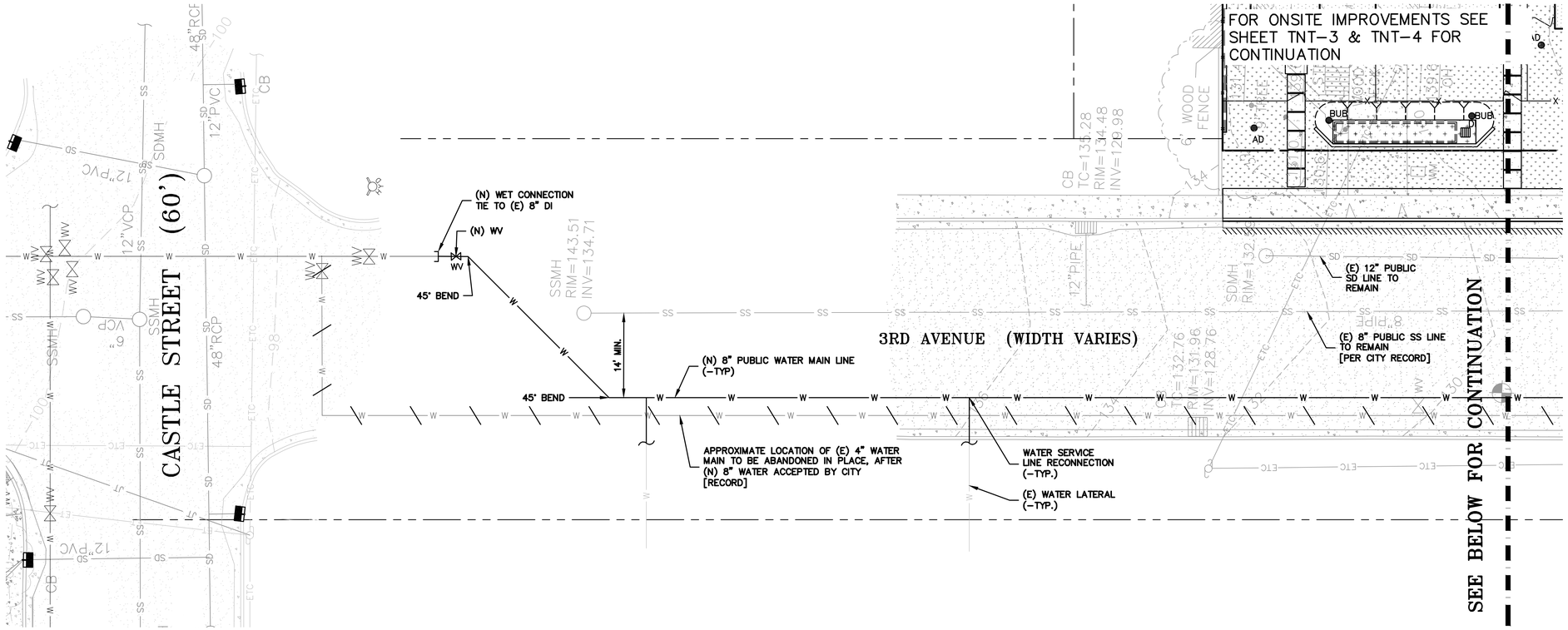
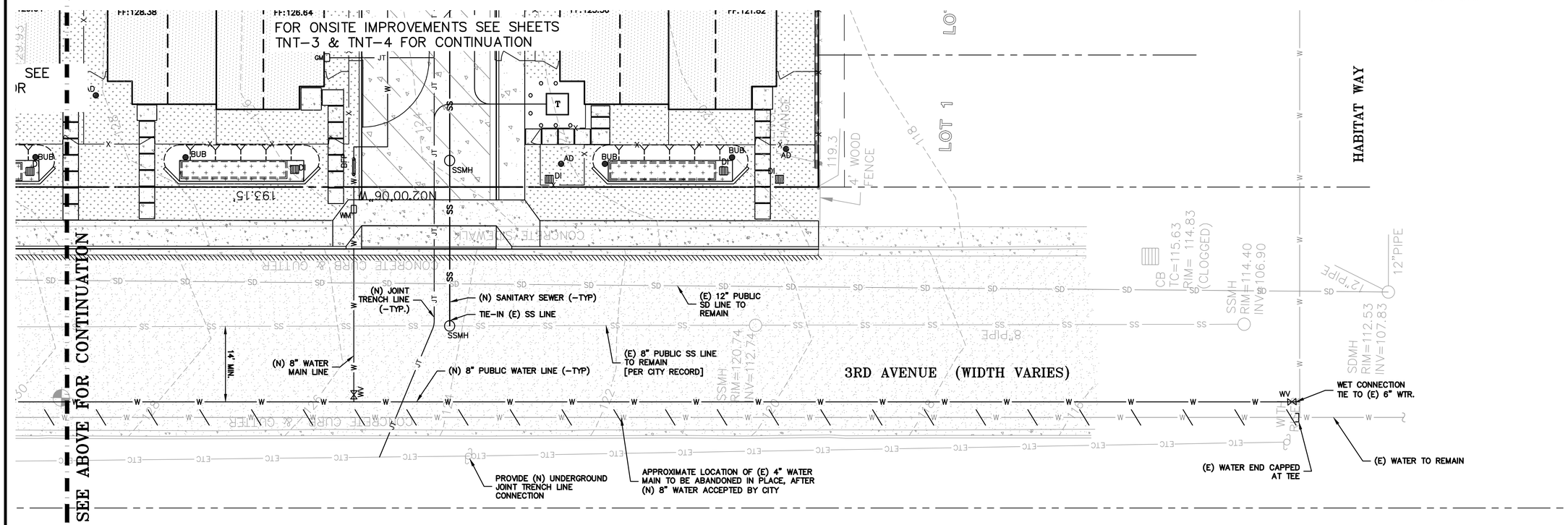
7 OF 8 SHEETS





LEGEND:

- (N) CONCRETE PAVEMENT
- (N) LANDSCAPE AREA
- (N) PERVIOUS CONCRETE PAVEMENT
- (N) BIO-TREATMENT AREA
- (N) FLUSH CURB
- RETAINING WALL
- TREE REMOVAL
- OVERLAND RELEASE PATH
- ABANDON UTILITY

0 5 10 20

SCALE: 1" = 10'

NOTES:

1. SEE SHEET TNT-1 FOR ABBREVIATIONS
2. ALL VALVES, BOXES, VAULTS, MANHOLES, ETC NOT DESIGNATED FOR REMOVAL SHALL BE RESET TO THE NEW GRADES.
3. ALL EXISTING SEWER LATERALS SERVING THE PROPERTY, WHETHER USED OR NOT, SHALL BE ABANDONED AT THE MAIN PER SECTION 02720, 3.23 OF THE STANDARD SPECIFICATIONS AND DRAWINGS. THIS WILL REQUIRE TELEVISING THE MAIN AND IDENTIFYING THEIR LOCATIONS FOR ABANDONMENT. ABANDONMENT OF THESE SERVICES SHALL BE PERFORMED DURING DEMOLITION.
4. ALL EXISTING WATER SERVICES FOR THE PROPERTY, WHETHER USED OR NOT, SHALL BE ABANDONED AT THE MAIN PER SECTION 02710, 3.16 OF THE STANDARD SPECIFICATIONS AND DRAWINGS.
5. A CERTIFIED DISTRIBUTION SYSTEM OPERATOR MUST BE PRESENT FOR ALL HYDROSTATIC TESTING, CHLORINATION, FLUSHING, BACTERIA TESTING AND CONNECTIONS TO THE EXISTING SYSTEM, PER CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, OPERATOR CERTIFICATION REGULATIONS, SECTION 63770. THE CITY OF DALY CITY ENGINEER MUST RECEIVE THE REQUEST FOR THE CERTIFIED OPERATOR TO BE PRESENT FOR THESE OPERATIONS IN WRITING NO LESS THAN SIX (6) WORKING DAYS PRIOR TO THE ANTICIPATED DATE OF WORK.

REGISTERED PROFESSIONAL ENGINEER JAMES TORAN No. 63127 CIVIL STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

TENANTIVE MAP
141 3RD AVENUE
DALY CITY, CALIFORNIA

SAN MATEO COUNTY

APN: 006-254-020
APN: 006-254-030

PRELIMINARY OFFSITE PLAN

REVISIONS	BY
1 UTILITY UPDATE 03-02-2021	MH
2 CITY COMMENTS 07-30-2021	MH
CIVIL REV 05-31-2022	MM
3 CITY COMMENTS 08-03-2022	JV
4 CITY COMMENTS 11-18-2022	JV
5 SITE REVISION 12-21-2022	JV

JOB NO:	2200097
DATE:	6-10-20
SCALE:	AS NOTED
DESIGN BY:	MH
CHECKED BY:	JC
SHEET NO:	TNT-7

8 OF 8 SHEETS

ZAC
Landscape Architects, Inc.
145 Keller Street
Petaluma, California 94952
(707) 696-2967
sr@zaclandscape.com

REGISTERED LANDSCAPE ARCHITECT
SANDRA REED
NO. 2923
DATE: 9-30-2023
STATE OF CALIFORNIA

141 THIRD AVENUE

DALY CITY, CALIFORNIA
APN# 006-254-020
APN# 006-254-030

SHEET TITLE:

LANDSCAPE PLAN

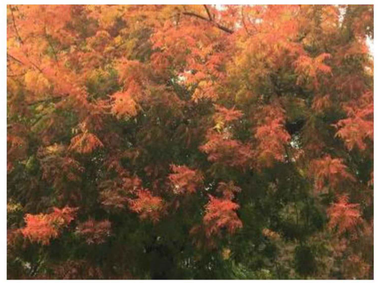
NO.	REVISIONS:	DATE:

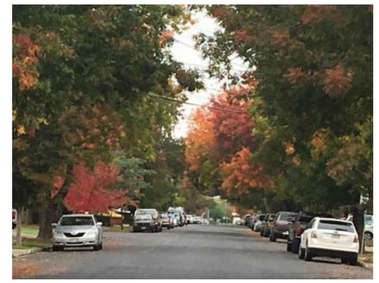
PROJECT NO: DAL 20

ISSUED: 12-14-2022

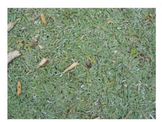
SHEET NO:

L1.0

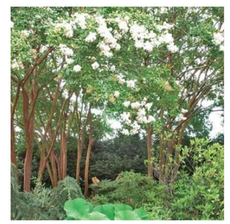




STREET TREE

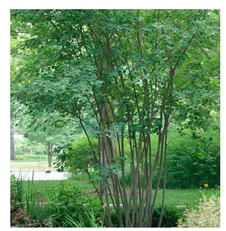


WALK-ON GROUNDCOVER



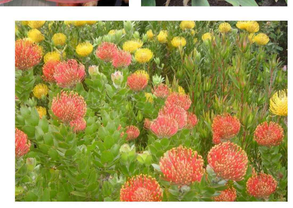
ACCENT TREE

LOW HEDGE



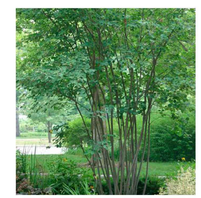
ACCENT SHRUB

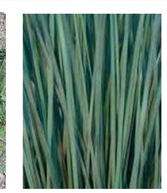
LOW HEDGE



ACCENT & STREETSCAPE PLANTING

VINES





BIO-RETENTION PLANTING

GOOD NEIGHBOR FENCING
-HORIZONTAL WOOD SLATS
-STAINED
-6' HEIGHT

STREETSCAPE FENCING
-HORIZONTAL WOOD SLATS
-STAINED
-3' HEIGHT

ZAC
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145 Keller Street
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REGISTERED LANDSCAPE ARCHITECT
SANDRA REED
NO. 2923
DATE: 9-30-2023
STATE OF CALIFORNIA

141 THIRD AVENUE
DALY CITY, CALIFORNIA
APN# 006-254-020
APN# 006-254-030

SHEET TITLE:
LANDSCAPE MATERIALS & PRECEDENT IMAGES

NO.	REVISIONS:	DATE

PROJECT NO: DAL 20

ISSUED: 12-14-2022

SHEET NO:
L1.1

QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	Dr	WELCO RATING			GENERAL DESCRIPTION
	TREE LEGEND											
	LAG NAT	LAGERSTROEMIA NATCHEZ	WHITE CRAPE MYRTLE	24" BOX				Dr	**L**	B	B	DEC 25H12W WHT ORG-RED FALL
	PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX				Dr	**L**			DEC 50H40W MED-DEEP ROOTS RED FALL SLOW TO MOD GRWTH
	SHRUB & VINE LEGEND											
	AGA ATT R	AGAVE ATTENUATA RAY OF LIGHT	LION S TAIL	5 GAL				Dr	**L**			EV 3H3W SOFT POINTS BOLD TEXTURE GREEN FLWR
	AGA BLU	AGAVE BLUE FLAME	BLUE LION S TAIL	5 GAL				Dr	**L**			EV 3H3W SOFT POINTS BOLD TEXTURE GREEN FLWR
	ALO STR	ALOE STRIATA	CORAL ALOE	5 GAL					**L**			EV 20"W2H NO SPINES PINK EDGES CORAL PNK FLWR
	AME ALN	AMELANCHIER ALNIFOLIA	WESTERN SERVICEBERRY	5 GAL		E	N		**L**			DEC 10H10W TO THICKETS LIGHT GREEN WHT FLRS RED-YLW FALL EDIBLE BLUEBERRIES MECDICINAL BARK WOOD USED FOR ARROWS TOOLS SHELTERS PROPGATE BY SEEDS HEGE-WINDBREAK
	BUX MIC GV	BUXUS MICROPHYLLA JAPONICA GREEN VELVET	JAPANESE BOXWOOD	5 GAL	D				**M**			EV 2-6H 2W SLOW GROWTH
	CAL OCC	CALYCANTHUS OCCIDENTALIS	SPICEBUSH	5 GAL	D		N	Dr	**L**			DEC 4-12H 4-12W RED/BROWN FRAG brd
	CAL SAL	CALLISTEMON SALIGNUS	GRAY BOTTLE BRUSH	5 GAL	D		N		**L**			EV3H 4-5W PIN/WHT
	CIS HYB	CISTUS HYBRIDUS	WHITE ROCKROSE	1 GAL				Dr	**L**	B	B	EV 3H3W FRGNT GREY GRN CRINKLY 2" LVS WHT FLRW YLW CENTER
	ECH AFT	ECHEVERIA AFTER GLOW	PINK ECHEVERIA	1 GAL					**L**			
	JUN TEN BLU	JUNCUS PATENS BLUE DART	BLUE RUSH	1 GAL					**L**			2H WET AREA
	PER LIT	PEROVSKIA LITTLE SPIRE	DWARF RUSSIAN SAGE	1 GAL	D			Dr	**L**			2H LAV BLU
	PHI MEX	PHILADELPHUS MEXICANUS	EVERGREEN MOCK ORANGE	5 GAL			N	Dr	**L**			EV 6-15H VINING PT SHD WHT FRAG BANK COVER
	ROM COU	ROMNEYA COULTERI	MATILIJA POPPY	5 GAL	D		N	Dr	**VL**			8H 4W WHT FRA
	SEN HER	SENECIO HERREANUS	SUCCULENT	1 GAL	D			Dr	**L**			
	SEN MAN	SENECIO MANDRALISCAE	SUCCULENT	1 GAL	D			Dr	**L**			EV 1.5H2W BLUE GREY

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REGISTERED LANDSCAPE ARCHITECT
SANDRA REED
NO. 2923
DATE: 9-30-2023
STATE OF CALIFORNIA

141 THIRD AVENUE
DALY CITY, CALIFORNIA
APN# 006-254-020
APN# 006-254-030

SHEET TITLE:
PLANT LEGEND

NO.	REVISIONS:	DATE

PROJECT NO: DAL 20

ISSUED: 12-14-2022

SHEET NO:
L1.2

141 3RD AVENUE

DALY CITY, CALIFORNIA

NEW BUSINESS

DEVELOPER:
CLARUM HOMES
P.O BOX 60970
PALO ALTO, CA 94306
NICOLE GITTLESON
T: 650-614-1148

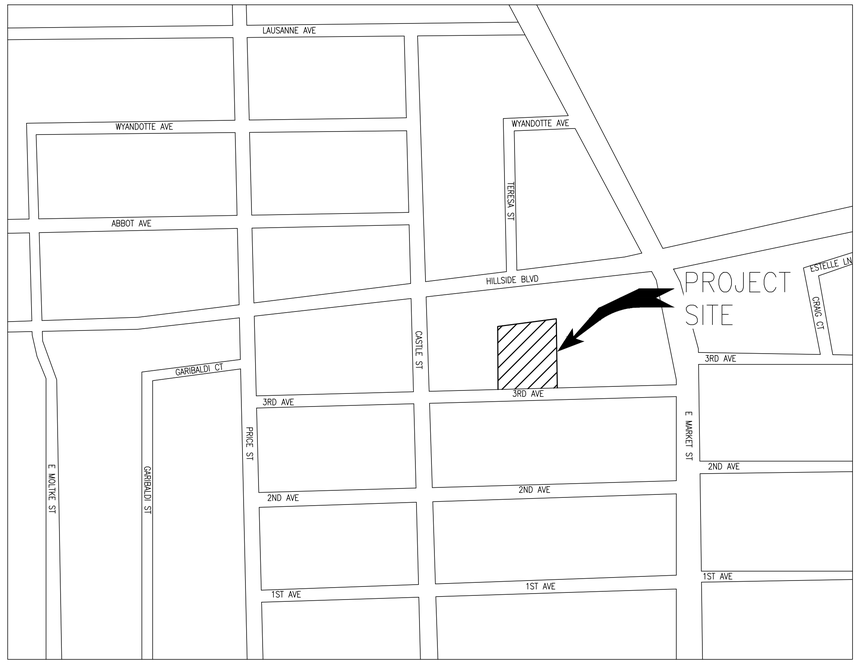
PG&E PM#S:
ELECTRIC:
GAS:

WORK RESPONSIBILITY
JOINT TRENCH

	PG&E ELECTRIC	PG&E GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING					
EXCAVATE & BACKFILL	○	○	○	○	●
GAS MATERIAL					
SUPPLY & INSTALL	○	●	○	○	○
*ELECTRIC CABLE					
SUPPLY & INSTALL	●	○	○	○	○
ELECTRIC CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC TRANSFORMER PADS					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC TRANSFORMER					
SUPPLY & INSTALL	●	○	○	○	○
(OPTIONAL) DIRECTIONAL DRILL / JACK AND BORE					
SUPPLY & INSTALL CONDUIT	○	○	○	○	○
EXCAVATION	○	○	○	○	○

● SYMBOL DESIGNATES THE WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES.
○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED
* PG&E TO PULL CABLE INTO ENERGIZED ENCLOSURES

NOTE:
PRIOR TO ENERGIZING THIS PROJECT
A PSE/PUE WILL NEED TO BE RECORDED FOR ALL UTILITIES WITHIN THIS PROJECT. INCLUDING THE "WORKING SPACE" REQUIRED AROUND ALL EQUIPMENT.



VICINITY MAP
N. T. S.

N

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR RE-ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES OR BOXES, AND SIGN AND DATE DRAWING.

THANK YOU

SIGNED _____

DATE _____

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	08-02-2022	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	09-09-2022	PRELIMINARY
APPLICANT DESIGN (GAS)		
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
LANDSCAPE	09-29-2020	PRELIMINARY
LIGHT LOCATIONS		
TRAFFIC SIGNAL LOCATIONS		

VIZION UTILITY PARTNERS IS NOT RESPONSIBLE FOR ANY SUBSEQUENT CHANGES OR REVISIONS.
OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND EXTENT OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING IN ACCORDANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS.

UTILITY APPROVALS

UTILITY	APPROVED BY	DATE
AT&T (PHONE)		
COMCAST (CATV)		
CITY ENGINEER		

SHEET INDEX

JT-1 JOINT TRENCH TITLE SHEET
JT-2 JOINT TRENCH NOTES & DETAILS
JT-3 JOINT TRENCH INTENT

DELTA NO:	REVISION	DATE:

CALL 811 BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIS
No. 26429
Exp. 03-31-24
CIVIL
STATE OF CALIFORNIA

DATE OF SIGNATURE

JOINT TRENCH TITLE SHEET
141 3RD AVENUE
NEW BUSINESS
CLARUM HOMES
DALY CITY CALIFORNIA

Vizion Utility PARTNERS
UTILITY ENGINEERS, CONSULTANTS & STREETLIGHT DESIGN
7901 STONERIDGE DRIVE, SUITE 201, PLEASANTON, CA 94588
Tel (925) 682-1114

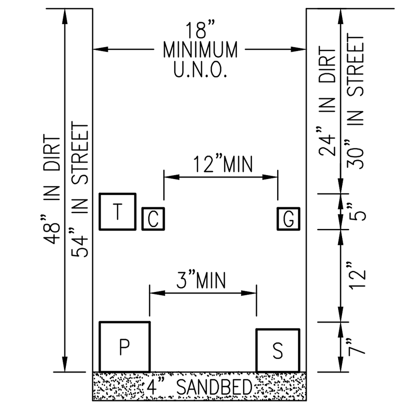
PROJ. NO: 20-030
SCALE: N.T.S.
PM: K. ARATA
DRAWN BY: E. SMITH
PG&E QUALIFIED DESIGNER:
LAST UPDATED: 12-02-2022
DRAWING NO: JT-1
SHEET: 1 OF: 3

GENERAL NOTES:

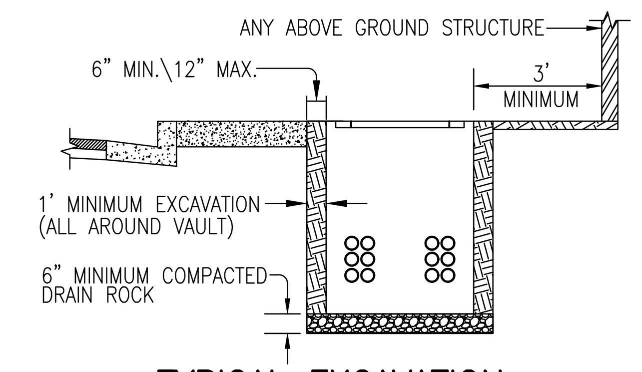
1. THE PREFERRED TRENCH LOCATION IS IN A PUBLIC UTILITY EASEMENT (P.U.E.).
2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 128 AND 49CFR 192.321 , 49CFR 192.325, AND 49CFR 192.327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
4. TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGE" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
5. IT IS PREFERRED TO HAVE NON–PG&E OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL. NON–PG&E OWNED STREETLIGHTS MAY BE AT THE ELECTRIC LEVEL OF THE TRENCH AS LONG AS MINIMUM CLEARANCES ARE PROVIDED AND COMPLY WITH ALL SPECIAL NOTES FOR A JOINT TRENCH WITH A SECOND ELECTRIC UTILITY.
6. NON–UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
7. WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12" RADIAL SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES. EXCEPTION: WITH MUTUAL AGREEMENT, WHEN 4–INCH DIAMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 INCHES.
8. PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
9. MAINTAIN PROPER SEPARATION BETWEEN PG&E FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN UO STANDARD S5453. THE MINIMUM ALLOWABLE HORIZONTAL SEPARATION BETWEEN COMPANY FACILITIES AND "WET" FACILITIES IS 3' WITH A MINIMUM 1' OF UNDISTURBED EARTH OR THE INSTALLATION OF A SUITABLE BARRIER BETWEEN THE FACILITIES. IF A 3' HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO THE SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL. SEPARATIONS OF 1' OR LESS ARE NOT PERMISSIBLE AND WILL NOT BE ALLOWED. THE COMPANY MAY AGREE TO WAIVE THE MINIMUM 3' SEPARATION REQUIREMENT AT THE REQUEST OF AN APPLICANT IF WARRANTED AND THE NEED IS JUSTIFIED. THE REQUEST FOR A WAIVER MUST:
   - BE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE PROJECT,
   - CLEARLY DESCRIBE THE CONDITIONS NECESSITATING THE WAIVER,
   - INCLUDE A PROPOSED DESIGN, AND INCLUDE A DESIGN FOR A BARRIER BETWEEN THE "WET" UTILITIES AND COMPANY DRY FACILITIES IN THE EVENT 1' OF UNDISTURBED EARTH CANNOT BE MAINTAINED. NOTE: DRAIN LINES CONNECTED TO DOWNSPOUTS ON BUILDINGS ARE CONSIDERED A "WET" UTILITY FOR THE PURPOSES OF THIS STANDARD.
10. SEPARATIONS SHALL BE MAINTAINED AT ABOVE GROUND TERMINATION POINTS.
11. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF PG&E GAS FACILITIES:
   - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
   - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
   - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
   - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
   - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
   - THE SIEVES AND SCREENS SHALL BE:
     1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
     #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
12. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING AT PG&E ELECTRIC FACILITIES:
   - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
   - SHADING MATERIAL CONTAINING LARGE ROCK, PAVING MATERIAL, CINDERS, SHARPLY ANGULAR SUBSTANCES, OR CORROSIVE MATERIAL SHALL NOT BE PLACED IN THE TRENCH WHERE SUCH MATERIAL MAY DAMAGE THE CONDUITS AND/OR PREVENT PROPER COMPACTION OVER OR AROUND THE CONDUITS.
   - NATIVE SOILS CONTAINING CLODS NOT TO EXCEED 6" IN DIAMETER MAY BE INCLUDED IN THE SHADING MATERIAL PROVIDED THE CLODS ARE READILY BREAKABLE BY HAND. NOTE: SOILS CONSISTING PRIMARILY OF ADOBE, HARD COMPACT (DENSE) CLAY, AND BAY MUDS SHALL NOT BE USED AS SHADING MATERIAL.
   - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
   - REFER TO ENGINEERING DOCUMENT 062288, ITEM 13 ON PAGE 2.
13. COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
   - WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, PG&E APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
   - PG&E APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
   - IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF PG&E APPROVED IMPORT MATERIALS IS REQUIRED. BEDDING UNDER GAS FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR PG&E APPROVED IMPORT MATERIAL.
   - FOR ELECTRIC FACILITIES, REFER TO NOTE 12. THIS APPLIES TO LEVELING COURSES AS WELL AS SHADING.
   - THE MINIMUM PG&E APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF PG&E WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
   - THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
14. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
15. SEPARATION BETWEEN GAS FACILITIES AND ELECTRIC FACILITIES MAY BE REDUCED TO 6" WHEN CROSSING.
16. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.
17. CONTRACTOR TO INCREASE METER SPACING AS NECESSARY WHEN EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT ARE REQUIRED. EARTHQUAKE VALVES ARE REQUIRED IN SOME AREAS AND ARE NOT PART OF PG&E/VIZION UTILITY PARTNERS SCOPE. THIS INFORMATION CAN BE FOUND ON BUILDING MECHANICAL ENGINEER'S PLANS. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES.

CONSTRUCTION NOTES:

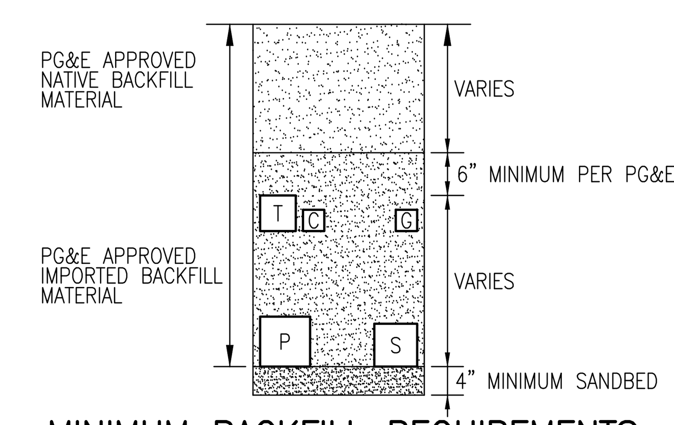
1. ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UO STANDARD S5453 (EFFECTIVE DATE 7–5–2006).
2. ALL WORK MUST COMPLY WITH P.G. & E., TELEPHONE, C.A.T.V., STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A ½" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND IS TO BE AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN ½" IF TO BE USED AS SHADING, BEDDING OR LEVELING MATERIALS. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE P.G.& E. FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT HINDER THOSE EFFORTS.
3. BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
4. IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
5. VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
6. THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION. THE TRENCHING CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR WALL.
7. CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
8. IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
9. VIZION UTILITY PARTNERS ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY PG&E, TELEPHONE, C.A.T.V., IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
10. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER. PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
12. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK.
13. CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
14. THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE PG&E, AT&T, AND COMCAST PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CORRECT NUMBER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
15. NOTE PLANS ISSUED AT THE PRE–CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
16. WATER, SEWER, DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, SPRINKLER, IRRIGATION, STEAM AND OTHER "WET" FACILITIES SHALL MAINTAIN A MINIMUM OF THREE FEET FROM THE NEAREST OUTER SURFACE OF PG&E FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
17. IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
18. ALL METER PANELS: INDIVIDUAL, RESIDENTIAL, OR NONRESIDENTIAL APPLICANTS WITH A METER PANEL RATING OF ANY SIZE, INSTALLED INSIDE A METER ROOM OR OTHER STRUCTURE, MUST FOLLOW ALL OF THE REQUIREMENTS DESCRIBED BELOW.
   A. INSTALL, OWN, AND MAINTAIN A SEPARATE, NOMINAL, 2–INCH DIAMETER CONDUIT WITH PULL TAPE INSIDE. THE CONDUIT AND PULL TAPE MUST EXTEND FROM THE OUTSIDE SURFACE OF THE BUILDING AND TERMINATE OUTSIDE THE METER PANEL OR SWITCHBOARD AT THE TOP OF THE METER SECTION.
   B. ENSURE THE 2–INCH DIAMETER CONDUIT AND PULL TAPE EXIT THE OUTSIDE OF THE BUILDING A MINIMUM OF 8 FEET AND A MAXIMUM OF 10 FEET ABOVE GROUND. THE OPEN END OF THE CONDUIT THAT IS EXPOSED TO THE OUTSIDE MUST HAVE A REMOVABLE, TEMPORARY CAP OR PLUG.
   C. DO NOT USE THE CONDUIT. THE CONDUIT IS FOR PG&E'S METERING EQUIPMENT ONLY.
19. THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. V.U.P. STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.
20. SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION.
    SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT–1) REGARDING EXISTING CONDITIONS.



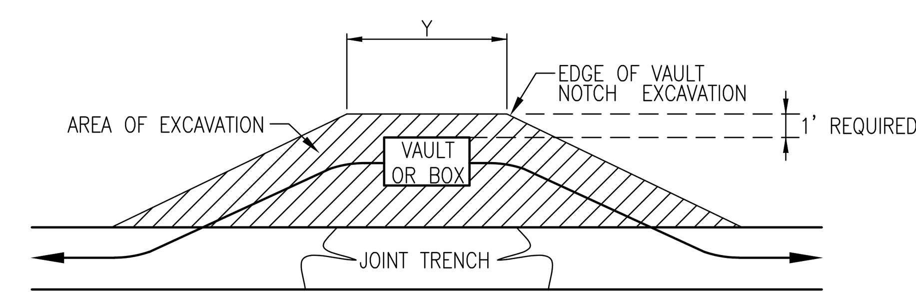
TYPICAL JOINT TRENCH
PER PG&E STANDARD S5453, EXHIBIT B



TYPICAL EXCAVATION:
FOR PG&E PRIMARY VAULTS, TRANSFORMERS, U.N.O.



MINIMUM BACKFILL REQUIREMENTS
*CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATIONS



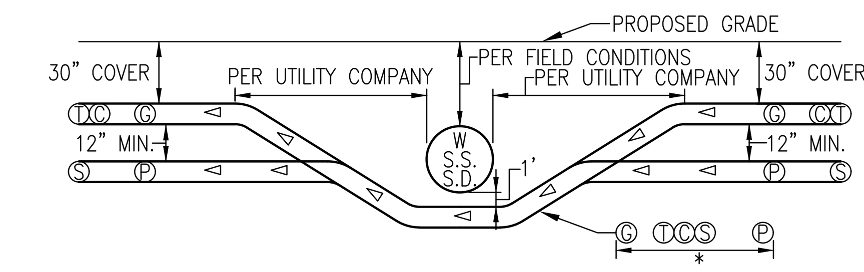
	BOX EXCAVATION	
PRIMARY BOX SIZE	"Y"	NOTE:
3' x 5'	7'	DISTANCE VARIES PER FIELD CONDITIONS
4'–6" x 8'–6"	11'	

TYPICAL PG&E PRIMARY BOX
EXCAVATION DETAIL

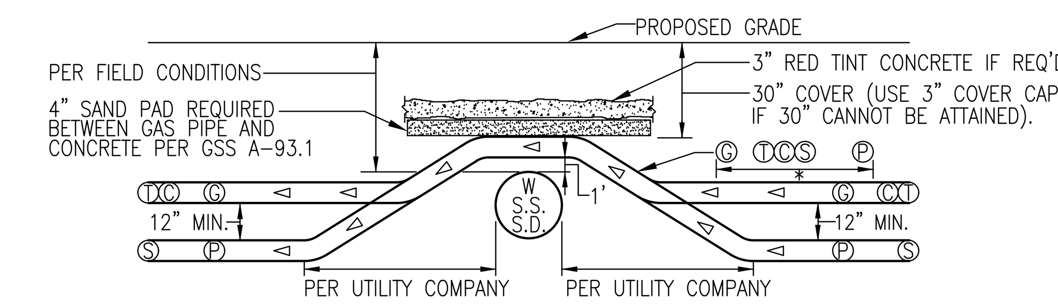
ELECTRIC CONDUIT MINIMUM BEND RADIUS

CONDUIT DIAMETER	VERTICAL RADIUS	HORIZONTAL RADIUS
2"	24"	36"
3"	24"	36"
4"	36"	36"
5"	36"	60"

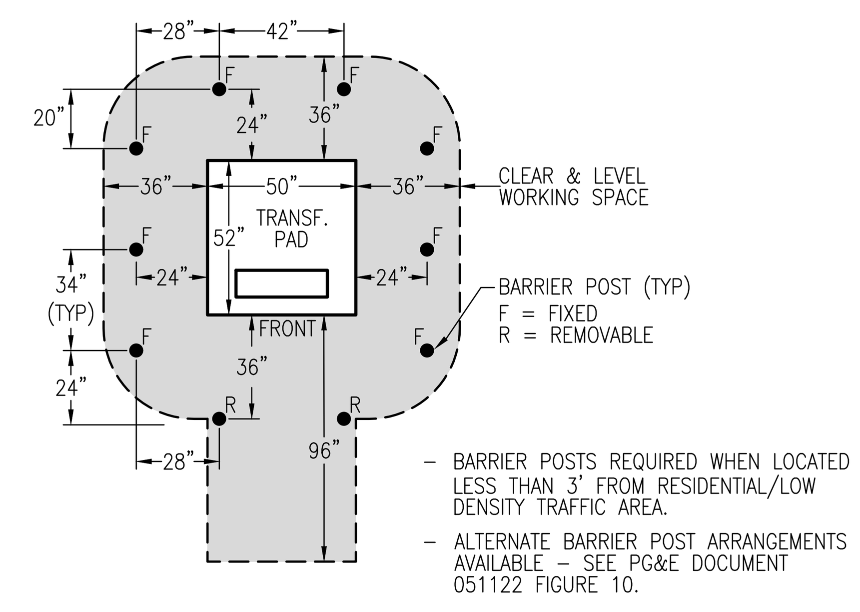
NOTE: 315° MAX BENDS IN ANY SECONDARY CONDUIT RUN 200' OR LESS.
300° MAX BENDS IN ANY PRIMARY CONDUIT RUN.



JOINT TRENCH UNDER WATER & S.S. & S.D.
*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.



JOINT TRENCH OVER WATER & S.S. & S.D
*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

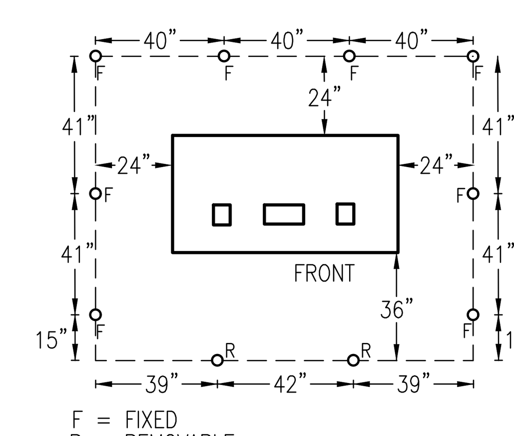


– BARRIER POSTS REQUIRED WHEN LOCATED LESS THAN 3' FROM RESIDENTIAL/LOW DENSITY TRAFFIC AREA.
– ALTERNATE BARRIER POST ARRANGEMENTS AVAILABLE – SEE PG&E DOCUMENT 051122 FIGURE 10.

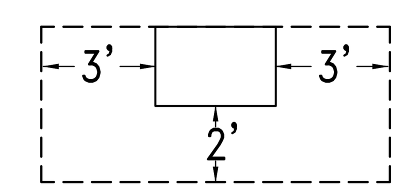
CLEARANCE REQUIREMENTS
50" x 52" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122

NOTE: TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY PG&E INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT A DEPTH GREATER THAN 10' UNLESS APPROVED BY PG&E SENIOR GAS ENGINEER.

TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO PG&E. YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E APPROVAL.



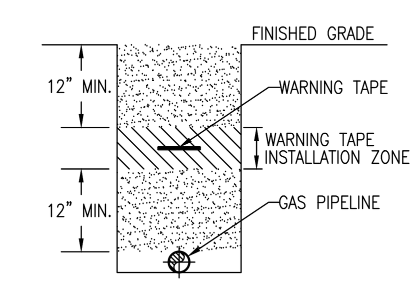
72" X 36" PAD MOUNT JUNCTION



#1,#2 OR #3 SECONDARY BOXES

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

1. A WARNING TAPE IS TO BE INSTALLED IN OPEN TRENCH INSTALLATION OVER GAS PIPELINES IN BOTH TRANSMISSION AND DISTRIBUTION FACILITIES. THIS INCLUDES TRENCHES, BELL HOLES, EXCAVATIONS FOR REPAIR PURPOSES AND RISER REPLACEMENTS. THE WARNING TAPE IS INTENDED FOR EXCAVATOR DIGGING IN THE "TOLERANCE ZONE" TO STRIKE THE WARNING TAPE PRIOR THAN THE PIPELINE. WHEN THE WARNING TAPE IS EXPOSED AND GRABBED WITH EXCAVATING EQUIPMENT, IT STRETCHES WITHOUT BREAKING, THUS ALERTING THE EXCAVATOR OF THE GAS FACILITY BELOW.
2. INSTALL 6" WIDE WARNING TAPE ABOVE THE GAS PIPELINE AT LEAST 12" BELOW GRADE, AND NO CLOSER THAN 12" FROM THE PIPE. INSTALLATION SHOULD PROVIDE THE GREATEST DISTANCE BETWEEN THE PIPELINE AND THE TAPE AS POSSIBLE. INSTALL THE TAPE ALONG THE LENGTH OF THE EXCAVATION. ENSURE THAT THE TAPE OVERLAPS WHEN TWO OR MORE PIECES OF TAPE ARE USED. EXCEPTION: WHEN A JOINT TRENCH DESIGN DOES NOT ALLOW FOR INSTALLMENT OF WARNING TAPE WITHIN THE "WARNING TAPE INSTALLATION ZONE", INSTALL THE WARNING TAPE A MINIMUM OF 6" ABOVE THE GAS PIPELINE, AND BELOW THE FACILITY ABOVE THE PIPE.
3. WARNING TAPE SHALL BE BRIGHTLY COLORED YELLOW AND MARKED "CAUTION: GAS LINE BURIED BELOW" OR MARKED WITH A SIMILAR NOTIFICATION.
4. WARNING TAPE SHALL BE STORED IN SUCH A MANNER THAT LIMITS ULTRAVIOLET (UV) EXPOSURE.



TYPICAL DETAIL
GAS PIPELINE UNDERGROUND WARNING TAPE INSTALLATION
(N.T.S.)

LEGEND

TYPICAL

▬ ▬	JOINT TRENCH
▬▬▬	JOINT TRENCH SERVICE
— SD —	STORM DRAIN
— G —	GAS
— SS —	SANITARY SEWER
— E —	ELECTRICAL
— W —	DOMESTIC WATER
— FW —	WATER (FIRE)
— JT —	JOINT TRENCH
— OH —	OVERHEAD
— SI —	SIGNAL INTERCONNECT
— T —	TELEPHONE
— C —	C.A.T.V.
— FO —	FIBER OPTIC
— COM —	COMMUNICATIONS
— SL —	STREETLIGHT
— ATT —	AT&T
— MCI —	MCI
═══	FACE OF CURB, BACK OF CURB
	PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
—x—	FENCELINE
	BIOSWALE
	TIE–IN TO CONDUITS
	METER PEDESTAL
	AREA DRAIN
	CATCH BASIN
DS	DOWNSPOUT
	FIRE HYDRANT
(S)	SS MANHOLE
cv	COMMUNICATIONS VAULT
ev	ELECTRIC VAULT
x 20.25	SPOT ELEVATION

NEW

- 50" x 52" TRANSFORMER PAD (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER TRANSFORMER PAD
- PROPOSED 24" x 36" x 18" SPLICE BOX (P(WORKING SPACE SHOWN
- 17" x 30" x 18" SPLICE BOX (PG&E) WORKING SPACE SHOWN
- PROPOSED GAS METER
- PROPOSED ELECTRIC METER

EXISTING

	(E) JOINT POLE
— OH —	(E) OVERHEAD LINE
— G —	(E) GAS LINE
GM	(E) GAS METER
EM	(E) ELECTRIC METER

ABBREVIATIONS

AD	—	AREA DRAIN
APPROX	—	APPROXIMATE
AVE	—	AVENUE
BNDY	—	BOUNDARY
C	—	CURB
C/G	—	CURB & GUTTER
CL, C/L	—	CENTER LINE
DR	—	DRIVE
DW/DWY	—	DRIVEWAY
(E)	—	EAST
EL	—	ELEVATION
ELB	—	ELBOW
ELEC	—	ELECTRIC
ELECT	—	ELECTROLIER
EP	—	EDGE OF PAVEMENT
EX	—	EXISTING
FC	—	FACE OF CURB
FH	—	FIRE HYDRANT
FOC	—	FACE OF CURB
FUT	—	FUTURE
G	—	GAS
GND	—	GROUND
I.D.	—	INNER DIAMETER
IRR	—	IRRIGATION
J.P.	—	JOINT POLE
LT	—	LEFT
M	—	MONUMENT
MCI	—	MCI, INC. COMPANY
MH	—	MAINTENANCE HOLE
MIN	—	MINIMUM
MID PT	—	MID POINT
MPOE	—	MAIN POINT OF ENTRY
MSB	—	MAIN SWITCH BOARD
MSS	—	MAIN SWITCH SIZE
MTR	—	METER
(N)	—	NORTH
NTS	—	NOT TO SCALE
OH	—	OVERHEAD
P	—	PAD
PKWY	—	PARKWAY
PL	—	PROPERTY LINE
PR	—	PROPOSED
PUE	—	PUBLIC UTILITY EASEMENT
PVMT	—	PAVEMENT
RT	—	RIGHT
R/W	—	RIGHT OF WAY
S	—	SANITARY SEWER LATERAL
S.I.	—	SIGNAL INTERCONNECT
SS	—	SANITARY SEWERS
SSCO	—	SANITARY SEWER CLEAN OUT
SSMH	—	SANITARY SEWER MANHOLE
STD	—	STANDARD
STLT	—	STREET LIGHT
SVC	—	SERVICES
SW, S/W	—	SIDEWALK
TC	—	TOP OF CURB
TEL	—	TELEPHONE
TERM	—	TERMINATION
THRU	—	THROUGH
TYP	—	TYPICAL
U.G.	—	UNDERGROUND
VER	—	VERIZON
(W)	—	WEST
W	—	WATER
WM	—	WATER METER

DELTA NO:	REVISION	DATE:

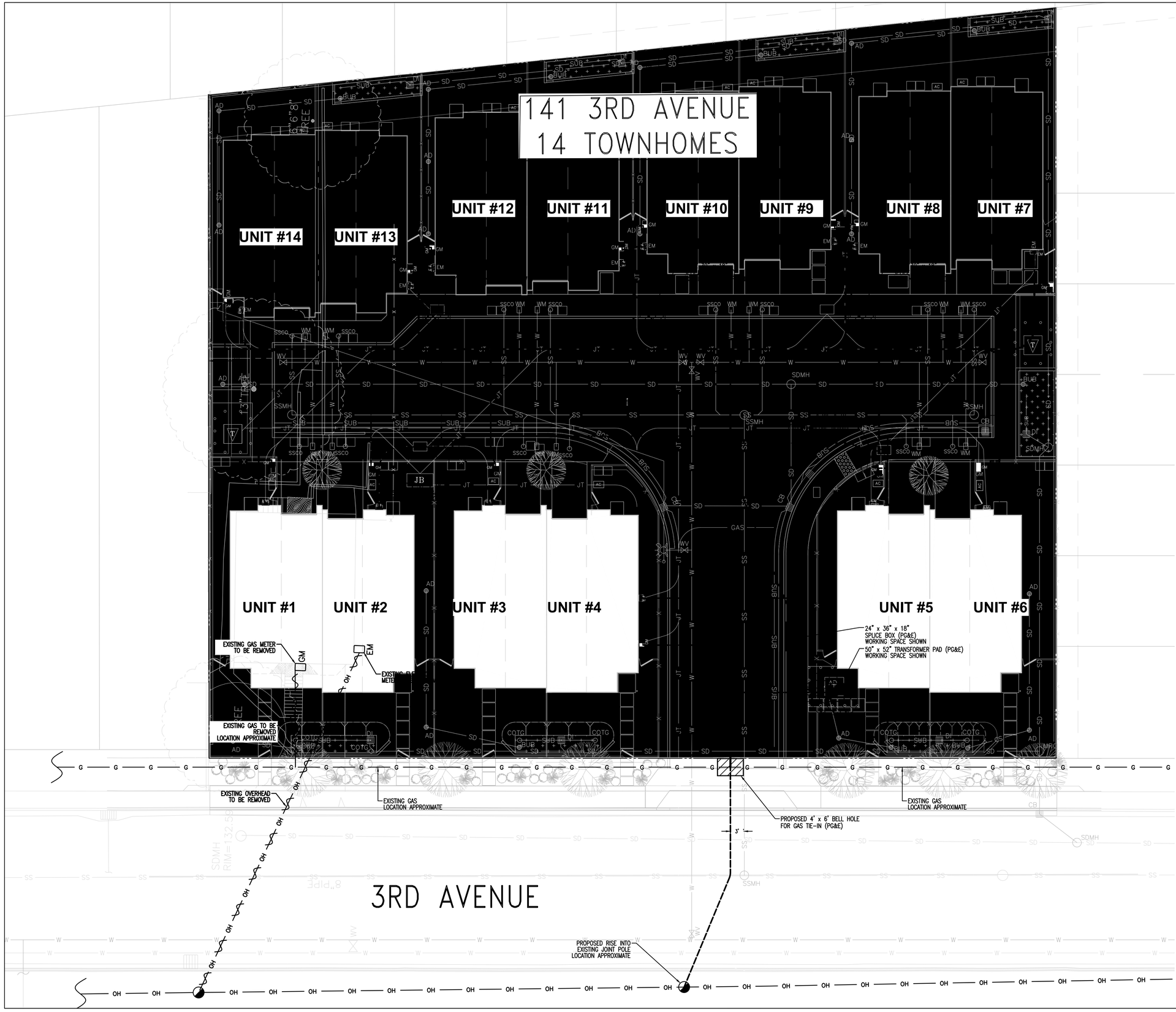
CALL 811 BEFORE YOU DIG – USA UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER – DAVID B. VOORHIES – No. 26429 – Exp. 03–31–24 – CIVIL – STATE OF CALIFORNIA
DATE OF SIGNATURE

JOINT TRENCH NOTES & DETAILS
141 3RD AVENUE
NEW BUSINESS
CLARUM HOMES
DALY CITY
CALIFORNIA

Vizion Utility PARTNERS
UTILITY ENGINEERS, CONSULTANTS & STREETLIGHT DESIGN
7901 STONERIDGE DRIVE, Suite 200 | PLEASANTON, CA 94588
Tel (925) 682-1114

PROJ. NO:	20-030
SCALE:	N.T.S.
PM:	K. ARATA
DRAWN BY:	E. SMITH
PG&E QUALIFIED DESIGNER:	
LAST UPDATED:	12-02-2022
DRAWING NO:	JT-2
SHEET:	2 OF: 3



PRELIMINARY
NOT FOR CONSTRUCTION

NOTE:
PRIOR TO ENERGIZING THIS PROJECT
A PSE/PUE WILL NEED TO BE RECORDED FOR ALL UTILITIES WITHIN THIS PROJECT. INCLUDING THE "WORKING SPACE" REQUIRED AROUND ALL EQUIPMENT. THE AREA MUST ALSO BE LEVEL.

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH NOTES SHEET (JT-2) REGARDING EXISTING CONDITIONS.

THIS IS NOT A BID DOCUMENT
THIS DRAWING HAS NOT YET BEEN REVIEWED BY UTILITY COMPANIES AND IS SUBJECT TO CHANGE.

UTILITIES:
PLEASE CONFIRM TIE IN LOCATIONS

N
0 5 10 20

DATE:	REVISION	DELTA NO:

CALL 811 BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIS
No. 26429
Exp. 03-31-24
CIVIL
STATE OF CALIFORNIA
DATE OF SIGNATURE

JOINT TRENCH INTENT
141 3RD AVENUE
NEW BUSINESS
CLARUM HOMES

DALY CITY CALIFORNIA

Vizion Utility PARTNERS
UTILITY ENGINEERS, CONSULTANTS & STREETLIGHT DESIGN
7901 STONERIDGE DRIVE, SUITE 300, PLEASANTON, CA 94588
Tel (925) 682-1114

PROJ. NO:	20-030
SCALE:	1" = 10'
PM:	K. ARATA
DRAWN BY:	E. SMITH
PG&E QUALIFIED DESIGNER:	
LAST UPDATED:	12-02-2022
DRAWING NO:	JT-3
SHEET:	3 OF: 3

Initial Study

141 3rd Avenue Residential Project

Prepared by

DALY CITY CALIFORNIA

In Consultation with

DAVID J. POWERS & ASSOCIATES, INC.
ENVIRONMENTAL CONSULTANTS & PLANNERS

January 2023

MITIGATED NEGATIVE DECLARATION

I. DESCRIPTION OF PROJECT:

Date: January 20, 2023

File Nos. GPA-8-20-14643, ZC-8-20-14633, SUB-8-20-15634, UPR-8-20-14642, DR-8-20-14636

APN: 006-254-030 and 006-254-020

Project Title: 141 3rd Avenue Residential Project

Project Location: The approximately 0.71-acre site is located at 141 3rd Avenue in the City of Daly City.

Project Applicants: Clarum Homes, 412 Olive Avenue, Palo Alto, CA 94306

Project Description: The project proposes a General Plan amendment to Residential – Medium Density (R-MD) to allow for a rezoning of the project site to R-3, Multiple-Family Residential. The project would construct 14 new three-story townhomes, each with a two-car tandem garage. The project would include a 120-foot internal access road, associated private driveways, landscaping, and utility improvements.

II. DETERMINATION

In accordance with the City of Daly City procedures for compliance with the California Environmental Quality Act (CEQA), the City has completed an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment. On the basis of that study, the City makes the following determination:

- Although the project, as proposed, could have had a significant effect on the environment, there will not be a significant effect in this case because mitigation measures are included in the project which will reduce all

identified potential impacts to less than significant levels, and, therefore, this **MITIGATED NEGATIVE DECLARATION** (MND) has been prepared.

III. CONDITIONS (Mitigation Measures):

A. Air Quality:

MM AIR-3.1: During any construction period ground disturbance, the applicant shall ensure that the project contractor implements measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level. Additional measures are identified to reduce construction equipment exhaust emissions. The contractor shall implement the following best management practices that are required of all projects:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

MM AIR-3.2: All construction equipment larger than 25 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 emission standards for particulate matter (PM_{10} and $PM_{2.5}$). If use of Tier 4 equipment is not

available, alternatively use equipment that meets U.S. EPA emission standards for Tier 3 engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve a 67 percent reduction in particulate matter exhaust in comparison to uncontrolled equipment; alternatively (or in combination). As another alternative, the use of electrical or non-diesel fueled equipment may be used in substitution of diesel equipment.

B. Biological Resources:

MM BIO-1.1: Pre-construction nesting bird surveys shall be completed prior to tree removal if removal or construction is proposed to commence during the breeding season (February 1 to August 31) in order to avoid impacts to nesting birds. Surveys shall be completed by a qualified biologist no more than 14 days before construction begins. During this survey, the biologist or ornithologist shall inspect all trees and other possible nesting habitats in and within 250 feet of the project boundary.

If an active nest is found in an area that would be disturbed by construction, the ornithologist shall designate an adequate buffer zone (~250 feet) to be established around the nest, in consultation with the California Department of Fish and Wildlife (CDFW). The buffer would ensure that nests shall not be disturbed until the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts.

The applicant shall submit a report indicating the results of the survey and any designated buffer zones to the satisfaction of the Director of Community Development, prior to the removal of trees and issuance of a grading permit or demolition permit.

C. Cultural Resources:

MM CUL-2.1: If evidence of an archaeological site or other suspected cultural resource as defined by CEQA Guideline Section 15064.5, including darkened soil representing past human activity ("midden"), that could conceal material remains (e.g., worked stone, worked bone, fired clay vessels, faunal bone, hearths, storage pits, or burials) is discovered during construction related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the City's Planning Manager shall be notified. The project sponsor shall hire a qualified archaeologist to conduct a field investigation. The City's Planning Manager shall consult with the archaeologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through data recovery or other methods determined adequate by a qualified archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological documentation. Any identified

cultural resources shall be recorded on the appropriate DPR 523 (A-J) form and filed with the NWIC.

MM CUL-2.2: If archaeological resources are identified, a final report summarizing the discovery of cultural materials shall be submitted to the City's Planning Manager prior to issuance of certificate of occupancy. This report shall contain a description of the mitigation program that was implemented and its results, including a description of the monitoring and testing program, a list of the resources found and conclusion, and a description of the disposition/curation of the resources.

MM CUL-3.1: If human remains are discovered during project construction, all ground-disturbing activity within 100 feet of the resources shall be halted and the City's Planning Manager and the San Mateo County coroner shall be notified immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project sponsor shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The City of Daly City shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of State law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. The project sponsor shall implement approved mitigation, to be verified by the City of Daly City, before the resumption of ground-disturbing activities within 100 feet of where the remains were discovered.

D. Geology and Soils:

MM GEO-6.1: Should a unique paleontological resource or site or unique geological feature be identified at the project site during any phase of construction, all ground disturbing activities within 25 feet shall cease and the City's Planning Manager notified immediately. A qualified paleontologist shall evaluate the find and prescribe mitigation measures to reduce impacts to a less than significant level. Work may proceed on other parts of the project site while mitigation for paleontological resources or geologic features is implemented. Upon completion of the paleontological assessment, a report shall be submitted to the City and, if paleontological materials are recovered, a paleontological repository, such as the University of California Museum of Paleontology.

E. Hazards and Hazardous Materials:

MM HAZ-2.1: Prepare a site management plan for review and approval by the San Mateo County Environmental Health Services Division (SMCEHSD). Proof of approval or actions for site work required by the SMCEHSD must be provided to the Director of Community Development prior to the issuance of any demolition or building permits.

F. Noise:

MM NOI-1.1: The applicant shall incorporate the following practices into the construction documents to be implemented by the project contractor:

- Construction activities shall be limited to the hours between 8:00 am and 5:00 pm, Monday through Friday, and prohibited on weekends and holidays in accordance with the City's General Plan, unless permission is granted with a development permit or other planning approval.
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Unnecessary idling of internal combustion engines should be strictly prohibited.
- Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from nearby receptors. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used reduce noise levels at nearby receptors. Any enclosure openings or venting shall face away from receptors.
- Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- A temporary noise control blanket barrier could be erected, if necessary, along building facades facing construction sites. This measure would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.
- Control noise from construction workers' radios to a point where they are not audible at existing structures bordering the project site.
- The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent land uses so that construction activities can be scheduled to minimize noise disturbance.
- Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.
- Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will

require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.

IV. FINDING

The City of Daly City hereby finds that the proposed project could have a significant effect on the environment; however, there would not be a significant effect in this case because mitigation measures summarized above and described in the Initial Study are included in the project which will reduce all identified potential impacts to less than significant levels.

V. LEAD AGENCY REPRESENTATIVE

Michael Van Lonkhuysen, Planning Manager January 20, 2023

VI. CONTACT INFORMATION

For additional information, please contact Michael Van Lonkhuysen at the City of Daly City Planning Division at (650) 991-8158.

Written comments may be sent to Michael Van Lonkhuysen via email at mvanlonkhuysen@dalycity.org or at City of Daly City Planning Division, 333 90th Street, Daly City, CA 94015.

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SECTION 1.0 INTRODUCTION AND PURPOSE

1.1 PURPOSE OF THE INITIAL STUDY

The City of Daly City, as the Lead Agency, has prepared this Initial Study for the 141 3rd Avenue Residential Project in compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines (California Code of Regulations §15000 et. seq.) and the regulations and policies of the City of Daly City, California.

The project proposes a General Plan amendment and rezoning to allow the construction of 14 new townhomes at 141 3rd Avenue, Daly City. This Initial Study evaluates the environmental impacts that might reasonably be anticipated to result from implementation of the proposed project.

1.2 PUBLIC REVIEW PERIOD

Publication of this Initial Study marks the beginning of a 20-day public review and comment period. During this period, the Initial Study will be available to local, state, and federal agencies and to interested organizations and individuals for review. Written comments concerning the environmental review contained in this Initial Study during the 20-day public review period should be sent to:

Michael Van Lonkhuysen
Planning Manager
Planning Division
333 90th Street
Daly City, CA 94015

1.3 CONSIDERATION OF THE INITIAL STUDY AND PROJECT

Following the conclusion of the public review period, the City of Daly City will consider the adoption of the Initial Study/Mitigated Negative Declaration (MND) for the project at a regularly scheduled meeting. The City shall consider the Initial Study/MND together with any comments received during the public review process. Upon adoption of the MND, the City may proceed with project approval actions.

1.4 NOTICE OF DETERMINATION

If the project is approved, the City will file a Notice of Determination (NOD), which will be available for public inspection and posted within 24 hours of receipt at the County Clerk's Office for 30 days. The filing of the NOD starts a 30-day statute of limitations on court challenges to the approval under CEQA (CEQA Guidelines Section 15075(g)).

SECTION 2.0 PROJECT INFORMATION

2.1 PROJECT TITLE

141 3rd Avenue Residential (File Nos. GPA-8-20-14643, ZC-8-20-14633, SUB-8-20-15634, UPR-8-20-14642, DR-8-20-14636)

2.2 LEAD AGENCY CONTACT

Michael Van Lonkhuysen
Planning Manager
Planning Division
333 90th Street
Daly City, CA 94015

2.3 PROJECT APPLICANT

Clarum Homes
412 Olive Avenue
Palo Alto, CA 94306

2.4 PROJECT LOCATION

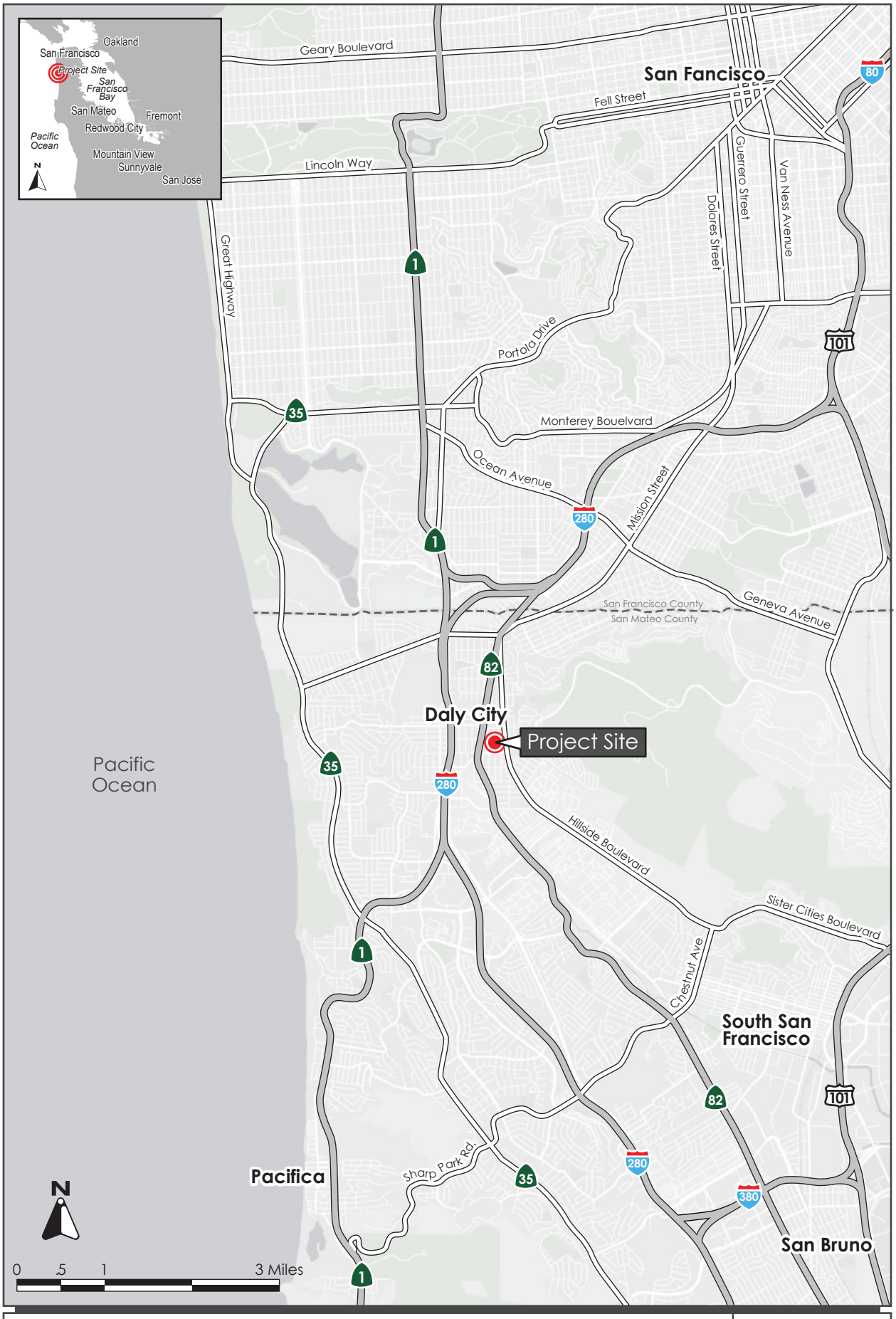
The approximately 0.71-acre site is located at 141 3rd Avenue (Accessor Parcel Numbers 006-254-030 and 006-254-020). A regional map and vicinity map of the project site are shown in Figure 2.6-1 and Figure 2.6-2. An aerial photograph with surrounding land uses is shown on Figure 2.6-3.

2.5 ASSESSOR'S PARCEL NUMBERS

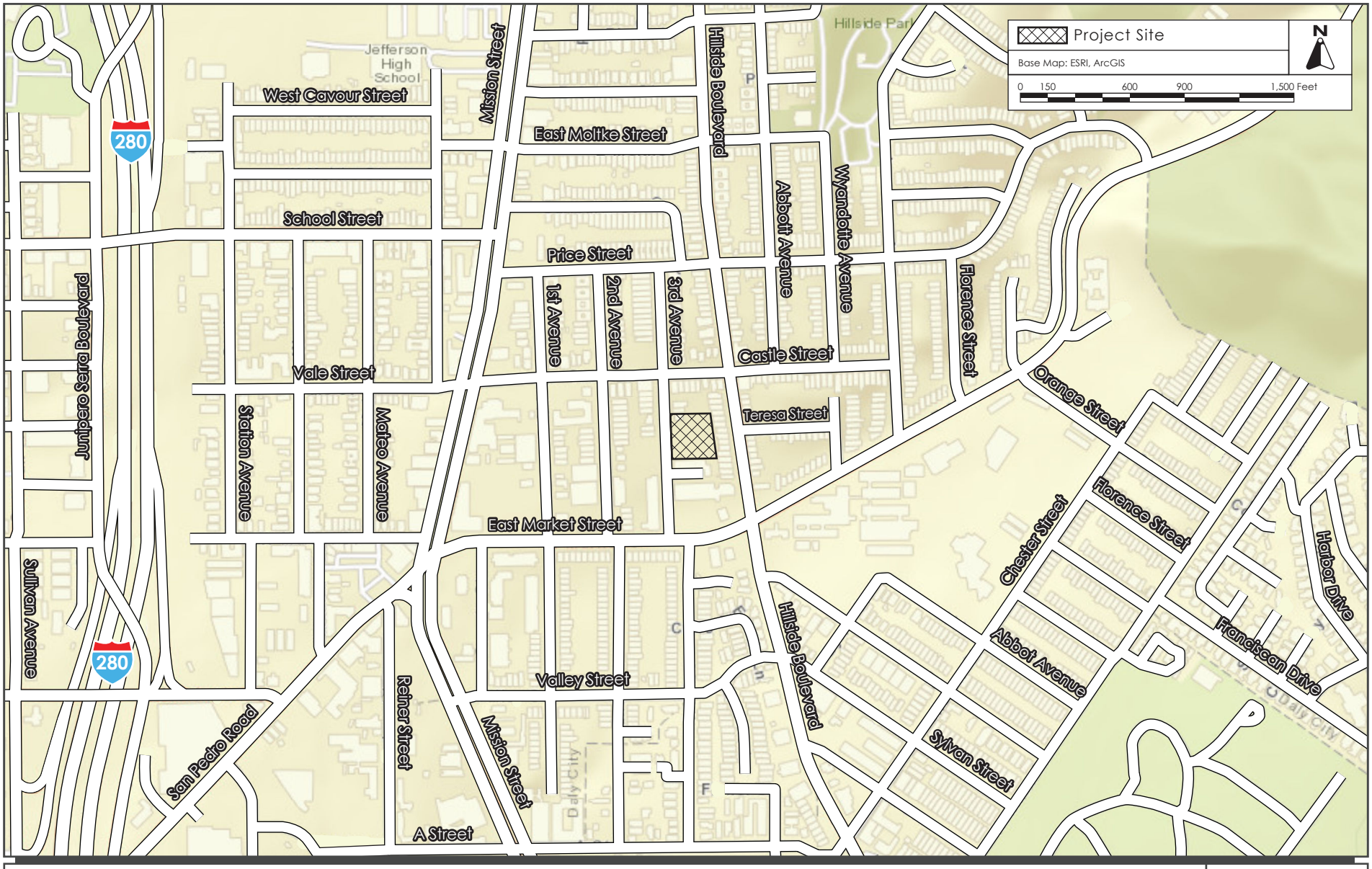
006-254-030 and 006-254-020

2.6 GENERAL PLAN DESIGNATION AND ZONING DISTRICT

The project site has a General Plan land use designation of Residential – Low Density (R-LD) and is zoned I-D Interim District.



REGIONAL MAP | FIGURE 2.6-1



VICINITY MAP

FIGURE 2.6-2

AERIAL PHOTOGRAPH AND SURROUNDING LAND USES | FIGURE 2.6-3

SECTION 3.0 PROJECT DESCRIPTION

3.1 PROJECT OVERVIEW AND LOCATION

The approximately 0.71-acre site is located at 141 3rd Avenue (Accessor Parcel Numbers 006-254-030 and 006-254-020) in the City of Daly City. The project site has a General Plan land use designation of Residential – Low Density (R-LD) and is zoned I-D Interim District. The project site is bounded by 3rd Avenue to the west, single family homes to the north and east, and townhouses to the south.

The project proposes a General Plan amendment to Residential – Medium Density (R-MD) to allow for a rezoning of the project site to R-3, Multiple-Family Residential. The project would construct 14 new three-story townhomes, each with a two-car tandem garage. The project would include a 120-foot internal access road, associated private driveways, landscaping, and utility improvements. The project components, including the townhomes, landscaping, site access and parking, and construction details are described below. A conceptual site plan and conceptual elevations are shown in Figure 3.2-1, Figure 3.2-2, and Figure 3.2-3, respectively.

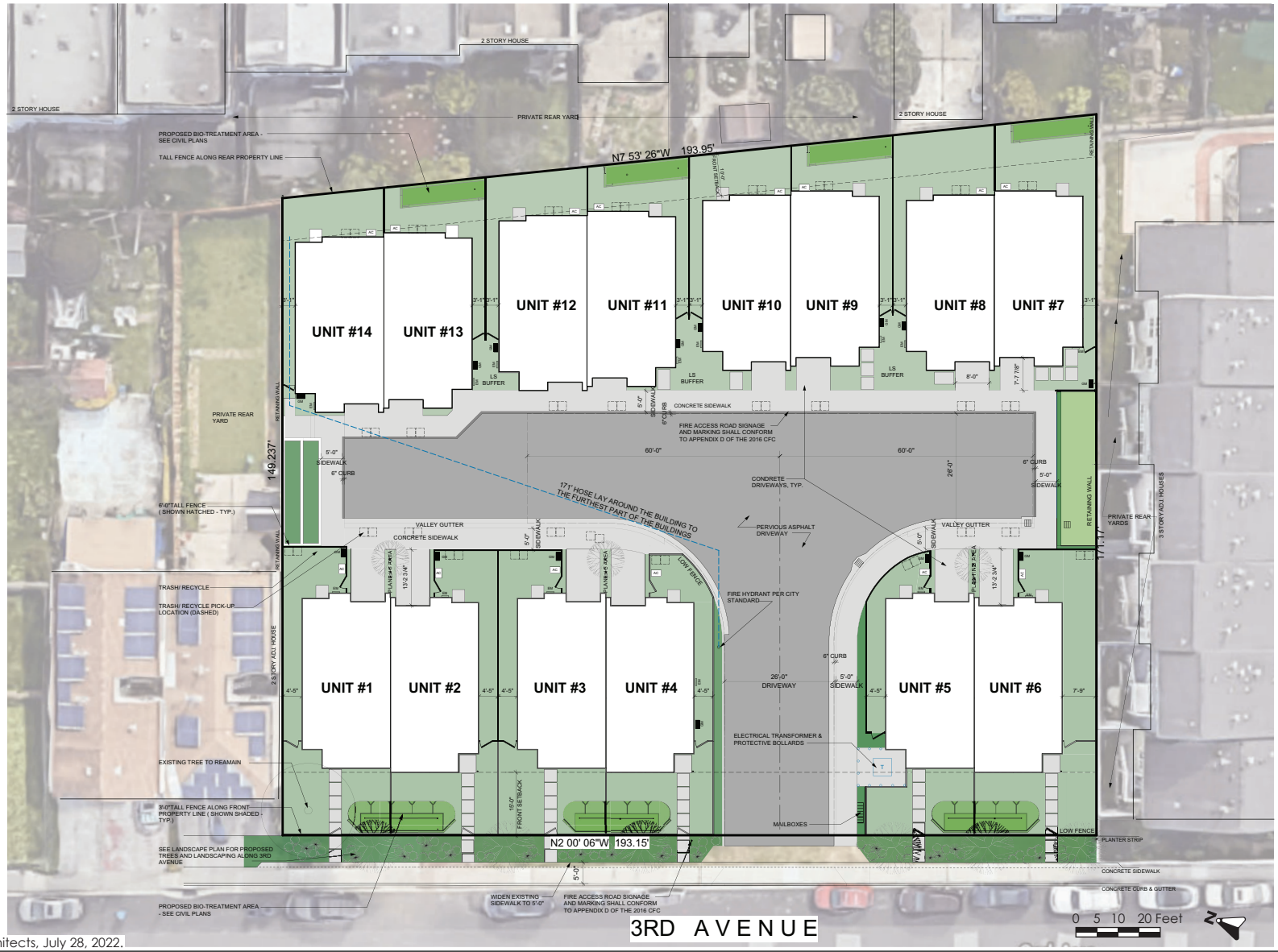
3.2 PROJECT COMPONENTS

3.2.1 General Plan Amendment and Rezoning

The project site has a General Plan land use designation of Residential (R-LD) and is zoned I-D Interim District. In order to develop the proposed project on the 0.71-acre site, the project proposes to amend the General Plan land use designation to Residential – Medium Density (R-MD) and rezone the site to R-3, Multiple-Family Residential. Rezoning would allow the project to develop multi-family housing without a use permit.

3.2.2 Townhomes

The project would construct 14 new three-story townhomes. Each townhome would be approximately 2,055 square feet and would include a two-car tandem garage. Each unit would also include a minimum of 150 square feet of open space. Units directly adjacent to 3rd Avenue would include private front and rear yards, while units set back from 3rd Avenue would only have private rear yards. Each unit would also include a second-story covered patio. All units would contain three bedrooms. The townhomes would have a minimum setback of 15-feet from the western property line on 3rd Avenue and a minimum setback of ten-feet from the eastern property line. The townhomes along the 3rd Avenue frontage would have a 4.5-foot setback from the north property line and an approximately eight-foot setback from the south property line. The rear townhomes would have a three-foot setback from both the north and south property lines. The townhomes would reach a maximum height of 35 feet above ground level.



Source: CKA Architects, July 28, 2022.

SITE PLAN

FIGURE 3.2-1

NORTH ELEVATION

EAST ELEVATION

Source: CKA Architects, July 28, 2022.

NORTH AND EAST ELEVATIONS | FIGURE 3.2-2

SOUTH ELEVATION

WEST ELEVATION

Source: CKA Architects, July 28, 2022.

SOUTH AND WEST ELEVATIONS | FIGURE 3.2-3

3.2.3 Landscaping

The project would include landscaping throughout the project site. Landscaping would include streetscape planting with bioretention areas and street trees along 3rd Avenue, low hedges and accent shrubs/trees between the townhomes, vines along either side of the driveway, a screen planting along the northern end of the internal access road, and a bioretention planting along the southern end of the internal access road. Streetscape fencing and internal neighbor fences would also be included.

3.2.4 Site Access and Parking

The project would include one, 26-foot-wide driveway along 3rd Avenue. The project driveway would lead to a 120-foot internal access road perpendicular to the driveway. Each townhome would include a private driveway extending from the internal access road. Townhome driveways would range from approximately five to 13 feet long. Parking would be provided for each unit via two-car tandem garages in each townhome. Each unit would include at least one electric vehicle (EV) ready space. Additionally, there are seven existing street parking spaces in front of the project site along 3rd Avenue.

Pedestrian access would be provided to the front townhomes via private, gated walkways extending from the 3rd Avenue sidewalk. A five-foot wide, gated sidewalk would run adjacent to the project driveway and provide pedestrian access to the remainder of the townhomes.

3.2.5 Utility Improvements

The project would connect to existing sewer, electrical, and storm drain utilities on 3rd Avenue. All above-ground utilities would be placed below ground. On-site stormwater treatment would occur through the use of flow-through planters and bio-retention areas. The project would include modifications to the existing water system. The project would upsize an approximately 480 feet of the existing four-inch diameter water pipe in 3rd Avenue to an eight-inch water pipe from Castle Street to Habitat Way. The existing four-inch pipe is partially under the sidewalk and would be abandoned. The new eight-inch diameter water pipe would be constructed in the street right-of-way. All water connections currently served by the existing four-inch pipe would be transferred to the new eight-inch pipe.

There is an existing well buried on-site that was likely used for prior greenhouse irrigation purposes. The project will abandon and/or destroy the existing well.

3.2.6 Green Building Measures

The project would include green building measures to reduce energy use and project-generated greenhouse gas emissions. The green building measures proposed by the project include:

- Rooftop solar panels
- All-electric buildings
- Water-efficient landscaping

3.2.7 Construction

Construction, which includes demolition, site preparation, and construction of the project, is estimated to take approximately nine months to complete.

3.3 USES OF THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

This Initial Study/MND provides decision makers in the City of Daly City (the Lead Agency), responsible agencies, and the general public with relevant environmental information to use in considering the proposed project. It is intended that this Initial Study be used for discretionary approvals necessary to implement the project, as proposed. These discretionary actions may include, but are not limited to, the following:

- General Plan Amendment
- Rezoning
- Major Subdivision
- Design Review Permit
- Use Permit
- Grading Permit
- Demolition Permit
- Building Permit
- Well Destruction Permit - San Mateo County Environmental Health Services

SECTION 4.0 ENVIRONMENTAL SETTING, CHECKLIST, AND IMPACT DISCUSSION

This section presents the discussion of impacts related to the following environmental subjects in their respective subsections:

4.1	Aesthetics	4.12	Mineral Resources
4.2	Agriculture and Forestry Resources	4.13	Noise
4.3	Air Quality	4.14	Population and Housing
4.4	Biological Resources	4.15	Public Services
4.5	Cultural Resources	4.16	Recreation
4.6	Energy	4.17	Transportation
4.7	Geology and Soils	4.18	Tribal Cultural Resources
4.8	Greenhouse Gas Emissions	4.19	Utilities and Service Systems
4.9	Hazards and Hazardous Materials	4.20	Wildfire
4.10	Hydrology and Water Quality	4.21	Mandatory Findings of Significance
4.11	Land Use and Planning		

The discussion for each environmental subject includes the following subsections:

- **Environmental Setting** – This subsection 1) provides a brief overview of relevant plans, policies, and regulations that compose the regulatory framework for the project and 2) describes the existing, physical environmental conditions at the project site and in the surrounding area, as relevant.
- **Impact Discussion** – This subsection 1) includes the recommended checklist questions from Appendix G of the CEQA Guidelines to assess impacts and 2) discusses the project's impact on the environmental subject as related to the checklist questions. For significant impacts, feasible mitigation measures are identified. "Mitigation measures" are measures that will minimize, avoid, or eliminate a significant impact (CEQA Guidelines Section 15370). Each impact is numbered to correspond to the checklist question being answered. For example, Impact BIO-1 answers the first checklist question in the Biological Resources section. Mitigation measures are also numbered to correspond to the impact they address. For example, MM BIO-1.1 refers to the first mitigation measure for the first impact in the Biological Resources section.

4.1 AESTHETICS

4.1.1 Environmental Setting

4.1.1.1 *Regulatory Framework*

State

Senate Bill 743

Senate Bill (SB) 743 was adopted in 2013 and requires lead agencies to use alternatives to level of service (LOS) for evaluating transportation impacts, specifically vehicle miles traveled (VMT). SB 743 also included changes to CEQA that apply to transit-oriented developments, as related to aesthetics and parking impacts. Under SB 743, a project's aesthetic impacts will no longer be considered significant impacts on the environment if:

- The project is a residential, mixed-use residential, or employment center project, and
- The project is located on an infill site within a transit priority area.[1]

SB 743 also clarifies that local governments retain their ability to regulate a project's aesthetics impacts outside of the CEQA process. The project site is located within a transit priority area.

Streets and Highway Code Sections 260 through 263

The California Scenic Highway Program (Streets and Highway Code, Sections 260 through 263) is managed by the California Department of Transportation (Caltrans). The program is intended to protect and enhance the natural scenic beauty of California highways and adjacent corridors through special conservation treatment. State laws governing the Scenic Highway Program are found in the Streets and Highway Code, Sections 260 through 263. There are three eligible State scenic highways within the City of Daly City, although none are officially designated; they include Skyline Boulevard (State Route (SR) 35), Cabrillo Highway (SR 1), and Junipero Serra (I-280).

Local

Daly City 2030 General Plan

The Daly City 2030 General Plan (General Plan) includes policies for the purpose of avoiding or mitigating impacts resulting from development projects within the City. The following policies are specific to aesthetics and are applicable to the proposed project.

[1] An "infill site" is defined as "a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses." A "transit priority area" is defined as "an area within 0.5 mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations." A "major transit stop" means "a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods." Source: Office of Planning and Research. "Changes to CEQA for Transit Oriented Development – FAQ." October 14, 2014. Accessed November 11, 2020. http://www.opr.ca.gov/ceqa/updates/sb-743/transit-oriented.html.

Policy/Task	Description
Task CE-20.7	As a part of all new development, require, where appropriate, the provision of pedestrian-oriented signs, pedestrian-scaled lighting, benches, and other street furniture so as to make non-motorized forms of travel comfortable and attractive alternatives to the automobile. Where necessary in new development, the City may require additional sidewalk and/or right-of-way width to accommodate these amenities.
Policy LU-16	Regulate the size, quantity, and location of signs to maintain and enhance the visual appearance of Daly City.
Policy RME-20	Recognize the physical differences between different parts of the City and regulate land uses within these areas accordingly.
Task RME-20.4	Incorporate design features in new development that reflect the character of the neighborhood, to ensure that new construction is compatible with existing development.
Policy LU-17	Ensure that private development is responsible for providing any on-or off-site improvements related to and/or mitigating the impacts it causes.

Design Review Ordinance

Chapter 17.45 of the Daly City Zoning Ordinance requires that certain projects undergo design review prior to issuance of any construction permits. A design review committee, as appointed by the mayor, shall evaluate the project's design, layout, and other features to ensure they are compatible with the existing setting. Projects required to undergo design review include residential projects consisting of four or more dwelling units.

4.1.1.2 *Existing Conditions*

The project site consists primarily of a vacant lot covered in grass and weeds. There is also a two-story single-family residence on the northwestern corner of the project site. There is various debris adjacent to the single-family residence on the project site. The surrounding residences to the east, south, and west across 3rd Avenue primarily consist of two-story, zero lot line single-family residences. The surrounding residences vary in color and architectural style. Although the surrounding residences are all similar in height, the roof lines have a stair-like appearance due to the slope of the vicinity. Views from the project site include the surrounding residences, San Bruno Mountain to the east, and hills to the south. Views of the project site are shown in Photos 1-4, below.

The nearest officially designated State Scenic Highway is Interstate 280 (I-280). The segment that is designated as scenic ends in San Bruno, adjacent to Valleywood Drive[2], approximately four miles south of the project site.

[2] CalTrans. California State Scenic Highway System Map. Accessed November 11, 2020. https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983

Photo 1: View of the northern portion of the project site from the east side of 3rd Avenue.

Photo 2: View of the existing single-family residence on the project site.

PHOTOS 1 & 2

Photo 3: View of the project site, looking east from 3rd Avenue.

Photo 4: View of the project site and adjacent residences, looking south from the center of the project site.

PHOTOS 3 & 4

4.1.2 Impact Discussion

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
1) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
3) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? [3] If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Impact AES-1:	The project would not have a substantial adverse effect on a scenic vista. **(No Impact)**

The General Plan identifies three scenic vistas within Daly City: the coastline, San Bruno Mountain, and scenic corridors. The project site is not visible from the coastline due to distance and surrounding development. Scenic corridors identified in the General Plan include Route 35, I-280, Route 1, Guadalupe Canyon Parkway, Mission Street, John Daly Boulevard, and Lake Merced Boulevard. The nearest of these scenic corridors is Mission Street. The project site is not visible from Mission Street due to surrounding development. The project site would not be visible from the other scenic corridors due to surrounding development and distance.

The project site may be visible from San Bruno Mountain. However, the project would consist of infill development in a residential neighborhood. The proposed townhomes would not be substantially taller than the surrounding buildings and would not be noticeable from San Bruno Mountain because they would be part of larger views of urban development in Daly City. Based on its location and the existing urban development in the surrounding area, the project would not have a substantial adverse effect on a scenic vista. **(No Impact)**

Impact AES-2:	The project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. **(No Impact)**

[3] Public views are those that are experienced from publicly accessible vantage points.

There are no designated State Scenic Highways within Daly City. As discussed in Section 4.1.1.2 Existing Conditions, the nearest segment of an officially designated State Scenic Highway is four miles south of the project site on I-280. The project site would not be visible from this segment of I-280 and, therefore, the project would not substantially damage scenic resources within a state scenic highway. **(No Impact)**

Impact AES-3:	The project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. The project would not conflict with applicable zoning and other regulations governing scenic quality. **(Less than Significant Impact)**

The project site is currently undeveloped, with the exception of an unoccupied single-family residence in the northwestern corner. The proposed townhomes would be consistent with the surrounding residential neighborhood, which is primarily made up of existing zero lot line single family residences. The conceptual renderings of the proposed project show use of largely neutral colors on the exterior stucco and siding along with incorporation of a modern architectural design. The upper floors of the buildings would step back from the lower floors and recessed windows and entrances would provide variation in the building facades. The project would also include streetscape plantings and street trees along 3rd Avenue to improve the visual quality of the site. The project would partially block the existing view of San Bruno Mountain from the public street, however, 3rd Avenue is not a designated scenic corridor and intermittent views of San Bruno Mountain would continue to be provided in the area. The project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings.

The project would be consistent with the guidelines for R-3 Medium Density in the Zoning Code as well as the Daly City Design Guidelines. The project would be required to obtain a Design Review Permit pursuant to Chapter 17.45 of the Daly City Zoning Ordinance. The project would not conflict with applicable zoning and other regulations governing scenic quality. **(Less than Significant Impact)**

Impact AES-4:	The project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. **(Less than Significant Impact)**

The proposed townhomes would primarily consist of stucco exteriors. Glass windows and metal railings would have the potential to increase daytime glare. The project would also include exterior nighttime lighting. The glare and lighting generated by the project would be similar to that generated by surrounding development. Compliance with the Design Review process and the General Plan policies would ensure that light and glare impacts are less than significant. The project, therefore, would not create a new substantial light or glare which would adversely affect day or nighttime views in the area. **(Less than Significant Impact)**

4.2 AGRICULTURE AND FORESTRY RESOURCES

4.2.1 Environmental Setting

4.2.1.1 *Regulatory Framework*

State

Farmland Mapping and Monitoring Program

The California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) assesses the location, quality, and quantity of agricultural land and conversion of these lands over time. Agricultural land is rated according to soil quality and irrigation status. The best quality land is identified as Prime Farmland. In CEQA analyses, the FMMP classifications and published county maps are used, in part, to identify whether agricultural resources that could be affected are present on-site or in the project area.[4]

California Land Conservation Act

The California Land Conservation Act (Williamson Act) enables local governments to enter into contracts with private landowners to restrict parcels of land to agricultural or related open space uses. In return, landowners receive lower property tax assessments. In CEQA analyses, identification of properties that are under a Williamson Act contract is used to also identify sites that may contain agricultural resources or are zoned for agricultural uses.[5]

Fire and Resource Assessment Program

The California Department of Forestry and Fire Protection (CAL FIRE) identifies forest land, timberland, and lands zoned for timberland production that can (or do) support forestry resources.[6] Programs such as CAL FIRE's Fire and Resource Assessment Program are used to identify whether forest land, timberland, or timberland production areas that could be affected are located on or adjacent to a project site.[7]

4.2.1.2 *Existing Conditions*

The project site is currently a primarily vacant lot surrounded by a residential neighborhood. The project site is zoned I-D, Interim District. The project site is not zoned for agriculture, not covered by a Williamson Act contract, and is not used or zoned for timber or agricultural production.

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[4] California Department of Conservation. "Farmland Mapping and Monitoring Program." Accessed November 12, 2020. http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx.
[5] California Department of Conservation. "Williamson Act." Accessed November 12, 2020. http://www.conservation.ca.gov/dlrp/lca.
[6] Forest Land is land that can support 10 percent native tree cover and allows for management of forest resources (California Public Resources Code Section 12220(g)); Timberland is land not owned by the federal government or designated as experimental forest land that is available for, and capable of, growing trees to produce lumber and other products, including Christmas trees (California Public Resources Code Section 4526); and Timberland Production is land used for growing and harvesting timber and compatible uses (Government Code Section 51104(g)).
[7] California Department of Forestry and Fire Protection. "Fire and Resource Assessment Program." Accessed November 12, 2020. http://frap.fire.ca.gov/.

4.2.2 Impact Discussion

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
1) 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?	☐	☐	☐	☒
2) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
3) Conflict with existing zoning for, or cause rezoning of, forest land (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))?	☐	☐	☐	☒
4) Result in a loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
5) 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 forest land to non-forest use?	☐	☐	☐	☒

Impact AG-1:	The project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. **(No Impact)**

According to the Department of Conservation, the project site is designated as Urban and Built-Up Land.[8] The project site is not designated for farmland. Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. **(No Impact)**

Impact AG-2:	The project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. **(No Impact)**

The project site is currently zoned I-D, Interim District. The project site is not under a Williamson Act contract. **(No Impact)**

[8] California Department of Conservation. "California Important Farmland Finder." Accessed November 12, 2020. https://maps.conservation.ca.gov/DLRP/CIFF/

Impact AG-3:	The project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. **(No Impact)**

The project site is not designated or zoned as timberland or forest land. For this reason, the project would have not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. **(No Impact)**

Impact AG-4:	The project would not result in a loss of forest land or conversion of forest land to non-forest use. **(No Impact)**

The project site does not contain any forest land. The project would not result in a loss of forest land or conversion of forest land to non-forest use. **(No Impact)**

Impact AG-5:	The project would not 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 forest land to non-forest use. **(No Impact)**

The project would not involve any changes in the existing environment which could result in conversion of Farmland to non-agricultural use or conversion or forest land to non-forest use. **(No Impact)**

4.3 AIR QUALITY

The following discussion is based, in part, on a Construction Community Risk Assessment prepared for the project by Illingworth & Rodkin, Inc. in January 2021. A copy of the report is included as Appendix A in this Initial Study.

4.3.1 Environmental Setting

4.3.1.1 *Background information*

Criteria Pollutants

Air quality in the Bay Area is assessed related to six common air pollutants (referred to as criteria pollutants), including ground-level ozone (O_3), nitrogen oxides (NO_x), particulate matter (PM), carbon monoxide (CO), sulfur oxides (SO_x), and lead.[9] Criteria pollutants are regulated because they result in health effects. An overview of the sources of criteria pollutants and their associated health are summarized in Table 4.3-1. The most commonly regulated criteria pollutants in the Bay Area are discussed further below.

Table 4.3-1: Health Effects of Air Pollutants

Pollutants	Sources	Primary Effects
Ozone (O_3)	Atmospheric reaction of organic gases with nitrogen oxides in sunlight	• Aggravation of respiratory and cardiovascular diseases • Irritation of eyes • Cardiopulmonary function impairment
Nitrogen Dioxide (NO_2)	Motor vehicle exhaust, high temperature stationary combustion, atmospheric reactions	• Aggravation of respiratory illness • Reduced visibility
Fine Particulate Matter ($PM_{2.5}$) and Coarse Particulate Matter (PM_{10})	Stationary combustion of solid fuels, construction activities, industrial processes, atmospheric chemical reactions	• Reduced lung function, especially in children • Aggravation of respiratory and cardiorespiratory diseases • Increased cough and chest discomfort • Reduced visibility
Toxic Air Contaminants (TACs)	Cars and trucks, especially diesel-fueled; industrial sources, such as chrome platers; dry cleaners and service stations; building materials and products	• Cancer • Chronic eye, lung, or skin irritation • Neurological and reproductive disorders

High O_3 levels are caused by the cumulative emissions of reactive organic gases (ROG) and NO_x. These precursor pollutants react under certain meteorological conditions to form high O_3 levels. Controlling the emissions of these precursor pollutants is the focus of the Bay Area's attempts to

[9] The area has attained both state and federal ambient air quality standards for CO. The project does not include substantial new emissions of sulfur dioxide or lead. These criteria pollutants are not discussed further.

reduce O_3 levels. The highest O_3 levels in the Bay Area occur in the eastern and southern inland valleys that are downwind of air pollutant sources.

PM is a problematic air pollutant in the Bay Area. PM is assessed and measured in terms of respirable particulate matter or particles that have a diameter of 10 micrometers or less (PM_{10}) and fine particulate matter where particles have a diameter of 2.5 micrometers or less ($PM_{2.5}$). Elevated concentrations of PM_{10} and $PM_{2.5}$ are the result of both region-wide emissions and localized emissions.

Toxic Air Contaminants

TACs are a broad class of compounds known to have health effects. They include but are not limited to criteria pollutants. TACs are found in ambient air, especially in urban areas, and are caused by industry, agriculture, diesel fuel combustion, and commercial operations (e.g., dry cleaners). TACs are typically found in low concentrations, even near their source (e.g., diesel particulate matter [DPM] near a freeway).

Diesel exhaust is the predominant TAC in urban air and is estimated to represent about three-quarters of the cancer risk from TACs. Diesel exhaust is a complex mixture of gases, vapors, and fine particles. Medium- and heavy-duty diesel trucks represent the bulk of DPM emissions from California highways. The majority of DPM is small enough to be inhaled into the lungs. Most inhaled particles are subsequently exhaled, but some deposit on the lung surface or are deposited in the deepest regions of the lungs (most susceptible to injury).[10] Chemicals in diesel exhaust, such as benzene and formaldehyde, have been previously identified as TACs by the California Air Resources Board (CARB).

Sensitive Receptors

Some groups of people are more affected by air pollution than others. CARB has identified the following persons who are most likely to be affected by air pollution: children under 16, the elderly over 65, athletes, and people with cardiovascular and chronic respiratory diseases. These groups are classified as sensitive receptors. Locations that may contain a high concentration of these sensitive population groups include residential areas, hospitals, daycare facilities, elder care facilities, and elementary schools.

4.3.1.2 *Regulatory Framework*

Federal and State

Clean Air Act

At the federal level, the United States Environmental Protection Agency (EPA) is responsible for overseeing implementation of the Clean Air Act and its subsequent amendments. The federal Clean Air Act requires the EPA to set national ambient air quality standards for the six common criteria pollutants (discussed previously), including PM, O_3, CO, SO_x, NO_x, and lead.

[10] California Air Resources Board. "Overview: Diesel Exhaust and Health." Accessed November 17, 2020. https://www.arb.ca.gov/research/diesel/diesel-health.htm.

CARB is the state agency that regulates mobile sources throughout the state and oversees implementation of the state air quality laws and regulations, including the California Clean Air Act. The EPA and the CARB have adopted ambient air quality standards establishing permissible levels of these pollutants to protect public health and the climate. Violations of ambient air quality standards are based on air pollutant monitoring data and are determined for each air pollutant. Attainment status for a pollutant means that a given air district meets the standard set by the EPA and/or CARB.

Risk Reduction Plan

To address the issue of diesel emissions in the state, CARB developed the Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles. In addition to requiring more stringent emission standards for new on-road and off-road mobile sources and stationary diesel-fueled engines to reduce particulate matter emissions by 90 percent, the plan involves application of emission control strategies to existing diesel vehicles and equipment to reduce diesel particulate matter (DPM) (in additional to other pollutants). Implementation of this plan, in conjunction with stringent federal and CARB-adopted emission limits for diesel fueled vehicles and equipment (including off-road equipment), will significantly reduce emissions of DPM and NO_X.

Regional

2017 Clean Air Plan

The Bay Area Air Quality Management District (BAAQMD) is the agency primarily responsible for assuring that the federal and state ambient air quality standards are maintained in the San Francisco Bay Area. Regional air quality management districts, such as BAAQMD, must prepare air quality plans specifying how state and federal air quality standards will be met. BAAQMD's most recently adopted plan is the Bay Area 2017 Clean Air Plan (2017 CAP). The 2017 CAP focuses on two related BAAQMD goals: protecting public health and protecting the climate. To protect public health, the 2017 CAP describes how BAAQMD will continue its progress toward attaining state and federal air quality standards and eliminating health risk disparities from exposure to air pollution among Bay Area communities. To protect the climate, the 2017 CAP includes control measures designed to reduce emissions of methane and other super-greenhouse gases (GHGs) that are potent climate pollutants in the near-term, and to decrease emissions of carbon dioxide by reducing fossil fuel combustion.[11]

CEQA Air Quality Guidelines

The BAAQMD CEQA Air Quality Guidelines are intended to serve as a guide for those who prepare or evaluate air quality impact analyses for projects and plans in the San Francisco Bay Area. Jurisdictions in the San Francisco Bay Area Air Basin utilize the thresholds and methodology for assessing air quality impacts developed by BAAQMD within their CEQA Air Quality Guidelines. The guidelines include information on legal requirements, BAAQMD rules, methods of analyzing impacts, and recommended mitigation measures.

[11] BAAQMD. *Final 2017 Clean Air Plan.* April 19, 2017. http://www.baaqmd.gov/plans-and-climate/air-quality-plans/current-plans.

Daly City 2030 General Plan

The Daly City 2030 General Plan (General Plan) includes policies for the purpose of avoiding or mitigating impacts resulting from development projects within the City. The following policies are specific to air quality and are applicable to the proposed project.

Policy/Task	Description
Policy RME-5	Assess projected air emissions from new development and associated construction and demolition activities in conformance with the BAAQMD CEQA Guidelines, and relative to state and federal standards.
Task RME-5.1	Amend the Planning Division's development review procedures to include a formal step that would help identify how a development project can incorporate design or functional changes that will minimize air quality impacts.
Task RME-5.3	Consider cumulative air quality impacts consistent with the region's Clean Air Plan and State law.
Task RME-5.4	Require the preparation of a Transportation Systems Management plan for new development that has been determined to contribute to a reduction in location air quality.
Task RME-5.5	Consult with BAAQMD to identify stationary and mobile TAC sources and determine the need for and requirements of a health risk assessment for proposed developments.
Policy RME-6	Minimize exposure of residents to objectionable smoke and odors by proactively regulating potential sources.
Task RME-6.2	Require new residential development projects and projects categorized as sensitive receptors to be located an adequate distance from facilities that are existing and potential sources of odor. An adequate separate distance will be determined based upon the type, size and operations of the facility.

4.3.1.3 *Existing Conditions*

The Bay Area is considered a non-attainment area for ground-level O_3 and $PM_{2.5}$ under both the federal Clean Air Act and state Clean Air Act. The area is also considered nonattainment for PM_{10} under the state act, but not the federal act. The area has attained both state and federal ambient air quality standards for CO. As part of an effort to attain and maintain ambient air quality standards for O_3 and PM_{10}, BAAQMD has established thresholds of significance for these air pollutants and their precursors. These thresholds are for O_3 precursor pollutants (ROG and NO_x), PM_{10}, and $PM_{2.5}$, and apply to both construction period and operational period impacts.

The project site is currently vacant and, therefore, not a substantial source of air pollutant emissions. The closest sensitive receptors to the project site are in the single- and multi-family residences adjacent to and surrounding the project site. There are also students at the nearby Thornton High School (14 years and older) approximately 330 feet to the west of the site and Milestone Academy Preschool (2 years and older) approximately 450 feet to the southeast of the site.

4.3.2 Impact Discussion

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
1) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
2) 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?	☐	☐	☒	☐
3) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
4) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

4.3.2.1 *Thresholds of Significance*

Impacts from the Project

As discussed in CEQA Guidelines Section 15064(b), the determination of whether a project may have a significant effect on the environment calls for judgment on the part of the lead agency and must be based to the extent possible on scientific and factual data. The City of Daly City has considered the air quality thresholds updated by BAAQMD in May 2017 and regards these thresholds to be based on the best information available for the San Francisco Bay Area Air Basin and conservative in terms of the assessment of health effects associated with TACs and $PM_{2.5}$. The BAAQMD CEQA Air Quality thresholds used in this analysis are identified in Table 4.3-2 below.

Table 4.3-2: BAAQMD Air Quality Significance Thresholds			
Pollutant	**Construction Thresholds**	**Operation Thresholds**	
	Average Daily Emissions (pounds/day)	**Average Daily Emissions (pounds/day)**	**Annual Average Emissions (tons/year)**
Criteria Air Pollutants			
ROG, NO_x	54	54	10
PM_{10}	82 (exhaust)	82	15
$PM_{2.5}$	54 (exhaust)	54	10
CO	Not Applicable	9.0 ppm (eight-hour) or 20.0 ppm (one-hour)	
Fugitive Dust	Dust Control Measures/Best Management Practices	Not Applicable	
Health Risks and Hazards for New Sources (within a 1,000-foot Zone of Influence)			
Health Hazard	**Single Source**	**Combined Cumulative Sources**	
Excess Cancer Risk	10 per one million	100 per one million	
Hazard Index	1.0	10.0	
Incremental Annual $PM_{2.5}$	0.3 $\mu g/m^3$	0.8 $\mu g/m^3$ (average)	

Impact AIR-1: The project would not conflict with or obstruct implementation of the applicable air quality plan. (Less than Significant Impact)

The proposed project would not conflict with the 2017 CAP because it would be smaller than the BAAQMD CEQA Air Quality Guidelines Operational Criteria Pollutant Screening Size. The 2011 BAAQMD CEQA Air Quality Guidelines contain a screening table that lists the minimum unit count for residential projects, below which the project would not result in the generation of operational criteria air pollutants that exceed the threshold of significance. The screening threshold for townhouses is 451 dwelling units for operational criteria pollutants and 240 dwelling units for construction criteria air pollutants. The project, proposing 14 new townhomes, is well below this screening threshold.

Given that the project would not exceed the BAAQMD screening criteria, it would not result in the generation of operational-related criteria air pollutants and/or precursors that exceed the thresholds shown in Table 4.3-2. Thus, the project is not required to incorporate project-specific control measures listed in the 2017 CAP. Further, implementation of the project would not inhibit BAAQMD or partner agencies from continuing progress toward attaining state and federal air quality standards and eliminating health-risk disparities from exposure to air pollution among Bay Area communities, as described within the 2017 CAP. **(Less than Significant Impact)**

Impact AIR-2:	The project would not 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. **(Less than Significant Impact)**

As discussed in Impact AIR-1 above, the project falls below the BAAQMD screening thresholds and thus, would not generate a significant amount of criteria air pollutants during operation or construction. **(Less than Significant Impact)**

Impact AIR-3:	The project would not expose sensitive receptors to substantial pollutant concentrations. **(Less than Significant Impact with Mitigation Incorporated)**

Sensitive receptors in the project vicinity include surrounding residences, Milestone Academy Preschool, and Thornton High School. The maximally exposed individual (MEI) was identified at a residence adjacent to the project's eastern boundary. Figure 4.3-1 shows the location of all sensitive receptors that the project would have potential to affect. These receptors would be exposed to TAC emissions associated with project construction (i.e., on-site construction and truck hauling emissions). Dispersion modeling was used to identify on-site and off-site concentrations of particulate matter and evaluate the health risks associated with the construction TAC emissions.

Community risk impacts are addressed by predicting increased lifetime cancer risk, the increase in annual $PM_{2.5}$ concentrations, and computing the Hazard Index (HI) for non-cancer health risks. Construction equipment and associated heavy-duty truck traffic generates diesel exhaust, which is a known TAC. The results of the health risk assessment for the MEI and the most affected school (Milestone Academy Preschool) are summarized below in Table 4.3-3. To provide the most conservative analysis, the MEI was assumed to be an infant.

Table 4.3-3: Construction Risk Impacts

Source	**Cancer Risk (per million)**	**Annual $PM_{2.5}$ ($\mu g/m^3$)**	**Hazard Index**
BAAQMD Single-Source Threshold	**>10.0**	**>0.3**	**>1.0**
MEI (Adjacent residence)			
Project construction – unmitigated	**30.5 (infant)**	0.23	0.03
Project construction - mitigated*	1.7 (infant)	0.04	<0.01
Exceed Threshold? (unmitigated)	**Yes**	No	No
Exceed Threshold? (mitigated)	No	No	No
Milestone Academy Preschool			
Project construction - unmitigated	0.9 (child)	0.02	<0.01
Exceed Threshold? (unmitigated)	No	No	No
*Project to include mitigation as described in MM AIR-3.2 below.			

As shown in Table 4.3-3, unmitigated project construction would exceed the BAAQMD single-source threshold for cancer risk at the location of the MEI. Additionally, project construction would generate diesel particulates and fugitive dust in the form of PM_{10} and $PM_{2.5}$, which would contribute to health risks but would not exceed BAAQMD thresholds.

Mitigation Measures: To reduce construction-period TAC emissions, the project shall implement the following mitigation measures:

MM AIR-3.1: BAAQMD Best Management Practices. During any construction period ground disturbance, the applicant shall ensure that the project contractor implements measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level. Additional measures are identified to reduce construction equipment exhaust emissions. The contractor shall implement the following best management practices that are required of all projects:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Source: Illingworth & Rodkin, Inc., January 29, 2021.

LOCATIONS OF SENSITIVE RECEPTORS AND MEI | FIGURE 4.3-1

MM AIR-3.2: Tier 4 Emission Equipment. All construction equipment larger than 25 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 emission standards for particulate matter (PM_{10} and $PM_{2.5}$). If use of Tier 4 equipment is not available, alternatively use equipment that meets U.S. EPA emission standards for Tier 3 engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve a 67 percent reduction in particulate matter exhaust in comparison to uncontrolled equipment; alternatively (or in combination). As another alternative, the use of electrical or non-diesel fueled equipment may be used in substitution of diesel equipment.

With implementation of the best management practices (BMPs) listed in MM AIR-3.1, fugitive dust impacts from construction would be reduced to a less than significant level. Implementation of MM AIR-3.2 would reduce the project's cancer risk impacts to below the BAAQMD single-source threshold. **(Less than Significant Impact with Mitigation Incorporated)**

Cumulative Community Health Risks

The community health impacts of the project when combined with existing sources of TACs with 1,000 feet of the project site were also analyzed. Existing TAC sources in the project vicinity include Mission Street (SR 82), the Shell gas station located at 950 Hillside Boulevard, and three auto body shops located along Mission Street. The results of the cumulative community health risks assessment are summarized below in Table 4.3-4.

Table 4.3-4: Cumulative Community Health Risks Impacts

Source	Cancer Risk (per million)	Annual $PM_{2.5}$ ($\mu g/m^3$)	Hazard Index
Project Construction			
Unmitigated	**30.5 (infant)**	0.23	0.03
Mitigated	1.7 (infant)	0.04	<0.01
Cumulative Sources			
Mission Street (SR 82)	5.1	0.17	--
Colma Auto Body Shop, Inc.	--	--	<0.01
D&J Auto Body Specialists, Inc.	--	--	<0.01
19th Auto Body Center	--	--	<0.01
Hillside Shell station	4.0	--	0.02
Combined Sources			
Unmitigated	39.6 (infant)	0.40	<0.08
Mitigated	10.8 (infant)	0.21	<0.06

Table 4.3-4: Cumulative Community Health Risks Impacts			
Source	**Cancer Risk (per million)**	**Annual $PM_{2.5}$ ($\mu g/m^3$)**	**Hazard Index**
BAAQMD Cumulative Source Threshold	**>100**	**>0.8**	**>10.0**
Exceed Threshold? (unmitigated)	No	No	No
Exceed Threshold? (mitigated)	No	No	No

As seen in Table 4.3-4, the project would not exceed BAAQMD thresholds for cumulative community health risk impact when combined with existing TAC sources in the project vicinity. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations. **(Less than Significant Impact)**

Impact AIR-4:	The project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. **(Less than Significant Impact)**

The project would generate localized emissions of diesel exhaust during construction equipment operation and truck activity. These emissions may be noticeable from time to time by adjacent receptors. However, they would be localized and not likely to adversely affect people off-site or result in odor complaints. Residential development is not identified by BAAQMD as a substantial source of odors. The proposed project, therefore, would not generate odors that would affect a substantial number of people. **(Less Than Significant Impact)**

4.3.3 Non-CEQA Effects

Per *California Building Industry Association v. Bay Area Air Quality Management District,* 62 Cal. 4th 369 *(BIA v. BAAQMD)*, effects of the environment on the project are not considered CEQA impacts. The following discussion is included for informational purposes only because the City of Daly City has policies that address existing air quality conditions affecting a proposed project.

The project would introduce new residences near existing sources of TAC emissions. As mentioned under Impact AIR-3, existing TAC sources include Mission Street (SR 82), the Shell station located at 950 Hillside Boulevard, and several auto body shops located along Mission Street. The health risk impacts from each TAC source on the proposed new residents both individually and cumulatively have been analyzed. The results of this analysis are summarized in Table 4.3-5, below.

Table 4.3-5: Community Risk Impacts Upon the On-site Sensitive Receptors			
Source	**Cancer Risk (per million)**	**Annual $PM_{2.5}$ ($\mu g/m^3$)**	**Hazard Index**
Mission Street (SR-82)	5.4	0.18	--
Colma Auto Body Shop, Inc.	--	--	<0.01

Table 4.3-5: Community Risk Impacts Upon the On-site Sensitive Receptors			
Source	**Cancer Risk (per million)**	**Annual $PM_{2.5}$ ($\mu g/m^3$)**	**Hazard Index**
D&J Auto Body Specialists, Inc.	--	--	<0.01
19th Auto Body Center	--	--	<0.01
Hillside Shell station	0.6	--	<0.01
BAAQMD Single-Source Threshold	**>10.0**	**>0.3**	**>1.0**
Exceed Threshold?	No	No	No
Cumulative Total	6.0	0.18	<0.04
BAAQMD Cumulative Source Threshold	**>100**	**>0.8**	**>10.0**
Exceed Threshold?	No	No	No

The existing TAC sources would not expose sensitive receptors on-site to substantial levels of pollutant concentrations. The community health risk impacts on residences generated by the project would be less than significant. **(Less than Significant Impact)**

4.4 BIOLOGICAL RESOURCES

4.4.1 Environmental Setting

4.4.1.1 *Regulatory Framework*

Federal and State

Endangered Species Act

Individual plant and animal species listed as rare, threatened, or endangered under state and federal Endangered Species Acts are considered special-status species. Federal and state endangered species legislation has provided the United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) with a mechanism for conserving and protecting plant and animal species of limited distribution and/or low or declining populations. Permits may be required from both the USFWS and CDFW if activities associated with a proposed project would result in the take of a species listed as threatened or endangered. To "take" a listed species, as defined by the State of California, is "to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill" these species. Take is more broadly defined by the federal Endangered Species Act to include harm of a listed species.

In addition to species listed under state and federal Endangered Species Acts, Sections 15380(b) and (c) of the CEQA Guidelines provide that all potential rare or sensitive species, or habitats capable of supporting rare species, must be considered as part of the environmental review process. These may include plant species listed by the California Native Plant Society and CDFW-listed Species of Special Concern.

Migratory Bird Treaty Act

The federal Migratory Bird Treaty Act (MBTA) prohibits killing, capture, possession, or trade of migratory birds except in accordance with regulations prescribed by the Secretary of the Interior. Hunting and poaching are also prohibited. The taking and killing of birds resulting from an activity is not prohibited by the MBTA when the underlying purpose of that activity is not to take birds.[12] Nesting birds are considered special-status species and are protected by the USFWS. The CDFW also protects migratory and nesting birds under California Fish and Game Code Sections 3503, 3503.5, and 3800. The CDFW defines taking as causing abandonment and/or loss of reproductive efforts through disturbance.

Sensitive Habitat Regulations

Wetland and riparian habitats are considered sensitive habitats under CEQA. They are also afforded protection under applicable federal, state, and local regulations, and are generally subject to regulation by the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), CDFW, and/or the USFWS under provisions of the federal Clean Water Act (e.g., Sections 303, 304, 404) and State of California Porter-Cologne Water Quality Control Act.

[12] United States Department of the Interior. "Memorandum M-37050. The Migratory Bird Treaty Act Does Not Prohibit Incidental Take." Accessed November 17, 2020. https://www.doi.gov/sites/doi.gov/files/uploads/m-37050.pdf.

Regional and Local

San Bruno Mountain Habitat Conservation Plan

The San Bruno Area Habitat Conservation Plan (HCP) was executed as an Agreement in November 1982 with the US Fish and Wildlife Service, California Department of Fish and Game, County of San Mateo, the cities of Brisbane, Daly City and South San Francisco, and several private property owners. The HCP was created to provide for the indefinite perpetuation of the Mission blue butterfly and to protect habitat of the other Species of Concern. It includes the establishment of public ownership of sufficient habitat area to support the species as well as funding for the ongoing maintenance of the habitat. Funding is provided by limited development that was excluded from such habitat area and devoted to urban uses, including, among others, residential, community service, commercial and recreational uses.

Given that the San Bruno Mountain encompasses approximately 3,600 acres, with various ownerships and within various cities, the HCP presents a single unifying and coordinating document to provide protection, enhancement and funding for the entire San Bruno Mountain ecological community. The HCP provides for the perpetuation of conserved habitat areas through eradication of exotic species; re-vegetation with grassland species; effective yearly monitoring of the species of concern to control reintroduction of exotics; and patrol of the area to discourage destructive human activities.

Portions of three of the four HCP planning areas are located within the jurisdiction of Daly City (Saddle, Radio Ridge, and Guadalupe Hills). Within those areas, all designated development has been completed including Point Pacific, Village in the Park, South Hills Estates, Linda Vista, and Bay Ridge. All of this development resulted in a net gain of available habitat either through dedication, easements, or on-site restoration. Furthermore, all of these projects continue to contribute to a trust fund that is used to maintain and monitor the habitat in perpetuity.

Municipal Code Chapter 12.40 – Urban Forestry

The Municipal Code provides regulations to optimize the use of trees and other landscaping within the city. Chapter 12.40 requires plans submitted to the City for the construction, repair, or alteration of any building, housing, or structure to include provisions for sufficient guards or protectors to prevent injury to any existing publicly owned trees, shrubs, flowers, or vines. It also imposes conditions regarding the displacement of public trees, where a comparable size tree shall be planted, or a fee is paid to the City to cover the cost of replacing a removed tree.

Daly City 2030 General Plan

The General Plan includes policies for the purpose of avoiding or mitigating impacts resulting from development projects within the City. The following policies are specific to biological resources and are applicable to the proposed project.

Policy/Task	Description
Policy LU-17	Ensure that private development is responsible for providing any on- or off-site improvements related to and/or mitigating the impacts it causes.

Policy LU-18	Development activities shall not be allowed to significantly disrupt the natural or urban environment and all reasonable measures shall be taken to identify and prevent or mitigate potentially significant effects.
Policy RME-16	The City shall continue to recognize the importance of the San Bruno Mountain HCP, uphold the integrity of the concepts behind the plan, and respect the agreements that serve to implement it.

4.4.1.2 *Existing Conditions*

There are a total of three trees on the project site, one in the front yard and two in the rear yard of the existing single-family residence. The tree species and sizes have not been identified. There is also a large cactus in the rear yard. The rest of the project site is covered with grass, weeds, and bare dirt. There are no special status species known to occur on-site and there is no suitable habitat for special status species.

4.4.2 Impact Discussion

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
1) Have a substantial 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 (CDFW) or United States Fish and Wildlife Service (USFWS)?	☐	☒	☐	☐
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS?	☐	☐	☐	☒
3) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
6) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Impact BIO-1:	The project would not have a substantial 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 CDFW or USFWS. **(Less than Significant Impact with Mitigation Incorporated)**

There are no candidate, sensitive, or special status species present on the project site. The proposed project would not have any effect, directly or indirectly, on species identified by any plans, policies, regulations, or by the CDFW or USFWS.

The mature trees on and adjacent to the project site could provide nesting habitat for birds, including migratory birds and raptors. Nesting birds are among the species protected under provisions of the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 2800.

Construction of the project during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes abandonment and/or loss of reproductive effort is considered a taking by the CDFW. Any loss of fertile eggs, nesting raptors, or any activities resulting in nest abandonment would constitute an impact. Construction activities such as tree removal and site grading that disturb a nesting bird or raptor on-site or immediately adjacent to the construction zone would also constitute an impact.

Mitigation Measure: The project will be required to implement the following mitigation measures to reduce impacts to raptors and nesting birds to a less than significant level:

MM BIO-1.1: Pre-construction nesting bird surveys shall be completed prior to tree removal if removal or construction is proposed to commence during the breeding season (February 1 to August 31) in order to avoid impacts to nesting birds. Surveys shall be completed by a qualified biologist no more than 14 days before construction begins. During this survey, the biologist or ornithologist shall inspect all trees and other possible nesting habitats in and within 250 feet of the project boundary.

If an active nest is found in an area that would be disturbed by construction, the ornithologist shall designate an adequate buffer zone (~250 feet) to be established around the nest, in consultation with the California Department of Fish and Wildlife (CDFW). The buffer would ensure that nests shall not be disturbed until

the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts.

The applicant shall submit a report indicating the results of the survey and any designated buffer zones to the satisfaction of the Director of Community Development, prior to the removal of trees and issuance of a grading permit or demolition permit.

Conformance to State and federal law protecting nesting birds through implementation of mitigation measure MM BIO-1.1 would reduce potential impacts to a less than significant level. **(Less Than Significant Impact with Mitigation Incorporated)**

Impact BIO-2:	The project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS. **(No Impact)**

The project site is located in a developed, urban area of Daly City. There is no riparian habitat or other sensitive habitat areas on or adjacent to the project site. Therefore, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS. **(No Impact)**

Impact BIO-3:	The project would not have a substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means. **(No Impact)**

There are no federally protected wetlands on or adjacent to the project site. **(No Impact)**

Impact BIO-4:	The project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. **(Less than Significant Impact)**

The project site is surrounded by developed, urban land uses. The project site is not part of an established native or migratory wildlife corridor or nursery site. The project would not interfere substantially with the movement of any native resident or migratory wildlife species. **(Less than Significant Impact)**

Impact BIO-5:	The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. **(Less than Significant Impact)**

The project would remove the three existing trees on-site and plant approximately 20 new trees on-site. The project would not remove any trees in the public right-of-way. The new tree plantings would be subject to the following standard conditions pursuant to Section 12.40.150 of the Daly City Municipal Code:

- New tree plantings on private property that result from use permits, zone changes, subdivisions and related activities shall require a one-year establishment period to ensure the health and vigor of the tree. Establishment period will commence upon city's acceptance of the planting. Tree replacement shall be required if the tree dies during the establishment period. A new establishment period will be determined at the time of replanting.
- All trees planted by property owners or contractors shall be inspected by a city representative prior to planting and planted in accordance with current city planting specifications.

The project would be in compliance with the City's policies regarding tree planting and therefore, would have a less than significant impact. **(Less than Significant Impact)**

Impact BIO-6:	The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. **(No Impact)**

The project site is not within the boundaries of the San Bruno Mountain HCP or any other conservation plan. Therefore, the project would not conflict with the provisions of an adopted Habitat Conservation Plan or other approved conservation plan. **(No Impact)**

4.5 CULTURAL RESOURCES

The following discussion is based, in part, on a Historic Resources Evaluation prepared for the project by TreanorHL (Treanor) in January 2021. A copy of the report is included as Appendix B of this Initial Study.

4.5.1 Environmental Setting

4.5.1.1 *Regulatory Framework*

Federal and State

National Historic Preservation Act

Federal protection is legislated by the National Historic Preservation Act of 1966 (NHPA) and the Archaeological Resource Protection Act of 1979. These laws maintain processes for determination of the effects on historical properties eligible for listing in the National Register of Historic Places (NRHP). Section 106 of the NHPA and related regulations (36 Code of Federal Regulations [CFR] Part 800) constitute the primary federal regulatory framework guiding cultural resources investigations and require consideration of effects on properties that are listed or eligible for listing in the NRHP. Impacts to properties listed in the NRHP must be evaluated under CEQA.

California Register of Historical Resources

The California Register of Historical Resources (CRHR) is administered by the State Office of Historic Preservation and encourages protection of resources of architectural, historical, archeological, and cultural significance. The CRHR identifies historic resources for state and local planning purposes and affords protections under CEQA. Under Public Resources Code Section 5024.1(c), a resource may be eligible for listing in the CRHR if it meets any of the NRHP criteria.[13]

Historical resources eligible for listing in the CRHR must meet the significance criteria described previously and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR if it maintains the potential to yield significant scientific or historical information or specific data.

The concept of integrity is essential to identifying the important physical characteristics of historical resources and, therefore, in evaluating adverse changes to them. Integrity is defined as "the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance." The processes of determining integrity are similar for both the CRHR and NRHP and use the same seven variables or aspects to define integrity that are used to evaluate a resource's eligibility for listing. These seven characteristics include 1) location, 2) design, 3) setting, 4) materials, 5) workmanship, 6) feeling, and 7) association.

[13] California Office of Historic Preservation. "CEQA Guidelines Section 15064.5(a)(3) and California Office of Historic Preservation Technical Assistance Series #6." Accessed November 17, 2020. http://www.ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf.

Senate Bill 18

The intent of SB 18 is to aid in the protection of traditional tribal cultural places through local land use planning by requiring city governments to consult with California Native American tribes on projects which include adoption or amendment of general plans (defined in Government Code Section 65300 et seq.) and specific plans (defined in Government Code Section 65450 et seq.). SB 18 requires local governments to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process.

California Native American Historical, Cultural, and Sacred Sites Act

The California Native American Historical, Cultural, and Sacred Sites Act applies to both state and private lands. The act requires that upon discovery of human remains, construction or excavation activity must cease, and the county coroner be notified.

Public Resources Code Sections 5097 and 5097.98

Section 15064.5 of the CEQA Guidelines specifies procedures to be used in the event of an unexpected discovery of Native American human remains on non-federal land. These procedures are outlined in Public Resources Code Sections 5097 and 5097.98. These codes protect such remains from disturbance, vandalism, and inadvertent destruction, establish procedures to be implemented if Native American skeletal remains are discovered during construction of a project, and establish the Native American Heritage Commission (NAHC) as the authority to resolve disputes regarding disposition of such remains.

Pursuant to Public Resources Code Section 5097.98, in the event of human remains discovery, no further disturbance is allowed until the county coroner has made the necessary findings regarding the origin and disposition of the remains. If the remains are of a Native American, the county coroner must notify the NAHC. The NAHC then notifies those persons most likely to be related to the Native American remains. The code section also stipulates the procedures that the descendants may follow for treating or disposing of the remains and associated grave goods.

Daly City 2030 General Plan

The General Plan includes policies for the purpose of avoiding or mitigating impacts resulting from development projects within the City. The following policies are specific to cultural resources and are applicable to the proposed project.

Policy/Task	Description
Policy LU-19.1	Archeological resources should be preserved where possible.
Task LU-19.1	Archeological resources are a valuable educational resource for the residents of the city. Every effort should be made to preserve them in their natural state when found or be excavated by professional archeologists for display in a museum.
Policy RME-19	Undertake measures to protect and preserve historic and archaeological resources.
Task RME-19.1	Comply with State statues related to historical and archaeological resources.

Task RME-19.1 Serve as a leader in historic preservation by preserving, restoring, and reusing City-owned historic resources where feasible.

4.5.1.2 *Existing Conditions*

The project site has not been identified on any national, state, county, or city historic resources inventory. Treanor prepared a Historic Resources Evaluation to determine whether the existing single-family house on the project site is eligible for listing as a historic resource. Treanor conducted an online records search as well as a site visit on December 9, 2020 to assess the history of the project site. Their findings are summarized below.

The single-family house on the project site was constructed circa 1908. A series of greenhouses, a small one-story accessory structure, and a two-story water tank were developed by 1926 to the east and south of the single-family house. A boiler house for heating the greenhouses was constructed in 1946. The greenhouses were removed by 1980 and this portion of the project site has remained vacant since that time.

The project site was associated with Italian-immigrant Valentino Tosetti from at least 1920 to 1945. Although Tosetti sold the property in 1940, it is possible that he continued to rent or operate the greenhouses through the 1940s. Flower growing was a highly profitable industry in the Daly City area in the early 20th century and could be considered a historically significant event on a local level. Italian American growers were a leading group in the industry, founding the San Francisco Growers Association in 1923. The project sites association with the Italian flower growers in Daly City could make the project site eligible for listing on the CRHR. However, the project site does not retain any integrity of this historic association given that the greenhouses and associated accessory structures were removed after 1975.

Although the single-family house was constructed circa 1908, the house is of common construction and materials with no notable or significant attributes. The house does not embody the distinctive characteristics of an architectural style and is not associated with any significant design professionals. Therefore, the project site is not eligible for listing on the CRHR and there are no historic resources on-site.

4.5.2 <u>Impact Discussion</u>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
1) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?	☐	☐	☐	☒
2) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
3) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

Impact CUL-1:	The project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5. **(No Impact)**

The project site and adjacent properties have not been identified on any national, state, county, or city historic resources inventory. Despite the project site's historic association with Italian flower growing in Daly City from approximately 1920 to 1945, the project site is not eligible for listing on the CRHR due to a lack of historic integrity. The single-family house is not eligible for listing on the CRHR due to a lack of architectural significance. Therefore, there are no historical resources on the project site. There are no historical resources adjacent to the site that would be affected by the project. **(No Impact)**

Impact CUL-2:	The project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5. **(Less than Significant Impact with Mitigation Incorporated)**

According to the General Plan EIR, there are no known archaeological resources within the project site. However, project-related grading during construction could result in the discovery of unknown archaeological resources. The following mitigation measure would ensure that the proper precautions are taken during an inadvertent archaeological discovery.

Mitigation Measures: The project will be required to implement the following mitigation measures to reduce potential impacts to archaeological resources to a less than significant level:

MM CUL-2.1: Undiscovered Archaeological Resources. If evidence of an archaeological site or other suspected cultural resource as defined by CEQA Guideline Section 15064.5, including darkened soil representing past human activity ("midden"), that could conceal material remains (e.g., worked stone, worked bone, fired clay vessels, faunal bone, hearths, storage pits, or burials) is discovered during construction related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the City's Planning Manager shall be notified. The project sponsor shall hire a qualified archaeologist to conduct a field investigation. The City's Planning Manager shall consult with the archaeologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through data recovery or other methods determined adequate by a qualified archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-J) form and filed with the NWIC.

MM CUL-2.2: Report of Archaeological Resources. If archaeological resources are identified, a final report summarizing the discovery of cultural materials shall be submitted to the City's Planning Manager prior to issuance of certificate of occupancy. This report shall contain a description of the mitigation program that was implemented and its results, including a description of the monitoring and testing program, a list of the resources found and conclusion, and a description of the disposition/curation of the resources.

With implementation of MM CUL-2.1 and MM CUL-2.2, impacts to any incidental discoveries of archaeological resources would be reduced to a less than significant level. **(Less than Significant Impact with Mitigation Incorporated)**

Impact CUL-3:	The project would not disturb any human remains, including those interred outside of dedicated cemeteries. **(Less than Significant Impact with Mitigation Incorporated)**

As described above, the site has no known archaeological resources, including human remains. In the unlikely event human remains are unearthed during project construction, damage to or destruction of significant archaeological remains would be a potentially significant impact.

Mitigation Measures: The project will be required to implement the following mitigation measure to reduce potential impacts to buried human remains to a less than significant level:

MM CUL-3.1: Human Remains. If human remains are discovered during project construction, all ground-disturbing activity within 100 feet of the resources shall be halted and the City's Planning Manager and the San Mateo County coroner shall be notified immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project sponsor shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The City of Daly City shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of State law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. The project sponsor shall implement approved mitigation, to be verified by the City of Daly City, before the resumption of ground-disturbing activities within 100 feet of where the remains were discovered.

With implementation of MM CUL-3.1, any potential impacts from incidental discoveries of human remains would be reduced to a less than significant level. **(Less than Significant Impact with Mitigation Incorporated)**

4.6 ENERGY

4.6.1 Environmental Setting

4.6.1.1 *Regulatory Framework*

Federal and State

Energy Star and Fuel Efficiency

At the federal level, energy standards set by the EPA apply to numerous consumer products and appliances (e.g., the EnergyStar™ program). The EPA also sets fuel efficiency standards for automobiles and other modes of transportation.

Renewables Portfolio Standard Program

In 2002, California established its Renewables Portfolio Standard Program, with the goal of increasing the percentage of renewable energy in the state's electricity mix to 20 percent of retail sales by 2010. Governor Schwarzenegger issued Executive Order (EO) S-3-05, requiring statewide emissions reductions to 80 percent below 1990 levels by 2050. In 2008, EO S-14-08 was signed into law, requiring retail sellers of electricity serve 33 percent of their load with renewable energy by 2020. In October 2015, Governor Brown signed SB 350 to codify California's climate and clean energy goals. A key provision of SB 350 requires retail sellers and publicly owned utilities to procure 50 percent of their electricity from renewable sources by 2030. SB 100, passed in 2018, requires 100 percent of electricity in California to be provided by 100 percent renewable and carbon-free sources by 2045.

Executive Order B-55-18 To Achieve Carbon Neutrality

In September 2018, Governor Brown issued an executive order, EO-B-55-18 To Achieve Carbon Neutrality, setting a statewide goal "to achieve carbon neutrality as soon as possible, and no later than 2045, and achieve and maintain net negative emissions thereafter." The executive order requires CARB to "ensure future Scoping Plans identify and recommend measures to achieve the carbon neutrality goal." EO-B-55-18 supplements EO S-3-05 by requiring not only emissions reductions, but also that, by no later than 2045, the remaining emissions be offset by equivalent net removals of CO_2 from the atmosphere through sequestration.

California Building Standards Code

The Energy Efficiency Standards for Residential and Nonresidential Buildings, as specified in Title 24, Part 6 of the California Code of Regulations (Title 24), was established in 1978 in response to a legislative mandate to reduce California's energy consumption. Title 24 is updated approximately every three years.[14] Compliance with Title 24 is mandatory at the time new building permits are issued by city and county governments.[15]

[14] California Building Standards Commission. "California Building Standards Code." Accessed November 17, 2020. https://www.dgs.ca.gov/BSC/Codes#@ViewBag.JumpTo.
[15] California Energy Commission (CEC). "2019 Building Energy Efficiency Standards." Accessed November 17, 2020. https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency.

California Green Building Standards Code (CALGreen)

CALGreen establishes mandatory green building standards for buildings in California. CALGreen was developed to reduce GHG emissions from buildings, promote environmentally responsible and healthier places to live and work, reduce energy and water consumption, and respond to state environmental directives. CALGreen covers five categories: planning and design, energy efficiency, water efficiency and conservation, material and resource efficiency, and indoor environmental quality. CALGreen requires that construction projects recycle or salvage 65 percent of non-hazardous construction and demolition waste.

Advanced Clean Cars Program

CARB adopted the Advanced Clean Cars program in 2012 in coordination with the EPA and National Highway Traffic Safety Administration. The program combines the control of smog-causing pollutants and GHG emissions into a single coordinated set of requirements for vehicle model years 2015 through 2025. The program promotes development of environmentally superior passenger cars and other vehicles, as well as saving the consumer money through fuel savings.[16]

Local

Daly City 2030 General Plan

The General Plan includes policies for the purpose of avoiding or mitigating impacts resulting from development projects within the City. The following policies are specific to energy and are applicable to the proposed project.

Policy/Task	Description
Policy HE-25	Mandate the inclusion of green building techniques into most new construction.
Task HE-28.2	Adopt progressive energy efficiency strategies similar to those adopted by the California Public Utilities Commission: 1. All new residential construction in California will be zero net energy by 2020; 2. All new commercial construction in California will be zero net energy by 2030; 3. Heating, ventilation, and air conditioning (HVAC) will be transformed to ensure that its energy performance is optimal for California's climate; and 4. All eligible low-income customers will be given the opportunity to participate in the low-income energy efficiency program by 2020.

Daly City's Green Vision

Daly City's Green Vision, A Climate Action Plan (CAP) for 2011-2020 and Beyond, was adopted in December 2010. Daly City's Green Vision guides the City towards a sustainable future that reduces GHG emissions from current levels, while promoting economic prosperity for present and future generations. The Green Vision identifies ten goals and seeks to achieve these goals through cost-

[16] California Air Resources Board. "The Advanced Clean Cars Program." Accessed November 17, 2020. https://www.arb.ca.gov/msprog/acc/acc.htm.

effective strategies by the year 2020. The GHG reduction goals include adopting a general plan with measurable policies for sustainable development, reducing energy use in buildings, reducing transportation emissions, reducing solid waste disposal, and GHG emissions reductions from municipal operations. Daly City completed an update to the General Plan which incorporated these goals in March 2013.

4.6.1.2 *Existing Conditions*

Total energy usage in California was approximately 6,957 trillion British thermal units (Btu) in the year 2020, the most recent year for which this data was available.[17] Out of the 50 states, California is ranked second in total energy consumption and 49th in energy consumption per capita. The breakdown by sector was approximately 22 percent (1,508 trillion Btu) for residential uses, 19 percent (1,358 trillion Btu) for commercial uses, 25 percent (1,701 trillion Btu) for industrial uses, and 34 percent (2,356 trillion Btu) for transportation.[18] This energy is primarily supplied in the form of natural gas, petroleum, biomass, nuclear electric power, and hydroelectric power.

Electricity

Electricity in San Mateo County in 2021 was consumed primarily by the non-residential sector (60 percent), with the residential sector consuming 40 percent. In 2020, a total of approximately 4,157 GWh of electricity was consumed in San Mateo County.[19]

Peninsula Clean Energy (PCE) is a public and locally controlled electricity provider for the County of San Mateo. Electricity provided by PCE is delivered through PG&E transmission lines. Commercial and residential customers in San Mateo County are included in the PCE service area and can choose to have 50 to 100 percent of their electricity supplied from renewable and carbon-free sources. Customers are automatically enrolled in the ECO plus plan, which generates its electricity from 100 percent carbon-free sources, with at least 50 percent from renewable sources. Customers have the option to enroll in the ECO100 plan, which generates its electricity from 100 percent carbon-free, renewable sources. [20]

Fuel for Motor Vehicles

In 2019, 15.4 billion gallons of gasoline were sold in California.[21] The average fuel economy for light-duty vehicles (autos, pickups, vans, and sport utility vehicles) in the United States has steadily increased from about 13.1 miles per gallon (mpg) in the mid-1970s to 25.4 mpg in 2020.[22] Federal

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[17] United States Energy Information Administration. "State Profile and Energy Estimates, 2020." Accessed October 26, 2022. https://www.eia.gov/state/?sid=CA#tabs-2.
[18] Ibid
[19] California Energy Commission. Energy Consumption Data Management System. "Electricity Consumption by County." Accessed December 21, 2022. http://ecdms.energy.ca.gov/elecbycounty.aspx.
[20] Sources: 1) Peninsula Clean Energy. "Frequently Asked Questions." Accessed April 10, 2021. https://www.peninsulacleanenergy.com/faq/. 2) Peninsula Clean Energy. "Energy Choices." Accessed April 10, 2021. https://www.peninsulacleanenergy.com/faq/.
[21] California Department of Tax and Fee Administration. "Net Taxable Gasoline Gallons." Accessed December 8, 2020. https://www.cdtfa.ca.gov/dataportal/dataset.htm?url=VehicleTaxableFuelDist.
[22] United States Environmental Protection Agency. "The 2021 EPA Automotive Trends Report: Greenhouse Gas Emissions, Fuel Economy, and Technology since 1975." November 2021. https://nepis.epa.gov/Exe/ZyPDF.cgi?Dockey=P1010U68.pdf

fuel economy standards have changed substantially since the Energy Independence and Security Act was passed in 2007. That standard, which originally mandated a national fuel economy standard of 35 miles per gallon by the year 2020, was updated in April 2022 to require all cars and light duty trucks achieve an overall industry average fuel economy of 49 mpg by model year 2026. [23,24]

4.6.2 Impact Discussion

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
1) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
2) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Impact EN-1:	The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. **(Less than Significant Impact)**

Energy would be consumed during both the construction and operational phases of the proposed project. Energy requirements throughout the construction phase include energy for the manufacturing and transportation of building materials, preparation of the site, and operation of construction equipment. The operation of the project would consume electricity for building heating and cooling, lighting, cooking, appliances, and water heating. In compliance with the City's Reach Code, the project would be 100 percent electric and would not utilize any natural gas. Fuel would also be consumed during vehicle trips to and from the project site.

The project proposes to be constructed in compliance with the 2019 California Green Building Standards Code (Title 24, Part 11 or CALGreen), which requires features that reduce water and energy consumption. The project proposes rooftop solar panels on all dwelling units. In compliance with CALGreen, the project would also recycle or salvage 65 percent of non-hazardous construction and demolition waste.

Given the infill location of the project site, the existing pedestrian, bicycle, and transit services in the project area, and the project's compliance with the 2019 CALGreen Code, the proposed project would not result in a wasteful, inefficient, and unnecessary consumption of energy. **(Less Than Significant Impact)**

[23] United States Department of Energy. *Energy Independence & Security Act of 2007.* Accessed October 26, 2022. http://www.afdc.energy.gov/laws/eisa.
[24] United States Department of Transportation. USDOT Announces New Vehicle Fuel Economy Standards for Model Year 2024-2026." Accessed October 26, 2022. https://www.nhtsa.gov/press-releases/usdot-announces-new-vehicle-fuel-economy-standards-model-year-2024-2026

Impact EN-2:	The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. **(Less than Significant Impact)**

According to the 2019 Integrated Energy Policy Report, the state is working towards decarbonizing the energy system and moving towards a 100 percent carbon-free system by 2045.[25] The project would obtain energy from the PCE which provides 50 to 100 percent carbon free electricity to the project site. The project also proposes rooftop solar panels on all dwelling units. The project would result in an increase in demand on existing energy resources; however, the project is required to comply with applicable regulations and City policies that would conserve energy and water, and reduce fuel consumption and waste generation. For these reasons, the proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. **(Less Than Significant Impact)**

[25] California Energy Commission. *2019 Integrated Energy Policy Report*. 2019.

4.7 GEOLOGY AND SOILS

4.7.1 Environmental Setting

4.7.1.1 *Regulatory Framework*

State

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act was passed following the 1971 San Fernando earthquake. The act regulates development in California near known active faults due to hazards associated with surface fault ruptures. Alquist-Priolo maps are distributed to affected cities, counties, and state agencies for their use in planning and controlling new construction. Areas within an Alquist-Priolo Earthquake Fault Zone require special studies to evaluate the potential for surface rupture to ensure that no structures intended for human occupancy are constructed across an active fault.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act (SHMA) was passed in 1990 following the 1989 Loma Prieta earthquake. The SHMA directs the California Geological Survey (CGS) to identify and map areas prone to liquefaction, earthquake-induced landslides, and amplified ground shaking. CGS has completed seismic hazard mapping for the portions of California most susceptible to liquefaction, landslides, and ground shaking, including the central San Francisco Bay Area. The SHMA requires that agencies only approve projects in seismic hazard zones following site-specific geotechnical investigations to determine if the seismic hazard is present and identify measures to reduce earthquake-related hazards.

California Building Standards Code

The California Building Code (CBC) prescribes standards for constructing safe buildings. The CBC contains provisions for earthquake safety based on factors including occupancy type, soil and rock profile, ground strength, and distance to seismic sources. The CBC requires that a site-specific geotechnical investigation report be prepared for most development projects to evaluate seismic and geologic conditions such as surface fault ruptures, ground shaking, liquefaction, differential settlement, lateral spreading, expansive soils, and slope stability. The CBC is updated every three years.

California Division of Occupational Safety and Health Regulations

Excavation, shoring, and trenching activities during construction are subject to occupational safety standards for stabilization by the California Department of Industrial Relations, Division of Occupational Safety and Health (Cal/OSHA) under Title 8 of the California Code of Regulations and Excavation Rules. These regulations minimize the potential for instability and collapse that could injure construction workers on the site.

Public Resources Code Section 5097.5

Paleontological resources are the fossilized remains of organisms from prehistoric environments found in geologic strata. They range from mammoth and dinosaur bones to impressions of ancient animals and plants, trace remains, and microfossils. These materials are valued for the information they yield about the history of the earth and its past ecological settings. California Public Resources Code Section 5097.5 specifies that unauthorized removal of a paleontological resource is a misdemeanor. Under the CEQA Guidelines, a project would have a significant impact on paleontological resources if it would disturb or destroy a unique paleontological resource or site or unique geologic feature.

Local

Daly City 2030 General Plan

The General Plan includes policies for the purpose of avoiding or mitigating impacts resulting from development projects within the City. The following policies are specific to geology and soils and are applicable to the proposed project.

Policy/Task	Description
Policy SE-1.1	Continue to investigate the potential for seismic and geologic hazards as part of the development review process and maintain this information for the public record. Update Safety Element maps as appropriate.
Policy SE-1.2	Require site specific geotechnical, soils, and foundation reports for development proposed on sites identified in the Safety Element and its Geologic and Hazard Maps as having moderate or high potential for ground failure.
Policy SE-1.3	Permit development in areas of potential geologic hazards only where it can be demonstrated that the project will not be endangered by, nor contribute to, the hazardous condition on the site or on adjacent properties. All proposed development is subject to the City's Zoning Ordinance and Building Codes.
Policy SE-1.4	Prohibit development—including any land alteration, grading for roads and structural development—in areas of slope instability or other geologic concerns unless mitigation measures are taken to limit potential damage to levels of acceptable risk.
Policy SE-6.1	Regulate building construction practices to prevent hazardous structures and assure structural safety. Measures may include requiring conformance to an accepted set of construction standards, authorizing inspection of suspected dangerous structures, discontinuing improper construction activities, and eliminating hazardous conditions.

4.7.1.2 *Existing Conditions*

Regional Geological Conditions

The project site and the surrounding parts of Daly City lie on the San Francisco Peninsula which is set within the Coast Ranges Geomorphic Province. The San Francisco Peninsula lies north of the Santa Cruz Mountains where it is flanked by the Pacific Ocean and San Francisco Bay to the west and east, respectively. The Coast Ranges Geomorphic Province is typified by northwest-southeast

trending mountain ranges that stretch from the Oregon border in the north to Point Conception in the south.

On-Site Geological Conditions

Seismicity

There are several major fault zones present in the Bay Area. The closest of which is the San Andreas Fault Line, approximately 2.12 miles southwest of the project site. According to the City's General Plan EIR, Daly City would be subject to violent levels of shaking in the event of an earthquake.

Liquefaction

Liquefaction is a result of seismic activity characterized by the transformation of loose water-saturated soils from a solid state to a liquid state during ground shaking. The project site has a low potential for liquefaction.[26]

Landslide and Lateral Spreading

The potential for landslides or downslope movement is dependent on slope geometry, subsurface soil and groundwater conditions, prior slope behavior, and severity of ground shaking. According to the General Plan EIR, there is a low potential for landslide risk in the project area. The project site is labeled "Flatland – Not Landslide Prone".

Lateral spreading is a type of ground failure related to liquefaction. It consists of the horizontal displacement of flat-lying soil material toward an open face, such as the steep bank of a stream channel. The project site does not contain any features susceptible to lateral spreading.

4.7.2 Impact Discussion

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
1) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
– 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 substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42)?	☐	☐	☒	☐
– Strong seismic ground shaking?	☐	☐	☒	☐
– Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

[26] U.S. Geological Survey. "Map of Quaternary Deposits and Liquefaction Susceptibility in the Central San Francisco Bay Region, California: Liquefaction Susceptibility". Map. 2006.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
– Landslides?	☐	☐	☒	☐
2) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
3) 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, liquefaction, or collapse?	☐	☐	☒	☐
4) Be located on expansive soil, as defined in the current California Building Code, creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
5) 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?	☐	☐	☐	☒
6) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☒	☐	☐

Impact GEO-1: The project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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 substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides. **(Less than Significant Impact)**

An earthquake of moderate to high magnitude generated within the San Francisco Bay Region could cause considerable ground shaking at the site. Therefore, the project would conform to the standard engineering and building practices and techniques specified in the CBC. The proposed buildings, streets, and utilities would be designed and constructed in accordance with the recommendations of a geotechnical report prepared for the site, which identifies the specific design features related to geologic and seismic conditions.

As described in Section 4.7.1.2 Existing Conditions, the project site is in an area of low risk for liquefaction, landslides, and lateral spreading. The project, in conformance with applicable regulations and with the implementation of the recommendations in the geotechnical report, would not result in significant impacts from seismicity and seismic-related hazards. **(Less Than Significant Impact)**

Impact GEO-2:	The project would not result in substantial soil erosion or the loss of topsoil. **(Less than Significant Impact)**

Daly City requires project applicants to submit a stormwater management plan that illustrates full compliance with the Municipal Regional Stormwater NPDES Permit (MRP). This will require the project to include stormwater controls, including site design measures, source controls, treatment measures, low impact development, hydromodification management, and construction best management practices to limit erosion. These measures would help to control erosion and are discussed further in Section 4.9 Hydrology and Water Quality. **(Less Than Significant Impact)**

Impact GEO-3:	The project would not 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, liquefaction, or collapse. **(Less than Significant Impact)**

As discussed above in Impact GEO-1, the project site has a low potential for liquefaction and related hazards. A geotechnical report would be prepared for the project to assess current soil conditions and recommend site specific designs. The proposed construction would not result in instability of soil or another geologic unit on-site or off-site. **(Less than Significant Impact)**

Impact GEO-4:	The project would not be located on expansive soil, as defined in the current California Building Code, creating substantial direct or indirect risks to life or property. **(Less than Significant Impact)**

The project site is not located within an area identified as having a high soil expansion potential.[27] The geotechnical report would address expansive soil potential. The proposed project would not create a substantial risk to life or property due to expansive soils. **(Less than Significant Impacts)**

Impact GEO-5:	The project would not 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. **(No Impact)**

The proposed project would be served by existing municipal sanitary sewers. There would be no need for alternative wastewater disposal systems, such as septic tanks, on-site. Therefore, there would be no impact due to soils incapable of supporting alternative wastewater disposal systems. **(No Impact)**

Impact GEO-6:	The project would not directly or indirectly destroy a unique paleontological resource or site or unique geological feature. **(Less than Significant Impact with Mitigation Incorporated)**

The project site is not known to contain any subsurface paleontological resources or geological features. Although unlikely, grading of the project site could result in the disturbance of previously undiscovered paleontological resources. The following mitigation measure would ensure that the proper precautions are taken during an inadvertent paleontological discovery.

[27] City of Daly City. General Plan Update EIR. Figure 3.5-6 Soil Erosion and Shrink Swell Potential. October 2012.

Mitigation Measure: The project will be required to implement the following mitigation measure to reduce potential impacts to paleontological resources to a less than significant level:

MM GEO-6.1: Unique Paleontological and/or Geologic Features and Reporting. Should a unique paleontological resource or site or unique geological feature be identified at the project site during any phase of construction, all ground disturbing activities within 25 feet shall cease and the City's Planning Manager notified immediately. A qualified paleontologist shall evaluate the find and prescribe mitigation measures to reduce impacts to a less than significant level. Work may proceed on other parts of the project site while mitigation for paleontological resources or geologic features is implemented. Upon completion of the paleontological assessment, a report shall be submitted to the City and, if paleontological materials are recovered, a paleontological repository, such as the University of California Museum of Paleontology.

With implementation of MM GEO-6.1, impacts to undiscovered paleontological resources would be reduced to a less than significant level. **(Less than Significant with Mitigation Incorporated)**

4.8 GREENHOUSE GAS EMISSIONS

4.8.1 Environmental Setting

4.8.1.1 *Background Information*

Gases that trap heat in the atmosphere, GHGs, regulate the earth's temperature. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate. In GHG emission inventories, the weight of each gas is multiplied by its global warming potential (GWP) and is measured in units of CO_2 equivalents (CO_2e). The most common GHGs are carbon dioxide (CO_2) and water vapor but there are also several others, most importantly methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). These are released into the earth's atmosphere through a variety of natural processes and human activities. Sources of GHGs are generally as follows:

- CO_2 and N_2O are byproducts of fossil fuel combustion.
- N_2O is associated with agricultural operations such as fertilization of crops.
- CH_4 is commonly created by off-gassing from agricultural practices (e.g., keeping livestock) and landfill operations.
- Chlorofluorocarbons (CFCs) were widely used as refrigerants, propellants, and cleaning solvents, but their production has been stopped by international treaty.
- HFCs are now used as a substitute for CFCs in refrigeration and cooling.
- PFCs and SF_6 emissions are commonly created by industries such as aluminum production and semiconductor manufacturing.

An expanding body of scientific research supports the theory that global climate change is currently causing changes in weather patterns, average sea level, ocean acidification, chemical reaction rates, and precipitation rates, and that it will increasingly do so in the future. The climate and several naturally occurring resources within California are adversely affected by the global warming trend. Increased precipitation and sea level rise will increase coastal flooding, saltwater intrusion, and degradation of wetlands. Mass migration and/or loss of plant and animal species could also occur. Potential effects of global climate change that could adversely affect human health include more extreme heat waves and heat-related stress; an increase in climate-sensitive diseases; more frequent and intense natural disasters such as flooding, hurricanes and drought; and increased levels of air pollution.

4.8.1.2 *Regulatory Framework*

State

Assembly Bill 32

Under the California Global Warming Solutions Act, also known as AB 32, CARB established a statewide GHG emissions cap for 2020, adopted mandatory reporting rules for significant sources of GHGs, and adopted a comprehensive plan, known as the Climate Change Scoping Plan, identifying how emission reductions would be achieved from significant GHG sources.

In 2016, SB 32 was signed into law, amending the California Global Warming Solution Act. SB 32, and accompanying Executive Order B-30-15, require CARB to ensure that statewide GHG emissions are reduced to 40 percent below the 1990 level by 2030. CARB updated its Climate Change Scoping Plan in December of 2017 to express the 2030 statewide target in terms of million metric tons of CO_2e ($MMTCO_2e$). Based on the emissions reductions directed by SB 32, the annual 2030 statewide target emissions level for California is 260 $MMTCO_2e$.

Senate Bill 375

SB 375, known as the Sustainable Communities Strategy and Climate Protection Act, was signed into law in September 2008. SB 375 builds upon AB 32 by requiring CARB to develop regional GHG reduction targets for automobile and light truck sectors for 2020 and 2035. The per capita GHG emissions reduction targets for passenger vehicles in the San Francisco Bay Area include a seven percent reduction by 2020 and a 15 percent reduction by 2035.

Consistent with the requirements of SB 375, the Metropolitan Transportation Commission (MTC) partnered with the Association of Bay Area Governments (ABAG), BAAQMD, and the Bay Conservation and Development Commission to prepare the region's Sustainable Communities Strategy (SCS) as part of the Regional Transportation Plan process. The SCS is referred to as Plan Bay Area 2040. Plan Bay Area 2040 establishes a course for reducing per capita GHG emissions through the promotion of compact, high-density, mixed-use neighborhoods near transit, particularly within identified Priority Development Areas (PDAs).

Regional and Local

2017 Clean Air Plan

To protect the climate, the 2017 CAP (prepared by BAAQMD) includes control measures designed to reduce emissions of methane and other super-GHGs that are potent climate pollutants in the near-term, and to decrease emissions of carbon dioxide by reducing fossil fuel combustion.

CEQA Air Quality Guidelines

The BAAQMD CEQA Air Quality Guidelines are intended to serve as a guide for those who prepare or evaluate air quality impact analyses for projects and plans in the San Francisco Bay Area. The jurisdictions in the San Francisco Bay Area Air Basin utilize the thresholds and methodology for assessing GHG impacts developed by BAAQMD within the CEQA Air Quality Guidelines. The guidelines include information on legal requirements, BAAQMD rules, methods of analyzing impacts, and recommended mitigation measures.

Daly City 2030 General Plan

The General Plan includes policies for the purpose of avoiding or mitigating impacts resulting from development projects within the City. The following policies are specific to greenhouse gases and are applicable to the proposed project.

Policies	Description
Policy HE-24	Gradually increase energy and water efficiency standards for all new and existing housing while minimizing the costs of such standards.
Task HE-24.1	Develop enhanced residential energy efficiency standards (Title 24, California Administrative Code) in all new residential construction which exceeds State-mandated requirements by five percent in 2015, ten percent in 2020, and twenty percent in 2030.
Policy HE-25	Mandate the inclusion of green building techniques into most new construction.
Policy HE-29	Promote alternative sources of energy in all homes.
Task HE-29.1	Encourage, incentivize, or require all new major construction projects to pre-plumb for solar hot water and pre-wire for solar electric systems

Daly City's Green Vision

Daly City's Green Vision, A Climate Action Plan (CAP) for 2011-2020 and Beyond, was adopted in December 2010. Daly City's Green Vision guides the City towards a sustainable future that reduces GHG emissions from current levels, while promoting economic prosperity for present and future generations. The Green Vision identifies ten goals and seeks to achieve these goals through cost-effective strategies by the year 2020. The GHG reduction goals include adopting a general plan with measurable policies for sustainable development, reducing energy use in buildings, reducing transportation emissions, reducing solid waste disposal, and GHG emissions reductions from municipal operations. Daly City completed an update to the General Plan which incorporated these goals in March 2013.

Daly City Municipal Code

Consistent with the goals of Daly City's Green Vision, the City Council adopted the Green Building Standards Code in order to protect the environment and health of the community. Chapter 15.22 of the Municipal Code 15.22 incorporates the California Green Building Standards Code, 2019 edition, for the protection of the public health and safety of its inhabitants.

Daly City Reach Code

In April 2021, the City Council of Daly City adopted a reach code ordinance to electrify buildings and vehicles in new construction. The new requirements are intended to result in safer and more comfortable buildings, increase electric vehicle charging infrastructure, and reduce carbon emissions. The ordinance requires all new buildings to be all-electric with some exceptions such as non-residential buildings containing a commercial kitchen may contain non-electric cooking appliances. The ordinance also requires electric vehicle charging infrastructure beyond that required in the 2019 California Green Building Standards Code.

4.8.1.3 *Existing Conditions*

Unlike emissions of criteria and toxic air pollutants, which have regional and local impacts, emissions of GHGs have a broader, global impact. Global warming is a process whereby GHGs accumulating in the upper atmosphere contribute to an increase in the temperature of the earth and

changes in weather patterns. The existing single-family residence on the project site would result in limited GHG emissions.

4.8.2 Impact Discussion

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
1) Generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
2) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs?	☐	☐	☒	☐

4.8.2.1 *Thresholds of Significance*

In April of 2022, BAAQMD updated its thresholds of significance for evaluating a project's GHG impacts under CEQA. Under these updated thresholds, projects must meet either criteria A or B of the following:

A. Projects must include, at a minimum, the following project design elements:
   1. Buildings
      a. The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development).
      b. The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines.
   2. Transportation
      a. Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA:
         i. Residential projects: 15 percent below the existing VMT per capita
         ii. Office projects: 15 percent below the existing VMT per employee
         iii. Retail projects: no net increase in existing VMT
      b. Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

B. Be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).

Impact GHG-1:	The project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. **(Less than Significant Impact)**

Construction Emissions

GHG emissions associated with project construction activities (including operation of construction equipment, hauling truck trips, vendor truck trips, and worker trips) were estimated to be 107 MT of carbon dioxide equivalents (CO_2e) during nine months of construction (refer to Appendix A). Neither the City nor BAAQMD have an adopted threshold of significance for construction-related GHG emissions, though BAAQMD recommends quantifying emissions and disclosing that GHG emissions would occur during construction.

BAAQMD also encourages the incorporation of best management practices, including recycling and reusing construction waste or demolition materials, and using local building materials of at least ten percent. The project, in compliance with CALGreen would recycle at least 65 percent of construction waste or demolition materials. Additionally, the project would limit equipment idling times either by shutting equipment off when not in use or reducing the maximum idling time to five minutes, as described in MM AIR-3.1. Thus, the project would not generate significant GHG emissions during construction. **(Less than Significant Impact)**

Operational Emissions

In April of 2022, BAAQMD updated its thresholds of significance for evaluating a project's GHG impacts under CEQA. Under these recently updated thresholds, projects must demonstrate either A) specific building design and transportation elements or B) consistency with a local GHG reduction strategy. The City of Daly City does not currently have a certified GHG reduction strategy. Consistent with the BAAQMD thresholds and the City's Reach Code, the project would be 100 percent electric and would not utilize any natural gas. As described in Section 4.6 Energy, the project would not result in any wasteful, inefficient, or unnecessary energy usage. As discussed further in Section 4.17 Transportation, the project would result in a low number of VMT and thus, would not generate a significant amount of GHG emissions from automobiles. Each of the proposed townhomes would include one EV Ready Space[28], in compliance with CALGreen. Additionally, the proposed townhome buildings would be built in accordance with the California Green Building Standards Code and would include rooftop solar panels on all dwelling units to further reduce its GHG impact. Therefore, the project would result in a less than significant level of GHG emissions. **(Less than Significant Impact)**

Impact GHG-2:	The project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. **(Less than Significant Impact)**

The project would be consistent with the City's General Plan policies [specifically Policy HE-23 of increasing energy efficiency standards in new and existing housing developments], Green Vision, and the current CALGreen Code, which requires efficient windows, insulation, lighting, ventilation

[28] EV Ready Space: A vehicle space which is provided with a branch circuit; any necessary raceways, both underground and/or surface mounted; to accommodate EV charging, terminating in a receptacle or a charger

systems, and other features that reduce water and energy consumption. Compliance with the CALGreen Code would ensure the project incorporates various measures to reduce GHG emissions. Consistent with the City's Reach Code, the project would be 100 percent electric and would not utilize any natural gas. For this reason, the project would be consistent with applicable plans, policies, and regulations adopted for the purpose of reducing emissions of GHGs. **(Less Than Significant Impact)**

4.9 HAZARDS AND HAZARDOUS MATERIALS

The following discussion is based, in part, on a Phase I Environmental Site Assessment (Phase I) prepared by AEI Consultants in October 2020 and a Phase II Subsurface Investigation (Phase II) prepared by Creative Environmental Solutions (ICES) in November 2020. Copies of these reports are included as Appendix C and Appendix D, respectively, of this Initial Study.

4.9.1 Environmental Setting

4.9.1.1 *Regulatory Framework*

Overview

The storage, use, generation, transport, and disposal of hazardous materials and waste are highly regulated under federal and state laws. In California, the EPA has granted most enforcement authority over federal hazardous materials regulations to the California Environmental Protection Agency (CalEPA). In turn, local agencies have been granted responsibility for implementation and enforcement of many hazardous materials regulations under the Certified Unified Program Agency (CUPA) program.

Worker health and safety and public safety are key issues when dealing with hazardous materials. Proper handling and disposal of hazardous material is vital if it is disturbed during project construction. Cal/OSHA enforces state worker health and safety regulations related to construction activities. Regulations include exposure limits, requirements for protective clothing, and training requirements to prevent exposure to hazardous materials. Cal/OSHA also enforces occupational health and safety regulations specific to lead and asbestos investigations and abatement.

Federal and State

Federal Aviation Regulations Part 77

Federal Aviation Regulations, Part 77 Objects Affecting Navigable Airspace (FAR Part 77) sets forth standards and review requirements for protecting the airspace for safe aircraft operation, particularly by restricting the height of potential structures and minimizing other potential hazards (such as reflective surfaces, flashing lights, and electronic interference) to aircraft in flight. These regulations require that the Federal Aviation Administration (FAA) be notified of certain proposed construction projects located within an extended zone defined by an imaginary slope radiating outward for several miles from an airport's runways, or which would otherwise stand at least 200 feet in height above the ground.

Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, was enacted by Congress on December 11, 1980. This law created a tax on the chemical and petroleum industries and provided broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. Over five years, $1.6 billion was collected and the tax went to a trust fund for cleaning

up abandoned or uncontrolled hazardous waste sites. CERCLA accomplished the following objectives:

- Established prohibitions and requirements concerning closed and abandoned hazardous waste sites;
- Provided for liability of persons responsible for releases of hazardous waste at these sites; and
- Established a trust fund to provide for cleanup when no responsible party could be identified.

The law authorizes two kinds of response actions:

- Short-term removals, where actions may be taken to address releases or threatened releases requiring prompt response; and
- Long-term remedial response actions that permanently and significantly reduce the dangers associated with releases or threats of releases of hazardous substances that are serious, but not immediately life-threatening. These actions can be completed only at sites listed on the EPA's National Priorities List.

CERCLA also enabled the revision of the National Contingency Plan (NCP). The NCP provided the guidelines and procedures needed to respond to releases and threatened releases of hazardous substances, pollutants, or contaminants. The NCP also established the National Priorities List. CERCLA was amended by the Superfund Amendments and Reauthorization Act on October 17, 1986.[29]

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act (RCRA), enacted in 1976, is the principal federal law in the United States governing the disposal of solid waste and hazardous waste. RCRA gives the EPA the authority to control hazardous waste from the "cradle to the grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also sets forth a framework for the management of non-hazardous solid wastes.

The Federal Hazardous and Solid Waste Amendments (HSWA) are the 1984 amendments to RCRA that focused on waste minimization, phasing out land disposal of hazardous waste, and corrective action for releases. Some of the other mandates of this law include increased enforcement authority for the EPA, more stringent hazardous waste management standards, and a comprehensive underground storage tank program.[30]

[29] United States Environmental Protection Agency. "Superfund: CERCLA Overview." Accessed May 11, 2020. https://www.epa.gov/superfund/superfund-cercla-overview.
[30] United States Environmental Protection Agency. "Summary of the Resource Conservation and Recovery Act." Accessed May 11, 2020. https://www.epa.gov/laws-regulations/summary-resource-conservation-and-recovery-act.

Government Code Section 65962.5

Section 65962.5 of the Government Code requires CalEPA to develop and update a list of hazardous waste and substances sites, known as the Cortese List. The Cortese List is used by state and local agencies and developers to comply with CEQA requirements. The Cortese List includes hazardous substance release sites identified by the Department of Toxic Substances Control (DTSC) and State Water Resources Control Board (SWRCB).[31]

Toxic Substances Control Act

The Toxic Substances Control Act (TSCA) of 1976 provides the EPA with authority to require reporting, record-keeping and testing requirements, and restrictions relating to chemical substances and/or mixtures. Certain substances are generally excluded from TSCA, including, among others, food, drugs, cosmetics, and pesticides. The TSCA addresses the production, importation, use, and disposal of specific chemicals including polychlorinated biphenyls (PCBs), asbestos, radon, and lead-based paint.

California Accidental Release Prevention Program

The California Accidental Release Prevention (CalARP) Program aims to prevent accidental releases of regulated hazardous materials that represent a potential hazard beyond the boundaries of a property. Facilities that are required to participate in the CalARP Program use or store specified quantities of toxic and flammable substances (hazardous materials) that can have off-site consequences if accidentally released. The San Mateo County Environmental Health Services Division reviews CalARP risk management plans as the CUPA.

Asbestos-Containing Materials

Friable asbestos is any asbestos-containing material (ACM) that, when dry, can easily be crumbled or pulverized to a powder by hand, allowing the asbestos particles to become airborne. Common examples of products that have been found to contain friable asbestos include acoustical ceilings, plaster, wallboard, and thermal insulation for water heaters and pipes. Common examples of non-friable ACMs are asphalt roofing shingles, vinyl floor tiles, and transite siding made with cement. The EPA phased out use of friable asbestos products between 1973 and 1978. National Emission Standards for Hazardous Air Pollutants (NESHAP) guidelines require that potentially friable ACMs be removed prior to building demolition or remodeling that may disturb the ACMs.

CCR Title 8, Section 1532.1

The United States Consumer Product Safety Commission banned the use of lead-based paint in 1978. Removal of older structures with lead-based paint is subject to requirements outlined by the Cal/OSHA Lead in Construction Standard, CCR Title 8, Section 1532.1 during demolition activities. Requirements include employee training, employee air monitoring, and dust control. If lead-based paint is peeling, flaking, or blistered, it is required to be removed prior to demolition.

[31] California Environmental Protection Agency. "Cortese List Data Resources." Accessed May 28, 2020. https://calepa.ca.gov/sitecleanup/corteselist/.

Regional and Local

San Francisco International Airport Land Use Compatibility Plan

The project site is located within the jurisdiction of the San Francisco International (SFO) Airport Land Use Compatibility Plan (ALUCP). The ALUCP identifies potential conflicting land uses within the Airport Influence Area (AIA) of SFO.

Daly City 2030 General Plan

The General Plan includes policies for the purpose of avoiding or mitigating impacts resulting from development projects within the City. The following policies are specific to hazards and hazardous materials and are applicable to the proposed project.

Policy/Task	Description
Policy LU-18	Development activities shall not be allowed to significantly disrupt the natural or urban environment and all reasonable measures shall be taken to identify and prevent or mitigate potentially significant effects.
Task LU-18.1	Ensure that potentially significant environmental impacts associated with development proposals are properly mitigated through conditions of approval, mitigation measures, project design, or project denial. In cases where the impacts may not be completely preventable but will not significantly disrupt the community, the City may recognize that the benefits of a project may outweigh the environmental consequences. In no case shall the City approve a project that endangers the health, safety, or welfare of the public.
Policy SE-4.1	Support efforts to locate, regulate, and maintain information regarding hazardous materials located or transported within the City.
Policy SE-4.2	Cooperate with the County of San Mateo in the regulation of hazardous materials and transportation in the Fire Prevention Services Bureau within the City.
Policy SE-4.6	Require the preparation of a risk assessment to determine site suitability for applications for hazardous materials waste management facilities. Establish the distance requirements for these facilities from public assembly, residential or immobile population and recreation areas and structures. Access impacts from seismic, geologic, and flood hazards, impacts on wetlands, endangered species, air quality and emergency response capabilities; and proximity to major transport routes.

4.9.1.2 *Existing Conditions*

On-Site Conditions

Historic Uses

Based on a review of historic aerial photographs, the first known development on-site was the single-family residence located on the northwestern corner of the project site. The residence was constructed around 1908. By 1926, numerous greenhouses were developed on the property, and by 1946, a boiler room was developed on the southwestern corner of the project site. By 1980, the greenhouses and boiler room were no longer present on-site.

Soil Conditions

Five soil samples were collected from four test pit locations on-site. The soil samples were analyzed for organochlorine pesticides, arsenic, lead, mercury, and soluble lead. The soil analysis indicated that the soil samples contained organochlorine pesticide concentrations that were below the RWQCB's Direct Exposure Human Health Screening Levels (DEHHSL) for residential land use. Arsenic concentrations ranged from 2.9 mg/kg to 4.6 mg/kg, exceeding the DEHHSL of 0.067 mg/kg, but were below the background upper level of 11 mg/kg. The RWQCB considers background levels to be acceptable for contaminants where the DEHHSL are less than typical background levels. The lead concentrations contained in the samples were generally within typical background levels and below their respective residential DEHHSL, with the exception of one sample. The lead concentration was found to be 92 mg/kg, exceeding the residential DEHHSL of 80 mg/kg.

Concentrations of mercury detected in the samples were below their respective residential DEHHSL and within typical background levels. Soluble lead was found at a concentration of 4.3 mg/L, which is below the Soluble Threshold Limit Concentration (STLC) of 5.0 mg/L. Soil containing a soluble lead concentration below the STLC is characterized as non-hazardous waste.

Asbestos and Lead-Based Paint (LBP)

Due to the age of the existing residence, there is potential that ACMs and LBP are present in building materials.

Surrounding Conditions

Based on a records search, the south adjoining property at 165 3rd Avenue was also historically developed with greenhouses from at least 1943 to 2002. Prior to redevelopment of this property with the current townhouses, elevated concentrations of pesticides in soils were identified in the area of the former greenhouses, including dichlorodiphenyltrichloroethane (DDT), dieldrin, dichlorodiphenyl-dichloroethylene (DDE), and dichlorodiphenyldichloroethane (DDD). Some of the highest concentrations were identified along the border shared with the project site. Thus, there is potential that the project site has some soils impacted by pesticide contamination, particularly in the southern portion of the site.

Other Hazards

Airports

The San Francisco International Airport is located approximately 6.6 miles southeast of the project site. Federal Aviation Regulations, Part 77, "Objects Affecting Navigable Airspace" (FAR Part 77), requires that the Federal Aviation Administration (FAA) be notified of certain proposed construction projects located within an extended zone defined by an imaginary slope radiating outward for several miles from an airport's runways, or which would otherwise stand at least 200 feet in height above ground. For the project site, any structure exceeding 200 feet in height above ground would require submittal to the FAA for airspace safety review.

Any proposed land use policy actions, including the proposed General Plan amendment/rezoning, that affect properties within the ALUCP Area B boundary in Daly City (such as the project site) must

be referred to the C/CAG Board for an ALUCP consistency review and determination. The Plan would first go to the C/CAG Airport Land Use Committee for review and a recommendation to the C/CAG Board. The Board will consider the ALUC recommendation and evaluate the consistency of the General Plan amendment with the relevant airport/land use compatibility policies and criteria contained in the adopted ALUCP. The C/CAG Board consistency determination must occur before the City Council can approve the proposed project. If the C/CAG Board determines the project inconsistent, the City Council can override the Board's determination with a supermajority vote upon making necessary findings.

Wildland Fire Hazards

The project site is not located within a Very-High Fire Hazard Severity Zone for wildland fires.[32]

4.9.2 Impact Discussion

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
2) 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?	☐	☒	☐	☐
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
4) 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?	☐	☐	☐	☒
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
6) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

[32] CAL FIRE. San Mateo County Fire Hazard Severity Zones. Map. November 6, 2007.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
7) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

Impact HAZ-1:	The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. **(Less than Significant Impact)**

Operation of the proposed townhomes would likely include the use and storage of cleaning supplies and maintenance chemicals in small quantities on-site. The small quantities of cleaning supplies and maintenance chemicals used on-site would be comparable to the operations of adjacent residential uses and would not pose a risk to adjacent land uses. **(Less Than Significant Impact)**

Impact HAZ-2:	The project would not 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. **(Less than Significant Impact with Mitigation Incorporated)**

On-Site Soils

As discussed in Section 4.9.1.2 Existing Conditions, lead was detected in the on-site soils in excess of the RWQCB's DEHHSL. Additionally, the adjacent site at 165 3rd Avenue was known to have elevated levels of pesticide contamination prior to development of the current townhomes. Soil sampling on the project site did not identify elevated concentrations of organochlorine pesticides in on-site soils. The project could result in the release soil contaminants into the environment if appropriate control measures are not implemented.

Impact HAZ-2: Disturbance of hazardous materials could expose works and nearby sensitive receptors to hazardous materials during construction.

<u>Mitigation Measures:</u> The following mitigation measures would reduce impacts to workers and nearby sensitive receptors to a less than significant level:

MM HAZ-2.1: Prepare a site management plan for review and approval by the San Mateo County Environmental Health Services Division (SMCEHSD). Proof of approval or actions for site work required by the SMCEHSD must be provided to the Director of Community Development prior to the issuance of any demolition or building permits.

With implementation of mitigation measure MM HAZ-2.1, the impacts from on-site contamination would be reduced to a less than significant level. **(Less than Significant Impact with Mitigation Incorporated)**

Asbestos and Lead Based Paint

Based on the estimated age of the existing on-site building, ACMs and LBP may be present in some building materials. Building demolition could result in the release of these materials to the environment. The project will, however, be required to comply with local, state, and federal laws, which require an ACM and LBP building survey be completed by a qualified professional to determine the presence of ACMs and/or LBP on the residence proposed for demolition.

Demolition activities will be undertaken in accordance with Cal/OSHA standards, contained in Title 8 of the California Code of Regulations Sections 1528 and 1529, to protect workers from exposure to asbestos. Materials containing more than one percent asbestos are also subject to BAAQMD regulations. To comply with these regulatory requirements, a registered asbestos abatement contractor will be retained to remove and dispose of all potentially friable ACMs, in accordance with the National Emissions Standards for Hazardous Air Pollutants guidelines, prior to building demolition that may disturb the materials. Materials containing LBP will be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, CCR 1532.1, including employee training, employee air monitoring and dust control. Any debris or soil containing lead-based paint or coatings will be disposed of at landfills that meet acceptance criteria for the waste being disposed. **(Less Than Significant Impact)**

Impact HAZ-3:	The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. **(Less than Significant Impact)**

The nearest school is Thornton High School, located at 115 1st Avenue, approximately 0.07 miles west of the project site. As discussed in Impact HAZ-1, project operation would involve the storage and use of limited quantities of common residential cleaning and maintenance chemicals. Construction emissions are addressed in Section 4.3 Air Quality. The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. **(Less than Significant Impact)**

Impact HAZ-4:	The project would not 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, create a significant hazard to the public or the environment. **(No Impact)**

The project site is not included on a list of hazardous materials sites pursuant to Government Code Section 65962.5.[33] **(No Impact)**

Impact HAZ-5:	The project would be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. The project would not result in a safety hazard or excessive noise for people residing or working in the project area. **(Less than Significant Impact)**

[33] CalEPA. Cortese List Data Resources. Accessed December 1, 2020. https://calepa.ca.gov/sitecleanup/corteselist/

The project site is located approximately 6.6 miles northwest of SFO. The proposed project would be located within the SFO AIA. As a result, it would be required to comply with applicable policies of the SFO ALUCP. The project has been reviewed by the C/CAG Board and was determined to be consistent with the ALUCP.[34] The project site is not located inside the CNEL noise contours identified in the SFO ALUCP, indicating airport related noise levels are below 65 dB at the project site, a level compatible with residential uses.

The proposed project will be 35 feet in height; therefore, the total height of the townhomes would not exceed 200 feet above ground level and, therefore, would not require submittal to the FAA for airspace safety review. Although the project site is located within the jurisdiction of the SFO ALUCP, there are no safety hazards or excessive noise levels which would result in a significant impact. **(Less than Significant Impact)**

Impact HAZ-6:	The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. **(Less than Significant Impact)**

The proposed project would not impair or physically interfere with any adopted emergency response or evacuation plan. The proposed project would be constructed to comply with all applicable building and fire codes. During construction and operation of any future project, roadways would not be blocked such that emergency vehicles would be unable to access the site or surrounding properties. During operation, emergency ingress and egress to the project site would be provided by the surrounding roadways. The alignments of the drive aisles on-site and the radii of the corners and curbs would be adequate to accommodate the circulation of emergency vehicles. **(Less than Significant Impact)**

Impact HAZ-7:	The project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. **(Less than Significant Impact)**

The project vicinity is entirely urbanized and is not located within a wildlands hazard area.[35] Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. **(Less than Significant Impact)**

[34] C/CAG Board of Directors. *Resolution 22-107*. December 8, 2022.
[35] CAL FIRE. San Mateo County Fire Hazard Severity Zones. Map. November 6, 2007.

4.10 HYDROLOGY AND WATER QUALITY

4.10.1 Environmental Setting

4.10.1.1 *Regulatory Framework*

Federal and State

The federal Clean Water Act and California's Porter-Cologne Water Quality Control Act are the primary laws related to water quality in California. Regulations set forth by the EPA and the SWRCB have been developed to fulfill the requirements of this legislation. EPA regulations include the National Pollutant Discharge Elimination System (NPDES) permit program, which controls sources that discharge pollutants into the waters of the United States (e.g., streams, lakes, bays, etc.). These regulations are implemented at the regional level by the Regional Water Quality Control Boards (RWQCBs). The project site is within the jurisdiction of the San Francisco Bay RWQCB.

National Flood Insurance Program

The Federal Emergency Management Agency (FEMA) established the National Flood Insurance Program (NFIP) to reduce impacts of flooding on private and public properties. The program provides subsidized flood insurance to communities that comply with FEMA regulations protecting development in floodplains. As part of the program, FEMA publishes Flood Insurance Rate Maps (FIRMs) that identify Special Flood Hazard Areas (SFHAs). An SFHA is an area that would be inundated by the one-percent annual chance flood, which is also referred to as the base flood or 100-year flood.

Statewide Construction General Permit

The SWRCB has implemented an NPDES General Construction Permit for the State of California (Construction General Permit). For projects disturbing one acre or more of soil, a Notice of Intent (NOI) must be filed with the RWQCB by the project sponsor, and a Storm Water Pollution Prevention Plan (SWPPP) must be prepared by a qualified professional prior to commencement of construction and filed with the RWQCB by the project sponsor. The Construction General Permit includes requirements for training, inspections, record keeping, and, for projects of certain risk levels, monitoring. The general purpose of the requirements is to minimize the discharge of pollutants and to protect beneficial uses and receiving waters from the adverse effects of construction-related storm water discharges.

Regional and Local

San Francisco Bay Basin Plan

The San Francisco Bay RWQCB regulates water quality in accordance with the Water Quality Control Plan for the San Francisco Bay Basin (Basin Plan). The Basin Plan lists the beneficial uses that the San Francisco Bay RWQCB has identified for local aquifers, streams, marshes, rivers, and the San Francisco Bay, as well as the water quality objectives and criteria that must be met to protect these uses. The San Francisco Bay RWQCB implements the Basin Plan by issuing and enforcing waste discharge requirements, including permits for nonpoint sources such as the urban runoff

discharged by a City's stormwater drainage system. The Basin Plan also describes watershed management programs and water quality attainment strategies.

Municipal Regional Permit Provision C.3

The San Francisco Bay RWQCB re-issued the MRP in 2015 to regulate stormwater discharges from municipalities and local agencies (co-permittees) in Alameda, Contra Costa, San Mateo, and Santa Clara Counties, and the cities of Fairfield, Suisun City, and Vallejo.[36] Under Provision C.3 of the MRP, new and redevelopment projects that create or replace 10,000 square feet or more of impervious surface area are required to implement site design, source control, and Low Impact Development (LID)-based stormwater treatment controls to treat post-construction stormwater runoff. LID-based treatment controls are intended to maintain or restore the site's natural hydrologic functions, maximizing opportunities for infiltration and evapotranspiration, and using stormwater as a resource (e.g., rainwater harvesting for non-potable uses). The MRP also requires that stormwater treatment measures are properly installed, operated, and maintained.

In addition to water quality controls, the MRP requires new development and redevelopment projects that create or replace one acre or more of impervious surface to manage development-related increases in peak runoff flow, volume, and duration, where such hydromodification is likely to cause increased erosion, silt pollutant generation, or other impacts to local rivers, streams, and creeks. Projects may be deemed exempt from these requirements if they do not meet the minimized size threshold, drain into tidally influenced areas or directly into the Bay, or drain into hardened channels, or if they are infill projects in subwatersheds or catchment areas that are greater than or equal to 65 percent impervious.

Construction Dewatering Waste Discharge Requirements

Each of the RWQCBs regulate construction dewatering discharges to storm drains or surface waters within its Region under the NPDES program and Waste Discharge Requirements.

Daly City Municipal Code

Chapter 14.04 of the Daly City Municipal Code, also known as the Daly City Stormwater Management and Discharge Control Ordinance prohibits non-stormwater discharges to the City storm drain system. The purpose of the Ordinance is to eliminate non-stormwater discharges to the municipal separate storm drain system, control the discharge of spills, dumping or disposal of materials other than stormwater, and reduce pollutants in stormwater discharges into the storm drain system to the maximum extent practicable. Chapter 14.12 gives the City the authority to inspect projects to enforce any of the provisions of Title 14.

Chapter 15.62 of the Daly City Municipal Code, also known as the City of Daly City Grading, Erosion and Sediment Control Ordinance sets forth rules and regulations to control site clearing, vegetation disturbances, land-fills, land excavations, soil storage, and other such activities which may cause sediments and other pollutants to enter the public drainage facilities. The chapter establishes the regulations, permit requirements, procedures for administration and enforcement of permits to properly control the aforementioned activities to preserve and enhance public health, safety and

[36] MRP Number CAS612008

environment. Section 15.62.230 requires the permittee to maintain a copy of the permit, approved plans and reports and make these available for city inspection. Section 15.62.270 gives the City engineer authority to suspend or revoke a permit for violation or non-compliance with Chapter 15.62.

Daly City 2030 General Plan

The General Plan includes policies for the purpose of avoiding or mitigating impacts resulting from development projects within the City. The following policies are specific to hydrology and water quality and are applicable to the proposed project.

Policy/Task	Description
Policy RME-8	Through the development of a Stormwater Management Program, ensure that all new development complies with the applicable Municipal Regional Stormwater Permit by incorporating controls that reduce water quality impacts over the life of the project in ways that are both technically and economically feasible, and reduce pollutants in stormwater discharges to the maximum extent practicable.
Task RME-8.5	Ensure the regular inspection of stormwater treatment facilities as required by the Municipal Regional Stormwater NPDES Permit.
Policy RME-9	Balance stormwater mitigation measures with the other inherent benefits of higher density development that is in close proximity to public transit, i.e., reduction of Vehicle Miles Traveled (VMT) on local and regional roadways to the extent permitted under the Municipal Regional Stormwater Permit.
Task RME-9.1	Continue to explore low-impact development credits for high density transit-oriented development within the City's established Priority Development Areas with the Regional Water Quality Control Board.
Policy SE-2.1	Protect the City of Daly City from unreasonable risk to life and property caused by flood hazards by designing and constructing drainage facilities to improve the flow capacity of the City's water system in order to accommodate the storm water runoff generated by a 100-year storm.

4.10.1.2 *Existing Conditions*

Stormwater

The project site is located within the Colma Creek Watershed which extends from San Bruno Mountain to its outlet at the San Francisco Bay just north of the San Francisco Airport and south of Point San Bruno. The project site is primarily unpaved, with the exception of the existing single-family residence and associated driveway. Approximately 1,700 square feet (5.5 percent) of the 31,140 square-foot site is made up of impervious surface area while the remainder of the project site (94.5 percent) contains pervious surfaces. Stormwater not absorbed within the project site is directed to the curb inlets and conveyed into the existing 12-inch stormwater line in 3rd Avenue.

Groundwater

The aquifer that underlies most of Daly City is within the Westside Groundwater Basin (Westside Basin). The Westside Basin underlies parts of San Francisco and northern San Mateo counties. The basin extends from Golden Gate Park in the north and past the San Francisco International Airport in the south. The basin extends to the west beneath the Pacific Ocean at least as far as the San Andreas Fault and to the east an unknown distance beneath San Francisco Bay. The Westside Basin is a buried valley, where the walls and floor of the valley are formed by rock with a mixture of course- and fine-grained sediments as much as 3,700 feet thick in parts of the basin fill. The coarse-grained sediments consist of sand and gravel and the fine-grained sediments consist of silt and clay. Sand and gravel can transmit substantial quantities of water to wells, whereas silt and clay impede the movement of groundwater. Where silt and clay deposits form semi-continuous beds, they can effectively isolate the water table from underlying aquifer. Groundwater in the shallow water table aquifer is referred to as "unconfined" and the underlying aquifer separated from the water table by continuous and semi-continuous fine-grained silt and clay strata are referred to as "confined." Both unconfined and confined conditions occur in the Westside Basin. The project site is not located within a designated recharge area.[37] Groundwater on-site is estimated to be 16 to 17 feet below ground surface (bgs) and flow westward.[38]

There is an existing, buried well on-site that was likely associated with prior greenhouse irrigation. The depth of the well on-site is not currently known, but other wells in the project area are known to reach depths up to hundreds of feet deep.

Flooding Hazards

FEMA has developed a Flood Hazard Boundary Map (FHBM) and has designated Daly City as a Non-Special Flood Hazard Area (NSFHA). The project site is not located in a 100-year floodplain.

Dam Inundation, Seiches, Tsunamis, and Mudflow Hazards

No areas in the city are subject to dam inundation. There are no water bodies in Daly City so there is no threat of seiches. A tsunami inundation map prepared by the California Department of Conservation shows a portion of the coast in Daly City as a tsunami inundation area. However, the project site is outside of the tsunami inundation area.[39]

[37] City of Daly City. *General Plan Environmental Impact Report, Hydrology.* 2012.
[38] AEI Consultants. Phase I Environmental Site Assessment. October 1, 2020.
[39] California Department of Conservation. California Official Tsunami Inundation Maps. Accessed December 3, 2020.

4.10.2 Impact Discussion

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
1) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
2) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
– result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
– substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐
– create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
– impede or redirect flood flows?	☐	☐	☒	☐
4) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
5) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Impact HYD-1:	The project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. **(Less than Significant Impact)**

Construction Water Quality Impacts

Potential impacts related to water quality are constrained by existing regulatory systems from the federal to the local level. The Clean Water Act sets minimum water quality standards for all surface waters in the U.S. and requires that industrial, municipal, and construction-related sources of pollution are regulated through the NPDES. The City requires project applicants to submit a

stormwater management plan that illustrates full compliance with the MRP. The project would be required to include stormwater controls and construction best management practices. Compliance with the MRP would ensure that project construction would not substantially degrade surface water or ground water quality. **(Less than Significant Impact)**

Post-Construction Water Quality Impacts

The proposed project would result in approximately 15,850 square feet (51 percent) of impervious surface area and 15,290 square feet (49 percent) of pervious surface area on the site. Overall, the project would result in a net increase of 14,150 square feet of impervious surface area. Pervious surface area provided by the project would include pervious concrete for the driveway, landscaping areas, and bioretention areas. The drainage system on-site would connect to the existing 12-inch stormwater line in 3rd Avenue. With the implementation of stormwater treatment measures, the project would result in a less than significant impact to water quality. **(Less than Significant Impact)**

Impact HYD-2:	The project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. **(Less than Significant Impact)**

Daly City receives a large portion of its water supply from the San Francisco Public Utilities Commission (SFPUC) and supplements the SFPUC supply with groundwater pumped from six local wells. During dry periods, groundwater makes up a larger proportion (up to 45 percent) of the City's supply. The proposed project, consisting of 14 townhomes, would not result in the need for excessive groundwater pumping from the local wells, and would therefore not substantially decrease groundwater supplies (refer to water supply discussion in Section 4.19 Utilities and Service Systems). There is a buried existing well on-site that was likely associated with irrigation of the greenhouses previously existing on-site. The project proposes to abandon and/or destroy the well in conformance with the County of San Mateo and RWQCB requirements. The existing well is currently inoperable and does not supply groundwater to any existing land uses. Thus, abandonment/destruction of the well would not decrease groundwater supplies or interfere with groundwater management.

There are no designated groundwater recharge areas within the Westside Groundwater Basin. The principal sources of recharge are direct infiltration of rainfall, infiltration of irrigation water, and leakage from water and sewer pipes.[40] As described in Impact HYD-1, the proposed project would reduce the pervious area on-site, resulting in a corresponding decrease in infiltration capacity. However, the project's Stormwater Management Plan shows numerous self-retaining, self-treating, bioretention areas within the landscaping that would provide opportunities for stormwater infiltration. The project would therefore not be expected to substantially interfere with groundwater recharge or impede groundwater management of the basin. **(Less Than Significant Impact)**

[40] *San Francisco Bay Hydrologic Region Westside Groundwater Basin,* California's Groundwater Bulletin 118, January 20, 2006.

Impact HYD-3:	The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flood flows. **(Less than Significant Impact)**

The project site does not contain, nor is it adjacent to, any waterway. Therefore, the proposed project would not alter the course of a stream or river. Construction on the site will comply with the City's stormwater regulations (Chapters 14.04 and 15.62 of the City's Municipal Code) to ensure construction activities on the site do not result in increased soil erosion and siltation, exceed capacity of the drainage system, or add substantial sources of polluted runoff. Consistent with the City's requirements, the project would not increase site runoff from a 10-year storm for a duration of two hours of rainfall and will retain any increased flow due to reduction in pervious surfaces. **(Less Than Significant Impact)**

Impact HYD-4:	The project would not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. **(No Impact)**

As described in Section 4.10.1.2 Existing Conditions, the project site is not located within a 100-year floodplain nor is it subject to tsunamis or seiches. **(No Impact)**

Impact HYD-5:	The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. **(Less than Significant Impact)**

As previously described, the project site is located within the Westside Groundwater Basin. There are existing groundwater management plans for the northwestern portion (North Westside Groundwater Basin Management Plan) and the southern portion (South Westside Basin Groundwater Management Plan) of the Basin. The City of Daly City, which would be the water service provider for the project, is a participant in the South Westside Basin Groundwater Management Plan. The City would implement the groundwater protection and management goals and objectives of the Plan. The project, which proposes to construct 14 new townhomes, would not conflict with or obstruct the implementation of the Plan. **(Less Than Significant Impact)**

4.11 LAND USE AND PLANNING

4.11.1 Environmental Setting

4.11.1.1 *Regulatory Framework*

Local

Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport

In 1967, the State legislature adopted legislation requiring the establishment of airport land use commissions in counties with one or more airports serving the general public. Amendments adopted by the legislature in 1970 required each commission to develop comprehensive ALUCPs. The purpose of the ALUCPs is to provide for the orderly growth of airports and the surrounding areas to minimize the public's exposure to excessive noise and safety hazards.

The project site is located within the AIA of SFO. Properties within the AIA may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (e.g., noise, vibration, and odors). The airport/land use compatibility of a proposed development or land use policy action shall be determined by comparing the proposed development or land use policy action with the safety compatibility criteria, noise compatibility criteria, and airspace protection/height limitation criteria in the ALUCP.

Furthermore, properties located within the 70 dB CNEL aircraft noise contour for SFO warrant land use controls to promote noise compatibility. The project site is not located within SFO's 70 dB CNEL aircraft noise contour.

The ALUCP also includes airspace protection/height limitation criteria based on Federal Avigation Regulations. Federal Aviation Regulations, Part 77, "Objects Affecting Navigable Airspace" (referred to as FAR Part 77) sets forth standards and review requirements for protecting the airspace for safe aircraft operation, particularly by restricting the height of potential structures and minimizing other potential hazards (such as reflective surfaces, flashing lights, and electronic interference) to aircraft in flight. These regulations require that the FAA be notified of certain proposed construction projects located within an extended zone defined by an imaginary slope radiating outward for several miles from an airport's runways, or which would otherwise stand at least 200 feet in height above ground. For the project site, any proposed structure of a height greater than approximately 200 feet above mean ground level is required under FAR Part 77 to be submitted to the FAA for review.

Any proposed land use policy actions, including the proposed General Plan Amendment and rezoning, that affect properties within the ALUCP Airport Influence Area B boundary in Daly City (such as the project site), must be referred to the C/CAG Board for an ALUCP consistency review and determination.

Daly City 2030 General Plan

The General Plan includes policies for the purpose of avoiding or mitigating impacts resulting from development projects within the City. The following policies are specific to land use and planning and are applicable to the proposed project.

Policy/Task	Description
Task CE-20.7	As a part of all new development, require, where appropriate, the provision of pedestrian-oriented signs, pedestrian-scale lighting, benches, and other street furniture so as to make non-motorized forms of travel comfortable and attractive alternatives to the automobile. Where necessary in new development, the City may require additional sidewalk and/or right-of-way width to accommodate these amenities.
Policy RME-20	Recognize the physical differences between different parts of the City and regulate land uses within these areas accordingly.
Task RME-20.2	Amend the Zoning Ordinance to provide development regulations that more closely reflect the predominant neighborhood character established when the neighborhood was constructed.
Task RME-20.4	Incorporate design features in new development that reflects the character of the neighborhood, to ensure that new construction is compatible with existing development.
Policy LU-8	Ensure that landscape and hardscape improvements made to all residential properties are environmentally sound and do not negatively impact existing neighborhood aesthetics.

City of Daly City Zoning Ordinance

The Zoning Ordinance is provided in Title 17 of the Daly City Municipal Code. The Zoning Ordinance helps promote public health, safety, morals, convenience, comfort, prosperity and general welfare of residents in the City.

The project site is zoned I-D, Interim District. All territory annexed to the City are automatically zoned to an interim district until such time as the territory is zoned to another district.[41]

4.11.1.2 *Existing Conditions*

The project site has a General Plan land use designation of Residential – Low Density (R-LD). This land applies generally to those areas which were subdivided after January 1949, which have single family residences located on parcels of 3,000 square feet or more. The project site is immediately surrounded by residential land uses. A commercial development that fronts on E. Market Street is located approximately 117 feet south of the site.

[41] City of Daly City. Municipal Code Chapter 17.30.

4.11.2 Impact Discussion

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
1) Physically divide an established community?	☐	☐	☒	☐
2) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Impact LU-1:	The project would not physically divide an established community. **(Less than Significant Impact)**

Examples of projects that have the potential to physically divide an established community include new freeways and highways, major arterial streets, and railroad lines. The project would construct 14 new townhomes in a residential neighborhood, on a lot that is surrounded by existing one- to two-story residences. Development of the project site would be consistent with the surrounding area. In addition, the project would not result in the construction of dividing infrastructure such as highways, expressways, or major arterial streets. For these reasons, the proposed project would not physically divide an established community **(Less than Significant Impact)**

Impact LU-2:	The project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. **(Less than Significant Impact)**

General Plan and Zoning

In order to develop the project site with the proposed residences, the project would require an amended land use designation and change in zoning to Residential – Medium Density (R-MD) and R-3 Multiple-Family Residential, respectively. The R-LD designation allows between two and 14.5 DU/acre and the R-MD designation allows between 20.1 and 35 DU/acre. Thus, amending the designation of the 0.71-acre project site would increase the maximum allowable dwelling units on-site from ten to 24 units. The 14 proposed townhomes would be consistent with the R-MD designation.

As previously noted, the project site is currently zoned I-D, Interim District. This zoning is given as a placeholder for territories annexed by the City. The project would rezone the site to R-3. The proposed townhomes would not require a use permit under the R-3 zoning and would be consistent with the requirements of the zoning district, as shown below in Table 4.11-1.

Table 4.11-1: R-3 Zoning Requirements				
	Maximum Height (feet)	**Maximum Lot Coverage**	**Minimum Front Setback (feet)**	**Minimum Rear Setback (feet)**
Allowable	36	75%	15	10
Proposed	35	37.2%	15	10

SFO Airport Land Use Compatibility Plan

The project site is located within the SFO AIA and thus, the project would be required to comply with the SFO ALUCP. For the project site, any structure exceeding 200 feet in height above ground would require submittal to the FAA for airspace safety review. The proposed residences would reach a maximum of 35 feet above ground level, therefore, notification to the FAA would not be required. Given that the project proposes a General Plan amendment and rezoning and is located within the ALUCP Area B boundary, the project has been referred to the C/CAG Board for an ALUCP consistency review and determination. The project was determined by the C/CAG Board to be consistent with the ALUCP.[42] The project site is outside of the 70 dB CNEL aircraft noise contour and therefore does not require controls to promote noise compatibility.

The project would be consistent with the proposed General Plan Land Use designation and zoning district, as well as the SFO ALUCP. Therefore, the project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. **(Less than Significant Impact)**

[42] C/CAG Board of Directors. *Resolution 22-107*. December 8, 2022.

4.12 MINERAL RESOURCES

4.12.1 Environmental Setting

4.12.1.1 *Regulatory Framework*

State

Surface Mining and Reclamation Act

The Surface Mining and Reclamation Act (SMARA) was enacted by the California legislature in 1975 to address the need for a continuing supply of mineral resources, and to prevent or minimize the negative impacts of surface mining to public health, property, and the environment. As mandated under SMARA, the State Geologist has designated mineral land classifications in order to help identify and protect mineral resources in areas within the state subject to urban expansion or other irreversible land uses which would preclude mineral extraction. SMARA also allowed the State Mining and Geology Board (SMGB), after receiving classification information from the State Geologist, to designate lands containing mineral deposits of regional or statewide significance.

4.12.1.2 *Existing Conditions*

The San Mateo County General Plan identifies 13 mineral resources found in San Mateo County. Seven of these minerals: chromite, clay, expansible shale, mercury, sand and gravel, sands (specialty), and stone (dimension), are not likely to be used primarily because of limited quantities, urbanization or economic infeasibility. Daly City does not contain any mineral resources within its limits.

4.12.2 Impact Discussion

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
1) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
2) 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?	☐	☐	☐	☒

Impact MIN-1:	The project would not result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state. **(No Impact)**

Due to the fact that the project site is located on urban land in the City of Daly City, there are no significant mineral resources on or in the vicinity of the project site. **(No Impact)**

Impact MIN-2:	The project would not 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. **(No Impact)**

Please see the discussion for MIN-1, above. **(No Impact)**

4.13 NOISE

4.13.1 Environmental Setting

4.13.1.1 *Background Information*

Noise

Factors that influence sound as it is perceived by the human ear, include the actual level of sound, period of exposure, frequencies involved, and fluctuation in the noise level during exposure. Noise is measured on a decibel scale, which serves as an index of loudness. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Each 10 decibel increase in sound level is perceived as approximately a doubling of loudness. Because the human ear cannot hear all pitches or frequencies, sound levels are frequently adjusted or weighted to correspond to human hearing. This adjusted unit is known as the A-weighted decibel, or dBA.

Since excessive noise levels can adversely affect human activities and human health, federal, state, and local governmental agencies have set forth criteria or planning goals to minimize or avoid these effects. Noise guidelines are generally expressed using one of several noise averaging methods, including L_{eq}, DNL, or CNEL.[43] These descriptors are used to measure a location's overall noise exposure, given that there are times when noise levels are higher (e.g., when a jet is taking off from an airport or when a leaf blower is operating) and times when noise levels are lower (e.g., during lulls in traffic flows on freeways or in the middle of the night). L_{max} is the maximum A-weighted noise level during a measurement period.

Vibration

Ground vibration consists of rapidly fluctuating motions or waves with an average motion of zero. Vibration amplitude can be quantified using Peak Particle Velocity (PPV), which is defined as the maximum instantaneous positive or negative peak of the vibration wave. PPV has been routinely used to measure and assess groundborne construction vibration. Studies have shown that the threshold of perception for average persons is in the range of 0.008 to 0.012 inches/second (in/sec) PPV.

4.13.1.2 *Regulatory Framework*

Federal

Federal Transit Administration Vibration Limits

The Federal Transit Administration (FTA) has developed vibration impact assessment criteria for evaluating vibration impacts associated with transit projects. The FTA has proposed vibration impact criteria based on maximum overall levels for a single event. The impact criteria for groundborne

[43] L_{eq} is a measurement of average energy level intensity of noise over a given period of time. Day-Night Level (DNL) is a 24-hour average of noise levels, with a 10 dB penalty applied to noise occurring between 10:00 PM and 7:00 AM. Community Noise Equivalent Level (CNEL) includes an additional five dB applied to noise occurring between 7:00 PM and 10:00 PM. Where traffic noise predominates, the CNEL and DNL are typically within two dBA of the peak-hour L_{eq}.

vibration are shown in Table 4.13-1 below. These criteria can be applied to development projects in jurisdictions that lack vibration impact standards.

Table 4.13-1: Groundborne Vibration Impact Criteria			
Land Use Category	**Groundborne Vibration Impact Levels (VdB inch/sec)**		
	Frequent Event	**Occasional Events**	**Infrequent Events**
Category 1: Buildings where vibration would interfere with interior operations	65	65	65
Category 2: Residences and buildings where people normally sleep	72	75	80
Category 3: Institutional land uses with primarily daytime use	75	78	83
Source: Federal Transit Administration. *Transit Noise and Vibration Assessment Manual.* September 2018.			

State

California Building Standards Code

The CBC establishes uniform minimum noise insulation performance standards to protect persons within new buildings housing people, including hotels, motels, dormitories, multi-family residential units, apartments, and dwellings other than single-family residences. Title 24 mandates that interior noise levels attributable to exterior sources not exceed 45 L_{dn}/CNEL in any habitable room. Exterior windows must have a minimum Sound Transmission Class (STC) of 40 or Outdoor-Indoor Transmission Class (OITC) of 30 when the property falls within the 65 dBA DNL noise contour for a freeway or expressway, railroad, or industrial source.

Local

Comprehensive Airport Land Use Compatibility Plan for the Environs of the San Francisco International Airport

As discussed in more detail in Section 4.10 Land Use, the project site is located within the AIA of SFO. Properties within the AIA may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (e.g., noise, vibration, and odors). The airport/land use compatibility of a proposed development or land use policy action shall be determined by comparing the proposed development or land use policy action with the safety compatibility criteria, noise compatibility criteria, and airspace protection/height limitation criteria in the ALUCP. The site is located outside of the SFO 70 dB CNEL noise contour.

Daly City 2030 General Plan

The General Plan includes policies for the purpose of avoiding or mitigating impacts resulting from development projects within the City. The following policies are specific to noise and are applicable to the proposed project.

Policy/Task	Description
Policy NE-1	Use the future noise contour map to identify existing and potential noise impact areas.
Policy NE-3	Maintain a CNEL level of not more than 70 dBA L_{eq} in residential areas.
Task NE-2.1	Use the Noise Control Guidelines to assess the suitability of a site for new development in combination with the noise contours to accurately identify areas that may need additional noise study and mitigation. Noise mitigations include additional insulation, double glazing of windows and increasing building setbacks from the noise source. Mitigations should also be creative and attractive whenever possible and appropriate. Creative noise mitigation measures can include incorporation of fountains using water to mask freeway noise and noise walls of an appropriate scale painted with decorative murals.
Task NE-3.1	Continue to enforce the environmental noise requirements of the State Building Code (Title 24).
Task NE-5.1	Additional noise studies should be conducted in "Conditionally Acceptable" noise environments to ensure adequate mitigation features are employed. Usually conventional construction with closed windows and fresh air supply systems will maintain a healthy noise environment.
Task HE-4.2	For all development proposals with the 65dB CNEL noise contour, the City shall require a noise study that identifies the proposed project's compliance with requirement of Task 4.1. If the project qualifies for review under CEQA, the City shall incorporate the noise study and any mitigation measures into the CEQA document and shall adopt findings that the project, as conditioned, complies with the interior noise level requirement.
Task NE-9.1	Depending upon the hours of operation, intensity of use, and the location of sensitive receptors in the area, the expansion or change of use could cause noise impacts. Acoustical studies should be performed, at the applicant's expense, during the discretionary and environmental review processes and conditions should be placed on the project accordingly
Task NE-11.3	Require all future development within the Airport Influence Area B boundary for San Francisco International Airport to conform to the relevant height/airspace protection, aircraft noise, and safety policies and land use compatibility criteria contained within the most recent adopted version of the ALUCP for the environs of San Francisco International Airport.

4.13.1.3 *Existing Conditions*

The project site is bounded by 3rd Avenue to the west and residential uses to the north, east, and south. The noise environment on the project site primarily results from vehicular traffic along 3rd Avenue and the surrounding roadway network and aircraft departures from SFO. According to the

General Plan EIR, the existing roadway noise ranges between 65 to 70 dBA on 3rd Avenue and 65 to 70 dBA on Hillside Boulevard and E. Market Street. Based on the General Plan noise contours, noise levels on the project site are between 60 to 65 dBA. The project site is not within the 65 CNEL noise contour for SFO.

4.13.2 Impact Discussion

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
1) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
2) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
3) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Impact NOI-1:	The project would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. **(Less than Significant Impact with Mitigation Incorporated)**

Permanent Noise Impacts

The project would add approximately 92 total average daily vehicle trips to surrounding roadways. For a project to result in a noticeable change in roadway noise, i.e., 3 dBA increase, roadway volumes would have to double with the addition of project trips. Primary access to the site is provided by 3rd Avenue which serves an existing residential neighborhood with more than double the number of units proposed by the project. The project would not double the number of vehicle trips on 3rd Avenue, a primarily residential street, therefore, the project would not result in a noticeable change in roadway noise. The proposed townhomes would generate noise levels compatible with the surrounding residential uses. The project would not result in a significant permanent ambient noise level increase. **(Less than Significant Impact)**

Temporary Noise Impacts

The construction schedule assumes that the project would be built out over a period of approximately nine months. The project would be constructed in various phases involving demolition, site preparation, grading, foundation, building construction, paving, and building interior/ architectural coating. Construction noise levels would fluctuate across the site based on the type of construction activity occurring with the site demolition, grading, and foundation phases being the noisiest periods of construction. Project construction would include several days of overlap when multiple phases are being carried out simultaneously. The project does not include construction activities that would generate substantial loud noise such as pile driving or demolition of a large building.

Impact NOI-1: Project implementation would result in intermittent short-term noise impacts resulting from construction-related activities.

Mitigation Measures: In accordance with the City's General Plan and Municipal Code, construction activities would be completed with incorporation of the following BMPs to further reduce potential temporary construction noise impacts:

MM NOI-1.1: The applicant shall incorporate the following practices into the construction documents to be implemented by the project contractor:

1) Construction activities shall be limited to the hours between 8:00 am and 5:00 pm, Monday through Friday, and prohibited on weekends and holidays in accordance with the City's General Plan, unless permission is granted with a development permit or other planning approval.
2) Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
3) Unnecessary idling of internal combustion engines should be strictly prohibited.
4) Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from nearby receptors. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used reduce noise levels at nearby receptors. Any enclosure openings or venting shall face away from receptors.
5) Utilize "quiet" air compressors and other stationary noise sources where technology exists.
6) A temporary noise control blanket barrier could be erected, if necessary, along building facades facing construction sites. This measure would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.
7) Control noise from construction workers' radios to a point where they are not audible at existing structures bordering the project site.
8) The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent land uses so that construction activities can be scheduled to minimize noise disturbance.

9) Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.
10) Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.

With the implementation of the identified BMPs above, the proposed project would reduce construction noise impacts to a less than significant level. **(Less Than Significant Impact with Mitigation Incorporated)**

Impact NOI-2:	The project would not result in generation of excessive groundborne vibration or groundborne noise levels. **(Less than Significant Impact)**

Construction of the proposed residential development would not require pile driving or other significant vibration caused by construction activity. Therefore, the construction of the proposed development would not generate vibration levels that exceed limits defined by the City of Daly City. **(Less Than Significant Impact)**

Impact NOI-3:	The project would not be located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. The project would not expose people residing or working in the project area to excessive noise levels. **(Less than Significant Impact)**

SFO is a public-use airport located approximately 6.9 miles southeast of the project site. According to the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport, the project site lies outside the 65 dBA CNEL 2020 noise contour of the airport. Therefore, future exterior noise levels due to aircraft from SFO would be compatible with the City's exterior noise standards for aircraft noise. **(Less than Significant Impact)**

4.14 POPULATION AND HOUSING

4.14.1 Environmental Setting

4.14.1.1 *Regulatory Framework*

State

Housing Element Law

State requirements mandating that housing be included as an element of each jurisdiction's general plan is known as housing-element law. The Regional Housing Need Allocation (RHNA) is the state-mandated process to identify the total number of housing units (by affordability level) that each jurisdiction must accommodate in its housing element. California housing-element law requires cities to: 1) zone adequate lands to accommodate its RHNA; 2) produce an inventory of sites that can accommodate its share of the RHNA; 3) identify governmental and non-governmental constraints to residential development; 4) develop strategies and a work plan to mitigate or eliminate those constraints; and 5) adopt a housing element and update it on a regular basis.[44] The City of Daly City Housing Element and related land use policies were last updated in 2015.

Regional and Local

Plan Bay Area 2040

Plan Bay Area 2040 is a long-range transportation, land-use, and housing plan intended support a growing economy, provide more housing and transportation choices, and reduce transportation-related pollution and GHG emissions in the Bay Area. Plan Bay Area 2040 promotes compact, mixed-use residential and commercial neighborhoods near transit, particularly within identified PDAs.[45] The project site is located within a PDA.

ABAG allocates regional housing needs to each city and county within the nine-county San Francisco Bay Area, based on statewide goals. ABAG also develops forecasts for population, households, and economic activity in the Bay Area. ABAG, MTC, and local jurisdiction planning staff created the Regional Forecast of Jobs, Population, and Housing, which is an integrated land use and transportation plan through the year 2040 (upon which Plan Bay Area 2040 is based).

Daly City 2030 General Plan

The General Plan includes policies for the purpose of avoiding or mitigating impacts resulting from development projects within the City. The following policies are specific to population and housing and are applicable to the proposed project.

[44] California Department of Housing and Community Development. "Regional Housing Needs Allocation and Housing Elements" Accessed December 8, 2020. http://hcd.ca.gov/community-development/housing-element/index.shtml.
[45] Association of Bay Area Governments and Metropolitan Transportation Commission. "Project Mapper." http://projectmapper.planbayarea.org/. Accessed December 8, 2020.

Policy/Task	Description
Policy HE-1	Maintain and, where possible, create larger housing development sites throughout the City.
Policy HE-2	Support infill housing in existing neighborhoods by offering streamlined planning and environmental reviews.
Policy HE-3	Provide regulatory incentives for developers to construct higher-density mixed-use development along Mission Street, Geneva Avenue, and any other locations with close proximity to public transit.

4.14.1.2 *Existing Conditions*

According to a May 2022 estimate by the California Department of Finance, Daly City has a total population of 102,875persons.[46] There are estimated to be 33,934 housing units in the City, with the largest categories of housing consisting of 15,907 single-detached units and 8,354 structures containing five or greater units.[47] According to ABAG projections, Daly City's population will grow to a total of 121,330 by 2040.[48]

4.14.2 Impact Discussion

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
1) Induce substantial unplanned 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)?	☐	☐	☒	☐
2) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Impact POP-1:	The project would not induce substantial unplanned 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). **(Less than Significant Impact)**

According to the City's General Plan, an increase of approximately 950 residents per year is projected between 2010 and 2030. The project proposes to construct 13 net new housing units. With

[46] California Department of Finance. *E-5 Population and Housing Estimates for Cities, Counties, and the State 2011-2022 with 2020 Census Benchmark.* Accessed on October 26, 2022. Available at: http://dof.ca.gov/Forecasting/Demographics/Estimates/E-5/.
[47] Ibid.
[48] Association of Bay Area Governments. "Projections 2040." Accessed December 8, 2020. Available at: http://projections.planbayarea.org/.

an average occupancy of 3.16residents per household,[49] the proposed development would result in an increase of 41 new residents. Although the General Plan includes low-density housing on the project site, population growth induced by the proposed medium-density residential project would result in limited additional residential units in the City and remain consistent with planned growth under the General Plan and ABAG projections. Therefore, the proposed project would result in growth consistent with City plans. Additionally, the project is consistent with the General Plan policies to create larger housing development and support infill development (Policies HE-1.1 and HE-2). For this reason, there would be a less than significant impact due to direct or indirect unplanned population growth. **(Less than Significant Impact)**

Impact POP-2:	The project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. **(Less than Significant Impact)**

The project would demolish one single-family residence in order to construct the proposed 14 townhomes. The project would not displace a substantial number of existing people and would be constructing a net increase of 13 housing units. The project would not necessitate the construction of replacement housing elsewhere. **(Less than Significant Impact)**

[49] California Department of Finance. *E-5 Population and Housing Estimates for Cities, Counties, and the State 2011-2022 with 2020 Census Benchmark.* Accessed on October 26, 2022. Available at: http://dof.ca.gov/Forecasting/Demographics/Estimates/E-5/.

4.15 PUBLIC SERVICES

4.15.1 Environmental Setting

4.15.1.1 *Regulatory Framework*

State

Government Code Section 66477

The Quimby Act (included within Government Code Section 66477) requires local governments to set aside parkland and open space for recreational purposes. It provides provisions for the dedication of parkland and/or payment of fees in lieu of parkland dedication to help mitigate the impacts from new residential developments. The Quimby Act authorizes local governments to establish ordinances requiring developers of new residential subdivisions to dedicate parks, pay a fee in lieu of parkland dedication, or perform a combination of the two.

Government Code Section 65995 through 65998

California Government Code Section 65996 specifies that an acceptable method of offsetting a project's effect on the adequacy of school facilities is the payment of a school impact fee prior to the issuance of a building permit. Government Code Sections 65995 through 65998 set forth provisions for the payment of school impact fees by new development by "mitigating impacts on school facilities that occur (as a result of the planning, use, or development of real property" (Section 65996[a]). The legislation states that the payment of school impact fees "are hereby deemed to provide full and complete school facilities mitigation" under CEQA (Section 65996[b]).

Developers are required to pay a school impact fee to the school district to offset the increased demands on school facilities caused by the proposed residential development project. The school district is responsible for implementing the specific methods for mitigating school impacts under the Government Code.

Local

City of Daly City Capital Plan

In 2008, the City expanded its Capital Plan to cover a 20-year period. It was estimated that 2.8 million square feet of commercial space and 2,641 residential units would be added to the City, which is slightly more than projected in the 2013 General Plan. The study also projected the extent of capital improvements for public facilities which would be needed in the City over the same time period. The City identified the capital improvements which would be needed to provide City services to all areas over the next 20 years. The relationship between the additional projected commercial and residential development and the need for improvements in public facilities was analyzed. The City formulated impact fees that are based on the extent to which any need for new public facilities is attributed to new development.

Daly City 2030 General Plan

The General Plan includes policies for the purpose of avoiding or mitigating impacts resulting from development projects within the City. The following policies are specific to public services and are applicable to the proposed project.

Policy/Task	Description
Policy SE-3.1	Support and maintain the City's Insurance Service Office rating of a Class 2, which establishes the fire insurance rates for the City.
Policy SE-3.2	Provide for a seven-minute total reflex time for arrival of a first due company to 90 percent of all emergency incidents.
Policy SE-3.3	Provide for an eleven-minute total reflex time for arrival of multiple fire companies to 90 percent of all structure fires.
Policy SE-3.4	Maintain fire company reliability, whereby 90 percent of all incidents are handled by the district fire company.

4.15.1.2 *Existing Conditions*

Fire Protection

The City of Daly City is served by the North County Fire Authority (NCFA), a Joint Powers Authority which currently serves the communities of Brisbane, Daly City, and Pacifica.[50] The NCFA responds to all fires, hazardous materials spills, and medical emergencies in the City. The closest station to the project site is Station No. 92, located at 18 Bepler Street, approximately one mile north of the project site.

Police Protection

Police protection services for the project site are provided by the Daly City Police Department, which is headquartered at 333 90th Street, approximately 1.2 miles west of the project site. The Daly City Police Department employs 111 sworn personnel.[51]

Schools

The project site is located within the Jefferson Elementary School District and the Jefferson Union High School District. The nearest elementary school is Susan B. Anthony Elementary, approximately 0.5 miles east of the project site, located at 575 Abbot Avenue. The nearest middle school is Thomas R. Pollicita Middle School, approximately 0.3 miles east of the project site, located at 550 E. Market Street. The nearest high school is Jefferson High School, approximately 0.5 miles north of the project site, located at 6996 Mission Street.

[50] City of Daly City. "Fire Department". Accessed November 12, 2020. http://www.dalycity.org/City_Hall/Departments/Fire_Department.htm
[51] City of Daly City. "Police Officer". Accessed November 12, 2020. http://www.dalycity.org/City_Hall/Departments/police_department/employment/policeofficer.htm#:~:text=The%20Daly%20City%20Police%20Department,serves%20a%20population%20of%20107%2C000.

Parks

According to the General Plan, 13 municipal parks and 12 tot lots are located in Daly City, resulting in a total of 82.95 acres of developed public recreational open space. The nearest park is Hillside Park, approximately 0.4 miles northeast of the project site, located at 222 Lausanne Avenue. Hillside Park is approximately 6.40 acres and contains tennis courts, basketball courts, a playground for small children, picnic tables, open fields, walking trails, and a cultural center.

Libraries, Community Centers, and Other Facilities

The Daly City Library provides library services to the residents of Daly City. The nearest library branch, the John Daly Library, approximately 0.8 miles north of the project site, is located at 134 Hillside Boulevard.

There are two community centers, one art center, and one public clubhouse in Daly City. The nearest of these centers is the Albert Teglia Community Center, approximately 0.4 miles northeast of the project site, located at 285 Abbot Avenue.

4.15.2 Impact Discussion

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:				
1) Fire Protection?	☐	☐	☒	☐
2) Police Protection?	☐	☐	☒	☐
3) Schools?	☐	☐	☒	☐
4) Parks?	☐	☐	☒	☐
5) Other Public Facilities?	☐	☐	☒	☐

Impact PS-1:	The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 fire protection services. **(Less than Significant Impact)**

As part of the permitting process, the North County Fire Department would review project plans before permits are issued to ensure compliance with all applicable fire and building code standards and to ensure that adequate fire and life safety measures are incorporated into the project in compliance with all applicable state and city fire safety regulations. The proposed project would

result in an incremental increase in the demand for fire protection services. The service area of the NCFA includes the cities of Daly City, Brisbane, and Pacifica. As a result, the proposed project's increase in service population would be insignificant compared to the total projected population increase within the NCFA service area. For this reason, the proposed project would not individually require new or altered fire protection facilities, and as a result, would have a less than significant impact on the environment. **(Less than Significant Impact)**

Impact PS-2:	The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 police protection services. **(Less than Significant Impact)**

The proposed project would result in an incremental increase in the demand for police protection services within the DCPD service area. However, the increase of 41 residents (see Section 4.14 Population and Housing) would be insignificant with the total projected increase in population within the City. According to the City's General Plan, an increase of approximately 950 residents per year is projected between 2010 and 2030. Thus, the increase in police service demand generated by the project would not exhaust existing police facilities. As a result, the proposed project would have a less than significant impact on the provision of police protection services and would not require the construction or alteration of existing facilities. **(Less than Significant Impact)**

Impact PS-3:	The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 schools. **(Less than Significant Impact)**

As previously mentioned in Section 4.15.1.2 Existing Conditions, the project site is within the Jefferson Elementary School District and the Jefferson Union High School District. According to the Developer Fee Justification Study for Jefferson Elementary School District published in 2014, the statewide student generation factor is 0.5 for grades K-8.[52] According to the Level I Developer Fee Study for Jefferson Union High School District published in 2020, the student generation rate for multi-family housing units is 0.111.[53] Thus, the proposed 14 new townhomes would generate approximately seven new students in K-8 and two new students in grades 9-12. Table 3.11-3 of the General Plan EIR presented future enrollment within the various school districts that serve Daly City, and concluded that after accommodating modest growth in student population from General Plan buildout, the Jefferson Elementary School District would have available capacity of 693 students, and Jefferson High School District would have available capacity of 573 students. Therefore, the number of new students generated by the project would not significantly impact school facilities and would not require new or altered school facilities. **(Less than Significant Impact)**

[52] Jefferson Elementary School District. Developer Fee Justification Study for Jefferson Elementary School District. February 2014. Accessed July 21, 2017.
[53] Jack Schreder & Associates, Inc. Level I Developer Fee Study for Jefferson Union High School District. July 28, 2020.

Impact PS-4:	The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 parks. **(Less than Significant Impact)**

As previously described in Section 4.15.1.2 Existing Conditions, Daly City contains approximately 82.95 acres of developed public recreational open space. This does not include the numerous nearby regional park facilities. The approximately 6.40-acre Hillside Park is approximately 0.4 miles northeast of the project site.

Based on the City's current parkland dedication ratio of three acres per 1,000 residents in the Municipal Code, the City will need to provide 15.8 acres of parkland to meet future need resulting from anticipated population growth (without ameliorating existing deficiencies). To meet this demand, the General Plan proposes a task to develop part of the 140-acre undeveloped Mussel Rock area into a park for community use. The program for the park will be further developed through Program RME-3 which calls for the preparation of a Parks and Recreation Analysis and Master Plan. The Parks and Recreation Analysis and Master Plan will address existing and future opportunities for parks and recreational services for the city and guide the planning, selection, dedication and funding of future park land in the city. The Master Plan would allow priorities to be adopted and identify park site locations and development plans be determined at the time the acquisition and development process begins. The General Plan includes policies and programs to help parkland development to meet additional recreational need, which would reduce impact to a less than significant level. Given the expansive existing and planned park space within Daly City and the relatively small number of residents the project would generate, the project would not result in the need for new or altered park facilities. **(Less than Significant Impact)**

Impact PS-5:	The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 other public facilities. **(Less than Significant Impact)**

As described above, the residential population growth accommodated by the proposed project would result in an incremental increase in demand for City public services and facilities, including libraries. However, the population increase resulting from the proposed project would be within the planned growth in service population of the City, and, as a result, would not cause a substantial adverse impact associated within the provision of new or altered libraries or other public facilities. **(Less than Significant Impact)**

4.16 RECREATION

4.16.1 Environmental Setting

4.16.1.1 *Regulatory Framework*

State

Government Code Section 66477

The Quimby Act (included within Government Code Section 66477) requires local governments to set aside parkland and open space for recreational purposes. It provides provisions for the dedication of parkland and/or payment of fees in lieu of parkland dedication to help mitigate the impacts from new residential developments. The Quimby Act authorizes local governments to establish ordinances requiring developers of new residential subdivisions to dedicate parks, pay a fee in lieu of parkland dedication, or perform a combination of the two.

Local

Parkland Dedication

The City of Daly City Municipal Code currently has parkland dedication standards within Title 16 – Subdivisions. Section 16.30 of the Municipal Code has a standard for parks of three acres per 1,000 people. This requirement may be satisfied through either on-site park construction, land dedication, or an in-lieu fee equal to the land value plus ten percent towards costs of off-site improvements.[54]

Daly City 2030 General Plan

The General Plan includes policies for the purpose of avoiding or mitigating impacts resulting from development projects within the City. The following policies are specific to recreation and are applicable to the proposed project.

Policy/Task	Description
Policy RME-11	Areas designated as open space recreation-public shall continue to be maintained and upgraded by the Public Works Department.
Policy RME-12	Encourage a diverse, equitable, and integrated system of park facilities throughout Daly City that are accessible to all age, social, and economic groups and all geographic areas of the City.
Policy RME-13	Require the dedication of parkland or the payment of an in-lieu fee in accordance with Subdivision Map Act.
Policy RME-14	Prioritize the dispersal of park in-lieu fees collected from the development of new subdivisions to ensure that the fees are spent in the appropriate areas.

[54] City of Daly City. *Municipal Code 16.30.050.* Accessed December 8, 2020.

4.16.1.2 *Existing Conditions*

Public recreational open space within Daly City consists of City parks and facilities, and State and County Parks. There are 13 municipal parks and 12 tot lots within Daly City, totaling 82.95 acres of developed recreational area.[55] In addition to City parks, San Bruno Mountain State and County Park provides 2,063 acres of public park space comprising state and San Mateo County managed land.

The nearest recreational facility to the project site is Hillside Park, approximately 0.4 miles northeast of the project site, located at 222 Lausanne Avenue. Hillside Park is approximately 6.40 acres and contains tennis courts, basketball courts, a playground for small children, picnic tables, open fields, walking trails, and a cultural center.

4.16.2 <u>Impact Discussion</u>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
1) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Impact REC-1:	The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. **(Less than Significant Impact)**

The project would generate approximately 41 new residents. Residents generated by the project would result in an incremental increase in the use of existing neighborhood and regional parks and recreational facilities. Physical deterioration of these facilities would not be substantially accelerated by the increased use generated by the project. Additionally, the City is in the process of preparing a Parks and Recreation Analysis and Master Plan that will address existing and future opportunities for parks and recreational services within the city and guide the planning, selection, dedication and funding of future park land in the city. The Master Plan would allow priorities to be adopted and identify park site locations and development plans be determined at the time the acquisition and development process begins. Given the expansive existing and planned park space within Daly City and the relatively small number of residents the project would generate, the project would have a less than significant impact on existing recreational facilities. **(Less than Significant Impact)**

[55] City of Daly City. Daly City 2030 General Plan. Resource Management Element. March 25, 2013.

Impact REC-2:	The project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. **(Less than Significant Impact)**

Each proposed townhome unit would include a minimum of 150 sf of private open space. Construction and operation of these facilities is included in the analysis of this Initial Study. The project would not include any other recreational facilities or require the construction or expansion of recreational facilities. **(Less than Significant Impact)**

4.17 TRANSPORTATION

The following discussion is based, in part, on a VMT Analysis prepared for the project by Hexagon Transportation Consultants, Inc. (Hexagon), dated December 2022. A copy of the report is included in Appendix E of this Initial Study.

4.17.1 Environmental Setting

4.17.1.1 *Regulatory Framework*

State

Regional Transportation Plan

MTC is the transportation planning, coordinating, and financing agency for the nine-county San Francisco Bay Area, including San Mateo County. MTC is charged with regularly updating the Regional Transportation Plan, a comprehensive blueprint for the development of mass transit, highway, airport, seaport, railroad, bicycle, and pedestrian facilities in the region. MTC and ABAG adopted Plan Bay Area 2040 in July 2017, which includes a Regional Transportation Plan to guide regional transportation investment for revenues from federal, state, regional and local sources through 2040.

Senate Bill 743

SB 743 establishes criteria for determining the significance of transportation impacts using a vehicle miles traveled (VMT) metric intended to promote the reduction of GHG emissions, the development of multimodal transportation networks, and a diversity of land uses. Specifically, SB 743 requires analysis of VMT in determining the significance of transportation impacts. Local jurisdictions were required by Governor's Office of Planning and Research (OPR) to implement a VMT policy by July 1, 2020.

SB 743 did not authorize OPR to set specific VMT impact thresholds, but it did direct OPR to develop guidelines for jurisdictions to utilize. CEQA Guidelines Section 15064.3(b)(1) describes factors that might indicate whether a development project's VMT may be significant. Notably, projects located within 0.50 mile of transit should be considered to have a less than significant transportation impact based on OPR guidance.

Regional and Local

San Mateo County Congestion Management Program

The City/County Association of Governments (C/CAG), as the Congestion Management Agency for San Mateo County, is required to prepare and adopt a Congestion Management Program (CMP) on a biennial basis. The purpose of the CMP is to identify strategies to respond to future transportation needs, develop procedures to alleviate and control congestion, and promote countywide solutions. Also included in the CMP is the Traffic Impact Analysis (TIA) Policy, which provides uniform procedures to analyze traffic impacts. According to the CMP, an acceptable level of service at signalized intersections is LOS E.

Daly City 2030 General Plan

The General Plan includes policies for the purpose of avoiding or mitigating impacts resulting from development projects within the City. The following policies are specific to transportation and are applicable to the proposed project.

Policy/Task	Description
Policy CE-6	Support regional efforts to improve traffic while accommodating future development.
Policy CE-7	Ensure an effective transit system by supporting the work of other agencies in their efforts to expand public transit in and around Daly City.
Task CE-13.3	Consider impacts to the existing and future bicycle and pedestrian network when completing environmental review for private development projects, and require mitigation measures where necessary and reasonable to ensure that these systems are not impacted.

4.17.1.2 *Existing Conditions*

Roadway Network

Regional access to the project site is provided by I-280, State Route 82 (SR 82, also referred to as Mission Street), and State Route 1 (SR 1). Local access to the project site is provided via E. Market Street, Castle Street, San Pedro Road, John Daly Boulevard, Sullivan Avenue, and Junipero Serra Boulevard. These roadways are described below:

I-280 is an eight- to 12-lane freeway with a posted speed limit of 65 miles per hour (mph). The north-south freeway connects Daly City with nearby cities, such as San Francisco and San Bruno, and regional destinations, such as San José. Additionally, it provides access to the greater freeway network with direct connections to Interstates 680 and 880, U.S. Highway 101, and State Routes 1, 35, 92, and 85. The Sullivan Avenue off-ramp provide access to the project site via San Pedro Road, from I-280 South. The Junipero Serra Boulevard interchange provides access to the project site via John Daly Boulevard from I-280 North.

SR 82 is a four- to six-lane state highway that functions as an arterial in the vicinity of the project site with a posted speed limit of 35 mph. It provides regional access to the project site from San Francisco to the north via its interchange with I-280. Interchanges at E. Market Street and Castle Street provide access to the project site via direct connections to 3rd Avenue from both the north and south of SR 82.

SR 1 is a six- to ten-lane freeway in the vicinity of the project with a posted speed limit of 65 mph. SR1 extends northward through San Francisco and southward through Pacifica. The off-ramp at Junipero Serra Boulevard provides access to the project site via San Pedro Road, from SR 1 North. The hook-ramp at John Daly Boulevard provides access to the project site via Hillside Boulevard, from SR 1 South.

Bicycle and Pedestrian Facilities

Pedestrian access is provided via sidewalks along the 3rd Avenue frontage of the project site, and along other vicinity streets including Castle Street, E. Market Street, and Hillside Boulevard. The project vicinity largely lacks bicycle facilities. There are no designated bicycle lanes along Hillside Boulevard, E. Market Street, or Mission Street. John Daly Boulevard contains Class I bike lanes[56] west of SR1. Class III bike lanes[57] are proposed in the City's Bicycle Master Plan for the remainder of John Daly Boulevard as well as Hillside Boulevard, E. Market Street, Mission Street, and other roadways in the project vicinity.

Transit Services

SamTrans

SamTrans provides the principal bus service in San Mateo County. It operates local and school buses, as well as express routes to San Francisco. It is also a service provider for paratransit. All scheduled buses are equipped with front-loading racks that can hold up to two bicycles. In the project vicinity, bus stops exist along E. Market Street and Hillside Boulevard. The closest bus stop is located on the corner of E. Market Street and Hillside Boulevard, approximately 0.2 miles southeast of the project site.

BART

The nearest BART station is the Colma BART station, located approximately 0.8 miles southwest of the project site. From the Colma BART station, riders can access Fremont, Pleasanton/Dublin, Richmond and Pittsburg as well as numerous points in between. Trains run on approximately 15-minute headways during commute hours. There are also a number of bus routes and shuttles operated by SamTrans that stop at the Colma BART station.

4.17.1.3 *Methodology*

VMT Analysis

At the time of this report, the City of Daly City is undertaking a process of updating its significance thresholds to be consistent with SB 743, and the CEQA 2019 Update Guidelines Section 15064.3, subdivision (b). The City has not released draft significance thresholds to determine project VMT impacts. In the absence of a City policy or draft numeric thresholds, this study utilized the OPR guidelines in analyzing VMT.

[56] Class I bike lanes, or shared-use paths, are facilities with exclusive right of way for bicyclists and pedestrians, away from the roadway.
[57] Class III bike lanes, or bike routes, designate a preferred route for bicyclists on streets shared with motor traffic not served by dedicated bikeways to provide continuity to the bikeway network.

4.17.2 Impact Discussion

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
1) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle lanes, and pedestrian facilities?	☐	☐	☒	☐
2) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☒	☐
3) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
4) Result in inadequate emergency access?	☐	☐	☒	☐

Impact TRN-1:	The project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle lanes, and pedestrian facilities. **(Less than Significant Impact)**

Roadways

The City of Daly City does not currently have an adopted VMT policy. Per SB 743, the City's LOS standards cannot be used in CEQA analysis for transportation impacts. The CMP requires traffic impact analyses when a project generates greater than a 100 peak hour trips. The project would not generate more than 100 peak hour trips and, therefore, a County CMP analysis is not required. The project's VMT impact is discussed in Impact TRN-2, below.

Bicycle and Pedestrian Facilities

The project would not generate a large volume of pedestrian or bicycle trips and would not exceed the capacity of existing facilities. The project would also not conflict with the City's Bicycle and Pedestrian Master Plan.

Transit

The project could generate new transit users but is not anticipated to exceed the capacity of bus service near the project site. The project would not conflict with any SamTrans policies related to the transit system. **(Less than Significant Impact)**

Impact TRN-2:	The project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). **(Less than Significant Impact)**

The VMT thresholds used for this project are based on the Governor's Office of Planning and Research (OPR)'s recommendations. Per OPR guidelines, projects that generate or attract fewer than

110 trips per day may be assumed to cause a less than significant transportation impact. The number of trips the project would generate were estimated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition (2017) daily trip rates for "Multifamily Housing Low-Rise" (Land Use Code 220) located in a general Urban/Suburban area. The project would generate approximately 92 net new trips.

Furthermore, according to OPR, residential and office projects that locate in areas with low VMT, and that incorporate similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT. According to the MTC's ArcGIS VMT tool, the 2040 Plan Bay Area Model forecasted daily VMT for the project transportation analysis zone (TAZ 201) are 9.47, 9.3, and 8.36 miles per resident in years 2020, 2030, and 2040, respectively. The San Francisco Bay Area average daily VMT is 15.0, 14.4, and 13.8 miles per resident in years 2020, 2030, and 2040, respectively.

Given that the project would generate less than 110 trips and the average VMT for residents within the project's transportation analysis zone is lower than the regional average, the project would have a less than significant VMT impact. **(Less than Significant Impact)**

Impact TRN-3:	The project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). **(Less than Significant Impact)**

Vehicle access to the residences and parking lot would be provided via a 26-foot-wide driveway along 3rd Avenue with a ten-foot-wide vehicular access gate. Separated pedestrian access would be provided to the front townhomes via private, gated walkways extending from the 3rd Avenue sidewalk. A four-foot wide, gated walkway would be located adjacent to the project driveway and provide pedestrian access to the remainder of the townhomes. The project driveway would be clear of any obstructions, thereby ensuring the exiting vehicles can see pedestrians on the sidewalk, and bicyclists and other vehicles traveling along 3rd Avenue. Landscaping would be planted in a manner that would ensure no conflicts with a driver's ability to locate a gap in traffic and see oncoming pedestrians, bicyclists, and vehicles. Trees planted along the project frontage on 3rd Avenue would be at the back of sidewalk and a proper height to provide sight lines for vehicles. No other objects exist or are proposed along the project frontages that would reduce vehicle sight distance. For these reasons, the proposed project would not create an operational safety hazard. **(Less than Significant Impact)**

Impact TRN-4:	The project would not result in inadequate emergency access. **(Less than Significant Impact)**

The driveway would lead to a 120-foot hammerhead dead-end, turn-around apparatus, perpendicular to the driveway. The proposed internal access road would provide a hammerhead turnaround for circulation of emergency vehicles and would be reviewed by City staff to ensure adequacy. Therefore, the project would not result in inadequate emergency access. **(Less than Significant Impact)**

4.18 TRIBAL CULTURAL RESOURCES

4.18.1 Environmental Setting

4.18.1.1 *Regulatory Framework*

State

Assembly Bill 52

AB 52, effective July 2015, established a new category of resources for consideration by public agencies called Tribal Cultural Resources (TCRs). AB 52 requires lead agencies to provide notice of projects to tribes that are traditionally and culturally affiliated with the geographic area if they have requested to be notified. Where a project may have a significant impact on a tribal cultural resource, consultation is required until the parties agree to measures to mitigate or avoid a significant effect on a tribal cultural resource or until it is concluded that mutual agreement cannot be reached.

Under AB 52, TCRs are defined as follows:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are also either:
  - Included or determined to be eligible for inclusion in the California Register of Historic Resources, or
  - Included in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).
- A resource determined by the lead agency to be a TCR.

4.18.1.2 *Existing Conditions*

Archaeological resources in Daly City consist primarily of the remains of the Ohlone Indian tribe, which inhabited a large area along the California Coast from the San Francisco Bay to the Monterrey Bay. The Mussel Rock archaeological site is the only source of Ohlone artifacts within the City.

The project site is currently vacant but was previously used for agricultural purposes and disturbed for construction of the associated greenhouses and single-family residence.

4.18.2 Impact Discussion

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project 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, 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:				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
1) 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)?	☐	☒	☐	☐
2) 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Impact TCR-1:	The project would not cause a substantial adverse change in the significance of a tribal cultural resource that is 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). **(Less than Significant Impact with Mitigation Incorporated)**

No tribes have contacted the City to request notification under AB 52. The project site is mostly undeveloped, with the exception of the single-family residence on the northern portion of the site. In the event that an inadvertent discovery of a tribal cultural resource is made, mitigation measures MM CUL-2.1, MM CUL-2.2, and MM CUL-3.1 would be implemented, as stated in Section 4.5 Cultural Resources of this Initial Study. **(Less Than Significant Impact with Mitigation Incorporated)**

Impact TCR-2:	The project would not cause a substantial adverse change in the significance of a tribal cultural resource that is 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. **(Less than Significant Impact with Mitigation Incorporated)**

Please see response to Impact TCR-1. **(Less than Significant Impact with Mitigation Incorporated)**

4.19 UTILITIES AND SERVICE SYSTEMS

The following discussion is based, in part, on a hydraulic analysis prepared for the project by Brown and Caldwell, dated May 2021, and a sanitary sewer capacity evaluation prepared for the project by Woodard & Curran, dated April 2021. Copies of these reports are included in Appendix F and Appendix G of this Initial Study, respectively.

4.19.1 Environmental Setting

4.19.1.1 *Regulatory Framework*

State

State Water Code

Pursuant to the State Water Code, water suppliers providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 acre-feet (approximately 980 million gallons) of water annually must prepare and adopt an urban water management plan (UWMP) and update it every five years. As part of a UWMP, water agencies are required to evaluate and describe their water resource supplies and projected needs over a 20-year planning horizon, water conservation, water service reliability, water recycling, opportunities for water transfers, and contingency plans for drought events. The City of Daly City adopted its most recent UWMP in June 2021.

Assembly Bill 939

The California Integrated Waste Management Act of 1989, or AB 939, established the Integrated Waste Management Board, required the implementation of integrated waste management plans, and mandated that local jurisdictions divert at least 50 percent of solid waste generated (from 1990 levels), beginning January 1, 2000, and divert at least 75 percent by 2010. Projects that would have an adverse effect on waste diversion goals are required to include waste diversion mitigation measures.

Assembly Bill 341

AB 341 sets forth the requirements of the statewide mandatory commercial recycling program. Businesses that generate four or more cubic yards of garbage per week and multi-family dwellings with five or more units in California are required to recycle. AB 341 sets a statewide goal for 75 percent disposal reduction by the year 2020.

Senate Bill 1383

SB 1383 establishes targets to achieve a 50 percent reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020 and a 75 percent reduction by 2025. The bill grants CalRecycle the regulatory authority required to achieve the organic waste disposal reduction targets and establishes an additional target that at least 20 percent of currently disposed edible food is recovered for human consumption by 2025.

California Green Building Standards Code

CALGreen establishes mandatory green building standards for buildings in California. CALGreen was developed to reduce GHG emissions from buildings, promote environmentally responsible and healthier places to live and work, reduce energy and water consumption, and respond to state environmental directives. CALGreen covers five categories: planning and design, energy efficiency, water efficiency and conservation, material and resource efficiency, and indoor environmental quality.

Local

Daly City 2030 General Plan

The General Plan includes policies for the purpose of avoiding or mitigating impacts resulting from development projects within the City. The following policies are specific to utilities and service systems and are applicable to the proposed project.

Policy/Task	Description
Policy RME-1	Reduce average per capita demand by implementing cost effective water conservation programs that address all applicable methods of water conservation.
Task RME-1.1	Enforce the provisions of the Indoor Water Use Efficiency Ordinance through an extensive public outreach campaign to residents and contractors, to be completed by 2014.
Policy RME-2	Require drought resistant landscaping and water conserving irrigation methods in new development, and encourage the replacement of existing water-intensive landscaping.
Task RME-2.1	Enforce the provisions of the Water Conservation in Landscaping Ordinance and conduct a public education effort to ensure that residents, businesses, and contractors are aware of the Ordinance provisions.
Policy RME-3	Continue to use recycled wastewater for irrigating and explore opportunities to expand capacity to accommodate its use in development projects, landscaped medians, golf courses, cemeteries, parks, and school playgrounds.
Policy RME-4	For development projects which will create water demand exceeding a pre-defined amount, require that developers provide a water supply analysis for the project to demonstrate water availability to adequately serve the proposed project.
Policy RME-8	Through the development of a Stormwater Management Program, ensure that all new development complies with applicable municipal stormwater Municipal Regional Stormwater NPDES Permit by incorporating controls that reduce water quality impacts over the life of the project in way that is both technically and economically feasible, and reduces pollutants in stormwater discharges to the maximum extent practicable.
Task RME-8.2	Evaluate acceptable development standards for stormwater treatment mechanisms and publish such standards for distribution to developers. Such standards shall be based on a thorough evaluation of modern stormwater control mechanisms and shall, to the extent feasible, consider soil conditions in various parts of Daly City.

Task RME-8.4	Assess projected stormwater impacts from new development in conformance with the San Mateo County Water Pollution Prevention Program, CEQA Guidelines and relative to state and federal standards.
Policy RME-9	Balance stormwater mitigation measures with the other inherent benefits of higher density development that is in close proximity to public transit, i.e., reduction of VMT on local and regional roadways, to the ex-tent permitted under the Municipal Regional Stormwater Permit.
Policy HE-27	Through the development of a Stormwater Management Program, ensure that all new development complies with applicable Municipal Regional Stormwater NPDES Permit requirements by incorporating controls that reduce water quality impacts over the life of the project in way that is both technically and economically feasible, and reduces pollutants in stormwater discharges to the maximum extent practicable.

Daly City Urban Water Management Plan (2020)

The UWMP is a long-range plan that assesses the City's water supply over a 25-year planning horizon (2045) to ensure adequate water supplies to meet existing and future demands for water. The UWMP presents forecasted supplies and demands, describes conservation programs, and includes a water shortage contingency analysis.

Daly City Municipal Code

Chapter 17.41, Water Conservation in Landscaping, establishes regulations to implement water conservation practices on existing and new landscapes. For projects containing more than 1,000 square feet of irrigated landscape, a landscape permit is required which requires irrigation design review. Further, this Chapter mandates that any owner of landscape of over one acre in size shall comply with local agency programs that may be instituted relating to irrigation audits, surveys and water use analysis, and shall maintain landscape irrigation facilities to prevent water waste and runoff.

4.19.1.2 *Existing Conditions*

Water Supply

Water service to the project site is provided by the Daly City Department of Water and Wastewater Resources (DWWR). The City relies on local groundwater pumping from six municipal wells and water supply purchases from the SFPUC.[58] The City also uses tertiary recycled water from the North San Mateo County Sanitation District wastewater treatment plant, to offset potable/aquifer water demands. The project site is served by a four-inch water main in 3rd Avenue.

Storm Drainage

As discussed in Section 4.10 Hydrology and Water Quality, the project site is located within the Colma Creek Watershed which extends from San Bruno Mountain to its outlet at the San Francisco Bay just north of the San Francisco Airport and south of Point San Bruno. The project site is primarily unpaved, with the exception of the single-family residence and associated driveway.

[58] City of Daly City. *General Plan Environmental Impact Report. Utilities and Service Systems.* 2012.

Approximately 1,700 square feet (5.5 percent) of the 31,140 square-foot site is made up of impervious surface area while the rest of the project site (94.5 percent) is pervious surface area. Stormwater not absorbed within the project site is directed to the curb inlets and conveyed into the existing 12-inch stormwater line under 3rd Avenue.

Wastewater/Sanitary Sewer System

Wastewater collection and treatment for Daly City is managed by the North San Mateo County Sanitation District (NSMCSD), which is a subsidiary of the City of Daly City. Wastewater produced within the District is treated at the NSMCSD Treatment Plant (WWTP), which is located at the corner of John Daly Boulevard and Lake Merced Boulevard.

Sanitary sewer lines in the project area are maintained by the City of Daly City Department of Water and Wastewater Resources. There is an existing six-inch sanitary sewer line in 3rd Avenue.

The City's WWTP has an average dry weather flow design capacity of 10.3 million gpd. However, the NSMCSD discharges and operates the WWTP at or below the permitted average dry weather flow rate of eight million gpd (averaged over three consecutive dry months) and does not anticipate a need to increase the permitted flow rate in the next five years.

Solid Waste

Solid waste is collected from Daly City homes and businesses and is processed by Republic Services of Daly City at its Mussel Rock Transfer Station. Materials that cannot be recycled or composted are transferred to the Ox Mountain Sanitary Landfill near Half Moon Bay. In 2001, Browning-Ferris Industries, owner of the Ox Mountain Landfill, obtained a revised solid waste facility permit for Ox Mountain to increase the permitted disposal acreage from 173 acres to 191 acres and to change the closure date of the facility from 2018 to 2023, with a longer period of operation allowed pending renewal of the landfill's permit. The current landfill permit estimates closure of the landfill in 2034.[59] The Ox Mountain Landfill has a remaining capacity of approximately 22,180,000 cubic yards of solid waste. Capacity may change based on such factors such as amount of waste landfilled, compaction rates, waste settlement, and cover soil use, and therefore the closure date may also change.

[59] CalRecycle. "Solid Waste Information Sheet: Corinda Los Trancos Landfill (Ox Mtn) (41-AA-0002)." Accessed October 26, 2022. https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1561?siteID=3223

4.19.2 Impact Discussion

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
1) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
2) Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
3) Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
4) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
5) Be noncompliant with federal, state, or local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Impact UTL-1:	The project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. **(Less than Significant Impact)**

Water

In order to accommodate the proposed townhomes, the project would include modifications to the existing water system. The project would upsize approximately 480 feet of the existing four-inch diameter water main in 3rd Avenue to an eight-inch water main from Castle Street to Habitat Way. The existing four-inch water main is partially under the sidewalk and would be abandoned. The new eight-inch diameter water main would be constructed in the street right-of-way. All water connections currently served by the existing four-inch water main would be transferred to the new eight-inch water main. The proposed modifications to the existing water system would be subject to the construction-related mitigation measures and standard conditions described in previous sections of this Initial Study and thus, would not have a significant impact on the environment.

Wastewater/Sanitary Sewer

Several capacity improvements have been planned for the trunk sewer downstream of the project site. These improvements are not associated with the proposed townhomes and will be implemented separately by the City. Based on the sanitary sewer modeling completed for the project, the proposed development would result in a small increase in sewage flows that could be adequately supported by the existing sanitary sewer system without any additional modifications. Therefore, the project would not require new or expanded wastewater facilities.

Stormwater Drainage

The project would result in a net increase of impervious surface area. On-site stormwater treatment would occur through the use of flow-through planters and bio-retention areas. Consistent with the City's requirements, the project would not increase site runoff from a 10-year storm for a duration of two hours of rainfall and will retain any increased flow due to reduction in pervious surfaces. Adherence to the City's stormwater retention requirements would ensure the project would not require new or expanded stormwater facilities.

Electricity and Telecommunications

The project shall underground all electrical and telecommunication services, including adjacent property services as may be necessary to ensure that existing overhead drop services do not traverse the proposed townhomes. Undergrounding of electrical and telecommunication services shall be subject to the construction-related mitigation measures and standard conditions described in previous sections of this Initial Study and thus, would not have a significant impact on the environment. The project would result in an increase in utilities demand; however, the project would not necessitate substantial construction or relocation of utility facilities. **(Less than Significant Impact)**

Impact UTL-2:	The project would not have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. **(Less than Significant Impact)**

Based on the UWMP's 2020 goal of 124 gallons per capita per day (gpcd), the project would result in a net increase of 5,084 gallons per day (gpd) in water demand.[60] The UWMP estimated that the City would have excess water supply in normal, dry, and multiple-dry years through 2040. Excess water supply across all scenarios ranged from 91 to 333 million gallons per year (MGY). Increased water demand from the project would be equivalent to approximately two percent[61] of the excess water available in the second- and third-year dry scenarios for 2020, the scenarios with the least amount of excess water. Therefore, the City has capacity to supply the project during normal, dry, and multiple dry years. **(Less than Significant Impact)**

[60] 41 net new residents x 124 gcpd = 5,084 gpd
[61] 5,084 gpd x 10^{-6} million gallons per gallon x 365 days of the year = 1.86 MGY.
1.86 MGY/ 91 MGY x 100 = 2.0 percent.

Impact UTL-3:	The project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. **(Less than Significant Impact)**

The WWTP has an average dry weather flow design capacity of 10.3 million gallons per day (mgd). The General Plan FEIR determined that full buildout of the General would generate approximately 6.66 mgd. This is below the permitted flow rate of eight mgd, leaving 1.34 mgd of unused capacity at buildout. The project would add approximately 4,321 gpd[62] of wastewater to be treated at the WWTP, or approximately 0.32 percent of the unused capacity. This would be a less than significant increase in wastewater flow. In addition, the WWTP monitors its wastewater to ensure that it meets all requirements and the RWQCB routinely inspects treatment facilities to ensure permit requirements are met. For these reasons, there would be adequate capacity at the WWTP. **(Less than Significant Impact)**

Impact UTL-4:	The project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. **(Less than Significant Impact)**

Waste generation and disposal data for Daly City is maintained by CalRecycle. According to the CalRecycle, the total amount of solid waste landfilled in 2019 was 52,899 tons.[63] The project would generate approximately six tons of solid waste per year.[64] The project would increase solid waste generation in the City by substantially less than one percent and therefore would not generate solid waste in excess of local standards or capacity and would not impair the attainment of solid waste reduction goals. **(Less than Significant Impact)**

Impact UTL-5:	The project would not be noncompliant with federal, state, or local management and reduction statutes and regulations related to solid waste. **(Less than Significant Impact)**

The project would comply with solid waste management and reductions statutes and regulations including CALGreen requirements for recycling and salvaging of construction and demolition waste. **(Less than Significant Impact)**

[62] Wastewater is conservatively estimated at 85 percent of potable water demand.
[63] CalRecycle. "Disposal Rate Calculator". Accessed December 8, 2020. https://www2.calrecycle.ca.gov/LGCentral/AnnualReporting/DisposalRateCalculator.
[64] CalEEMod. Appendix D Default Data Tables: Table 10.1 Solid Waste Disposal Rates. October 2017. Solid waste disposal rates were calculated based on the land use type Condo/Townhouse.

4.20 WILDFIRE

4.20.1 Environmental Setting

4.20.1.1 *Regulatory Framework*

4.20.1.2 *Existing Conditions*

The California Department of Forestry and Fire Protection (Cal Fire) is required by law to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. Referred to as Fire Hazard Severity Zones (FHSZ), these maps influence how people construct buildings and protect property to reduce risk associated with wildland fires. The project site is not located in a FHSZ.[65]

4.20.2 Impact Discussion

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
1) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
2) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
3) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
4) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

The project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones; therefore, the project would not result in wildfire impacts. **(No Impact)**

[65] California Board of Forestry and Fire Protection. *Fire Hazard Severity Zones Maps*. Accessed November 11, 2020. https://osfm.fire.ca.gov/divisions/wildfire-prevention-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
1) Does the project have the potential to substantially degrade the quality of the environment, substantially 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, substantially 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?	☐	☒	☐	☐
2) 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.)	☐	☒	☐	☐
3) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Impact MFS-1:	The project does not have the potential to substantially degrade the quality of the environment, substantially 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, substantially 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. **(Less than Significant Impact with Mitigation Incorporated)**

As discussed in the individual sections, the proposed project would not degrade the quality of the environment with the implementation of identified mitigation measures. As discussed in Section 4.4 Biological Resources, the project would not impact sensitive habitat or species but requires the implementation of appropriate mitigation measures for nesting preconstruction bird surveys. There are no historic buildings on-site or in the immediate project vicinity as discussed in Section 4.5 Cultural Resources. However, the project requires implementation of appropriate mitigation measures if project construction encounters buried archaeological resources. **(Less Than Significant Impact with Mitigation Incorporated)**

Impact MFS-2:	The project does not have impacts that are individually limited, but cumulatively considerable. **(Less than Significant Cumulative Impact)**

Under Section 15065(a)(3) of the CEQA Guidelines, a lead agency shall find that a project may have a significant effect on the environment where there is substantial evidence that the project has potential environmental effects "that are individually limited, but cumulatively considerable." As defined in Section 15065(a)(3) of the CEQA Guidelines, cumulatively considerable means "that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects."

Resource Topics with No Cumulative Impact

The project would not result in wildlife hazards and would have no impact on agricultural resources or mineral resources. Impacts discussed in Geology and Soils and Land Use, would all be less than significant and would be limited to the project site. Therefore, the project has no potential to combine with other projects to result in cumulative impacts to those resources. **(No Cumulative Impact)**

Air Quality and GHGs

Because criteria air pollutant and GHG emissions would contribute to regional and global emissions of such pollutants, the identified thresholds developed by BAAQMD and used by the City of Daly City were developed such that a project-level impact would also be a cumulatively considerable impact. The project would not result in a significant emissions of criteria air pollutants or GHG emissions and, therefore, would not make a substantial contribution to cumulative air quality or GHG emissions impacts. The discussion in Section 4.3 Air Quality provides analysis of the cumulative health risk effects of the project's TACs emissions during construction, and concluded those effects would be less than significant. **(Less than Significant Cumulative Impact)**

Biological Resources

The project would have no impact on special status species, wetlands, riparian habitat, or conflict with applicable habitat plans. The project would result in a net increase of six trees and with implementation of MM BIO-1.1 would have a less than significant impact on nesting birds. Therefore, the project would have no potential to combine with other projects to result in a cumulatively significant impact. **(Less than Significant Cumulative Impact with Mitigation Incorporated)**

Hydrology and Water Quality

Cumulative developments near the project would be subject to similar hydrological and urban runoff conditions. All projects occurring within Daly City would be required to implement the same Standard Conditions of Approval and measures related to construction water quality as the proposed project (including preparation of a SWPPP if disturbance if greater than one acre). In addition, all current and probable future projects that would disturb more than one acre of soil or replace/add more at least 10,000 square feet of impervious surfaces would be required to meet applicable site design and runoff reduction measures. For these reasons, the cumulative projects, including the

proposed project, would not result in significant cumulative hydrology or water quality impacts. **(Less than Significant Cumulative Impact)**

Hazards and Hazardous Materials

The use, storage, transportation, and disposal of maintenance chemicals of the project would be managed in accordance with existing laws and regulations that ensure herbicide and pesticide storage, and transportation to and from the cumulative sites. The project would implement MM HAZ-2.1 to address impacted soils on the site and ensure the project would not result in a significant cumulative impact related to hazardous materials. **(Less than Significant Cumulative Impact with Mitigation Incorporated)**

Noise

Construction noise would be temporary and would be kept to a less than significant level by the implementation of MM NOI-1.1. There are several projects along Mission Street that may be under construction at the same time as the proposed project.[66] The nearest of which is located at 7310 Mission Street, approximately 1,000 feet from the project site. It is not likely that this project would have potential to combine noise impacts with the project to result in cumulatively significant construction noise due to the distance between the projects. Additionally, the project at 7310 Mission Street, and any other nearby projects, would be required to implement similar construction noise BMPs and therefore, would not generate construction noise that would result in a cumulatively significant impact. The project's operational noise would be compatible with the surrounding residences and would not have potential to contribute to a significant cumulative operational noise impact. **(Less than Significant Cumulative Impact with Mitigation Incorporated)**

Population and Housing, Public Services and Recreation

The project would result in a net increase of 13 DU. Population growth generated by the project and cumulative projects would be consistent with the growth projected by the General Plan. Residents of the proposed project would be served by existing public services and recreational facilities. The project would not result in the need for new or altered facilities. The project would not result in a cumulatively significant impact on population and housing, public services or recreational facilities. **(Less than Significant Cumulative Impact)**

Transportation

The project would generate approximately 92 net new vehicle trips per day. The project would result in a less than significant number of VMT. The project would be consistent with applicable policies regarding transportation and circulation and, therefore, would not result in a cumulative conflict with those policies. The project would comply with current building and fire codes and be reviewed by the NCFA to ensure adequate emergency access, as would all other projects in the vicinity. Therefore, the project would not result in a cumulatively significant impact to emergency access or other transportation issues. **(Less than Significant Cumulative Impact)**

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[66]City of Daly City, Planning Division. Current Residential Project List. February 11, 2020. Accessed February 2, 2021. https://www.dalycity.org/DocumentCenter/View/3396/Current-Project-List-Updated-01-01-20-PDF?bidId=

Impact MFS-3:	The project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. **(Less than Significant Impact with Mitigation Incorporated)**

Consistent with Section 15065(a)(4) of the CEQA Guidelines, a lead agency shall find that a project may have a significant effect on the environment where there is substantial evidence that the project has the potential to cause substantial adverse effects on human beings, either directly or indirectly. Under this standard, a change to the physical environment that might otherwise be minor must be treated as significant if people would be significantly affected. This factor relates to adverse changes to the environment of human beings generally, and not to effects on particular individuals. While changes to the environment that could indirectly affect human beings would be represented by all of the designated CEQA issue areas, those that could directly affect human beings include construction TACs, lead-contaminated soils, and noise. However, implementation of mitigation measures and General Plan policies would reduce these impacts to a less than significant level. No other direct or indirect adverse effects on human beings have been identified. **(Less Than Significant Impact with Mitigation Incorporated)**

SECTION 5.0 REFERENCES

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SECTION 6.0 LEAD AGENCY AND CONSULTANTS

6.1 LEAD AGENCY

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SECTION 7.0 ACRONYMS AND ABBREVIATIONS

ABAG	Association of Bay Area Governments
ACM	Asbestos-containing material
AIA	Airport Influence Area
ALUCP	Airport Land Use Compatibility Plan
BAAQMD	Bay Area Air Quality Management District
Bgs	Below ground surface
BMPs	Best Management Practices
Btu	British thermal units
CalARP	California Accidental Release Program
CAL FIRE	California Department of Forestry and Fire Protection
Cal/OSHA	California Department of Industrial Relations, Division of Occupational Safety and Health
CalTrans	California Department of Transportation
CAP	Clean Air Plan
CARB	California Air Resources Board
CBC	California Building Code
C/CAG	City/County Association of Governments
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CEQA	California Environmental Quality Act
CFCs	Chlorofluorocarbons
CGS	California Geological Survey
CH_4	Methane
CMP	Congestion Management Plan
CO	Carbon monoxide
CO_2	Carbon dioxide
CO_2e	Carbon dioxide equivalent
CRHR	California Register of Historical Resources
CUPA	Certified Unified Program Agency

DDD	Dichlorodiphenyldichloroethane
DDE	Dichlorodiphenyldichloroethylene
DDT	Dichlorodiphenyltrichloroethane
DEHHSL	Direct Exposure Human Health Screening Levels
DPM	Diesel particulate matter
DTSC	Department of Toxic Substances Control
DU	Dwelling unit
DWWR	Department of Water and Wastewater Resources
EIR	Environmental Impact Report
EO	Executive Order
EPA	Environmental Protection Agency
FAA	Federal Aviation Administration
FAR	Federal Aviation Regulations
FEMA	Federal Emergency Management Agency
FHBM	Flood Hazard Boundary Map
FHSZ	Fire Hazard Severity Zones
FIRM	Flood Insurance Rate Maps
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GHGs	Greenhouse gases
Gpcd	Gallons per capita per day
Gpd	Gallons per day
GWP	Global warming potential
HAZWOPER	Hazardous Waste Operations and Emergency Response
HCP	Habitat Conservation Plan
HFCs	Hydrofluorocarbons
HI	Hazard Index
HSWA	Federal Hazardous and Solid Waste Amendments
HVAC	Heating, ventilation, and air conditioning
ICES	Innovate and Creative Environmental Solutions
In./sec	Inches/second
ITE	Institute of Transportation Engineers
LBP	Lead-based paint

LID	Low-impact development
LOS	Level of service
MBTA	Migratory Bird Treaty Act
MEI	Maximally exposed individual
MGY	Million gallons per year
$MMTCO_2e$	Million metric tons of CO_2E
MND	Mitigated Negative Declaration
Mpg	Miles per gallon
Mph	Miles per hour
MRP	Municipal Regional Stormwater NPDES Permit
MTC	Metropolitan Transportation Commission
NAHC	Native American Heritage Commission
NCFA	North County Fire Authority
NCP	National Contingency Plan
NESHAP	National Emission Standards for Hazardous Air Pollutants
NFIP	National Flood Insurance Program
NHPA	National Historic Preservation Act
N_2O	Nitrous oxide
NOD	Notice of Determination
NOI	Notice of Intent
NO_x	Nitrogen oxide
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
NSFHA	Non-Special Flood Hazard Area
NSMCSD	North San Mateo County Sanitation District
O_3	Ground-level ozone
OITC	Outdoor-Indoor Transmission Class
OPR	Office of Planning and Research
PCBs	Polychlorinated biphenyls
PCE	Peninsula Clean Energy
PDAs	Priority Development Areas
PFCs	Perfluorocarbons
PM	Particulate matter

PPV	Peak particle velocity
RCRA	Resource Conservation and Recovery Act
RHNA	Regional Housing Need Allocation
R-LD	Residential – Low Density
R-MD	Residential – Medium Density
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCS	Sustainable Communities Strategy
Sf	Square feet
SF_6	Sulfur hexafluoride
SFHA	Special Flood Hazard Area
SFO	San Francisco International Airport
SFPUC	San Francisco Public Utilities Commission
SHMA	Seismic Hazards Mapping Act
SMARA	Surface Mining and Reclamation Act
SMCEHSD	San Mateo County Environmental Health Services Division
SMGB	State Mining and Geology Board
SO_x	Sulfur oxide
SR	State Route
STC	Sound Transmission Class
STLC	Soluble Threshold Limit Concentration
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	Toxic air contaminant
TAZ	Transportation Analysis Zone
TCRs	Tribal Cultural Resources
TIA	Traffic Impact Analysis
TSCA	Toxic Substances Control Act
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
UWMP	Urban water management plan
VMT	Vehicle miles traveled

141 3rd AVENUE TOWNHOME CONSTRUCTION COMMUNITY RISK ASSESSMENT

Daly City, California

January 29, 2021

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Introduction

The purpose of this report is to address the potential community risk impacts associated with the construction of the proposed townhome project located at 141 3rd Avenue in Daly City, California. The air quality impacts from this project would be associated with construction of the new buildings. Air pollutant emissions associated with construction of the project were predicted using appropriate computer models. In addition, the potential project construction health risk impacts and the impact of existing toxic air contaminant (TAC) sources affecting the nearby sensitive receptors were evaluated. The analysis was conducted following guidance provided by the Bay Area Air Quality Management District (BAAQMD).[1] BAAQMD recommends using a 1,000-foot screening radius around the project site for purposes of identifying community health risk from existing sources of TACs.

Project Description

The project site is currently occupied by an approximate 1,200 square foot single-family home. The remainder of the 0.68-acre site is vacant. The project proposes to demolish the existing use and construct 15 townhomes with enclosed garages. Construction is to begin in September of 2021 and is expected to complete in June of 2022.

Setting

The project is located in San Mateo County, which is in the San Francisco Bay Area Air Basin. Ambient air quality standards have been established at both the State and federal level. The Bay Area meets all ambient air quality standards with the exception of ground-level ozone, respirable particulate matter (PM_{10}), and fine particulate matter ($PM_{2.5}$).

<u>Air Pollutants of Concern</u>

High ozone levels are caused by the cumulative emissions of reactive organic gases (ROG) and nitrogen oxides (NO_X). These precursor pollutants react under certain meteorological conditions to form high ozone levels. Controlling the emissions of these precursor pollutants is the focus of the Bay Area's attempts to reduce ozone levels. The highest ozone levels in the Bay Area occur in the eastern and southern inland valleys that are downwind of air pollutant sources. High ozone levels aggravate respiratory and cardiovascular diseases, reduced lung function, and increase coughing and chest discomfort.

Particulate matter is another problematic air pollutant of the Bay Area. Particulate matter is assessed and measured in terms of respirable particulate matter or particles that have a diameter of 10 micrometers or less (PM_{10}) and fine particulate matter where particles have a diameter of 2.5 micrometers or less ($PM_{2.5}$). Elevated concentrations of PM_{10} and $PM_{2.5}$ are the result of both region-wide (or cumulative) emissions and localized emissions. High particulate matter levels aggravate respiratory and cardiovascular diseases, reduce lung function, increase mortality (e.g., lung cancer), and result in reduced lung function growth in children.

[1] Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, May 2017.

Toxic Air Contaminants

Toxic air contaminants (TAC) are a broad class of compounds known to cause morbidity or mortality (usually because they cause cancer) and include, but are not limited to, the criteria air pollutants. TACs are found in ambient air, especially in urban areas, and are caused by industry, agriculture, fuel combustion, and commercial operations (e.g., dry cleaners). TACs are typically found in low concentrations, even near their source (e.g., diesel particulate matter [DPM] near a freeway). Because chronic exposure can result in adverse health effects, TACs are regulated at the regional, State, and federal level.

Diesel exhaust is the predominant TAC in urban air and is estimated to represent about three-quarters of the cancer risk from TACs (based on the Bay Area average). According to the California Air Resources Board (CARB), diesel exhaust is a complex mixture of gases, vapors, and fine particles. This complexity makes the evaluation of health effects of diesel exhaust a complex scientific issue. Some of the chemicals in diesel exhaust, such as benzene and formaldehyde, have been previously identified as TACs by the CARB, and are listed as carcinogens either under the State's Proposition 65 or under the Federal Hazardous Air Pollutants programs.

Regulatory Setting

Federal Regulations

The United States Environmental Protection Agency (EPA) sets nationwide emission standards for mobile sources, which include on-road (highway) motor vehicles such trucks, buses, and automobiles, and non-road (off-road) vehicles and equipment used in construction, agricultural, industrial, and mining activities (such as bulldozers and loaders). The EPA also sets nationwide fuel standards. California also has the ability to set motor vehicle emission standards and standards for fuel used in California, as long as they are the same or more stringent than the federal standards.

In the past decade the EPA has established a number of emission standards for on- and non-road heavy-duty diesel engines used in trucks and other equipment. This was done in part because diesel engines are a significant source of NO_X and particulate matter (PM_{10} and $PM_{2.5}$) and because the EPA has identified DPM as a probable carcinogen. Implementation of the heavy-duty diesel on-road vehicle standards and the non-road diesel engine standards are estimated to reduce particulate matter and NO_X emissions from diesel engines up to 95 percent in 2030 when the heavy-duty vehicle fleet is completely replaced with newer heavy-duty vehicles that comply with these emission standards.[2]

In concert with the diesel engine emission standards, the EPA has also substantially reduced the amount of sulfur allowed in diesel fuels. The sulfur contained in diesel fuel is a significant contributor to the formation of particulate matter in diesel-fueled engine exhaust. The new standards reduced the amount of sulfur allowed by 97 percent for highway diesel fuel (from 500 parts per million by weight [ppmw] to 15 ppmw), and by 99 percent for off-highway diesel fuel

[2] USEPA, 2000. *Regulatory Announcement, Heavy-Duty Engine and Vehicle Standards and Highway Diesel Fuel Sulfur Control Requirements*. EPA420-F-00-057. December.

(from about 3,000 ppmw to 15 ppmw). The low sulfur highway fuel (15 ppmw sulfur), also called ultra-low sulfur diesel (ULSD), is currently required for use by all vehicles in the U.S.

All of the above federal diesel engine and diesel fuel requirements have been adopted by California, in some cases with modifications making the requirements more stringent or the implementation dates sooner.

State Regulations

To address the issue of diesel emissions in the state, CARB developed the Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles.[3] In addition to requiring more stringent emission standards for new on-road and off-road mobile sources and stationary diesel-fueled engines to reduce particulate matter emissions by 90 percent, a significant component of the plan involves application of emission control strategies to existing diesel vehicles and equipment. Many of the measures of the Diesel Risk Reduction Plan have been approved and adopted, including the federal on-road and non-road diesel engine emission standards for new engines, as well as adoption of regulations for low sulfur fuel in California.

CARB has adopted and implemented a number of regulations for stationary and mobile sources to reduce emissions of DPM. Several of these regulatory programs affect medium and heavy-duty diesel trucks that represent the bulk of DPM emissions from California highways. CARB regulations require on-road diesel trucks to be retrofitted with particulate matter controls or replaced to meet 2010 or later engine standards that have much lower DPM and $PM_{2.5}$ emissions. This regulation will substantially reduce these emissions between 2013 and 2023. While new trucks and buses will meet strict federal standards, this measure is intended to accelerate the rate at which the fleet either turns over so there are more cleaner vehicles on the road or is retrofitted to meet similar standards. With this regulation, older, more polluting trucks would be removed from the roads sooner.

CARB has also adopted and implemented regulations to reduce DPM and NO_X emissions from in-use (existing) and new off-road heavy-duty diesel vehicles (e.g., loaders, tractors, bulldozers, backhoes, off-highway trucks, etc.). The regulations apply to diesel-powered off-road vehicles with engines 25 horsepower (hp) or greater. The regulations are intended to reduce particulate matter and NO_X exhaust emissions by requiring owners to turn over their fleet (replace older equipment with newer equipment) or retrofit existing equipment in order to achieve specified fleet-averaged emission rates. Implementation of this regulation, in conjunction with stringent federal off-road equipment engine emission limits for new vehicles, will significantly reduce emissions of DPM and NO_X.

Bay Area Air Quality Management District (BAAQMD)

BAAQMD has jurisdiction over an approximately 5,600-square mile area, commonly referred to as the San Francisco Bay Area (Bay Area). The District's boundary encompasses the nine San Francisco Bay Area counties, including Alameda County, Contra Costa County, Marin County,

[3] California Air Resources Board, 2000. Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles. October.

San Francisco County, San Mateo County, Santa Clara County, Napa County, southwestern Solano County, and southern Sonoma County.

BAAQMD is the lead agency in developing plans to address attainment and maintenance of the National Ambient Air Quality Standards and California Ambient Air Quality Standards. The District also has permit authority over most types of stationary equipment utilized for the proposed project. The BAAQMD is responsible for permitting and inspection of stationary sources; enforcement of regulations, including setting fees, levying fines, and enforcement actions; and ensuring that public nuisances are minimized.

The BAAQMD California Environmental Quality Act (*CEQA) Air Quality Guidelines*[4] were prepared to assist in the evaluation of air quality impacts of projects and plans proposed within the Bay Area. The guidelines provide recommended procedures for evaluating potential air impacts during the environmental review process consistent with CEQA requirements including thresholds of significance, mitigation measures, and background air quality information. They also include assessment methodologies for air toxics, odors, and greenhouse gas emissions. *Attachment 1* includes detailed community risk modeling methodology.

Daly City 2030 General Plan

The following air resources policies and implementing tasks contained in the Resource Management Element of the Daly City 2030 General Plan[5] are applicable to the proposed project:

> *Policy RME-5:* Assess projected air emissions from new development and associated construction and demolition activities in conformance with the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines, and relative to state and federal standards.
>
> - Task RME-5.1: Amend the Planning Division's development review procedures to include a formal step that would help identify how a development project can incorporate design or functional changes that will minimize air quality impacts.
> - Task RME-5.2: Incorporate air quality significance thresholds into the Local Thresholds of Significance document identified in Program RME-1.
> - Task RME-5.3: Consider cumulative air quality impacts consistent with the region's Clean Air Plan and State law.
> - Task RME-5.4: Require the preparation of a Transportation Systems Management plan for new development that has been determined to contribute to a reduction in location air quality. Daly City 2030 General Plan | Resource Management Element 193

[4] Bay Area Air Quality Management District, 2017. *CEQA Air Quality Guidelines*. May.
[5] Daly City, 2013. *Daly City 2030 General Plan*. Adopted March 25, 2013.

- Task RME-5.5: Consult with BAAQMD to identify stationary and mobile TAC sources and determine the need for and requirements of a health risk assessment for proposed developments. type, size and operations of the facility.

Policy RME-6: Assess projected air emissions from new development and associated construction and demolition activities in conformance with the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines, and relative to state and federal standards.

- Task RME-6.1: For new, expanded, or modified development proposals (including tenant improvements) that are potential sources of objectionable smoke and odor, require an analysis of possible smoke and odor impacts and the provision of smoke and odor minimization and control measures as mitigation. The requirements for such shall be codified within the Daly City Municipal Code.

Task RME-6.2: Require new residential development projects and projects categorized as sensitive receptors to be located an adequate distance from facilities that are existing and potential sources of odor. An adequate separate distance will be determined based upon the type, size and operations of the facility.

Sensitive Receptors

There are groups of people more affected by air pollution than others. CARB has identified the following persons who are most likely to be affected by air pollution: children under 16, the elderly over 65, athletes, and people with cardiovascular and chronic respiratory diseases. These groups are classified as sensitive receptors. Locations that may contain a high concentration of these sensitive population groups include residential areas, hospitals, daycare facilities, elder care facilities, and elementary schools. For cancer risk assessments, children are the most sensitive receptors, since they are more susceptible to cancer causing TACs. Residential locations are assumed to include infants and small children. The closest sensitive receptors to the project site are in the single- and multi-family residences adjacent to and surrounding the project site. There are also students at the nearby Thornton High School (14 years and older) to the west of the site and Milestone Academy Preschool (2 years and older) to the southeast of the site. This project would introduce new sensitive receptors (i.e., residents) to the area.

Significance Thresholds

In June 2010, BAAQMD adopted thresholds of significance to assist in the review of projects under CEQA and these significance thresholds were contained in the District's 2011 CEQA Air Quality Guidelines. These thresholds were designed to establish the level at which BAAQMD believed air pollution emissions would cause significant environmental impacts under CEQA. The thresholds were challenged through a series of court challenges and were mostly upheld. BAAQMD updated the CEQA Air Quality Guidelines in 2017 to include the latest significance thresholds, which were used in this analysis and are summarized in Table 1.

Table 1. Community Risk Significance Thresholds

Health Risks and Hazards	Single Sources Within ¼-Mile Zone of Influence	Combined Sources (Cumulative from all sources within ¼-Mile zone of influence)
Excess Cancer Risk	>10.0 per one million	>100 per one million
Hazard Index	>1.0	>10.0
Incremental annual $PM_{2.5}$	>0.3 μg/m^3	>0.8 μg/m^3
Note: PM_{10} = course particulate matter or particulates with an aerodynamic diameter of 10 micrometers (μm) or less, $PM_{2.5}$ = fine particulate matter or particulates with an aerodynamic diameter of 2.5μm or less. GHG = greenhouse gases.		

Construction Community Risk Impacts and Mitigation Measures

Project impacts related to increased community risk can occur either by generating emissions of TACs and air pollutants and by introducing a new sensitive receptor in proximity to an existing source of TACs. Temporary project construction activity would generate emissions of DPM from equipment and trucks and also generate dust on a temporary basis that could affect nearby sensitive receptors. A construction community health risk assessment was prepared to address project construction impacts on the surrounding off-site sensitive receptors.

Additionally, the project could introduce new residents that are sensitive receptors, who would be exposed to existing sources of TACs and localized air pollutants in the vicinity of the project. Therefore, the impact of the existing sources of TAC upon the existing sensitive receptors and new incoming sensitive receptors was assessed.

Community risk impacts are addressed by predicting increased lifetime cancer risk, the increase in annual $PM_{2.5}$ concentrations, and computing the Hazard Index (HI) for non-cancer health risks. Construction equipment and associated heavy-duty truck traffic generates diesel exhaust, which is a known TAC. These exhaust emissions pose health risks for sensitive receptors such as surrounding residents. The primary community risk impact issues associated with construction emissions are cancer risk and exposure to $PM_{2.5}$. A health risk assessment of the project construction activities was conducted that evaluated potential health effects to nearby sensitive receptors from construction emissions of DPM and $PM_{2.5}$.[6] This assessment included dispersion modeling to predict the offsite and onsite concentrations resulting from project construction, so that lifetime cancer risks and non-cancer health effects could be evaluated. The methodology for computing community risks impacts is contained in *Attachment 1*.

Construction Period Emissions

The California Emissions Estimator Model (CalEEMod) Version 2016.3.2 was used to estimate emissions from on-site construction activity, construction vehicle trips, and evaporative emissions. The project land use types and size, and anticipated construction schedule were input to CalEEMod. The CARB EMission FACtors 2017 (EMFAC2017) model was used to predict emissions from construction traffic, which includes worker travel, vendor trucks, and haul trucks.[7]

[6] DPM is identified by California as a toxic air contaminant due to the potential to cause cancer.
[7] See CARB's EMFAC2017 Web Database at https://www.arb.ca.gov/emfac/2017/

The CalEEMod model output along with construction inputs are included in *Attachment 2* and EMFAC2017 vehicle emissions modeling outputs are included in *Attachment 3*.

CalEEMod Modeling

Land Use Inputs

The proposed townhome land uses were entered into CalEEMod as described in Table 2.

Table 1. Summary of Project Land Use Inputs

Project Land Uses	Size	Units	Square Feet (sf)	Acreage
Condo/Townhouse	15	Dwelling Unit	33,675	0.68
Enclosed Parking Structure	30	Parking Spaces	2,245	

Construction Inputs

CalEEMod computes annual emissions for construction that are based on the project type, size and acreage. The model provides emission estimates for both on-site and off-site construction activities. On-site activities are primarily made up of construction equipment emissions, while off-site activity includes worker, hauling, and vendor traffic. The construction build-out scenario for both phases, including equipment list and schedule, were based on information provided by the project applicant.

The construction equipment worksheets provided by the applicant included the schedule for each phase. Within each phase, the quantity of equipment to be used along with the average hours per day and total number of workdays was set to the default values in CalEEMod. Where CalEEMod doesn't provide default values, conservatively high values were assumed for equipment required and hours operated. Since different equipment would have different estimates of the working days per phase, the hours per day for each phase was computed by dividing the total number of hours that the equipment would be used by the total number of days in that phase. The construction schedule assumed that the earliest possible start date would be September 2021 and would be built out over a period of approximately ten months, or 206 construction workdays. The earliest year of full operation was assumed to be 2023.

Construction Truck Traffic Emissions

The latest version of the CalEEMod model is based on the older version of the CARB EMFAC2014 motor vehicle emission factor model. This model has been superseded by the EMFAC2017 model; however, CalEEMod has not been updated to include EMFAC2017. Construction would produce traffic in the form of worker trips and truck traffic. The traffic-related emissions are based on worker and vendor trip estimates produced by CalEEMod and haul trips that were computed based on the estimate of demolition material to be exported, soil material imported and/or exported to the site, and the estimate of cement and asphalt truck trips. CalEEMod provides daily estimates of worker and vendor trips for each applicable phase. The total trips for those were computed by multiplying the daily trip rate by the number of days in that phase. Haul trips for demolition and grading were estimated from the provided pavement demolition and

grading volumes. The number of concrete and asphalt total round haul trips were provided for the project and converted to total one-way trips, assuming two trips per delivery.

The construction traffic information was combined with EMFAC2017 motor vehicle emissions factors. EMFAC2017 provides aggregate emission rates in grams per mile for each vehicle type. The vehicle mix for this study was based on CalEEMod default assumptions, where worker trips are assumed to be comprised of light-duty autos (EMFAC category LDA) and light duty trucks (EMFAC category LDT1and LDT2). Vendor trips are comprised of delivery and large trucks (EMFAC category MHDT and HHDT) and haul trips, including cement trucks, are comprised of large trucks (EMFAC category HHDT). Travel distances are based on CalEEMod default lengths, which are 10.8 miles for worker travel, 7.3 miles for vendor trips and 20 miles for hauling (demolition material export and soil import/export). Since CalEEMod does not address cement trucks, these were treated as vendor travel distances. Each trip was assumed to include an idle time of 5 minutes. Emissions associated with vehicle starts were also included. On road emissions in Santa Clara County for 2021 and 2022 were used in these calculations. Table 3 provides the traffic inputs that were combined with the EMFAC2017 emission database to compute vehicle emissions.

Table 3. Construction Traffic Data Used for EMFAC2017 Model Runs

CalEEMod Run/Land Uses and Construction Phase	Trips by Trip Type			Notes
	Total Worker[1]	Total Vendor[1]	Total Haul[2]	
Vehicle mix[1]	62.6% LDA 8.8% LDT1 28.5% LDT2	77.2% MHDT 22.8% HHDT	100% HHDT	
Trip Length (miles)	10.8	7.3	20.0 (Demo/Soil) 7.3 (Cement/Asphalt)	CalEEMod default distance with 5-min truck idle time.
Demolition	110	-	5	1,200 square foot building demolition. CalEEMod default worker trips.
Site Preparation	115	-	-	CalEEMod default worker trips.
Grading	210	-	75	400-cy soil import. 200-cy soil export. CalEEMod default worker trips.
Trenching	132	-	-	CalEEMod default worker trips.
Building Construction	1,296	216	230	115 cement round trips. CalEEMod default worker and vendor trips.
Architectural Coating	134	-	-	CalEEMod default worker trips.
Paving	54	-	300	150 tons asphalt. CalEEMod default worker trips.

Notes: [1] Based on 2021-2022 EMFAC2017 light-duty vehicle fleet mix for San Mateo County.
[2] Includes grading trips estimated by CalEEMod based on amount of material to be removed.

Summary of Computed Construction Period Emissions

The CalEEMod model and EMFAC2017 emissions provided total annual PM_{10} exhaust emissions (assumed to be DPM) for the off-road construction equipment and for exhaust emissions from on-

road vehicles, with total emissions from all construction stages as 0.0386 tons (77 pounds). The on-road emissions are a result of haul truck travel during demolition and grading activities, worker travel, and vendor deliveries during construction. A trip length of one mile was used to represent vehicle travel while at or near the construction site. It was assumed that these emissions from on-road vehicles traveling at or near the site would occur at the construction site. Fugitive $PM_{2.5}$ dust emissions were calculated by CalEEMod as 0.0046 tons (9 pounds) for the overall construction period.

Community Health Risk from Project Construction

Dispersion Modeling

The U.S. EPA AERMOD dispersion model was used to predict concentrations of DPM and $PM_{2.5}$ concentrations at sensitive receptors in the vicinity of the project construction area. The AERMOD dispersion model is a BAAQMD-recommended model for use in modeling analysis of these types of emission activities for CEQA projects.[8]

Construction Sources

To represent the construction equipment exhaust emissions, an area source emission release height of 20 feet (6 meters) was used for the area sources.[9] The release height incorporates both the physical release height from the construction equipment (i.e., the height of the exhaust pipe) and plume rise after it leaves the exhaust pipe. Plume rise is due to both the high temperature of the exhaust and the high velocity of the exhaust gas. It should be noted that when modeling an area source, plume rise is not calculated by the AERMOD dispersion model as it would do for a point source (exhaust stack). Therefore, the release height from an area source used to represent emissions from sources with plume rise, such as construction equipment, should be based on the height the exhaust plume is expected to achieve, not just the height of the top of the exhaust pipe.

For modeling fugitive $PM_{2.5}$ emissions, a near-ground level release height of 7 feet (2 meters) was used for the area source. Fugitive dust emissions at construction sites come from a variety of sources, including truck and equipment travel, grading activities, truck loading (with loaders) and unloading (rear or bottom dumping), loaders and excavators moving and transferring soil and other materials, etc. All of these activities result in fugitive dust emissions at various heights at the point(s) of generation. Once generated, the dust plume will tend to rise as it moves downwind across the site and exit the site at a higher elevation than when it was generated. For all these reasons, a 7-foot release height was used as the average release height across the construction site. Emissions from the construction equipment and on-road vehicle travel were distributed throughout the modeled area sources.

[8] Bay Area Air Quality Management District (BAAQMD), 2012, *Recommended Methods for Screening and Modeling Local Risks and Hazards, Version 3.0.* May.
[9] California Air Resource Board, 2007. *Proposed Regulation for In-Use Off-Road Diesel Vehicles, Appendix D: Health Risk Methodology.* April. Web: https://ww3.arb.ca.gov/regact/2007/ordiesl07/ordiesl07.htm

AERMOD Inputs and Meteorological Data

The modeling used a three-year data set (2010, 2012, 2013) of hourly meteorological data from the Fort Funston prepared for use with the AERMOD model by BAAQMD. Construction emissions were modeled as occurring daily between 7:00 a.m. to 6:00 p.m., when the majority of construction activity would occur according to the applicant. Annual DPM and $PM_{2.5}$ concentrations from construction activities during the 2021-2022 period were calculated using the model. DPM and $PM_{2.5}$ concentrations were calculated at nearby sensitive receptors. Receptor heights of 5 feet (1.5 meters) were used to represent the breathing height on the first floor of nearby single- and multi-family residences.[10] Receptor heights of 3 feet (1 meter) were used to represent the breathing height of the children at the high school and preschool.

Summary of Construction Community Risk Impacts

The maximum increased cancer risks were calculated using the modeled TAC concentrations combined with the Office of Environmental Health Hazard Assessment (OEHHA)guidance for age sensitivity factors and exposure parameters as recommended by BAAQMD (see *Attachment 1)*. Non-cancer health hazards and maximum $PM_{2.5}$ concentrations were also calculated and identified. Age-sensitivity factors reflect the greater sensitivity of infants and small children to cancer causing TACs. Infant, child, and adult exposures were assumed to occur at all residences during the entire construction period. For the students, children at Milestone Academy Preschool and Thornton High School were assumed to be two years and older. The child (ages 2 through 16 years old) cancer risk parameters were used to calculate the increased cancer risk for the students.

The maximum modeled annual $PM_{2.5}$ concentration was calculated based on combined exhaust and fugitive concentrations. The maximum computed HI value was based on the ratio of the maximum DPM concentration modeled and the chronic inhalation refence exposure level of 5 $\mu g/m^3$.

The maximum-modeled annual DPM and $PM_{2.5}$ concentrations, which includes both the DPM and fugitive $PM_{2.5}$ concentrations, were identified at nearby sensitive receptors (as shown in Figure 1) to find the maximally exposed individuals (MEI). Results of this assessment indicated that the construction residential MEI was located at single-family home east of the construction project site. Table 4 summarizes the maximum cancer risks, $PM_{2.5}$ concentrations, and health hazard indexes for project related construction activities affecting the construction MEI. *Attachment 4* to this report includes the emission calculations used for the construction area source modeling and the cancer risk calculations.

Additionally, modeling was conducted to predict the cancer risks, non-cancer health hazards, and maximum $PM_{2.5}$ concentrations associated with construction activities at the nearby high school and preschool. The maximum increased cancer risks were adjusted using child exposure parameters. The uncontrolled cancer risk, $PM_{2.5}$ concentration, and HI at the nearby high school and preschool do not exceed their respective BAAQMD single-source significance thresholds, as shown in Table 4.

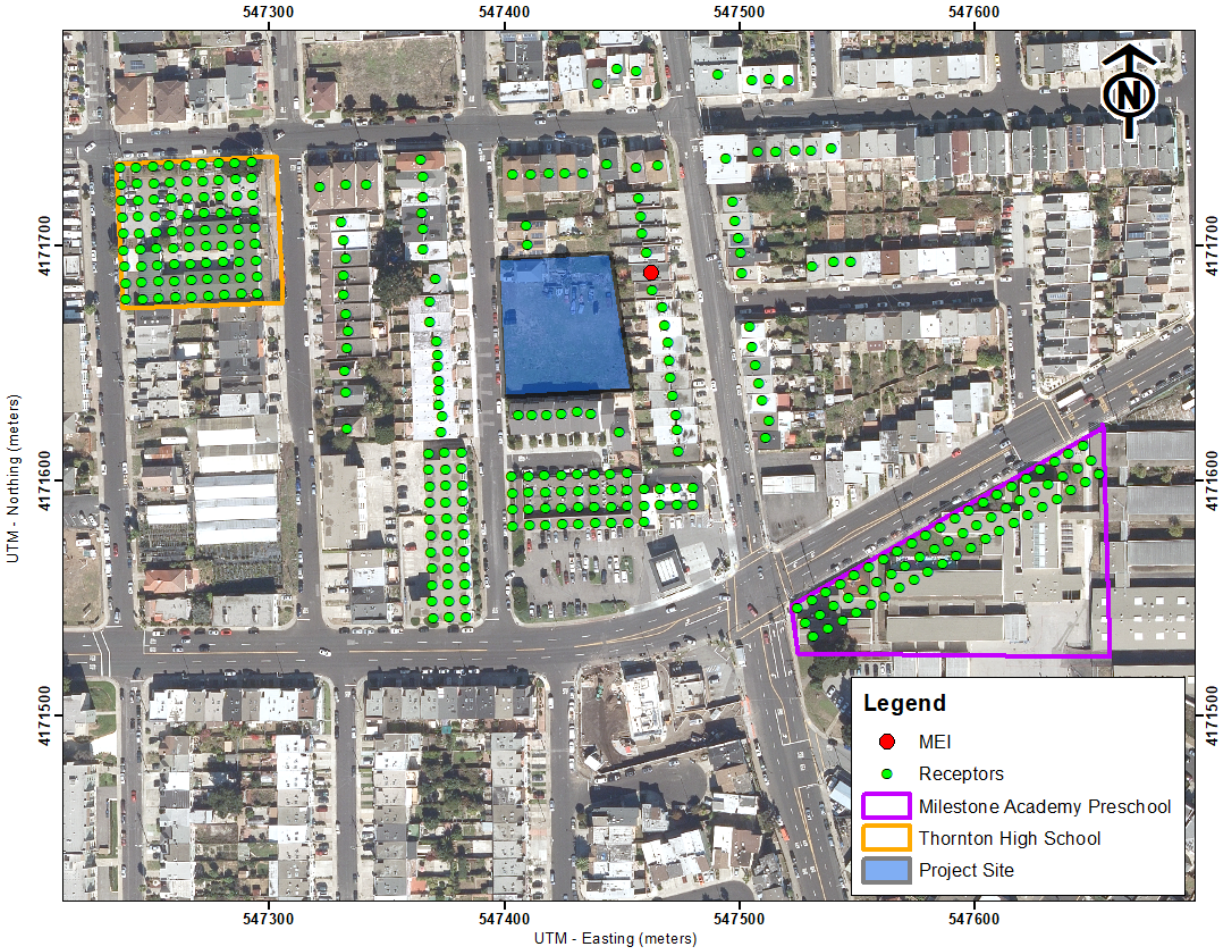
[10] Bay Area Air Quality Management District, 2012, Recommended Methods for Screening and Modeling Local Risks and Hazards, Version 3.0. May. Web: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/risk-modeling-approach-may-2012.pdf?la=en

Table 4. Construction Risk Impacts at the Off-site MEI

Source		Cancer Risk (per million)	Annual $PM_{2.5}$ ($\mu g/m^3$)	Hazard Index
Project Impact				
Project Construction	Unmitigated	**30.5 (infant)**	0.23	0.03
	Mitigated*	1.7 (infant)	0.04	<0.01
BAAQMD Single-Source Threshold		***>10.0***	***>0.3***	***>1.0***
Exceed Threshold?	Unmitigated	***Yes***	*No*	*No*
	Mitigated*	*No*	*No*	*No*
Most Affected Nearby School – Milestone Academy Preschool Child Receptors				
Project Construction	Unmitigated	0.9 (child)	0.02	<0.01
BAAQMD Single-Source Threshold		***>10.0***	***>0.3***	***>1.0***
Exceed Threshold?	Unmitigated	*No*	*No*	*No*

* Construction equipment with Tier 4 interim engines and Best Management Practices as Mitigation Measures.

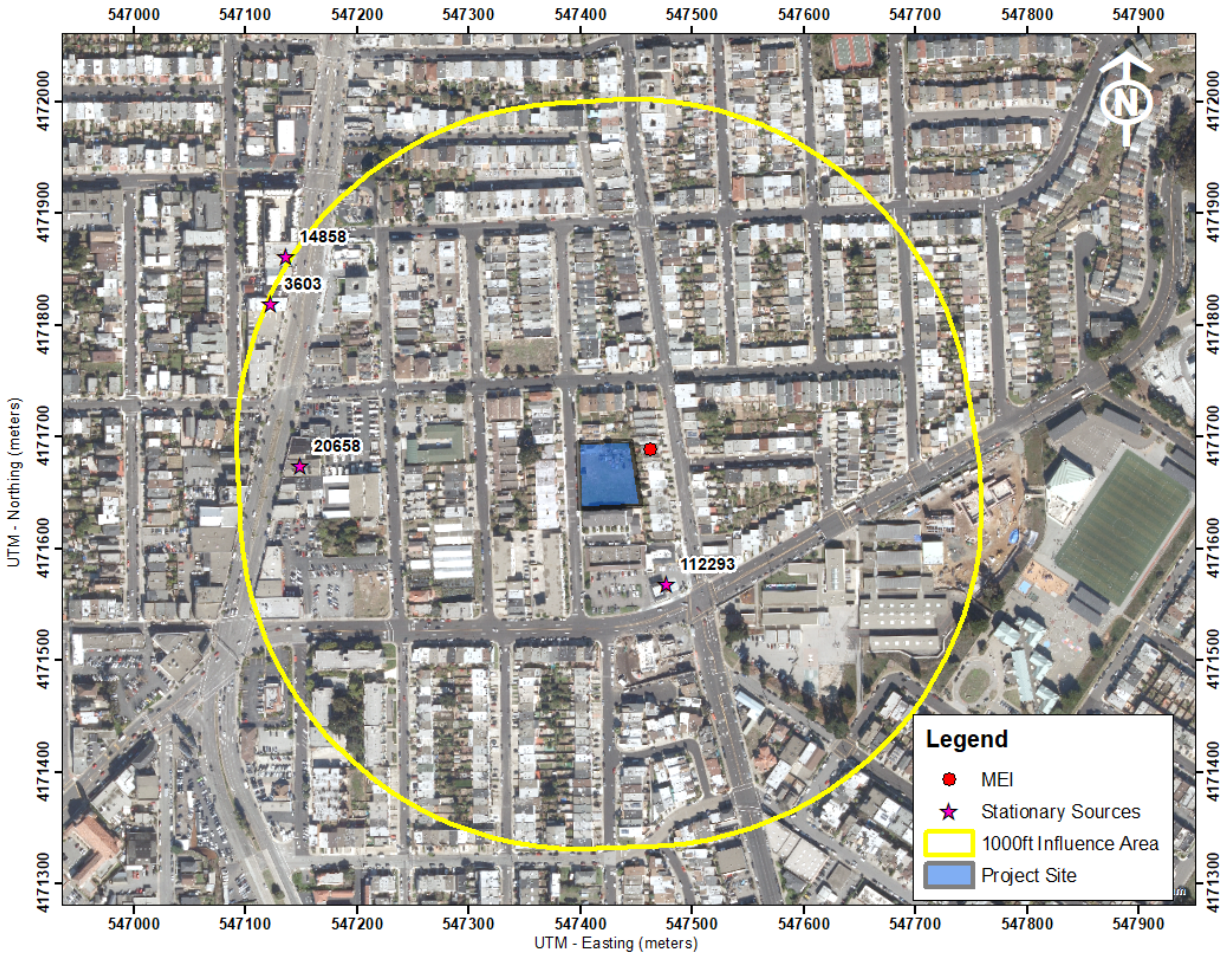
Figure 1. Project Construction Site, Locations of Off-Site Sensitive Receptors, and Maximum TAC Impact Location



Cumulative Community Risks of all TAC Sources at the Offsite Project MEI

Community health risk assessments typically look at all substantial sources of TACs that can affect sensitive receptors that are located within 1,000 feet of a project site (i.e., influence area). These sources include rail lines, highways, busy surface streets, and stationary sources identified by BAAQMD. A review of the project influence area based on provided information indicates that traffic on Mission Street (State Route 82) would exceed an average daily traffic (ADT) of 10,000 vehicles. A review of BAAQMD's stationary source geographic information systems (GIS) map tool identified four stationary sources with the potential to affect the project site and MEI. Figure 2 shows the location of sources affecting the project site and MEI. Community risk impacts from these sources upon the MEI reported in Table 5. Details of the modeling and community risk calculations are included in *Attachment 5*.

Figure 2. Project Site and Nearby TAC and $PM_{2.5}$ Sources



Highways – Mission Street (State Route 82)

BAAQMD provided raster files with cancer risk and $PM_{2.5}$ values for all highways/freeways, roadways (ADT > 30,000), and rail lines within the Bay Area. The risk values shown in the raster files were modeled in AERMOD in 20x20-meter grid cells. The files incorporate AADT for the

highway using EMFAC 2014 data for fleet mix and include the OEHHA 2015 factor. These raster files were used to screen the Mission Street (S.R.82) risks and hazards upon the MEI. The MEI is approximately 1,025 feet east of the state route. At the edge of the MEI, the increased cancer risk would be 5.1 per million and the $PM_{2.5}$ value would be 0.17 $\mu g/m^3$. Note that the cancer risk value is not adjusted for age sensitivity or exposure duration. It is conservatively higher than adjusted cancer risk values. Refined modeling of the state route would have resulted in even lower risk values. Note that BAAQMD has found that non-cancer hazards were found to be minimal, so an HI value is not included. The rail line screening levels are listed in Table 5.

BAAQMD Permitted Stationary Sources

Permitted stationary sources of air pollution near the project site were identified using BAAQMD's *Permitted Stationary Sources 2018* GIS website.[11] This mapping tool identifies the location of nearby stationary sources and their estimated risk and hazard impacts. Four sources were identified using this tool with three sources being auto body coating equipment and one a gas dispensing facility. A Stationary Source Information Form (SSIF) containing the identified sources was prepared and submitted to BAAQMD. BAAQMD provided input and clarification about the stationary sources.[12]

The screening level risks and hazards for the three generic sources reported by BAAQMD were adjusted for distance using BAAQMD's *Distance Adjustment Multiplier Tool for Generic Equipment*. The gas station source #112293 had high screening risk levels that were close to the project site. Therefore, emissions data provided by BAAQMD were input into BAAQMD's *Risk and Hazards Emissions Screening Calculator,* which is a more refined screening tool that computes the cancer risk, annual $PM_{2.5}$ concentrations, and HI using adjustments to account for new OEHHA guidance and distance between the receptor and source. Community risk impacts from the stationary sources upon the MEI is reported in Table 5.

Summary of Cumulative Health Risk Impact at Construction MEI

Table 5 reports both the project and cumulative community risk impacts at the sensitive receptors most affected by construction (i.e. the MEI). The project would have an exceedance with respect to community risk caused by project construction activities, since the maximum unmitigated cancer risk exceeds the BAAQMD single-source thresholds. With the implementation of *Mitigation Measure AQ-1 and AQ-2*, the project's cancer risks would be lowered to a level below the single-source thresholds. The cancer risk, $PM_{2.5}$ concentration, and HI, unmitigated and mitigated, does not exceed its cumulative threshold.

[11] BAAQMD, Web: https://baaqmd.maps.arcgis.com/apps/webappviewer/index.html?id=2387ae674013413f987b1071715daa65
[12] Email correspondence with Areana Flores, MSc, Environmental Planner, BAAQMD, January 19, 2021.

Table 5. Impacts from Combined Sources at Project MEI

Source		Cancer Risk (per million)	Annual $PM_{2.5}$ ($\mu g/m^3$)	Hazard Index
Project Impacts				
Project Construction	Unmitigated	**30.5 (infant)**	0.23	0.03
	Mitigated	1.7 (infant)	0.04	<0.01
BAAQMD Single-Source Threshold		***>10.0***	***>0.3***	***>1.0***
Exceed Threshold?	Unmitigated	***Yes***	*No*	*No*
	Mitigated	*No*	*No*	*No*
Cumulative Sources				
Mission Street (S.R. 82) – Raster Screening Data		5.1	0.17	--
Colma Auto Body Shop Inc (Facility ID #3603, Auto Body Coating), MEI +1,000 feet		--	--	<0.01
D&J Auto Body Specialists Inc. (Facility ID #14858, Auto Body Coating), MEI +1,000 feet		--	--	<0.01
19th Auto Body Center (Facility ID #20658, Auto Body Coating), MEI 970 feet		--	--	<0.01
Hillside Shell (Facility ID #112293, Gas Station), MEI 400 feet		4.0	--	0.02
Combined Sources	Unmitigated	39.6 (infant)	0.40	<0.08
	Mitigated	10.8 (infant)	0.21	<0.06
BAAQMD Cumulative Source Threshold		***>100***	***>0.8***	***>10.0***
Exceed Threshold?	Unmitigated	*No*	*No*	*No*
	Mitigated	*No*	*No*	*No*

Construction activities, particularly during site preparation and grading, would temporarily generate fugitive dust in the form of PM_{10} and $PM_{2.5}$. Sources of fugitive dust would include disturbed soils at the construction site and trucks carrying uncovered loads of soils. Unless properly controlled, vehicles leaving the site would deposit mud on local streets, which could be an additional source of airborne dust after it dries. The BAAQMD CEQA Air Quality Guidelines consider these impacts to be less-than-significant if best management practices are implemented to reduce these emissions. *Recommended Measure AQ-1 would implement BAAQMD-recommended best management practices*.

***Recommended Measure AQ-1:* Include measures to control dust and exhaust during construction.**

During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level. Additional measures are identified to reduce construction equipment exhaust emissions. The contractor shall implement the following best management practices that are required of all projects:

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

2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

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

4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).

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

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

7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Effectiveness of Recommended Measure AQ-1

The measures above are consistent with BAAQMD-recommended basic control measures for reducing fugitive particulate matter that are contained in the BAAQMD CEQA Air Quality Guidelines.

Mitigation Measure AQ-2: **Use construction equipment that has low diesel particulate matter exhaust to minimize emissions**

A feasible plan to reduce emissions such that increased cancer risk and annual $PM_{2.5}$ concentrations from construction would be reduced below significance levels is as follows:

1. All construction equipment larger than 25 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 emission standards for particulate matter (PM_{10} and $PM_{2.5}$), if feasible, otherwise,

    a. If use of Tier 4 equipment is not available, alternatively use equipment that meets U.S. EPA emission standards for Tier 3 engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve a 67 percent reduction in particulate matter exhaust in comparison to uncontrolled equipment; alternatively (or in combination).

b. Use of electrical or non-diesel fueled equipment.

Effectiveness of Mitigation Measure AQ-2

CalEEMod was used to compute emissions associated with this mitigation measure assuming that all equipment met U.S. EPA Tier 4 interim engines standards and BAAQMD best management practices for construction were included. With these implemented, the project's construction cancer risk impact, assuming infant exposure, would be reduced to 1.68 per million. As a result, the project's construction cancer risk would be reduced below the BAAQMD single-source threshold.

On-Site Community Health Risk Impacts – New Project Residents

In addition to evaluating health impact from project construction, a health risk assessment was completed to assess the impact existing TAC sources would have on the new proposed sensitive receptors (residents) that that project would introduce. The same TAC sources identified above were used in this health risk assessment.[13]

Highways – Mission Street (S.R. 82)

The state route screening analysis for the new project sensitive receptors was conducted in the same manner as described above for the construction MEI. The project site is approximately 850 east of the state route. The community risk impacts from the state route at the project site are shown in Table 6.

Stationary Sources

The stationary source screening analysis for the new project sensitive receptors was conducted in the same manner as described above for the construction MEI. The community risk impacts from the stationary sources at the project site are shown in Table 6.

Combined Community Health Risk at Project Site

Community risk impacts from the existing TAC sources upon the project site are reported in Table 6. The risks from the singular TAC sources are compared against the BAAQMD single-source threshold. The risks from all the sources are then combined and compared against the BAAQMD cumulative-source threshold. As shown, none of the sources exceed the single-source or cumulative-source thresholds.

[13] We note that to the extent this analysis considers *existing* air quality issues in relation to the impact on *future residents* of the Project, it does so for informational purposes only pursuant to the judicial decisions in *CBIA v. BAAQMD* (2015) 62 Cal.4th 369, 386 and *Ballona Wetlands Land Trust v. City of Los Angeles* (2011) 201 Cal.App.4th 455, 473, which confirm that the impacts of the environment on a project are excluded from CEQA unless the project itself "exacerbates" such impacts.

Table 6. Cumulative Community Risk Impacts Upon the On-site Sensitive Receptors

Source	Cancer Risk (per million)	Annual $PM_{2.5}$ ($\mu g/m^3$)	Hazard Index
Mission Street (S.R. 82) – Raster Screening Data	5.4	0.18	--
Colma Auto Body Shop Inc (Facility ID #3603, Auto Body Coating), Project Site 950 feet	--	--	<0.01
D&J Auto Body Specialists Inc. (Facility ID #14858, Auto Body Coating), Project Site 990 feet	--	--	<0.01
19th Auto Body Center (Facility ID #20658, Auto Body Coating), Project Site 750 feet	--	--	<0.01
Hillside Shell (Facility ID #112293, Gas Station), Project Site 210 feet	0.6	--	<0.01
BAAQMD Single-Source Threshold	***>10.0***	***>0.3***	***>1.0***
Exceed Threshold?	*No*	*No*	*No*
Cumulative Total	6.0	0.18	<0.04
BAAQMD Cumulative Source Threshold	***>100***	***>0.8***	***>10.0***
Exceed Threshold?	*No*	*No*	*No*

Supporting Documentation

Attachment 1 is the methodology used to compute community risk impacts, including the methods to compute lifetime cancer risk from exposure to project emissions.

Attachment 2 includes the CalEEMod output for project construction emissions. Also included are any modeling assumptions.

Attachment 3 includes the EMFAC2017 emissions modeling. The input files for these calculations are voluminous and are available upon request in digital format.

Attachment 4 is the construction health risk assessment. This includes the summary of the dispersion modeling and the cancer risk calculations for construction. AERMOD dispersion modeling files for this assessment, which are quite voluminous, are available upon request and would be provided in digital format

Attachment 5 includes the cumulative community risk calculations, modeling results, and health risk calculations from sources affecting the construction MEI and project site receptors.

Attachment 1: Health Risk Calculation Methodology

A health risk assessment (HRA) for exposure to Toxic Air Contaminates (TACs) requires the application of a risk characterization model to the results from the air dispersion model to estimate potential health risk at each sensitive receptor location. The State of California Office of Environmental Health Hazard Assessment (OEHHA) and California Air Resources Board (CARB) develop recommended methods for conducting health risk assessments. The most recent OEHHA risk assessment guidelines were published in February of 2015.[14] These guidelines incorporate substantial changes designed to provide for enhanced protection of children, as required by State law, compared to previous published risk assessment guidelines. CARB has provided additional guidance on implementing OEHHA's recommended methods.[15] This HRA used the 2015 OEHHA risk assessment guidelines and CARB guidance. The BAAQMD has adopted recommended procedures for applying the newest OEHHA guidelines as part of Regulation 2, Rule 5: New Source Review of Toxic Air Contaminants.[16] Exposure parameters from the OEHHA guidelines and the recent BAAQMD HRA Guidelines were used in this evaluation.

Cancer Risk

Potential increased cancer risk from inhalation of TACs is calculated based on the TAC concentration over the period of exposure, inhalation dose, the TAC cancer potency factor, and an age sensitivity factor to reflect the greater sensitivity of infants and children to cancer causing TACs. The inhalation dose depends on a person's breathing rate, exposure time and frequency and duration of exposure. These parameters vary depending on the age, or age range, of the persons being exposed and whether the exposure is considered to occur at a residential location or other sensitive receptor location.

The current OEHHA guidance recommends that cancer risk be calculated by age groups to account for different breathing rates and sensitivity to TACs. Specifically, they recommend evaluating risks for the third trimester of pregnancy to age zero, ages zero to less than two (infant exposure), ages two to less than 16 (child exposure), and ages 16 to 70 (adult exposure). Age sensitivity factors (ASFs) associated with the different types of exposure are an ASF of 10 for the third trimester and infant exposures, an ASF of 3 for a child exposure, and an ASF of 1 for an adult exposure. Also associated with each exposure type are different breathing rates, expressed as liters per kilogram of body weight per day (L/kg-day) or liters per kilogram of body weight per 8-hour period for the case of worker or school child exposures. As recommended by the BAAQMD for residential exposures, 95th percentile breathing rates are used for the third trimester and infant exposures, and 80th percentile breathing rates for child and adult exposures. For children at schools and daycare facilities, BAAQMD recommends using the 95th percentile 8-hour breathing rates. Additionally, CARB and the BAAQMD recommend the use of a residential exposure duration of

[14] OEHHA, 2015. *Air Toxics Hot Spots Program Risk Assessment Guidelines, The Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments*. Office of Environmental Health Hazard Assessment. February.
[15] CARB, 2015. *Risk Management Guidance for Stationary Sources of Air Toxics*. July 23.
[16] BAAQMD, 2016. *BAAQMD Air Toxics NSR Program Health Risk Assessment (HRA) Guidelines*. December 2016.

30 years for sources with long-term emissions (e.g., roadways). For workers, assumed to be adults, a 25-year exposure period is recommended by the BAAQMD. For school children a 9-year exposure period is recommended by the BAAQMD.

Under previous OEHHA and BAAQMD HRA guidance, residential receptors are assumed to be at their home 24 hours a day, or 100 percent of the time. In the 2015 Risk Assessment Guidance, OEHHA includes adjustments to exposure duration to account for the fraction of time at home (FAH), which can be less than 100 percent of the time, based on updated population and activity statistics. The FAH factors are age-specific and are: 0.85 for third trimester of pregnancy to less than 2 years old, 0.72 for ages 2 to less than 16 years, and 0.73 for ages 16 to 70 years. Use of the FAH factors is allowed by the BAAQMD if there are no schools in the project vicinity have a cancer risk of one in a million or greater assuming 100 percent exposure (FAH = 1.0).

Functionally, cancer risk is calculated using the following parameters and formulas:

Cancer Risk (per million) = $CPF \times Inhalation\ Dose \times ASF \times ED/AT \times FAH \times 10^{6}$

Where:

CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = $C_{air} \times DBR^{*} \times A \times (EF/365) \times 10^{-6}$

Where:

C_{air} = concentration in air ($\mu g/m^3$)
DBR = daily breathing rate (L/kg body weight-day)
8HrBR = 8-hour breathing rate (L/kg body weight-8 hours)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

The health risk parameters used in this evaluation are summarized as follows:

Parameter	***Exposure Type →***	**Infant**		**Child**	**Adult**
	Age Range →	**3rd Trimester**	**0<2**	**2 < 16**	**16 - 30**
DPM Cancer Potency Factor $(mg/kg\text{-}day)^{-1}$		1.10E+00	1.10E+00	1.10E+00	1.10E+00
Daily Breathing Rate (L/kg-day) 80th Percentile Rate		273	758	572	261
Daily Breathing Rate (L/kg-day) 95th Percentile Rate		361	1,090	745	335
8-hour Breathing Rate (L/kg-8 hours) 95th Percentile Rate		-	1,200	520	240
Inhalation Absorption Factor		1	1	1	1
Averaging Time (years)		70	70	70	70
Exposure Duration (years)		0.25	2	14	14*
Exposure Frequency (days/year)		350	350	350	350*
Age Sensitivity Factor		10	10	3	1
Fraction of Time at Home (FAH)		0.85-1.0	0.85-1.0	0.72-1.0	0.73*
* An 8-hour breathing rate (8HrBR) is used for worker and school child exposures.					

Non-Cancer Hazards

Non-cancer health risk is usually determined by comparing the predicted level of exposure to a chemical to the level of exposure that is not expected to cause any adverse effects (reference exposure level), even to the most susceptible people. Potential non-cancer health hazards from TAC exposure are expressed in terms of a hazard index (HI), which is the ratio of the TAC concentration to a reference exposure level (REL). OEHHA has defined acceptable concentration levels for contaminants that pose non-cancer health hazards. TAC concentrations below the REL are not expected to cause adverse health impacts, even for sensitive individuals. The total HI is calculated as the sum of the HIs for each TAC evaluated and the total HI is compared to the BAAQMD significance thresholds to determine whether a significant non-cancer health impact from a project would occur.

Typically, for residential projects located near roadways with substantial TAC emissions, the primary TAC of concern with non-cancer health effects is diesel particulate matter (DPM). For DPM, the chronic inhalation REL is 5 micrograms per cubic meter ($\mu g/m^3$).

Annual $PM_{2.5}$ Concentrations

While not a TAC, fine particulate matter ($PM_{2.5}$) has been identified by the BAAQMD as a pollutant with potential non-cancer health effects that should be included when evaluating potential community health impacts under the California Environmental Quality Act (CEQA). The thresholds of significance for $PM_{2.5}$ (project level and cumulative) are in terms of an increase in the annual average concentration. When considering $PM_{2.5}$ impacts, the contribution from all sources of $PM_{2.5}$ emissions should be included. For projects with potential impacts from nearby local roadways, the $PM_{2.5}$ impacts should include those from vehicle exhaust emissions, $PM_{2.5}$ generated from vehicle tire and brake wear, and fugitive emissions from re-suspended dust on the roads.

Attachment 2: CalEEMod Modeling Inputs and Outputs

Air Quality/Noise Construction Information Data Request

Project N 141 3rd Ave

Complete ALL Portions in Yellow

See Equipment Type TAB for type, horsepower and load factor

Project Size	15	Dwelling Units	0.68	total project acres disturbed
	33,675	s.f. residential		
	N/A	s.f. retail		
	N/A	s.f. office/commercial		
		s.f. other, specify:		
	2245	s.f. parking garage	30	spaces
	N/A	s.f. parking lot		spaces
Construction Hours	7:00 am	to	6:00 pm	

N

Project include OPERATIONAL GENERATOR OR FIRE PUMP on-site? Y/N?

IF YES (if BOTH separate values) -->

Kilowatts/Horsepower:

Fuel Type:

Location in project (Plans Desired if Available):

DO NOT MULTIPLY EQUIPMENT HOURS/DAY BY THE QUANTITY OF EQUIPMENT

Quantity	Description	HP	Load Factor	Hours/day	Total Work Days	Avg. Hours per day	Annual Hours	Comments
	Demolition	**Start Date:**	**9/1/2021**	**Total phase:**	**14**			**Overall Import/Export Volumes**
		End Date:	**9/15/2021**					
1	Concrete/Industrial Saws	81	0.73	8	14	8	112	**Demolition Volume**
	Excavators	158	0.38			0	0	Square footage of buildings to be demolished
1	Rubber-Tired Dozers	247	0.4	1	14	1	14	(or total tons to be hauled)
2	Tractors/Loaders/Backhoes	97	0.37	6	14	6	168	__?__ square feet *or* Lot has no existing building
								__?__ Hauling volume (tons) NA
								no
	Site Preparation	**Start Date:**	**9/15/2021**	**Total phase:**	**30**			
		End Date:	**10/15/2021**					
1	Graders	187	0.41	8	30	8	240	
	Rubber Tired Dozers	247	0.4			0	0	
1	Tractors/Loaders/Backhoes	97	0.37	8	30	8	240	
	Grading / Excavation	**Start Date:**	**10/16/2021**	**Total phase:**	**30**			
		End Date:	**11/15/2021**					**Soil Hauling Volume**
	Excavators	158	0.38			0	0	Export volume = __?__ cubic yards? 200 cubic yards
	Graders	187	0.41			0	0	Import volume = __?__ cubic yards? 400 yards from correspondence word doc
1	Rubber Tired Dozers	247	0.4	1	30	1	30	
1	Concrete/Industrial Saws	81	0.73	8	30	8	240	
2	Tractors/Loaders/Backhoes	97	0.37	6	30	6	360	
	Other Equipment?							
	Trenching/Foundation	**Start Date:**	**11/16/2021**	**Total phase:**	**60**			
		End Date:	**1/15/2022**					
1	Tractor/Loader/Backhoe	97	0.37	8	60	8	480	
1	Excavators	158	0.38	8	60	8	480	
	Other Equipment?							
	Building - Exterior	**Start Date:**	**12/15/2021**	**Total phase:**	**151**			**Cement Trucks? __?__ Total Round-Trips 115 loads**
		End Date:	**5/15/2022**					
1	Cranes	231	0.29	4	151	4	604	Electric? (Y/N) __N__ Otherwise assumed diesel yes- electric
2	Forklifts	89	0.2	6	151	6	1812	Liquid Propane (LPG)? (Y/N) no
	Generator Sets	84	0.74			0	0	Or temporary line power? (Y/N) yes
2	Tractors/Loaders/Backhoes	97	0.37	8	151	8	2416	
	Welders	46	0.45			0	0	
	Other Equipment?					0		
Building - Interior/Architectural Coating		**Start Date:**	**3/15/2022**	**Total phase:**	**92**			
		End Date:	**6/15/2022**					
1	Air Compressors	78	0.48	6	92	6	552	
	Aerial Lift	62	0.31			0	0	
	Other Equipment?							
	Paving	**Start Date:**	**12/8/2021**	**Total phase:**	**2**			
		Start Date:	**12/10/2021**					
4	Cement and Mortar Mixers	9	0.56	6	2	6	48	
1	Pavers	130	0.42	7	2	7	14	**Asphalt? __150tons__ cubic yards or __8__ round trips?**
	Paving Equipment	132	0.36			0	0	
1	Rollers	80	0.38	7	2	7	14	
1	Tractors/Loaders/Backhoes	97	0.37	7	2	7	14	
	Other Equipment?							
	Additional Phases	**Start Date:**		**Total phase:**				
		Start Date:						

Equipment types listed in "Equipment Types" worksheet tab.

Equipment listed in this sheet is to provide an example of inputs

It is assumed that water trucks would be used during grading

Add or subtract phases and equipment, as appropriate

Modify horepower or load factor, as appropriate

Complete one sheet for each project component

141 3rd Ave Townhome Construction

San Mateo County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	15.00	Dwelling Unit	0.68	33,675.00	43
Enclosed Parking Structure	30.00	Space	0.00	2,245.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	70
Climate Zone	5			**Operational Year**	2023
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	210	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - PG&E Intensity Rate = 210 (Year 2017)

Land Use - Square footage provided by client

Construction Phase - Construction schedule provided by client. Default equipment and hours.

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - Construction equipment and hours default. Assumed 1 excavator and 1 tractor, 8 hrs/day for trenching.

Grading - Construction worksheet and correspondence data. Grading = 400 cubic yards imported, 200 cubic yards exported.

Demolition - Existing building demo. Google Earth est. 1200 sqft

Trips and VMT - Trips copied to EMFAC

Architectural Coating - Square footage provided in site plan

Construction Off-road Equipment Mitigation - All equipment greater than 50hp T4i. Water and vehicle speed at default.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Residential_Interior	68,192.00	33,675.00
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	15
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Interim
tblConstEquipMitigation	Tier	No Change	Tier 4 Interim
tblConstEquipMitigation	Tier	No Change	Tier 4 Interim
tblConstEquipMitigation	Tier	No Change	Tier 4 Interim
tblConstEquipMitigation	Tier	No Change	Tier 4 Interim
tblConstEquipMitigation	Tier	No Change	Tier 4 Interim
tblConstEquipMitigation	Tier	No Change	Tier 4 Interim
tblConstEquipMitigation	Tier	No Change	Tier 4 Interim
tblConstEquipMitigation	Tier	No Change	Tier 4 Interim
tblConstEquipMitigation	Tier	No Change	Tier 4 Interim
tblConstEquipMitigation	Tier	No Change	Tier 4 Interim

tblConstructionPhase	NumDays	5.00	67.00
tblConstructionPhase	NumDays	100.00	108.00
tblConstructionPhase	NumDays	10.00	11.00
tblConstructionPhase	NumDays	2.00	21.00
tblConstructionPhase	NumDays	5.00	3.00
tblConstructionPhase	NumDays	1.00	23.00
tblConstructionPhase	PhaseEndDate	2/18/2022	6/15/2022
tblConstructionPhase	PhaseEndDate	2/4/2022	5/15/2022
tblConstructionPhase	PhaseEndDate	9/14/2021	9/15/2021
tblConstructionPhase	PhaseEndDate	9/17/2021	11/15/2021
tblConstructionPhase	PhaseEndDate	2/11/2022	12/10/2021
tblConstructionPhase	PhaseEndDate	9/15/2021	10/15/2021
tblConstructionPhase	PhaseStartDate	2/12/2022	3/15/2022
tblConstructionPhase	PhaseStartDate	9/18/2021	12/15/2021
tblConstructionPhase	PhaseStartDate	9/16/2021	10/16/2021
tblConstructionPhase	PhaseStartDate	2/5/2022	12/8/2021
tblGrading	MaterialExported	0.00	200.00
tblGrading	MaterialImported	0.00	400.00
tblLandUse	BuildingSpaceSquareFeet	15,000.00	33,675.00
tblLandUse	BuildingSpaceSquareFeet	12,000.00	2,245.00
tblLandUse	LandUseSquareFeet	15,000.00	33,675.00
tblLandUse	LandUseSquareFeet	12,000.00	2,245.00
tblLandUse	LotAcreage	0.94	0.68
tblLandUse	LotAcreage	0.27	0.00
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	OffRoadEquipmentType		Tractors/Loaders/Backhoes
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblProjectCharacteristics	CO2IntensityFactor	641.35	210
tblProjectCharacteristics	OperationalYear	2018	2023
tblTripsAndVMT	HaulingTripNumber	5.00	0.00

tblTripsAndVMT	HaulingTripNumber	75.00	0.00
tblTripsAndVMT	VendorTripNumber	2.00	0.00
tblTripsAndVMT	WorkerTripNumber	2.00	0.00
tblTripsAndVMT	WorkerTripNumber	12.00	0.00
tblTripsAndVMT	WorkerTripNumber	10.00	0.00
tblTripsAndVMT	WorkerTripNumber	10.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	0.00
tblTripsAndVMT	WorkerTripNumber	5.00	0.00
tblTripsAndVMT	WorkerTripNumber	5.00	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0333	0.3369	0.3194	5.4000e-004	0.0146	0.0171	0.0317	5.1000e-003	0.0159	0.0210	0.0000	46.7771	46.7771	0.0128	0.0000	47.0971
2022	0.1988	0.3982	0.4280	6.8000e-004	0.0000	0.0213	0.0213	0.0000	0.0198	0.0198	0.0000	59.7638	59.7638	0.0171	0.0000	60.1918
Maximum	**0.1988**	**0.3982**	**0.4280**	**6.8000e-004**	**0.0146**	**0.0213**	**0.0317**	**5.1000e-003**	**0.0198**	**0.0210**	**0.0000**	**59.7638**	**59.7638**	**0.0171**	**0.0000**	**60.1918**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					

2021	9.8900e-003	0.2053	0.3631	5.4000e-004	6.5800e-003	8.4000e-004	7.4200e-003	2.2900e-003	8.4000e-004	3.1300e-003	0.0000	46.7770	46.7770	0.0128	0.0000	47.0971
2022	0.1713	0.2664	0.4710	6.8000e-004	0.0000	1.0900e-003	1.0900e-003	0.0000	1.0900e-003	1.0900e-003	0.0000	59.7637	59.7637	0.0171	0.0000	60.1917
Maximum	**0.1713**	**0.2664**	**0.4710**	**6.8000e-004**	**6.5800e-003**	**1.0900e-003**	**7.4200e-003**	**2.2900e-003**	**1.0900e-003**	**3.1300e-003**	**0.0000**	**59.7637**	**59.7637**	**0.0171**	**0.0000**	**60.1917**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**21.93**	**35.82**	**-11.58**	**0.00**	**55.02**	**94.97**	**83.94**	**55.10**	**94.60**	**89.67**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**9-1-2021**	**11-30-2021**	0.2499	0.1350
2	**12-1-2021**	**2-28-2022**	0.2923	0.1931
3	**3-1-2022**	**5-31-2022**	0.3853	0.2901
4	**6-1-2022**	**8-31-2022**	0.0338	0.0312
		Highest	0.3853	0.2901

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1934	2.0800e-003	0.1593	1.0000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.6839	0.4634	1.1472	1.2800e-003	4.0000e-005	1.1925
Energy	2.2700e-003	0.0194	8.2500e-003	1.2000e-004		1.5700e-003	1.5700e-003		1.5700e-003	1.5700e-003	0.0000	31.4974	31.4974	1.6800e-003	6.7000e-004	31.7390
Mobile	0.0187	0.0525	0.2108	7.5000e-004	0.0726	6.0000e-004	0.0732	0.0195	5.6000e-004	0.0201	0.0000	68.5894	68.5894	2.4500e-003	0.0000	68.6508
Waste						0.0000	0.0000		0.0000	0.0000	1.4006	0.0000	1.4006	0.0828	0.0000	3.4700
Water						0.0000	0.0000		0.0000	0.0000	0.3101	0.7091	1.0192	0.0319	7.7000e-004	2.0479
Total	**0.2144**	**0.0740**	**0.3784**	**9.7000e-004**	**0.0726**	**9.6000e-003**	**0.0822**	**0.0195**	**9.5600e-003**	**0.0291**	**2.3946**	**101.2593**	**103.6539**	**0.1201**	**1.4800e-003**	**107.1002**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1934	2.0800e-003	0.1593	1.0000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.6839	0.4634	1.1472	1.2800e-003	4.0000e-005	1.1925
Energy	2.2700e-003	0.0194	8.2500e-003	1.2000e-004		1.5700e-003	1.5700e-003		1.5700e-003	1.5700e-003	0.0000	31.4974	31.4974	1.6800e-003	6.7000e-004	31.7390
Mobile	0.0187	0.0525	0.2108	7.5000e-004	0.0726	6.0000e-004	0.0732	0.0195	5.6000e-004	0.0201	0.0000	68.5894	68.5894	2.4500e-003	0.0000	68.6508
Waste						0.0000	0.0000		0.0000	0.0000	1.4006	0.0000	1.4006	0.0828	0.0000	3.4700
Water						0.0000	0.0000		0.0000	0.0000	0.3101	0.7091	1.0192	0.0319	7.7000e-004	2.0479
Total	**0.2144**	**0.0740**	**0.3784**	**9.7000e-004**	**0.0726**	**9.6000e-003**	**0.0822**	**0.0195**	**9.5600e-003**	**0.0291**	**2.3946**	**101.2593**	**103.6539**	**0.1201**	**1.4800e-003**	**107.1002**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	9/15/2021	5	11	
2	Site Preparation	Site Preparation	9/15/2021	10/15/2021	5	23	
3	Grading	Grading	10/16/2021	11/15/2021	5	21	
4	Building Construction	Building Construction	12/15/2021	5/15/2022	5	108	
5	Paving	Paving	12/8/2021	12/10/2021	5	3	
6	Architectural Coating	Architectural Coating	3/15/2022	6/15/2022	5	67	
7	Trenching	Trenching	11/16/2021	1/14/2022	5	44	

Acres of Grading (Site Preparation Phase): 11.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 33,675; Residential Outdoor: 22,731; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Trenching	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Trenching	Excavators	1	8.00	158	0.38

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

Demolition	4	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Trenching	2	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Clean Paved Roads

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.9000e-004	0.0000	5.9000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.3800e-003	0.0399	0.0416	7.0000e-005		2.2400e-003	2.2400e-003		2.1400e-003	2.1400e-003	0.0000	5.7251	5.7251	1.0700e-003	0.0000	5.7518
Total	**4.3800e-003**	**0.0399**	**0.0416**	**7.0000e-005**	**5.9000e-004**	**2.2400e-003**	**2.8300e-003**	**9.0000e-005**	**2.1400e-003**	**2.2300e-003**	**0.0000**	**5.7251**	**5.7251**	**1.0700e-003**	**0.0000**	**5.7518**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.3000e-003	0.0250	0.0437	7.0000e-005		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004	0.0000	5.7251	5.7251	1.0700e-003	0.0000	5.7518
Total	**1.3000e-003**	**0.0250**	**0.0437**	**7.0000e-005**	**2.7000e-004**	**1.0000e-004**	**3.7000e-004**	**4.0000e-005**	**1.0000e-004**	**1.4000e-004**	**0.0000**	**5.7251**	**5.7251**	**1.0700e-003**	**0.0000**	**5.7518**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.1000e-003	0.0000	6.1000e-003	6.6000e-004	0.0000	6.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.3600e-003	0.0899	0.0463	1.1000e-004		3.4400e-003	3.4400e-003		3.1700e-003	3.1700e-003	0.0000	9.8336	9.8336	3.1800e-003	0.0000	9.9131
Total	**7.3600e-003**	**0.0899**	**0.0463**	**1.1000e-004**	**6.1000e-003**	**3.4400e-003**	**9.5400e-003**	**6.6000e-004**	**3.1700e-003**	**3.8300e-003**	**0.0000**	**9.8336**	**9.8336**	**3.1800e-003**	**0.0000**	**9.9131**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e

Category	tons/yr										MT/yr					
Fugitive Dust					2.7400e-003	0.0000	2.7400e-003	3.0000e-004	0.0000	3.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0400e-003	0.0356	0.0674	1.1000e-004		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	9.8336	9.8336	3.1800e-003	0.0000	9.9131
Total	**2.0400e-003**	**0.0356**	**0.0674**	**1.1000e-004**	**2.7400e-003**	**1.8000e-004**	**2.9200e-003**	**3.0000e-004**	**1.8000e-004**	**4.8000e-004**	**0.0000**	**9.8336**	**9.8336**	**3.1800e-003**	**0.0000**	**9.9131**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.9400e-003	0.0000	7.9400e-003	4.3500e-003	0.0000	4.3500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.3600e-003	0.0762	0.0795	1.3000e-004		4.2800e-003	4.2800e-003		4.0800e-003	4.0800e-003	0.0000	10.9298	10.9298	2.0400e-003	0.0000	10.9807
Total	**8.3600e-003**	**0.0762**	**0.0795**	**1.3000e-004**	**7.9400e-003**	**4.2800e-003**	**0.0122**	**4.3500e-003**	**4.0800e-003**	**8.4300e-003**	**0.0000**	**10.9298**	**10.9298**	**2.0400e-003**	**0.0000**	**10.9807**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.5700e-003	0.0000	3.5700e-003	1.9600e-003	0.0000	1.9600e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.4800e-003	0.0477	0.0834	1.3000e-004		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	10.9298	10.9298	2.0400e-003	0.0000	10.9807
Total	**2.4800e-003**	**0.0477**	**0.0834**	**1.3000e-004**	**3.5700e-003**	**1.9000e-004**	**3.7600e-003**	**1.9600e-003**	**1.9000e-004**	**2.1500e-003**	**0.0000**	**10.9298**	**10.9298**	**2.0400e-003**	**0.0000**	**10.9807**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e

Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	5.0400e-003	0.0519	0.0472	7.0000e-005		2.9100e-003	2.9100e-003		2.6800e-003	2.6800e-003	0.0000	6.5053	6.5053	2.1000e-003	0.0000	6.5579
Total	**5.0400e-003**	**0.0519**	**0.0472**	**7.0000e-005**		**2.9100e-003**	**2.9100e-003**		**2.6800e-003**	**2.6800e-003**	**0.0000**	**6.5053**	**6.5053**	**2.1000e-003**	**0.0000**	**6.5579**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.5500e-003	0.0291	0.0518	7.0000e-005		1.2000e-004	1.2000e-004		1.2000e-004	1.2000e-004	0.0000	6.5053	6.5053	2.1000e-003	0.0000	6.5579
Total	**1.5500e-003**	**0.0291**	**0.0518**	**7.0000e-005**		**1.2000e-004**	**1.2000e-004**		**1.2000e-004**	**1.2000e-004**	**0.0000**	**6.5053**	**6.5053**	**2.1000e-003**	**0.0000**	**6.5579**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0326	0.3337	0.3398	5.4000e-004		0.0177	0.0177		0.0163	0.0163	0.0000	47.5702	47.5702	0.0154	0.0000	47.9548
Total	**0.0326**	**0.3337**	**0.3398**	**5.4000e-004**		**0.0177**	**0.0177**		**0.0163**	**0.0163**	**0.0000**	**47.5702**	**47.5702**	**0.0154**	**0.0000**	**47.9548**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0113	0.2128	0.3782	5.4000e-004		8.8000e-004	8.8000e-004		8.8000e-004	8.8000e-004	0.0000	47.5701	47.5701	0.0154	0.0000	47.9547
Total	**0.0113**	**0.2128**	**0.3782**	**5.4000e-004**		**8.8000e-004**	**8.8000e-004**		**8.8000e-004**	**8.8000e-004**	**0.0000**	**47.5701**	**47.5701**	**0.0154**	**0.0000**	**47.9547**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.6 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.0800e-003	0.0101	0.0106	2.0000e-005		5.3000e-004	5.3000e-004		4.9000e-004	4.9000e-004	0.0000	1.4089	1.4089	4.1000e-004	0.0000	1.4191
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.0800e-003**	**0.0101**	**0.0106**	**2.0000e-005**		**5.3000e-004**	**5.3000e-004**		**4.9000e-004**	**4.9000e-004**	**0.0000**	**1.4089**	**1.4089**	**4.1000e-004**	**0.0000**	**1.4191**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.4000e-004	6.0000e-003	0.0104	2.0000e-005		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	1.4089	1.4089	4.1000e-004	0.0000	1.4191
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**2.4000e-004**	**6.0000e-003**	**0.0104**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**	**0.0000**	**1.4089**	**1.4089**	**4.1000e-004**	**0.0000**	**1.4191**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.7 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1575					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.8500e-003	0.0472	0.0608	1.0000e-004		2.7400e-003	2.7400e-003		2.7400e-003	2.7400e-003	0.0000	8.5534	8.5534	5.6000e-004	0.0000	8.5673
Total	**0.1644**	**0.0472**	**0.0608**	**1.0000e-004**		**2.7400e-003**	**2.7400e-003**		**2.7400e-003**	**2.7400e-003**	**0.0000**	**8.5534**	**8.5534**	**5.6000e-004**	**0.0000**	**8.5673**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1575					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.8200e-003	0.0355	0.0614	1.0000e-004		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	8.5534	8.5534	5.6000e-004	0.0000	8.5673
Total	**0.1594**	**0.0355**	**0.0614**	**1.0000e-004**		**1.3000e-004**	**1.3000e-004**		**1.3000e-004**	**1.3000e-004**	**0.0000**	**8.5534**	**8.5534**	**5.6000e-004**	**0.0000**	**8.5673**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.8 Trenching - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.0900e-003	0.0689	0.0942	1.4000e-004		3.6800e-003	3.6800e-003		3.3800e-003	3.3800e-003	0.0000	12.3743	12.3743	4.0000e-003	0.0000	12.4744

Total	**7.0900e-003**	**0.0689**	**0.0942**	**1.4000e-004**		**3.6800e-003**	**3.6800e-003**		**3.3800e-003**	**3.3800e-003**	**0.0000**	**12.3743**	**12.3743**	**4.0000e-003**	**0.0000**	**12.4744**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.2600e-003	0.0618	0.1066	1.4000e-004		2.3000e-004	2.3000e-004		2.3000e-004	2.3000e-004	0.0000	12.3743	12.3743	4.0000e-003	0.0000	12.4744
Total	**2.2600e-003**	**0.0618**	**0.1066**	**1.4000e-004**		**2.3000e-004**	**2.3000e-004**		**2.3000e-004**	**2.3000e-004**	**0.0000**	**12.3743**	**12.3743**	**4.0000e-003**	**0.0000**	**12.4744**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.8 Trenching - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.8400e-003	0.0173	0.0275	4.0000e-005		8.8000e-004	8.8000e-004		8.1000e-004	8.1000e-004	0.0000	3.6402	3.6402	1.1800e-003	0.0000	3.6697
Total	**1.8400e-003**	**0.0173**	**0.0275**	**4.0000e-005**		**8.8000e-004**	**8.8000e-004**		**8.1000e-004**	**8.1000e-004**	**0.0000**	**3.6402**	**3.6402**	**1.1800e-003**	**0.0000**	**3.6697**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7000e-004	0.0182	0.0314	4.0000e-005		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005	0.0000	3.6402	3.6402	1.1800e-003	0.0000	3.6697
Total	**6.7000e-004**	**0.0182**	**0.0314**	**4.0000e-005**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**	**0.0000**	**3.6402**	**3.6402**	**1.1800e-003**	**0.0000**	**3.6697**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0187	0.0525	0.2108	7.5000e-004	0.0726	6.0000e-004	0.0732	0.0195	5.6000e-004	0.0201	0.0000	68.5894	68.5894	2.4500e-003	0.0000	68.6508
Unmitigated	0.0187	0.0525	0.2108	7.5000e-004	0.0726	6.0000e-004	0.0732	0.0195	5.6000e-004	0.0201	0.0000	68.5894	68.5894	2.4500e-003	0.0000	68.6508

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	87.15	85.05	72.60	195,789	195,789
Enclosed Parking Structure	0.00	0.00	0.00		
Total	87.15	85.05	72.60	195,789	195,789

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	10.80	4.80	5.70	31.00	15.00	54.00	86	11	3
Enclosed Parking Structure	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.470625	0.050338	0.265549	0.140745	0.017339	0.006996	0.024054	0.006595	0.004215	0.003104	0.009159	0.000488	0.000793
Enclosed Parking Structure	0.470625	0.050338	0.265549	0.140745	0.017339	0.006996	0.024054	0.006595	0.004215	0.003104	0.009159	0.000488	0.000793

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	9.0339	9.0339	1.2500e-003	2.6000e-004	9.1420
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	9.0339	9.0339	1.2500e-003	2.6000e-004	9.1420
NaturalGas Mitigated	2.2700e-003	0.0194	8.2500e-003	1.2000e-004		1.5700e-003	1.5700e-003		1.5700e-003	1.5700e-003	0.0000	22.4635	22.4635	4.3000e-004	4.1000e-004	22.5970
NaturalGas Unmitigated	2.2700e-003	0.0194	8.2500e-003	1.2000e-004		1.5700e-003	1.5700e-003		1.5700e-003	1.5700e-003	0.0000	22.4635	22.4635	4.3000e-004	4.1000e-004	22.5970

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	420950	2.2700e-003	0.0194	8.2500e-003	1.2000e-004		1.5700e-003	1.5700e-003		1.5700e-003	1.5700e-003	0.0000	22.4635	22.4635	4.3000e-004	4.1000e-004	22.5970
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**2.2700e-003**	**0.0194**	**8.2500e-003**	**1.2000e-004**		**1.5700e-003**	**1.5700e-003**		**1.5700e-003**	**1.5700e-003**	**0.0000**	**22.4635**	**22.4635**	**4.3000e-004**	**4.1000e-004**	**22.5970**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	420950	2.2700e-003	0.0194	8.2500e-003	1.2000e-004		1.5700e-003	1.5700e-003		1.5700e-003	1.5700e-003	0.0000	22.4635	22.4635	4.3000e-004	4.1000e-004	22.5970
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**2.2700e-003**	**0.0194**	**8.2500e-003**	**1.2000e-004**		**1.5700e-003**	**1.5700e-003**		**1.5700e-003**	**1.5700e-003**	**0.0000**	**22.4635**	**22.4635**	**4.3000e-004**	**4.1000e-004**	**22.5970**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	80134.7	7.6332	1.0500e-003	2.2000e-004	7.7245
Enclosed Parking Structure	14704.8	1.4007	1.9000e-004	4.0000e-005	1.4175
Total		**9.0339**	**1.2400e-003**	**2.6000e-004**	**9.1420**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	80134.7	7.6332	1.0500e-003	2.2000e-004	7.7245

Enclosed Parking Structure	14704.8	1.4007	1.9000e-004	4.0000e-005	1.4175
Total		**9.0339**	**1.2400e-003**	**2.6000e-004**	**9.1420**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1934	2.0800e-003	0.1593	1.0000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.6839	0.4634	1.1472	1.2800e-003	4.0000e-005	1.1925
Unmitigated	0.1934	2.0800e-003	0.1593	1.0000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.6839	0.4634	1.1472	1.2800e-003	4.0000e-005	1.1925

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0238					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1317					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0346	8.0000e-004	0.0477	9.0000e-005		6.8100e-003	6.8100e-003		6.8100e-003	6.8100e-003	0.6839	0.2809	0.9647	1.1000e-003	4.0000e-005	1.0056
Landscaping	3.3800e-003	1.2900e-003	0.1117	1.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	0.1825	0.1825	1.8000e-004	0.0000	0.1869

Total	**0.1934**	**2.0900e-003**	**0.1593**	**1.0000e-004**		**7.4300e-003**	**7.4300e-003**		**7.4300e-003**	**7.4300e-003**	**0.6839**	**0.4634**	**1.1472**	**1.2800e-003**	**4.0000e-005**	**1.1925**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0238					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1317					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0346	8.0000e-004	0.0477	9.0000e-005		6.8100e-003	6.8100e-003		6.8100e-003	6.8100e-003	0.6839	0.2809	0.9647	1.1000e-003	4.0000e-005	1.0056
Landscaping	3.3800e-003	1.2900e-003	0.1117	1.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	0.1825	0.1825	1.8000e-004	0.0000	0.1869
Total	**0.1934**	**2.0900e-003**	**0.1593**	**1.0000e-004**		**7.4300e-003**	**7.4300e-003**		**7.4300e-003**	**7.4300e-003**	**0.6839**	**0.4634**	**1.1472**	**1.2800e-003**	**4.0000e-005**	**1.1925**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.0192	0.0319	7.7000e-004	2.0479
Unmitigated	1.0192	0.0319	7.7000e-004	2.0479

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	0.97731 / 0.61613	1.0192	0.0319	7.7000e-004	2.0479
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**1.0192**	**0.0319**	**7.7000e-004**	**2.0479**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	0.97731 / 0.61613	1.0192	0.0319	7.7000e-004	2.0479
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**1.0192**	**0.0319**	**7.7000e-004**	**2.0479**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.4006	0.0828	0.0000	3.4700
Unmitigated	1.4006	0.0828	0.0000	3.4700

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	6.9	1.4006	0.0828	0.0000	3.4700
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
Total		**1.4006**	**0.0828**	**0.0000**	**3.4700**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	6.9	1.4006	0.0828	0.0000	3.4700
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
Total		**1.4006**	**0.0828**	**0.0000**	**3.4700**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Attachment 3: EMFAC2017 Calculations

CalEEMod Construction Inputs

Phase	CalEEMod WORKER TRIPS	CalEEMod VENDOR TRIPS	Total Worker Trips	Total Vendor Trips	CalEEMod HAULING TRIPS	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class	*Worker VMT*	*Vendor VMT*	*Hauling VMT*
Demolition	10	0	110	0	5	10.8	7.3	20	LD_Mix	HDT_Mix	HHDT	1188	0	100
Site Preparation	5	0	115	0	0	10.8	7.3	20	LD_Mix	HDT_Mix	HHDT	1242	0	0
Grading	10	0	210	0	75	10.8	7.3	20	LD_Mix	HDT_Mix	HHDT	2268	0	1500
Trenching	3	0	132	0	0	10.8	7.3	20	LD_Mix	HDT_Mix	HHDT	1425.6	0	0
Building Construction	12	2	1296	216	0	10.8	7.3	7.3	LD_Mix	HDT_Mix	HHDT	13996.8	1576.8	0
Architectural Coating	2	0	134	0	0	10.8	7.3	20	LD_Mix	HDT_Mix	HHDT	1447.2	0	0
Paving	18	0	54	0	0	10.8	7.3	7.3	LD_Mix	HDT_Mix	HHDT	583.2	0	0

Number of Days Per Year					
2021	9/1/21	12/31/21	122	**88**	
2022	1/1/22	6/15/22	166	**118**	
2023			1	**0**	
			289	**206**	***Total Workdays***

Phase	Start Date	End Date	Days/Week	Workdays
Demolition	9/1/2021	9/15/2021	5	11
Site Preparation	9/15/2021	10/15/2021	5	23
Grading	10/16/2021	11/15/2021	5	21
Trenching	11/16/2021	1/14/2022	5	44
Building Construction	12/15/2021	5/15/2022	5	108
Architectural Coating	3/15/2022	6/15/2022	5	67
Paving	12/8/2021	12/10/2021	5	3

Summary of Construction Traffic Emissions (EMFAC2017)

Pollutants YEAR	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	NBio- CO2
					Tons						*Metric Tons*
Criteria Pollutants											
2021	0.0011	0.0069	0.0110	0.0001	0.0035	0.0007	0.0043	0.0005	0.0003	0.0009	4.7507
2022	0.0012	0.0080	0.0139	0.0001	0.0048	0.0009	0.0057	0.0007	0.0004	0.0011	6.2948
Toxic Air Contaminants (1 Mile Trip Length)											
2021	0.0008	0.0013	0.0035	0.0000	0.0003	0.0001	0.0004	0.0000	0.0000	0.0001	0.5275
2022	0.0010	0.0017	0.0046	0.0000	0.0004	0.0001	0.0005	0.0001	0.0000	0.0001	0.7006

Source: EMFAC2017 (v1.0.3) Emission Rates
Region Type: County
Region: San Mateo
Calendar Year: 2021
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/day for VMT, trips/day for Trips, g/mile for RUNEX, PMBW and PMTW, g/trip for STREX, HOTSOAK and RUNLOSS, g/vehicle/day for IDLEX, RESTLOSS and DIURN

Region	Calendar Y	Vehicle Car	Model Yea	Speed	Fuel	Population	VMT	Trips	NOx_RUNE	NOx_IDLE	NOx_STRE	PM2.5_RU	PM2.5_IDL	PM2.5_STI	PM2.5_Pm	PM2.5_PM	PM10_RUT	PM10_IDL	PM10_STR	PM10_PM	PM10_PM	CO2_RUNI	CO2_IDLE	CO2_STRE	CH4_RUNE	CH4_IDLE	CH4_STRE	N2O_RUNI	N2O_IDLE	N2O_STRE	ROG_RUN	ROG_IDLE	ROG_STRE	ROG_HOTS	ROG_RUN	ROG_REST	ROG_DIUR	TOG_RUNI	TOG_IDLE	TOG_STRE	TOG_HOTS	TOG_RUNI	TOG_REST	TOG_DIUR	CO_RUNEX	CO_IDLEX	CO_STREX	SOx_RUNE	SOx_IDLEX	SOx_STREX
San Mateo	2021	HHDT	Aggregate	Aggregate	Gasoline	2.532598	446.2471	50.67223	2.831271	0	0.014402	0.000799	0	0.00028	0.005	0.02646	0.000869	0	0.000305	0.02	0.06174	2041.498	0	48.50991	0.069466	0	0.000634	0.125196	0	0.000703	0.313104	0	0.003318	0.033772	0.156198	0.009032	0.014039	0.456881	0	0.003633	0.033772	0.156198	0.009032	0.014039	27.20392	0	6.457416	0.020202	0	0.00048
San Mateo	2021	HHDT	Aggregate	Aggregate	Diesel	1208.92	106361.1	10410.36	4.822382	51.44394	2.018739	0.057811	0.0743	0	0.008684	0.025532	0.060425	0.077659	0	0.034738	0.059576	1696.123	8387.493	0	0.006761	0.152113	0	0.266607	1.318397	0	0.14557	3.274961	0	0	0	0	0	0.165721	3.728293	0	0	0	0	0	0.533324	39.73895	0	0.016024	0.079241	0
San Mateo	2021	HHDT	Aggregate	Aggregate	Natural Ga	126.7771	5162.202	494.4307	1.346704	21.87477	0	0.004478	0.023163	0	0.009	0.02646	0.004681	0.02421	0	0.036	0.06174	3198.242	4155.154	0	3.391872	1.217623	0	0.651982	0.847055	0	0.128536	0.036371	0	0	0	0	0	3.552887	1.264291	0	0	0	0	0	10.85713	18.88665	0	0	0	0
San Mateo	2021	LDA	Aggregate	Aggregate	Gasoline	281462.2	8895614	1335477	0.041188	0	0.206593	0.001321	0	0.001823	0.002	0.01575	0.001437	0	0.001982	0.008	0.03675	261.7459	0	56.03422	0.00242	0	0.05694	0.004497	0	0.02671	0.0096	0	0.26575	0.102145	0.223773	0.177057	0.178303	0.014005	0	0.290961	0.102145	0.223773	0.177057	0.178303	0.629866	0	2.423839	0.00259	0	0.000555
San Mateo	2021	LDA	Aggregate	Aggregate	Diesel	3049.017	96691.52	14406.99	0.080533	0	0	0.00664	0	0	0.002	0.01575	0.006941	0	0	0.008	0.03675	206.756	0	0	0.000628	0	0	0.032499	0	0	0.01353	0	0	0	0	0	0	0.015403	0	0	0	0	0	0	0.197747	0	0	0.001955	0	0
San Mateo	2021	LDA	Aggregate	Aggregate	Electricity	6731.919	227344.6	33418.54	0	0	0	0	0	0	0.002	0.01575	0	0	0	0.008	0.03675	0	0	0	0	0	0	0	0	0	0	0	0	0.004888	0	0.003128	0.012002	0	0	0	0.004888	0	0.003128	0.012002	0	0	0	0	0	0
San Mateo	2021	LDT1	Aggregate	Aggregate	Gasoline	38946.93	1231961	184643.5	0.074829	0	0.232267	0.00173	0	0.002249	0.002	0.01575	0.001881	0	0.002446	0.008	0.03675	298.0115	0	63.64168	0.003883	0	0.064322	0.006178	0	0.027593	0.016693	0	0.311613	0.130491	0.49711	0.245108	0.266151	0.024337	0	0.341175	0.130491	0.49711	0.245108	0.266151	0.882128	0	2.463111	0.002949	0	0.00063
San Mateo	2021	LDT1	Aggregate	Aggregate	Diesel	17.13189	301.423	58.6119	1.07976	0	0	0.146404	0	0	0.002	0.01575	0.153024	0	0	0.008	0.03675	411.4568	0	0	0.008976	0	0	0.064675	0	0	0.193251	0	0	0	0	0	0	0.220004	0	0	0	0	0	0	1.066027	0	0	0.00389	0	0
San Mateo	2021	LDT1	Aggregate	Aggregate	Electricity	251.7812	8876.24	1265.331	0	0	0	0	0	0	0.002	0.01575	0	0	0	0.008	0.03675	0	0	0	0	0	0	0	0	0	0	0	0	0.004888	0	0.003128	0.012002	0	0	0	0.004888	0	0.003128	0.012002	0	0	0	0	0	0
San Mateo	2021	LDT2	Aggregate	Aggregate	Gasoline	124776.5	3966360	596103.2	0.062716	0	0.27794	0.001421	0	0.001831	0.002	0.01575	0.001546	0	0.001992	0.008	0.03675	320.7249	0	69.62036	0.00302	0	0.068545	0.005582	0	0.032265	0.012029	0	0.317083	0.093491	0.332713	0.20043	0.187904	0.017545	0	0.347165	0.093491	0.332713	0.20043	0.187904	0.726684	0	2.914491	0.003174	0	0.000689
San Mateo	2021	LDT2	Aggregate	Aggregate	Diesel	914.3532	32249.65	4526.673	0.038254	0	0	0.000445	0	0	0.002	0.01575	0.004646	0	0	0.008	0.03675	279.7984	0	0	0.000617	0	0	0.04398	0	0	0.013286	0	0	0	0	0	0	0.015125	0	0	0	0	0	0	0.1127	0	0	0.002645	0	0
San Mateo	2021	LDT2	Aggregate	Aggregate	Electricity	1346.583	38287.31	6798.974	0	0	0	0	0	0	0.002	0.01575	0	0	0	0.008	0.03675	0	0	0	0	0	0	0	0	0	0	0	0	0.004888	0	0.003128	0.012002	0	0	0	0.004888	0	0.003128	0.012002	0	0	0	0	0	0
San Mateo	2021	LHDT1	Aggregate	Aggregate	Gasoline	8540.807	294678.5	127245.3	0.187228	0.038379	0.505697	0.002085	0	0.000366	0.002	0.03276	0.002267	0	0.000398	0.008	0.07644	1004.048	120.6229	18.95963	0.008807	0.123181	0.022764	0.011803	0.003232	0.040953	0.041578	0.439849	0.113884	0.095412	0.680616	0.01934	0.031725	0.060671	0.641827	0.124688	0.095412	0.680616	0.01934	0.031725	0.759022	3.757129	1.735062	0.009936	0.001194	0.000188
San Mateo	2021	LHDT1	Aggregate	Aggregate	Diesel	5376.148	207067.4	67625.18	1.203322	1.956837	0	0.017312	0.026832	0	0.003	0.03276	0.018095	0.028045	0	0.012	0.07644	539.0996	131.3706	0	0.006669	0.005098	0	0.084739	0.02065	0	0.143572	0.10976	0	0	0	0	0	0.163447	0.124954	0	0	0	0	0	0.556151	0.909745	0	0.005096	0.001242	0
San Mateo	2021	LHDT2	Aggregate	Aggregate	Gasoline	1180.837	40135.48	17592.71	0.209415	0.037867	0.513103	0.002029	0	0.000335	0.002	0.03822	0.002206	0	0.000365	0.008	0.08918	1145.87	138.6775	21.56691	0.007822	0.121399	0.022475	0.013634	0.003082	0.040307	0.034698	0.43401	0.112191	0.097486	0.716672	0.018746	0.03105	0.050631	0.633306	0.122834	0.097486	0.716672	0.018746	0.03105	0.627609	3.757621	1.759131	0.011339	0.001372	0.000213
San Mateo	2021	LHDT2	Aggregate	Aggregate	Diesel	2043.518	78128.83	25704.89	0.896184	1.934519	0	0.01684	0.026954	0	0.003	0.03822	0.017601	0.028173	0	0.012	0.08918	604.2541	210.1577	0	0.00626	0.005098	0	0.09498	0.033034	0	0.134779	0.10976	0	0	0	0	0	0.153437	0.124954	0	0	0	0	0	0.517242	0.909745	0	0.005712	0.001987	0
San Mateo	2021	MCY	Aggregate	Aggregate	Gasoline	15514.81	143935.1	31029.62	1.157112	0	0.273312	0.001926	0	0.003224	0.001	0.00504	0.00206	0	0.003423	0.004	0.01176	213.2371	0	61.23009	0.332174	0	0.26158	0.066746	0	0.015551	2.234514	0	1.982543	0.597211	2.102478	0.780635	1.269203	2.770018	0	2.157734	0.597211	2.102478	0.780635	1.269203	19.39604	0	9.137382	0.00211	0	0.000606
San Mateo	2021	MDV	Aggregate	Aggregate	Gasoline	75621.55	2430141	358800.7	0.073488	0	0.331739	0.001469	0	0.002007	0.002	0.01575	0.001597	0	0.002182	0.008	0.03675	385.661	0	84.65965	0.003574	0	0.080266	0.006245	0	0.034644	0.015383	0	0.393988	0.107459	0.357118	0.239762	0.221965	0.02189	0	0.431332	0.107459	0.357118	0.239762	0.221965	0.801832	0	3.32077	0.003816	0	0.000838
San Mateo	2021	MDV	Aggregate	Aggregate	Diesel	2032.67	73375.01	10021.82	0.035146	0	0	0.003798	0	0	0.002	0.01575	0.003969	0	0	0.008	0.03675	364.5115	0	0	0.000441	0	0	0.057296	0	0	0.009496	0	0	0	0	0	0	0.010811	0	0	0	0	0	0	0.167682	0	0	0.003446	0	0
San Mateo	2021	MDV	Aggregate	Aggregate	Electricity	499.1085	14927.81	2561.27	0	0	0	0	0	0	0.002	0.01575	0	0	0	0.008	0.03675	0	0	0	0	0	0	0	0	0	0	0	0	0.004888	0	0.003128	0.012002	0	0	0	0.004888	0	0.003128	0.012002	0	0	0	0	0	0
San Mateo	2021	MH	Aggregate	Aggregate	Gasoline	1012.604	10475.38	101.3009	0.289108	0	0.33309	0.001533	0	0.000361	0.003	0.05586	0.001668	0	0.000393	0.012	0.13034	1724.952	0	25.35093	0.011174	0	0.031557	0.020013	0	0.036673	0.047014	0	0.129981	0.060707	1.482955	0.025377	0.060699	0.068602	0	0.142312	0.060707	1.482955	0.025377	0.060699	1.179087	0	2.932267	0.01707	0	0.000251
San Mateo	2021	MH	Aggregate	Aggregate	Diesel	369.5217	3896.478	36.95217	3.264603	0	0	0.055349	0	0	0.004	0.05586	0.057851	0	0	0.016	0.13034	1008.352	0	0	0.003968	0	0	0.158499	0	0	0.085434	0	0	0	0	0	0	0.09726	0	0	0	0	0	0	0.283679	0	0	0.009533	0	0
San Mateo	2021	MHDT	Aggregate	Aggregate	Gasoline	909.4785	54174.65	18196.85	0.499638	0.088488	0.387901	0.001283	0	0.000452	0.003	0.05586	0.001396	0	0.000492	0.012	0.13034	1743.713	537.0347	39.55954	0.015647	0.265774	0.041897	0.024692	0.00754	0.030481	0.076123	1.012741	0.22595	0.080554	0.479357	0.017312	0.028459	0.111078	1.477789	0.247387	0.080554	0.479357	0.017312	0.028459	1.76198	15.11679	5.049643	0.017255	0.005314	0.000391
San Mateo	2021	MHDT	Aggregate	Aggregate	Diesel	4915.917	311965.9	50724.24	2.71336	8.169784	1.490812	0.064641	0.02361	0	0.003	0.05586	0.067563	0.024678	0	0.012	0.13034	1050.501	887.7484	0	0.007414	0.005419	0	0.165124	0.139542	0	0.159621	0.116672	0	0	0	0	0	0.181717	0.132822	0	0	0	0	0	0.466643	2.520172	0	0.009925	0.008387	0
San Mateo	2021	OBUS	Aggregate	Aggregate	Gasoline	304.2296	17885.2	6087.026	0.373215	0.064976	0.307927	0.000981	0	0.000242	0.003	0.05586	0.001067	0	0.000263	0.012	0.13034	1778.4	378.4266	26.1745	0.011826	0.205731	0.029538	0.020024	0.005948	0.026976	0.056096	0.744988	0.147323	0.02347	0.27426	0.015546	0.031094	0.081855	1.087085	0.1613	0.02347	0.27426	0.015546	0.031094	1.246301	5.766914	3.125772	0.017599	0.003745	0.000259
San Mateo	2021	OBUS	Aggregate	Aggregate	Diesel	647.7138	45257.75	5917.718	2.965136	13.24071	1.697521	0.044716	0.043225	0	0.003	0.05586	0.046738	0.04518	0	0.012	0.13034	1215.387	1886.732	0	0.005772	0.033349	0	0.191042	0.296568	0	0.124271	0.718004	0	0	0	0	0	0.141474	0.817393	0	0	0	0	0	0.414399	8.333469	0	0.011482	0.017825	0
San Mateo	2021	SBUS	Aggregate	Aggregate	Gasoline	67.12178	3512.181	268.4871	0.724361	0.92226	0.510251	0.001768	0	0.000731	0.002	0.3192	0.001923	0	0.000795	0.008	0.7448	842.8819	2513.125	51.09537	0.022013	2.438558	0.067417	0.035004	0.088042	0.047324	0.10917	10.57835	0.390084	0.068525	0.560691	0.009267	0.021035	0.159301	15.43591	0.427093	0.068525	0.560691	0.009267	0.021035	2.431511	81.85897	10.64378	0.008341	0.024869	0.000506
San Mateo	2021	SBUS	Aggregate	Aggregate	Diesel	188.8153	5924.999	2178.903	8.563292	46.94516	0.589982	0.047323	0.061412	0	0.003	0.3192	0.049463	0.064189	0	0.012	0.7448	1168.903	3732.651	0	0.00571	0.014172	0	0.183735	0.586721	0	0.122925	0.305124	0	0	0	0	0	0.13994	0.347361	0	0	0	0	0	0.310277	5.196214	0	0.011043	0.035264	0
San Mateo	2021	UBUS	Aggregate	Aggregate	Gasoline	38.24087	926.4432	152.9635	0.286887	0	0.903525	0.00108	0	0.000458	0.00277	0.051797	0.001175	0	0.000498	0.011079	0.120859	2031.064	0	92.5355	0.005471	0	0.108325	0.022311	0	0.06829	0.019963	0	0.534519	0.047942	0.28654	0.008713	0.011861	0.02913	0	0.585231	0.047942	0.28654	0.008713	0.011861	0.346231	0	8.247734	0.020099	0	0.000916
San Mateo	2021	UBUS	Aggregate	Aggregate	Diesel	304.4449	24349.91	1217.78	3.893884	0	0	0.008125	0	0	0.007894	0.031881	0.008492	0	0	0.031575	0.074388	1767.879	0	0	0.243745	0	0	0.277886	0	0	0.003483	0	0	0	0	0	0	0.24876	0	0	0	0	0	0	0.395642	0	0	0.016713	0	0
San Mateo	2021	UBUS	Aggregate	Aggregate	Natural Ga	39.94428	2695.661	159.7771	0.49688	0	0	0.003228	0	0	0.00869	0.027979	0.003374	0	0	0.03476	0.065284	2042.655	0	0	6.540523	0	0	0.416409	0	0	0.093451	0	0	0	0	0	0	6.675083	0	0	0	0	0	0	50.89105	0	0	0	0	0

Source: EMFAC2017 (v1.0.3) Emission Rates
Region Type: County
Region: San Mateo
Calendar Year: 2022
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/day for VMT, trips/day for Trips, g/mile for RUNEX, PMBW and PMTW, g/trip for STREX, HOTSOAK and RUNLOSS, g/vehicle/day for IDLEX, RESTLOSS and DIURN

Region	Calendar Y	Vehicle Car	Model Yea	Speed	Fuel	Population	VMT	Trips	NOx_RUNE	NOx_IDLEX	NOx_STRE	PM2.5_RU	PM2.5_IDL	PM2.5_STI	PM2.5_PM	PM2.5_PM	PM10_RUT	PM10_IDL	PM10_STR	PM10_PM	PM10_PM	CO2_RUNI	CO2_IDLE	CO2_STRE	CH4_RUNE	CH4_IDLEX	CH4_STRE	N2O_RUNI	N2O_IDLEX	N2O_STRE	ROG_RUN	ROG_IDLE	ROG_STRE	ROG_HOTS	ROG_RUN	ROG_REST	ROG_DIUR	TOG_RUNI	TOG_IDLE	TOG_STRE	TOG_HOTS	TOG_RUNI	TOG_REST	TOG_DIUR	CO_RUNEX	CO_IDLEX	CO_STREX	SOx_RUNE	SOx_IDLEX	SOx_STREX
San Mateo	2022	HHDT	Aggregate	Aggregate	Gasoline	2.777853	472.715	55.57928	2.748403	0	0.013457	0.000841	0	0.000287	0.005	0.02646	0.000914	0	0.000312	0.02	0.06174	1993.356	0	47.87156	0.066368	0	0.000589	0.122942	0	0.000657	0.295052	0	0.003082	0.032556	0.152655	0.008908	0.013368	0.43054	0	0.003374	0.032556	0.152655	0.008908	0.013368	26.85146	0	6.517482	0.019726	0	0.000474
San Mateo	2022	HHDT	Aggregate	Aggregate	Diesel	1215.42	107659.4	10539.66	4.165704	50.99253	2.212041	0.03369	0.041677	0	0.008693	0.025559	0.035214	0.043562	0	0.034774	0.059637	1648.504	8572.517	0	0.004229	0.152316	0	0.259122	1.34748	0	0.091043	3.27933	0	0	0	0	0	0.103645	3.733267	0	0	0	0	0	0.380722	42.35619	0	0.015574	0.080989	0
San Mateo	2022	HHDT	Aggregate	Aggregate	Natural Ga	134.8882	5494.913	526.064	1.204197	21.39831	0	0.00421	0.020699	0	0.009	0.02646	0.004401	0.021634	0	0.036	0.06174	3157.131	4089.807	0	3.342946	1.208742	0	0.643602	0.833734	0	0.116887	0.033614	0	0	0	0	0	3.490479	1.252231	0	0	0	0	0	10.906	19.18613	0	0	0	0
San Mateo	2022	LDA	Aggregate	Aggregate	Gasoline	285883.4	8730359	1356969	0.03605	0	0.193174	0.00125	0	0.001731	0.002	0.01575	0.00136	0	0.001882	0.008	0.03675	254.7223	0	54.53474	0.002104	0	0.052491	0.004124	0	0.025575	0.008184	0	0.24181	0.09584	0.215371	0.166346	0.165388	0.01194	0	0.26475	0.09584	0.215371	0.166346	0.165388	0.581955	0	2.356656	0.002521	0	0.00054
San Mateo	2022	LDA	Aggregate	Aggregate	Diesel	3168.217	96975.13	14978.02	0.065635	0	0	0.000571	0	0	0.002	0.01575	0.005823	0	0	0.008	0.03675	201.5201	0	0	0.000546	0	0	0.031676	0	0	0.011746	0	0	0	0	0	0	0.013372	0	0	0	0	0	0	0.18472	0	0	0.001905	0	0
San Mateo	2022	LDA	Aggregate	Aggregate	Electricity	7621.214	256590.1	37762.18	0	0	0	0	0	0	0.002	0.01575	0	0	0	0.008	0.03675	0	0	0	0	0	0	0	0	0	0	0	0.004888	0	0.003128	0.012002	0	0	0	0.004888	0	0.003128	0.012002	0	0	0	0	0	0
San Mateo	2022	LDT1	Aggregate	Aggregate	Gasoline	41432.75	1266108	196720.5	0.063699	0	0.213989	0.001597	0	0.002094	0.002	0.01575	0.001737	0	0.002277	0.008	0.03675	290.5103	0	61.94231	0.003311	0	0.058348	0.005522	0	0.026341	0.014006	0	0.277497	0.117193	0.451758	0.222711	0.237262	0.020427	0	0.303823	0.117193	0.451758	0.222711	0.237262	0.787692	0	2.384672	0.002875	0	0.000613
San Mateo	2022	LDT1	Aggregate	Aggregate	Diesel	16.25248	284.3033	56.05197	0.973767	0	0	0.132117	0	0	0.002	0.01575	0.13809	0	0	0.008	0.03675	403.6574	0	0	0.008132	0	0	0.063449	0	0	0.175077	0	0	0	0	0	0	0.199314	0	0	0	0	0	0	0.968724	0	0	0.003816	0	0
San Mateo	2022	LDT1	Aggregate	Aggregate	Electricity	359.7921	12796.34	1812.632	0	0	0	0	0	0	0.002	0.01575	0	0	0	0.008	0.03675	0	0	0	0	0	0	0	0	0	0	0	0.004888	0	0.003128	0.012002	0	0	0	0.004888	0	0.003128	0.012002	0	0	0	0	0	0
San Mateo	2022	LDT2	Aggregate	Aggregate	Gasoline	132267.5	4056131	631991.8	0.054439	0	0.253266	0.00135	0	0.001756	0.002	0.01575	0.001468	0	0.00191	0.008	0.03675	309.9528	0	67.29858	0.002693	0	0.063591	0.005055	0	0.030403	0.010574	0	0.290905	0.08787	0.321064	0.193616	0.17912	0.015425	0	0.318504	0.08787	0.321064	0.193616	0.17912	0.675215	0	2.833844	0.003067	0	0.000666
San Mateo	2022	LDT2	Aggregate	Aggregate	Diesel	1027.683	34465.38	5067.758	0.036059	0	0	0.00431	0	0	0.002	0.01575	0.004505	0	0	0.008	0.03675	272.2158	0	0	0.000608	0	0	0.042789	0	0	0.013089	0	0	0	0	0	0	0.014901	0	0	0	0	0	0	0.113636	0	0	0.002573	0	0
San Mateo	2022	LDT2	Aggregate	Aggregate	Electricity	1743.196	47537.34	8780.26	0	0	0	0	0	0	0.002	0.01575	0	0	0	0.008	0.03675	0	0	0	0	0	0	0	0	0	0	0	0.004888	0	0.003128	0.012002	0	0	0	0.004888	0	0.003128	0.012002	0	0	0	0	0	0
San Mateo	2022	LHDT1	Aggregate	Aggregate	Gasoline	8860.681	296397.6	132010.9	0.164845	0.037097	0.481227	0.002071	0	0.000356	0.002	0.03276	0.002252	0	0.000387	0.008	0.07644	992.6659	119.525	18.77226	0.007781	0.119821	0.021008	0.01052	0.003169	0.039372	0.036446	0.425239	0.104681	0.089625	0.634387	0.018517	0.029926	0.053182	0.620507	0.114613	0.089625	0.634387	0.018517	0.029926	0.672007	3.760132	1.686748	0.009823	0.001183	0.000186
San Mateo	2022	LHDT1	Aggregate	Aggregate	Diesel	5881.241	218648.3	73978.61	1.008919	1.817135	0	0.015674	0.026708	0	0.003	0.03276	0.016383	0.027916	0	0.012	0.07644	530.9331	129.4717	0	0.006468	0.005098	0	0.083455	0.020351	0	0.139258	0.10976	0	0	0	0	0	0.158536	0.124954	0	0	0	0	0	0.540902	0.909745	0	0.005019	0.001224	0
San Mateo	2022	LHDT2	Aggregate	Aggregate	Gasoline	1238.578	40924.28	18452.97	0.180484	0.036448	0.486851	0.002003	0	0.000323	0.002	0.03822	0.002179	0	0.000351	0.008	0.08918	1131.957	137.2937	21.32692	0.006639	0.117752	0.020688	0.011966	0.003025	0.038755	0.028918	0.417874	0.102654	0.089873	0.641758	0.017651	0.028619	0.042197	0.60976	0.112393	0.089873	0.641758	0.017651	0.028619	0.528397	3.761867	1.697237	0.011202	0.001359	0.000211
San Mateo	2022	LHDT2	Aggregate	Aggregate	Diesel	2262.753	83013.72	28462.58	0.757324	1.796044	0	0.016155	0.026868	0	0.003	0.03822	0.016885	0.028083	0	0.012	0.08918	595.284	207.3357	0	0.006136	0.005098	0	0.09357	0.03259	0	0.132094	0.10976	0	0	0	0	0	0.15038	0.124954	0	0	0	0	0	0.510466	0.909745	0	0.005628	0.00196	0
San Mateo	2022	MCY	Aggregate	Aggregate	Gasoline	16529.54	149168.5	33059.08	1.153943	0	0.273469	0.001956	0	0.003138	0.001	0.00504	0.002094	0	0.003337	0.004	0.01176	213.0842	0	60.80181	0.329874	0	0.259736	0.066591	0	0.015569	2.210717	0	1.965768	0.5674	1.990179	0.756717	1.245335	2.749517	0	2.139822	0.5674	1.990179	0.756717	1.245335	19.01708	0	9.173957	0.002109	0	0.000602
San Mateo	2022	MDV	Aggregate	Aggregate	Gasoline	80314	2499802	381574.2	0.06087	0	0.297162	0.001379	0	0.001889	0.002	0.01575	0.0015	0	0.002054	0.008	0.03675	372.4557	0	81.68051	0.002995	0	0.073	0.00551	0	0.032365	0.01208	0	0.352502	0.099964	0.339622	0.228954	0.209677	0.017601	0	0.385941	0.099964	0.339622	0.228954	0.209677	0.708583	0	3.157881	0.003686	0	0.000808
San Mateo	2022	MDV	Aggregate	Aggregate	Diesel	2272.544	78162.23	11166.87	0.030566	0	0	0.003443	0	0	0.002	0.01575	0.003598	0	0	0.008	0.03675	354.0945	0	0	0.000407	0	0	0.055659	0	0	0.008755	0	0	0	0	0	0	0.009967	0	0	0	0	0	0	0.162994	0	0	0.003347	0	0
San Mateo	2022	MDV	Aggregate	Aggregate	Electricity	791.7548	22645.44	4049.972	0	0	0	0	0	0	0.002	0.01575	0	0	0	0.008	0.03675	0	0	0	0	0	0	0	0	0	0	0	0.004888	0	0.003128	0.012002	0	0	0	0.004888	0	0.003128	0.012002	0	0	0	0	0	0
San Mateo	2022	MH	Aggregate	Aggregate	Gasoline	1080.218	11056.79	108.065	0.243025	0	0.33071	0.001467	0	0.000343	0.003	0.05586	0.001595	0	0.000373	0.012	0.13034	1694.184	0	24.78959	0.009323	0	0.030643	0.018018	0	0.037255	0.037663	0	0.123517	0.051682	1.255047	0.02193	0.051653	0.054958	0	0.135236	0.051682	1.255047	0.02193	0.051653	0.903608	0	2.791484	0.016765	0	0.000245
San Mateo	2022	MH	Aggregate	Aggregate	Diesel	406.2479	4155.317	40.62479	3.121607	0	0	0.049181	0	0	0.004	0.05586	0.051405	0	0	0.016	0.13034	992.5125	0	0	0.003823	0	0	0.156009	0	0	0.08231	0	0	0	0	0	0	0.093704	0	0	0	0	0	0	0.268912	0	0	0.009383	0	0
San Mateo	2022	MHDT	Aggregate	Aggregate	Gasoline	956.0975	56310.16	19129.6	0.401293	0.088681	0.375151	0.001267	0	0.000435	0.003	0.05586	0.001378	0	0.000473	0.012	0.13034	1713.287	529.7913	38.50416	0.01254	0.269583	0.039811	0.020842	0.007794	0.030516	0.060239	1.015611	0.211025	0.073361	0.429541	0.015892	0.025569	0.0879	1.481978	0.231046	0.073361	0.429541	0.015892	0.025569	1.376857	15.15013	4.694572	0.016954	0.005243	0.000381
San Mateo	2022	MHDT	Aggregate	Aggregate	Diesel	5059.28	329296.5	52181.07	1.960322	6.832488	1.758779	0.030959	0.013394	0	0.003	0.05586	0.032358	0.013999	0	0.012	0.13034	1018.114	861.5358	0	0.003362	0.004323	0	0.160033	0.135421	0	0.072373	0.093082	0	0	0	0	0	0.082391	0.105966	0	0	0	0	0	0.263752	2.486018	0	0.009619	0.008139	0
San Mateo	2022	OBUS	Aggregate	Aggregate	Gasoline	309.4493	17506.11	6191.461	0.33037	0.065013	0.303626	0.001018	0	0.000244	0.003	0.05586	0.001107	0	0.000265	0.012	0.13034	1751.792	374.5056	25.80105	0.010497	0.206047	0.028879	0.018303	0.005993	0.026834	0.049402	0.745556	0.143567	0.02327	0.273775	0.015372	0.030329	0.072088	1.087914	0.157188	0.02327	0.273775	0.015372	0.030329	1.088572	5.770329	3.038446	0.017335	0.003706	0.000255
San Mateo	2022	OBUS	Aggregate	Aggregate	Diesel	640.9896	44517.47	5852.545	2.479476	10.18109	1.868753	0.0211	0.014245	0	0.003	0.05586	0.022055	0.014889	0	0.012	0.13034	1198.226	1839.754	0	0.002945	0.026687	0	0.188345	0.289184	0	0.063402	0.574566	0	0	0	0	0	0.072178	0.654099	0	0	0	0	0	0.255295	8.204825	0	0.01132	0.017381	0
San Mateo	2022	SBUS	Aggregate	Aggregate	Gasoline	77.55394	3920.213	310.2158	0.624562	0.923435	0.499036	0.001669	0	0.000705	0.002	0.3192	0.001815	0	0.000767	0.008	0.7448	829.8891	2479.137	49.61529	0.018397	2.444511	0.064533	0.031012	0.089824	0.04739	0.090991	10.59598	0.372063	0.057941	0.422429	0.008158	0.017898	0.132774	15.46163	0.407362	0.057941	0.422429	0.008158	0.017898	2.030575	81.96501	10.05224	0.008212	0.024533	0.000491
San Mateo	2022	SBUS	Aggregate	Aggregate	Diesel	187.2294	5867.013	2160.601	8.328847	46.1304	0.635561	0.046003	0.057864	0	0.003	0.3192	0.048083	0.060481	0	0.012	0.7448	1161.116	3723.952	0	0.005644	0.013947	0	0.182511	0.585353	0	0.121506	0.300269	0	0	0	0	0	0.138326	0.341834	0	0	0	0	0	0.309322	5.361526	0	0.01097	0.035182	0
San Mateo	2022	UBUS	Aggregate	Aggregate	Gasoline	38.25826	926.8645	153.033	0.309327	0	0.947655	0.00108	0	0.000458	0.00277	0.051797	0.001175	0	0.000498	0.011079	0.120859	2030.959	0	92.62484	0.005436	0	0.113553	0.023538	0	0.07018	0.019935	0	0.563609	0.063702	0.409387	0.011307	0.01505	0.029089	0	0.617081	0.063702	0.409387	0.011307	0.01505	0.364269	0	8.245509	0.020098	0	0.000917
San Mateo	2022	UBUS	Aggregate	Aggregate	Diesel	304.5567	24358.67	1218.227	3.892763	0	0	0.008124	0	0	0.007894	0.031881	0.008491	0	0	0.031575	0.074388	1767.776	0	0	0.243684	0	0	0.27787	0	0	0.003482	0	0	0	0	0	0	0.248697	0	0	0	0	0	0	0.395545	0	0	0.016712	0	0
San Mateo	2022	UBUS	Aggregate	Aggregate	Natural Ga	39.98943	2699.2	159.9577	0.496847	0	0	0.003228	0	0	0.008689	0.027983	0.003374	0	0	0.034756	0.065295	2042.54	0	0	6.539969	0	0	0.416385	0	0	0.093443	0	0	0	0	0	0	6.674518	0	0	0	0	0	0	50.8863	0	0	0	0	0

Adjustment Factors for EMFAC2017 Gasoline Light Duty Vehicles						
Year	NOx Exhaust	TOG Evaporative	TOG Exhaust	PM Exhaust	CO Exhaust	CO2 Exhaust
NA	1	1	1	1	1	1
2021	1.0002	1.0001	1.0002	1.0009	1.0005	1.0023
2022	1.0004	1.0003	1.0004	1.0018	1.0014	1.0065
2023	1.0007	1.0006	1.0007	1.0032	1.0027	1.0126
2024	1.0012	1.0010	1.0011	1.0051	1.0044	1.0207
2025	1.0018	1.0016	1.0016	1.0074	1.0065	1.0309
2026	1.0023	1.0022	1.0020	1.0091	1.0083	1.0394
2027	1.0028	1.0028	1.0024	1.0105	1.0102	1.0475
2028	1.0034	1.0035	1.0028	1.0117	1.0120	1.0554
2029	1.0040	1.0042	1.0032	1.0129	1.0138	1.0629
2030	1.0047	1.0051	1.0037	1.0142	1.0156	1.0702
2031	1.0054	1.0061	1.0042	1.0155	1.0173	1.0770
2032	1.0061	1.0072	1.0047	1.0169	1.0189	1.0834
2033	1.0068	1.0083	1.0052	1.0182	1.0204	1.0893
2034	1.0075	1.0095	1.0058	1.0196	1.0218	1.0947
2035	1.0081	1.0108	1.0063	1.0210	1.0232	1.0997
2036	1.0088	1.0121	1.0069	1.0223	1.0244	1.1041
2037	1.0094	1.0134	1.0074	1.0236	1.0255	1.1080
2038	1.0099	1.0148	1.0079	1.0248	1.0265	1.1114
2039	1.0104	1.0161	1.0085	1.0259	1.0274	1.1143
2040	1.0109	1.0174	1.0090	1.0270	1.0281	1.1168
2041	1.0113	1.0186	1.0095	1.0279	1.0288	1.1189
2042	1.0116	1.0198	1.0099	1.0286	1.0294	1.1207
2043	1.0119	1.0207	1.0103	1.0293	1.0299	1.1221
2044	1.0122	1.0216	1.0106	1.0299	1.0303	1.1233
2045	1.0124	1.0225	1.0109	1.0303	1.0306	1.1243
2046	1.0125	1.0233	1.0111	1.0308	1.0309	1.1251
2047	1.0127	1.0240	1.0113	1.0311	1.0311	1.1258
2048	1.0128	1.0246	1.0115	1.0314	1.0313	1.1263
2049	1.0128	1.0252	1.0116	1.0316	1.0315	1.1268
2050	1.0129	1.0257	1.0117	1.0318	1.0316	1.1272
Enter Year: 2021	**1.0002**	**1.0001**	**1.0002**	**1.0009**	**1.0005**	**1.0023**

*PM Exhaust off model factor is only applied to the PM Exhaust emissions not start/idle

The off-model adjustment factors need to be applied only to emissions from gasoline light duty vehicles (LDA, LDT1, LDT2 and MDV). Please note that the adjustment factors are by calendar year and includes all model years.

Enter NA in the date field if adjustments do not apply

Attachment 4: Project Construction Emissions and Health Risk Calculations

141 3rd Avenue, Daly City, CA

DPM Emissions and Modeling Emission Rates - Unmitigated

Construction Year	Activity	DPM (ton/year)	Area Source	DPM Emissions (lb/yr)	(lb/hr)	(g/s)	Modeled Area (m^2)	DPM Emission Rate ($g/s/m^2$)
2021-2022	Construction	0.0386	CON_DPM	77.2	0.01923	2.42E-03	3039	7.97E-07

Construction Hours		
hr/day =	11	(7am - 6pm)
days/yr =	365	
hours/year =	4015	

DPM Construction Emissions and Modeling Emission Rates - With Mitigation

Construction Year	Activity	DPM (ton/year)	Area Source	DPM Emissions (lb/yr)	(lb/hr)	(g/s)	Modeled Area (m^2)	DPM Emission Rate ($g/s/m^2$)
2021-2022	Construction	0.0021	CON_DPM	4.3	0.00106	1.34E-04	3039	4.40E-08

Construction Hours		
hr/day =	11	(7am - 6pm)
days/yr =	365	
hours/year =	4015	

141 3rd Avenue, Daly City, CA

PM2.5 Fugitive Dust Emissions for Modeling - Unmitigated

Construction Year	Activity	Area Source	PM2.5 Emissions (ton/year)	(lb/yr)	(lb/hr)	(g/s)	Modeled Area (m^2)	PM2.5 Emission Rate $g/s/m^2$
2021-2022	Construction	CON_FUG	0.0046	9.2	0.00228	2.87E-04	3,039	9.46E-08

Construction Hours

hr/day =	11	(7am - 6pm)
days/yr =	365	
hours/year =	4015	

PM2.5 Fugitive Dust Construction Emissions for Modeling - With Mitigation

Construction Year	Activity	Area Source	PM2.5 Emissions (ton/year)	(lb/yr)	(lb/hr)	(g/s)	Modeled Area (m^2)	PM2.5 Emission Rate $g/s/m^2$
2021-2022	Construction	CON_FUG	0.0024	4.8	0.00119	1.50E-04	3,039	4.94E-08

Construction Hours

hr/day =	11	(7am - 6pm)
days/yr =	365	
hours/year =	4015	

141 3rd Avenue, Daly City, CA - Construction Health Impact Summary

Maximum Impacts at MEI Location - Without Mitigation

Emissions Year	Maximum Concentrations		Cancer Risk (per million) Infant/Child	Hazard Index (-)	Maximum Annual PM2.5 Concentration ($\mu g/m^3$)
	Exhaust PM10/DPM ($\mu g/m^3$)	Fugitive PM2.5 ($\mu g/m^3$)			
2021-2022	0.1714	0.0597	**30.5**	**0.03**	**0.23**

Maximum Impacts at MEI Location - With Mitigation

Emissions Year	Maximum Concentrations		Cancer Risk (per million) Infant/Child	Hazard Index (-)	Maximum Annual PM2.5 Concentration ($\mu g/m^3$)
	Exhaust PM10/DPM ($\mu g/m^3$)	Fugitive PM2.5 ($\mu g/m^3$)			
2021-2022	0.0095	0.0326	1.7	0.002	0.04

- Tier 4 Interim Engine Mitigation

Maximum Impacts at Milestone Academy Preschool

Construction Year	Unmitigated Emissions				
	Maximum Concentrations		Child Cancer Risk (per million)	Hazard Index (-)	Maximum Annual PM2.5 Concentration ($\mu g/m^3$)
	Exhaust PM2.5/DPM ($\mu g/m^3$)	Fugitive PM2.5 ($\mu g/m^3$)			
2021-2022	0.0188	0.00289	0.9	0.004	0.02

141 3rd Avenue, Daly City, CA - Construction Impacts - Without Mitigation
Maximum DPM Cancer Risk and PM2.5 Calculations From Construction Impacts at Off-Site MEI Location - 1.5 meter receptor height

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E6

Where: CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air ($\mu g/m^3$)
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

	Infant/Child			Adult
Age -->	**3rd Trimester**	**0 - 2**	**2 - 16**	**16 - 30**
Parameter				
ASF =	10	10	3	1
CPF =	1.10E+00	1.10E+00	1.10E+00	1.10E+00
DBR* =	361	1090	572	261
A =	1	1	1	1
EF =	350	350	350	350
AT =	70	70	70	70
FAH =	1.00	1.00	1.00	0.73

* 95th percentile breathing rates for infants and 80th percentile for children and adults

Construction Cancer Risk by Year - Maximum Impact Receptor Location

			Infant/Child - Exposure Information			Infant/Child	Adult - Exposure Information			Adult
							Modeled			
			DPM Conc (ug/m3)		Age	Cancer	DPM Conc (ug/m3)		Age	Cancer
Exposure Year	**Exposure Duration (years)**	**Age**	**Year**	**Annual**	**Sensitivity Factor**	**Risk (per million)**	**Year**	**Annual**	**Sensitivity Factor**	**Risk (per million)**
0	0.25	-0.25 - 0*	2021-2022	0.1714	10	2.33	2021-2022	0.1714	-	-
1	1	0 - 1	2021-2022	0.1714	10	28.15	2021-2022	0.1714	1	0.49
2	1	1 - 2		0.0000	10	0.00		0.0000	1	0.00
3	1	2 - 3		0.0000	3	0.00		0.0000	1	0.00
4	1	3 - 4		0.0000	3	0.00		0.0000	1	0.00
5	1	4 - 5		0.0000	3	0.00		0.0000	1	0.00
6	1	5 - 6		0.0000	3	0.00		0.0000	1	0.00
7	1	6 - 7		0.0000	3	0.00		0.0000	1	0.00
8	1	7 - 8		0.0000	3	0.00		0.0000	1	0.00
9	1	8 - 9		0.0000	3	0.00		0.0000	1	0.00
10	1	9 - 10		0.0000	3	0.00		0.0000	1	0.00
11	1	10 - 11		0.0000	3	0.00		0.0000	1	0.00
12	1	11 - 12		0.0000	3	0.00		0.0000	1	0.00
13	1	12 - 13		0.0000	3	0.00		0.0000	1	0.00
14	1	13 - 14		0.0000	3	0.00		0.0000	1	0.00
15	1	14 - 15		0.0000	3	0.00		0.0000	1	0.00
16	1	15 - 16		0.0000	3	0.00		0.0000	1	0.00
17	1	16-17		0.0000	1	0.00		0.0000	1	0.00
18	1	17-18		0.0000	1	0.00		0.0000	1	0.00
19	1	18-19		0.0000	1	0.00		0.0000	1	0.00
20	1	19-20		0.0000	1	0.00		0.0000	1	0.00
21	1	20-21		0.0000	1	0.00		0.0000	1	0.00
22	1	21-22		0.0000	1	0.00		0.0000	1	0.00
23	1	22-23		0.0000	1	0.00		0.0000	1	0.00
24	1	23-24		0.0000	1	0.00		0.0000	1	0.00
25	1	24-25		0.0000	1	0.00		0.0000	1	0.00
26	1	25-26		0.0000	1	0.00		0.0000	1	0.00
27	1	26-27		0.0000	1	0.00		0.0000	1	0.00
28	1	27-28		0.0000	1	0.00		0.0000	1	0.00
29	1	28-29		0.0000	1	0.00		0.0000	1	0.00
30	1	29-30		0.0000	1	0.00		0.0000	1	0.00
Total Increased Cancer Risk						**30.48**				**0.49**

Maximum		
Hazard Index	**Fugitive PM2.5**	**Total PM2.5**
0.0343	0.0597	0.2311

* Third trimester of pregnancy

141 3rd Avenue, Daly City, CA - Construction Impacts - With Mitigation
Maximum DPM Cancer Risk and PM2.5 Calculations From Construction Impacts at Off-Site MEI Location - 1.5 meter receptor height

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E6

Where: CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air ($\mu g/m^3$)
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

	Infant/Child			Adult
Age -->	**3rd Trimester**	**0 - 2**	**2 - 16**	**16 - 30**
Parameter				
ASF =	10	10	3	1
CPF =	1.10E+00	1.10E+00	1.10E+00	1.10E+00
DBR* =	361	1090	572	261
A =	1	1	1	1
EF =	350	350	350	350
AT =	70	70	70	70
FAH =	1.00	1.00	1.00	0.73

* 95th percentile breathing rates for infants and 80th percentile for children and adults

Construction Cancer Risk by Year - Maximum Impact Receptor Location

			Infant/Child - Exposure Information				Adult - Exposure Information				Maximum		
			DPM Conc (ug/m3)				Modeled DPM Conc (ug/m3)						
Exposure Year	**Exposure Duration (years)**	**Age**	**Year**	**Annual**	**Age Sensitivity Factor**	**Infant/Child Cancer Risk (per million)**	**Year**	**Annual**	**Age Sensitivity Factor**	**Adult Cancer Risk (per million)**	**Hazard Index**	**Fugitive PM2.5**	**Total PM2.5**
0	0.25	-0.25 - 0*	2021-2022	0.0095	10	0.13	2021-2022	0.0095	-	-			
1	1	0 - 1	2021-2022	0.0095	10	1.55	2021-2022	0.0095	1	0.03	0.002	0.0326	0.0420
2	1	1 - 2		0.0000	10	0.00		0.0000	1	0.00	0.000	0.0000	0.0000
3	1	2 - 3		0.0000	3	0.00		0.0000	1	0.00			
4	1	3 - 4		0.0000	3	0.00		0.0000	1	0.00			
5	1	4 - 5		0.0000	3	0.00		0.0000	1	0.00			
6	1	5 - 6		0.0000	3	0.00		0.0000	1	0.00			
7	1	6 - 7		0.0000	3	0.00		0.0000	1	0.00			
8	1	7 - 8		0.0000	3	0.00		0.0000	1	0.00			
9	1	8 - 9		0.0000	3	0.00		0.0000	1	0.00			
10	1	9 - 10		0.0000	3	0.00		0.0000	1	0.00			
11	1	10 - 11		0.0000	3	0.00		0.0000	1	0.00			
12	1	11 - 12		0.0000	3	0.00		0.0000	1	0.00			
13	1	12 - 13		0.0000	3	0.00		0.0000	1	0.00			
14	1	13 - 14		0.0000	3	0.00		0.0000	1	0.00			
15	1	14 - 15		0.0000	3	0.00		0.0000	1	0.00			
16	1	15 - 16		0.0000	3	0.00		0.0000	1	0.00			
17	1	16-17		0.0000	1	0.00		0.0000	1	0.00			
18	1	17-18		0.0000	1	0.00		0.0000	1	0.00			
19	1	18-19		0.0000	1	0.00		0.0000	1	0.00			
20	1	19-20		0.0000	1	0.00		0.0000	1	0.00			
21	1	20-21		0.0000	1	0.00		0.0000	1	0.00			
22	1	21-22		0.0000	1	0.00		0.0000	1	0.00			
23	1	22-23		0.0000	1	0.00		0.0000	1	0.00			
24	1	23-24		0.0000	1	0.00		0.0000	1	0.00			
25	1	24-25		0.0000	1	0.00		0.0000	1	0.00			
26	1	25-26		0.0000	1	0.00		0.0000	1	0.00			
27	1	26-27		0.0000	1	0.00		0.0000	1	0.00			
28	1	27-28		0.0000	1	0.00		0.0000	1	0.00			
29	1	28-29		0.0000	1	0.00		0.0000	1	0.00			
30	1	29-30		0.0000	1	0.00		0.0000	1	0.00			
Total Increased Cancer Risk						**1.7**				**0.03**			

* Third trimester of pregnancy

141 3rd Avenue, Daly City, CA - Construction Impacts - Without Mitigation
Maximum DPM Cancer Risk and PM2.5 Calculations From Construction
Impacts at Milestone Academy Preschool (2 years and oler) - 1.0 meters - Child Exposure

Student Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x 1.0E6

Where: CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)

Inhalation Dose = C_{air} x SAF x 8-Hr BR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air ($\mu g/m^3$)
SAF = Student Adjustment Factor (unitless)
= (24 hrs/9 hrs) x (9 hrs/8 hrs) = 3
8-Hr BR = Eight-hour breathing rate (L/kg body weight-per 8 hrs)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

	Infant	School Child	Adult
Age -->	**0 - <2**	**2 - <16**	**16 - 30**
Parameter			
ASF =	10	3	1
CPF =	1.10E+00	1.10E+00	1.10E+00
8-Hr BR* =	1200	520	240
A =	1	1	1
EF =	250	250	250
AT =	70	70	70
SAF =	1.00	3.00	1.00

* 95th percentile 8-hr breathing rates for moderate intensity activities

Construction Cancer Risk by Year - Maximum Impact Receptor Location

Exposure Year	Exposure Duration (years)	Age	Child - Exposure Information: DPM Conc (ug/m3) Year	DPM Conc (ug/m3) Annual	Age* Sensitivity Factor	Child Cancer Risk (per million)
1	1	2 - 3	2021-2022	0.0188	3	0.95
Total Increased Cancer Risk						**0.9**

* Children assumed to be 2 years of age and older

Maximum Hazard Index	Maximum Fugitive PM2.5	Maximum Total PM2.5
0.00377	0.00289	0.0217

Attachment 5: Community Risk Modeling Information and Calculations

BAAQMD Raster Screening Cancer Risk at MEI

BAAQMD Raster Screening $PM_{2.5}$ Concentration at MEI

BAAQMD Raster Screening Cancer Risk at Project Site

BAAQMD Raster Screening $PM_{2.5}$ Concentration at Project Site

Bay Area Air Quality Management District

Risk & Hazard Stationary Source Inquiry Form

This form is required when users request stationary source data from BAAQMD

This form is to be used with the BAAQMD's Google Earth stationary source screening tables.

Click here for guidance on coducting risk & hazard screening, including roadways & freeways, refer to the District's Risk & Hazard Analysis flow chart.

Click here for District's Recommended Methods for Screening and Modeling Local Risks and Hazards document.

Table A: Requester Contact Information

Date of Request	**1/20/2021**
Contact Name	Casey Divine
Affiliation	Illingworth & Rodkin, Inc.
Phone	707-794-0400 x103
Email	cdivine@illingworthrodkin.com
Project Name	141 3rd Ave
Address	141 3rd Ave
City	Daly City
County	San Mateo
Type (residential, commercial, mixed use, industrial, etc.)	Residential
Project Size (# of units or building square feet)	15 du

Comments:

For Air District assistance, the following steps must be completed:

1. Complete all the contact and project information requested in **Table A** Incomplete forms will not be processed. Please include a project site map.

2. Download and install the free program Google Earth, **http://www.google.com/earth/download/ge/,** and then download the county specific Google Earth stationary source application files from the District's website, **http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES/Tools-and-Methodology.aspx.** The small points on the map represent stationary sources permitted by the District (Map A on right). These permitted sources include diesel back-up generators, gas stations, dry cleaners, boilers, printers, auto spray booths, etc. Click on a point to view the source's Information Table, including the name, location, and preliminary estimated cancer risk, hazard index, and PM2.5 concentration.

3. Find the project site in Google Earth by inputting the site's address in the Google Earth search box.

4. Identify stationary sources within at least a 1000ft radius of project site. Verify that the location of the source on the map matches with the source's address in the Information Table, by using the Google Earth address search box to confirm the source's address location. Please report any mapping errors to the District.

5. List the stationary source information in **Table B** lue section only.

6. Note that a small percentage of the stationary sources have Health Risk Screening Assessment (HRSA) data INSTEAD of screening level data. These sources will be noted by an asterisk next to the Plant Name (Map B on right). If HRSA values are presented, these values have already been modeled and cannot be adjusted further.

7. Email this completed form to District staff. District staff will provide the most recent risk, hazard, and PM2.5 data that are available for the source(s). If this information or data are not available, source emissions data will be provided. Staff will respond to inquiries within three weeks.

Note that a public records request received for the same stationary source information will cancel the processing of your SSIF request.

Table B: Google Earth data

Distance from Receptor (feet) or MEI[1]	Plant No.	Facility Name	Address	Cancer Risk[2]	Hazard Risk[2]	$PM_{2.5}$[2]	Source No.[3]	Type of Source[4]	Fuel Code[5]	Status/Comments
1000	3603	Colma Auto Body Shop Inc	7252 Mission St	--	0.00001	--		Auto Body Coating		2018 Dataset
1000	14858	D&J Auto Body Specialists Inc	7232 Mission St	--	0.001	--		Auto Body Coating		2018 Dataset
970	20658	19th Auto Body Center	7323 Mission St	--	0.0003	--		Auto Body Coating		2018 Dataset
400	112293	Hillside Shell	950 Hillside Blvd	60.19	0.26	--		Gas Dispensing Facility		2018 Dataset

Construction MEI

Distance Adjustment Multiplier	Adjusted Cancer Risk Estimate	Adjusted Hazard Risk	Adjusted PM2.5
0.13	#VALUE!	0.000002	#VALUE!
0.13	#VALUE!	0.0002	#VALUE!
0.14	#VALUE!	0.00004	#VALUE!
0.07	4.0	0.02	#VALUE!

Project Site

Distance from Receptor (feet) or MEI[1]	FACID (Plant No.)	Distance Adjustment Multiplier	Adjusted Cancer Risk Estimate	Adjusted Hazard Risk	Adjusted PM2.5
950	3603	0.14	#VALUE!	0.000002	#VALUE!
990	14858	0.13	#VALUE!	0.0002	#VALUE!
750	20658	0.21	#VALUE!	0.0001	#VALUE!
210	112293	Used Health Risk Calculator	0.6	0.003	0.0000

Footnotes:

1. Maximally exposed individual

2. These Cancer Risk, Hazard Index, and PM2.5 columns represent the values in the Google Earth Plant Information Table.
3. Each plant may have multiple permits and sources.
4. Permitted sources include diesel back-up generators, gas stations, dry cleaners, boilers, printers, auto spray booths, etc.
5. Fuel codes: 98 = diesel, 189 = Natural Gas.

6. If a Health Risk Screening Assessment (HRSA) was completed for the source, the application number will be listed here.

7. The date that the HRSA was completed.
8. Engineer who completed the HRSA. For District purposes only.
9. All HRSA completed before 1/5/2010 need to be multiplied by an age sensitivity factor of 1.7.
10. The HRSA "Chronic Health" number represents the Hazard Index.
11. Further information about common sources:
    a. Sources that only include diesel internal combustion engines can be adjusted using the BAAQMD's Diesel Multiplier worksheet.
    b. The risk from natural gas boilers used for space heating when <25 MM BTU/hr would have an estimated cancer risk of one in a million or less, and a chronic hazard index of 0.003
    c. BAAQMD Reg 11 Rule 16 required that all co-residential (sharing a wall, floor, ceiling or is in the same building as a residential unit) dry cleaners cease use of perc on July 1, 2010. Therefore, there is no cancer risk, hazard or PM2.5 concentrations from co-residential dry cleaning businesses in the BAAQMD.
    d. Non co-residential dry cleaners must phase out use of perc by Jan. 1, 2023. Therefore, the risk from these dry cleaners does not need to be factored in over a 70-year period, but instead should
    e. Gas stations can be adjusted using BAAQMD's Gas Station Distance Mulitplier worksheet.
    f. Unless otherwise noted, exempt sources are considered insignificant. See BAAQMD Reg 2 Rule 1 for a list of exempt sources.
    g. This spray booth is considered to be insignificant.

Date last updated:
03/13/2018

Gasoline Station Calculator

Permitted max throughput for 2020: 3,000,000 gallons/year

BAAQMD Evaluation						
	Controlled Rate (for all activities) =			0.67	lbs/10^3 gal throughput	
Estimated Project Throughput			3000	10^3 gal/year		
Annual VOC Emissions			2,010	pounds/year	5.5	pounds/day
			1.01	tons/year		
Annual TAC Emissions	Factors		0.01		0.030	pounds/day
Benzene	0.00284	lbs/1000gal	0.00	tons/year	**0.023**	**pounds/day**
Ethylbenzene	0.00405	lbs/1000gal	0.01	tons/year	**0.033**	**pounds/day**
Hexane	0.0112	lbs/1000gal	0.02	tons/year	**0.092**	**pounds/day**
Toluene	0.0272	lbs/1000gal	0.04	tons/year	**0.224**	**pounds/day**
Xylene	0.0227	lbs/1000gal	0.03	tons/year	**0.187**	**pounds/day**

Source: BAAQMD SSIF Request for I&R Project 20-185 141 3rd Avenue (SSIF received 01/21/2021 A Flores)

Step 1: Enter Facility Data	
Plant Name	Hillside Shell
Plant No.	112293

Step 4: Specify Source Type	
Does facility have only diesel backup generators?	no
Is this analysis for a gas station?	yes

Note: Default generic distance multiplier used if source is not a generator or gas station.

Step 2: Estimate Distance	
What is the distance (m) from the facility boundary to the MEI?	65

Step 5: Read		
Total Cancer Risk	0.583	per 1,000,000
Total Chronic Hazard	0.003	
Total PM2.5 Concentration	0.000	µg/m³

Step 3: Enter Emissions Data

Chemical Name	CAS No. (dashes removed)	Rate (lb/day)	Risk (# / 1,000,000)	Hazard (index)	Concentration (µg/m3)
Fine Particulate Matter (PM2.5)					
1,1,1-Trichloroethane	71556	0.00E+00			
1,1,2,2-Tetrachloroethane	79345	0.00E+00			
1,1,2-Trichloroethane	79005	0.00E+00			
1,1-Dichloroethane	75343	0.00E+00			
1,1-Dichloroethylene	75354	0.00E+00			
1,2,3,4,6,7,8,9-Octachlorodibenzo-p-dioxin	3268879	0.00E+00			
1,2,3,4,6,7,8,9-Octachlorodibenzofuran	39001020	0.00E+00			
1,2,3,4,6,7,8-Heptachlorodibenzo-p-dioxin	35822469	0.00E+00			
1,2,3,4,6,7,8-Heptachlorodibenzofuran	67562394	0.00E+00			
1,2,3,4,7,8,9-Heptachlorodibenzofuran	55673897	0.00E+00			
1,2,3,4,7,8-Hexachlorodibenzo-p-dioxin	39227286	0.00E+00			
1,2,3,4,7,8-Hexachlorodibenzofuran	70648269	0.00E+00			
1,2,3,6,7,8-Hexachlorodibenzo-p-dioxin	57653857	0.00E+00			
1,2,3,6,7,8-Hexachlorodibenzofuran	57117449	0.00E+00			
1,2,3,7,8,9-Hexachlorodibenzo-p-dioxin	19408743	0.00E+00			
1,2,3,7,8,9-Hexachlorodibenzofuran	72918219	0.00E+00			
1,2,3,7,8-Pentachlorodibenzo-p-dioxin	40321764	0.00E+00			
1,2,3,7,8-Pentachlorodibenzofuran	57117416	0.00E+00			
1,2-Dibromo-3-chloropropane	96128	0.00E+00			
1,2-Dibromoethane	106934	0.00E+00			
1,2-Dichloroethane	107062	0.00E+00			
1,2-Epoxybutane	106887	0.00E+00			
1,3-Butadiene	106990	0.00E+00			
1,3-Propane sultone	1120714	0.00E+00			
1,4-Dichlorobenzene	106467	0.00E+00			
1,4-Dioxane	123911	0.00E+00			
1,6-Dinitropyrene	42397648	0.00E+00			
1,8-Dinitropyrene	42397659	0.00E+00			
1-Nitropyrene	5522430	0.00E+00			
2',3,4,4',5-PeCB	65510443	0.00E+00			
2,3',4,4',5,5'-HxCB	52663726	0.00E+00			
2,3',4,4',5-PeCB	31508006	0.00E+00			
2,3,3',4,4',5'-HxCB	69782907	0.00E+00			
2,3,3',4,4',5,5'-HpCB	39635319	0.00E+00			
2,3,3',4,4',5-HxCB	38380084	0.00E+00			
2,3,3',4,4'-PeCB	32598144	0.00E+00			
2,3,4,4',5-PeCB	74472370	0.00E+00			
2,3,4,6,7,8-hexachlorodibenzofuran	60851345	0.00E+00			
2,3,4,7,8-Pentachlorodibenzofuran	57117314	0.00E+00			
2,3,7,8-Tetrachlorodibenzo-p-dioxin and related comp	1746016	0.00E+00			
2,3,7,8-Tetrachlorodibenzofuran	51207319	0.00E+00			
2,4,6-Trichlorophenol	88062	0.00E+00			
2,4-Diaminoanisole	615054	0.00E+00			
2,4-Diaminotoluene	95807	0.00E+00			
2,4-Dinitrotoluene	121142	0.00E+00			
2-Aminoanthraquinone	117793	0.00E+00			
2-Nitrofluorene	607578	0.00E+00			
3,3',4,4',5,5'-HxCB	32774166	0.00E+00			
3,3',4,4',5-PeCB	57465288	0.00E+00			
3,3',4,4'-TCB	32598133	0.00E+00			
3,3-Dichlorobenzidine	91941	0.00E+00			
3,4,4'5-TCB	70362504	0.00E+00			
3-Methylcholanthrene	56495	0.00E+00			
4,4-Methylene bis(2-chloroaniline)	101144	0.00E+00			
4,4-Methylenedianiline	101779	0.00E+00			
4-Chloro-ortho-phenylenediamine	95830	0.00E+00			
4-Dimethylaminoazobenzene	60117	0.00E+00			
4-Nitropyrene	57835924	0.00E+00			
5-Methylchrysene	3697243	0.00E+00			

5-Nitroacenaphthene	602879	0.00E+00				
6-Nitrochrysene	7496028	0.00E+00				
7,12-Dimethylbenz(a)anthracene	57976	0.00E+00				
7H-dibenzo(c,g)carbazole	194592	0.00E+00				
Acetaldehyde	75070	0.00E+00				
Acetamide	60355	0.00E+00				
Acrolein	107028	0.00E+00				
Acrylamide	79061	0.00E+00				
Acrylic Acid	79107	0.00E+00				
Acrylonitrile	107131	0.00E+00				
Allyl chloride	107051	0.00E+00				
Ammonia	7664417	0.00E+00				
Aniline	62533	0.00E+00				
Arsenic	7440382	0.00E+00				
Arsine	7784421	0.00E+00				
Asbestos [1/(100 PCM fibers/m^3)]^-1	1332214	0.00E+00				
Benz(a)anthracene	56553	0.00E+00				
Benzene	71432	2.33E-02	2.99E+00	1.47E-02		
Benzidine	92875	0.00E+00				
Benzo(a)pyrene	50328	0.00E+00				
Benzo(b)fluoranthene	205992	0.00E+00				
Benzo(j)fluoranthene	205823	0.00E+00				
Benzo(k)fluoranthene	207089	0.00E+00				
Benzyl Chloride	100447	0.00E+00				
Beryllium	7440417	0.00E+00				
Bis(2-chloroethyl) Ether	111444	0.00E+00				
Bis(2-chloromethyl) Ether	542881	0.00E+00				
Cadmium	7440439	0.00E+00				
Caprolactam	105602	0.00E+00				
Carbon Disulfide	75150	0.00E+00				
Carbon Monoxide	630080	0.00E+00				
Carbon Tetrachloride	56235	0.00E+00				
Carbonyl Sulfide	463581	0.00E+00				
Chlorinated paraffins (Avg. chain length C12; approx. 6	108171262	0.00E+00				
Chlorine	7782505	0.00E+00				
Chlorine Dioxide	10049044	0.00E+00				
Chlorite	7758192	0.00E+00				
Chlorobenzene	108907	0.00E+00				
Chlorodibromomethane	124481	0.00E+00				
Chloroethane (Ethyl Chloride)	75003	0.00E+00				
Chloroform	67663	0.00E+00				
Chloropicrin	76062	0.00E+00				
Chromic Trioxide	1333820	0.00E+00				
Chromium-hexavalent	18540299	0.00E+00				
Barium chromate2	10294403	0.00E+00				
Calcium chromate2	13765190	0.00E+00				
Lead chromate2	7758976	0.00E+00				
Sodium dichromate2	10588019	0.00E+00				
Strontium chromate2	7789062	0.00E+00				
CHROMIC TRIOXIDE (as chromic acid mist)	1333820	0.00E+00				
Chrysene	218019	0.00E+00				
Copper	7440508	0.00E+00				
Copper and Copper Compounds	7440508	0.00E+00				
Cresol Mixtures	1319773	0.00E+00				
Cupferron	135206	0.00E+00				
Cyanide	57125	0.00E+00				
Di(2-ethylhexyl)phthalate	117817	0.00E+00				
Dibenz(a-h)acridine	226368	0.00E+00				
Dibenz(a-h)anthracene	53703	0.00E+00				
Dibenz(a-j)acridine	224420	0.00E+00				
Dibenzo(a-e)pyrene	192654	0.00E+00				
Dibenzo(a-h)pyrene	189640	0.00E+00				
Dibenzo(a-i)pyrene	189559	0.00E+00				
Dibenzo(a-l)pyrene	191300	0.00E+00				
Diesel Exhaust Particulate	85105	0.00E+00				
Diethanolamine	111422	0.00E+00				
Dimethylformamide	68122	0.00E+00				
Direct Black 38 (Technical Grade)	1937377	0.00E+00				
Direct Blue 6 (Technical Grade)	2602462	0.00E+00				
Direct Brown 95 (Technical Grade)	16071866	0.00E+00				
Epichlorohydrin	106898	0.00E+00				
Ethylbenzene	100414	3.33E-02	3.70E-01	3.15E-05		
Ethylene Glycol	107211	0.00E+00				
Ethylene Glycol Monobutyl Ether	111762	0.00E+00				
Ethylene Glycol Monoethyl Ether	110805	0.00E+00				
Ethylene Glycol Monoethyl Ether Acetate	111159	0.00E+00				
Ethylene Glycol Monomethyl Ether	109864	0.00E+00				
Ethylene Glycol Monomethyl Ether Acetate	110496	0.00E+00				
Ethylene Oxide	75218	0.00E+00				

Ethylene Thiourea	96457	0.00E+00			
Fluorides	1101	0.00E+00			
Formaldehyde (gas)	50000	0.00E+00			
Glutaraldehyde	111308	0.00E+00			
Hexachlorobenzene	118741	0.00E+00			
Hexachlorocyclohexane (Technical Grade)	608731	0.00E+00			
Hexachlorocyclohexane- Alpha Isomer	319846	0.00E+00			
Hexachlorocyclohexane- Beta Isomer	319857	0.00E+00			
Hexachlorocyclohexane- Gamma Isomer	58899	0.00E+00			
Hydrazine	302012	0.00E+00			
Hydrogen Chloride	7647010	0.00E+00			
Hydrogen Cyanide	74908	0.00E+00			
Hydrogen Fluoride	7664393	0.00E+00			
Hydrogen Selenide	7783075	0.00E+00			
Hydrogen Sulfide	7783064	0.00E+00			
Indeno(1-2-3-c-d)pyrene	193395	0.00E+00			
Isophorone	78591	0.00E+00			
Isopropyl Alcohol	67630	0.00E+00			
Lead Acetate	301042	0.00E+00			
Lead and Lead Compounds	7439921	0.00E+00			
Lead Phosphate	7446277	0.00E+00			
Lead Subacetate	1335326	0.00E+00			
m-CRESOL	108394	0.00E+00			
m-XYLENE	108383	0.00E+00			
Maleic Anhydride	108316	0.00E+00			
Manganese & Manganese Compounds	7439965	0.00E+00			
Mercury (Inorganic)	7439976	0.00E+00			
Mercuric chloride	7487947	0.00E+00			
Methanol	67561	0.00E+00			
Methyl Bromide	74839	0.00E+00			
Methyl Ethyl Ketone	78933	0.00E+00			
Methyl Isocyanate	624839	0.00E+00			
Methyl Tertiary Butyl Ether	1634044	0.00E+00			
Methylene Chloride (Dichloromethane)	75092	0.00E+00			
Methylene Diphenyl Isocyanate (MDI)	101688	0.00E+00			
Michlers Ketone	90948	0.00E+00			
n-Hexane	110543	9.21E-02	2.49E-05		
n-Nitroso-n-methylethylamine	10595956	0.00E+00			
n-Nitrosodi-n-Butylamine	924163	0.00E+00			
n-Nitrosodi-n-Propylamine	621647	0.00E+00			
n-Nitrosodiethylamine	55185	0.00E+00			
n-Nitrosodimethylamine	62759	0.00E+00			
n-Nitrosodiphenylamine	86306	0.00E+00			
n-Nitrosomorpholine	59892	0.00E+00			
n-Nitrosopiperidine	100754	0.00E+00			
n-Nitrosopyrrolidine	930552	0.00E+00			
Naphthalene	91203	0.00E+00			
Nickel and Nickel Compounds	7440020	0.00E+00			
Nickel acetate	373024	0.00E+00			
Nickel carbonate	3333673	0.00E+00			
Nickel carbonyl	13463393	0.00E+00			
Nickel hydroxide	12054487	0.00E+00			
Nickelocene	1271289	0.00E+00			
Nickel Oxide	1313991	0.00E+00			
Nickel Refinery Dust	1146	0.00E+00			
Nickel Subsulfide	12035722	0.00E+00			
Nitric Acid	7697372	0.00E+00			
Nitrogen Dioxide	10102440	0.00E+00			
o-CRESOL	95487	0.00E+00			
o-XYLENE	95476	0.00E+00			
Oleum	8014957	0.00E+00			
Ozone	10028156	0.00E+00			
p-Chloro-o-toluidine	95692	0.00E+00			
p-Cresidine	120718	0.00E+00			
p-CRESOL	106445	0.00E+00			
p-Nitrosodiphenylamine	156105	0.00E+00			
p-XYLENE	106423	0.00E+00			
Pentachlorophenol	87865	0.00E+00			
Perchloroethylene	127184	0.00E+00			
Phenol	108952	0.00E+00			
Phosgene	75445	0.00E+00			
Phosphine	7803512	0.00E+00			
Phosphoric Acid	7664382	0.00E+00			
Phthalic Anhydride	85449	0.00E+00			
Polychlorinated Biphenyls	1336363	0.00E+00			
Potassium Bromate	7758012	0.00E+00			
Propylene	115071	0.00E+00			

Propylene Glycol Monomethyl Ether	107982	0.00E+00			
Propylene oxide	75569	0.00E+00			
Selenium	7782492	0.00E+00			
Selenium sulfide	7446346	0.00E+00			
Silica (crystalline, respirable)	7631869	0.00E+00			
Sodium hydroxide	1310732	0.00E+00			
Styrene	100425	0.00E+00			
Sulfates	9960	0.00E+00			
Sulfur Dioxide	7446095	0.00E+00			
Sulfuric Acid	7664939	0.00E+00			
Sulfur Trioxide	7446719	0.00E+00			
Tertiary-butyl acetate	540885	0.00E+00			
Tetrachloroethylene	127184	0.00E+00			
Thioacetamide	62555	0.00E+00			
Toluene	108883	2.24E-01		1.41E-03	
Toluene Diisocyanates	26471625	0.00E+00			
Toluene Diisocyanates (2,4 and 2, 6)	584849	0.00E+00			
Toluene Diisocyanates (2,4 and 2, 6)	91087	0.00E+00			
Trichloroethylene	79016	0.00E+00			
Triethylamine	121448	0.00E+00			
Urethane	51796	0.00E+00			
Vanadium pentoxide	1314621	0.00E+00			
Vinyl acetate	108054	0.00E+00			
Vinyl chloride	75014	0.00E+00			
Xylenes (technical mixture of m, o, p-isomers)	1330207	1.87E-01		5.04E-04	
Vanadium	7440622	0.00E+00			
		TOTAL UNADJUSTED Risk Values	**3.355**	**0.017**	**0.000**

TREANORHL

141 3RD AVENUE, DALY CITY, CALIFORNIA

HISTORIC RESOURCES EVALUATION

DRAFT

JANUARY 15, 2021

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APPENDIX 15

1. INTRODUCTION

David J. Powers & Associates has requested that TreanorHL assess the property located at 141 3rd Avenue in Daly City (APN 006254030) for its eligibility as a historic resource as defined by the California Environmental Quality Act (CEQA). A proposed project would demolish the existing single-family house on the parcel and construct new townhomes. The parcel has not been identified on any national, state, county, or city historic resources inventory. Daly City does not maintain any local criteria for evaluation and relies on the California Register of Historical Resources (CRHR) criteria for determining eligibility of historic resources. The following report provides an evaluation of the subject property's potential eligibility to be individually listed in the CRHR.

2. SUMMARY OF FINDINGS

Upon completion of the survey and archival work, the property at 141 3rd Avenue in Daly City appears individually eligible for listing on the CRHR under Criterion 1 for its association with the Italian flower industry in Daly City and the Bay Area. The period of significance is from ca. 1920 to ca. 1945 when it was owned and/or operated by Italian nurseryman Valentino Tosetti. However, the property does not retain sufficient integrity to communicate its significance since the integrity of feeling, association, and setting has been significantly diminished after demolition of the greenhouses in the 1970s. Therefore, the property is not eligible as a historic resource as defined by CEQA.

3. METHODOLOGY

TreanorHL conducted a site visit on December 9, 2020 to evaluate the existing conditions, historic features, and architectural significance of the property. Due to the Covid-19 shelter-in-place order, TreanorHL was not able to conduct in-person research at local libraries or archives. In order to evaluate the historic significance of the properties, available online research was completed including consultation of local city directories, Sanborn fire insurance maps, historical aerials and photographs, newspaper articles, County of San Mateo Assessor-County Clerk-Recorder, Daly City Building Division, and various other online repositories.

4. PROPOSED PROJECT DESCRIPTION

The project proposes a General Plan amendment for a rezoning of the 0.71-acre project site at 141 3rd Avenue. The existing house on the parcel will be demolished and 15 new three-story townhomes, each with a two-car tandem garage, will be constructed. The project would include a 120-foot hammerhead dead-end fire apparatus turn-around access road, associated private driveways, landscaping, and civil and utility improvements.[1]

5. PROPERTY DESCRIPTION

The 141 3rd Avenue property is located in Daly City, three blocks east of Mission Street—the north-south arterial running through the city. Located on the western side of the block bounded by Castle Street to the north, 3rd Avenue to the west, E. Market Street to the south, and Hillside Boulevard to the east, the subject property is an irregularly shaped lot. A single-family house stands at the north end and the rest of the parcel remains vacant.

[1] Project information received from David J. Powers & Associates, Inc. via email on December 16, 2020.

The house is set back approximately 25 feet from the sidewalk and has a fenced backyard. The subject block and the surrounding area consist of a mix of low-rise row houses and commercial buildings.

The one-story over garage house at 141 3rd Avenue is rectangular in plan. While the hipped roof has a simple form at the rear, it features a gable-on-hip shape at the front elevation. The house is clad in horizontal wood siding. Although the windows are currently plywood-covered, they appear, based upon earlier street views on Google Maps, to be wood double-hung units, with lambs-tongue details at the upper sash.

The primary (west) façade features a central staircase leading to the centered entry door on the upper floor. This door is flanked by projecting angled bays, between which is a small entry porch. Although the trims are also covered by the plywood panels, Google maps shows them to be simple flat board elements. A small, two-part, horizontally oriented rectangular window is centered in the gable end. Its operation is unclear. On the lower floor, a garage door is located to the south of the staircase and a window to the north, both boarded-up.

The rear (east) elevation is in poor condition. A dilapidated shed-roofed porch is centered at the upper floor, accessed by a wooden staircase, and protected by a poorly constructed shed roof. All openings have been boarded over, some with old doors. Paint is peeling, exposing bare wood on approximately 10% of the cladding.

The south façade, which faces a vacant lot, is mostly blank, with one window – again boarded over – at the upper story. A TV satellite dish attaches at the approximate center of the house, and a vent pipe mounts towards the rear corner. The north façade, facing the adjacent home, has a boarded-up window at the east end.

Figure 1. The subject property at 141 3rd Avenue in Daly City, outlined in red (Google Earth, imagery date March 2018).

Figure 2. The front (west) and south façades of 141 3rd Avenue.

Figure 3. The rear (east) and south façades.

Figure 4. Looking northeast at the single-family house, the vacant portion of the parcel visible in the foreground.

6. ARCHITECTURAL STYLES

Constructed ca. 1908, the subject building at 141 3rd Avenue is a simple vernacular agricultural cottage without a definitive architectural style.

7. SITE HISTORY

According to the San Mateo Assessor's Office records, the single-family house on the property was constructed ca. 1908.[2] Sanborn maps show that a series of glass and wood frame greenhouses, a small one-story accessory structure, and a two-story water tank were developed by 1926 to the east and south of the one-story over basement house. A boiler house to heat up the greenhouses was constructed at the southwest corner of the parcel in 1946. The appraisal report from the County records the house, a shed, a boiler house, and heated greenhouses in 1959. The property remained this way until at least 1975: according to the appraisal report on file, greenhouses were still in use and being rented in December 1975, but the boiler was inoperable, so space heaters were installed.[3] The 1926 and 1945 Sanborn maps note that the greenhouses on the property were owned or operated by V. Toseti (Valentino Tosetti according to public records).

The subject block was largely developed with greenhouses and a few dwellings in the early and mid-20th century. Most of the greenhouses were replaced by residences along Castle Street and Hillside Boulevard, and a shopping center was constructed at the south end of the block on Market Street in the 1970s. The greenhouses

[2] Unit Appraisal Report for 141 3rd Avenue (APN006254030), County of San Mateo Assessor-County Clerk-Recorder.

[3] Unit Appraisal Report for 141 3rd Avenue (APN006254030), County of San Mateo Assessor-County Clerk-Recorder; 1926 and 1945 Sanborn maps.

at 141 3rd Avenue were removed by 1980 and the rest of the parcel remained vacant.[4] The historical maps of the block and a brief construction chronology of the subject property are included below.[5]

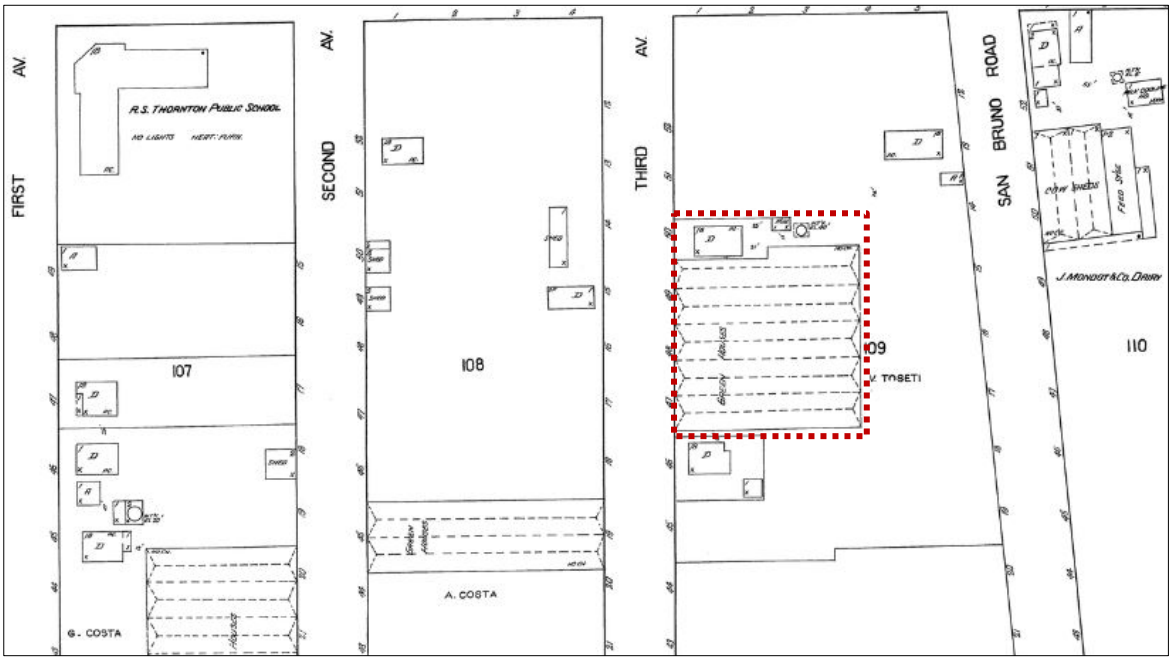

Figure 5. 1926 Sanborn map, the subject parcel outlined by the dashed red line.

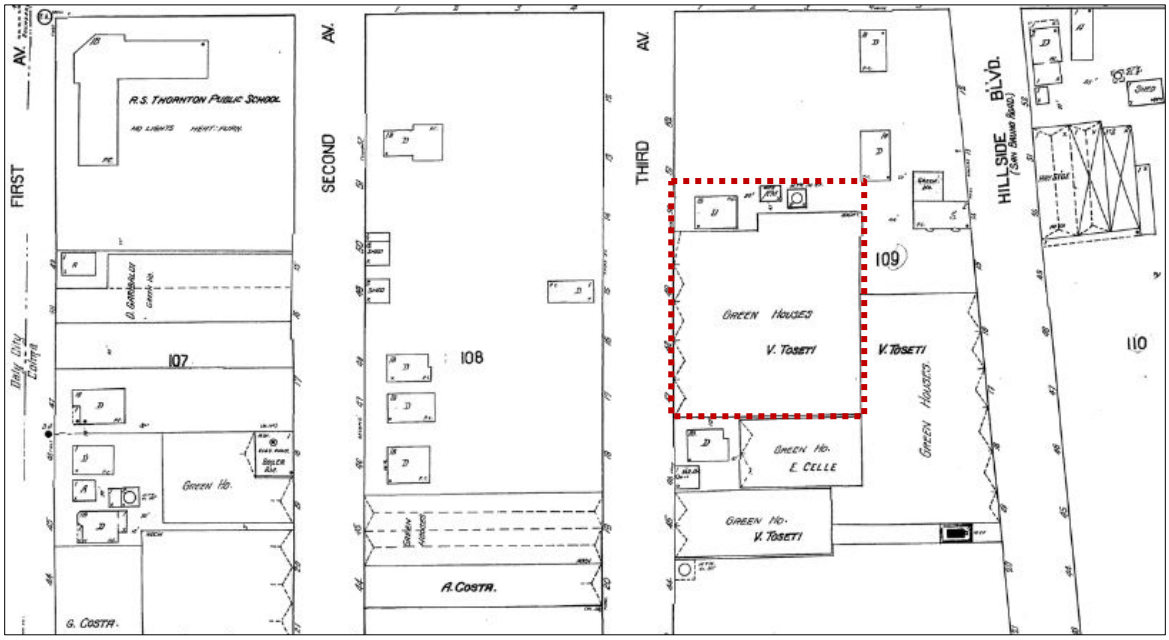

Figure 6. 1945 Sanborn map, the subject parcel outlined by the dashed red line.

[4] AEI Consultants, *Phase 1 Environmental Site Assessment* (October 1, 2020), pages 5-6, 20; 1926 and 1945 Sanborn fire insurance maps; Historic Aerials by NETR Online, https://www.historicaerials.com/viewer (accessed December 10, 2020).
[5] 200 and 2010 permits from City of Daly City Building Division.

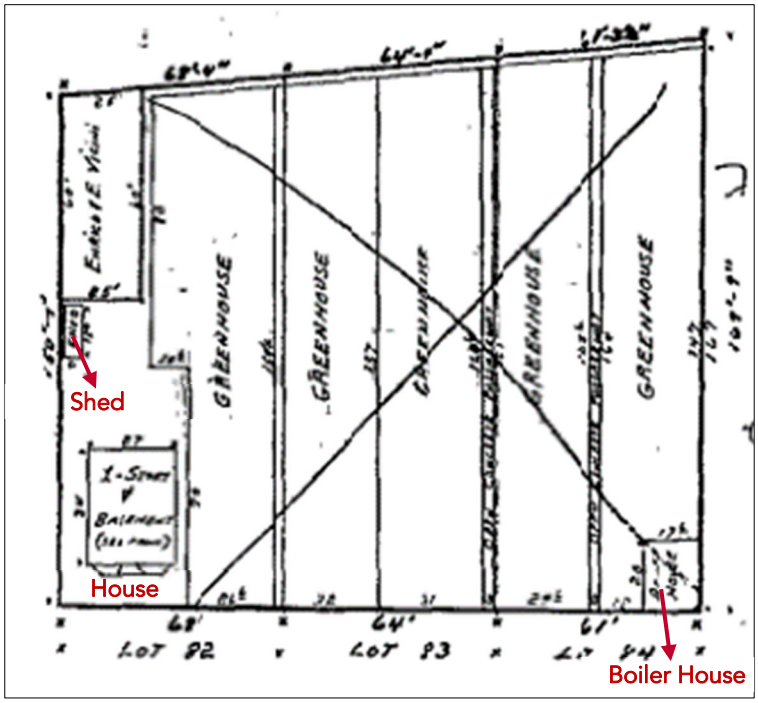

Figure 7. Sketch of the property, no date. County of San Mateo Assessor-County Clerk-Recorder.

Construction Chronology

Ca. 1908	The residence on parcel was constructed.
1920s	The greenhouses to the south of the residence were constructed.
1946	A boiler house to heat up the greenhouses was constructed.
Ca. 1975	The greenhouses were demolished.
2000	The sewer lateral from house to sidewalk was replaced. Permit #74023
2010	Electrical service change. Permit #12179

8. HISTORIC CONTEXT[6]

Much of Daly City occupies what were original Spanish land grants, largely uninhabited in the 18th century. After the Presidio was established as a military post and a mission was founded in what became San Francisco, European settlers started to inhabit this north peninsula. The area around San Bruno Mountain was used for cattle grazing. Mission road forked at the "top-of-the-hill" in Daly City, one route headed to the mission, the other to the Presidio. While other locations down the San Francisco Peninsula were being settled, very little was happening at the San Francisco-Daly City border. In the early 1850s, a few settlers claimed lands on the old Spanish grants. More settlers started to take residence in the area who sought a living from the soil or opened small businesses along Mission road.

[6] Unless noted, largely summarized from *History of Daly City*, www.dalycity.org (accessed December 9, 2020).

In 1868, John Daly purchased 250 acres at the "top-of-the-hill" and established San Mateo Dairy; becoming a prominent businessman and leader among the burgeoning population of the area. In the early 1860s, a railroad ran south to San Jose, passing around the westerly edge of Daly's ranch. Stores, hotels, butcher shops, and other businesses were established at the bottom of the hill, later supported by a new schoolhouse, railway station, and a Catholic church. The population was increasing and many of the newcomers were Italians growing crops. By the early 1890s streetcars were running from San Francisco to communities as far south as San Mateo, coming right over Daly's hill. It was not until the 1906 earthquake and fire in San Francisco that the population surged around the area. John Daly subdivided his property in 1907, and streets were quickly laid out. Daly City was incorporated in 1911. Streets were paved, sewers and a water system were introduced, a city hall was erected (1914, replaced in 1939)[7], police and fire departments were founded, and more schools were built.

The population gradually increased, but very little land had been added to Daly City by World War II. There was virtually no war industry within the city—the slight growth in Daly City came from temporary military boarding in people's homes. After World War II moderate-cost housing began in Daly City and the city grew rapidly. A San Francisco builder, Henry Doelger, purchased the land between the original Daly City's westerly edge to the ocean, and developed a community called Westlake (annexed to Daly City in 1948). Doelger and other builders continued building thousands of homes and satellite shopping centers. A Bay Area-wide rail system, a new freeway complex, and the use of almost all the open space on the westerly side of San Bruno Mountain for housing have raised the population of Daly City.

According to Sanborn maps, the subject block and its immediate surroundings were only 50% or less developed with single-family dwellings and greenhouses by 1926. Some names associated with these greenhouses include V. Tosetti, E. Celle, A. Costa, G. Costa, G. Nano, and J. Franzoia.[8] A public school at the intersection of First Avenue and Castle Street was constructed by 1926. A few more dwellings were added by 1945 but it was not until the 1970s and later that the block was developed with more houses and a strip mall.[9] The adjacent property to the south, 165 3rd Avenue, was developed with greenhouses from at least 1943 to 2002.[10] It was redeveloped with townhouses ca. 2005.

Flower Growing[11]

Historically, three groups, Japanese, Italian, and Chinese growers, have been the backbone of the flower industry in the Bay Area. Each group mastered different areas of floriculture and were based in a different geographical area: the Chinese handled asters, sweet peas, and pompoms on the San Francisco Peninsula; the Japanese covered chrysanthemums and greenhouse-grown cut flowers in the East Bay; and the Italians specialized in field grown varieties, such as violets and ferns in the Daly City and Colma area.[12]

San Francisco Bay Area's Italian flower growers started in the greens trade; Italians foraged through the Santa Cruz and Sonoma mountains for maidenhair ferns. Italian farmers, who were growing produce in the southern neighborhoods of San Francisco, began to sell ferns and their extra flowers to the restaurateurs and florists during summer and fall. The Italian American growers organized the San Francisco Fern Growers Association, which became the San Francisco Growers Association in 1923. The part-time activity of flower growing and foraging for ferns became profitable enough for many Italian growers to completely switch over to floriculture.

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[7] Samuel C. Chandler, "*Gateway to the Peninsula," A history of the City of Daly City* (City of Daly City, 1973), 102.
[8] 1926 and 1945 Sanborn maps.
[9] NETR Online and Sanborn maps.
[10] AEI Consultants, page 15.
[11] Largely summarized from Carey & Co., a TreanorHL Company, *San Francisco Flower Mart Historic Resource Evaluation Part 1 – Significance Evaluation* (October 31, 2017), 16-27.
[12] Gary Kawaguchi, *Living with Flowers: The California Flower Market History*, (San Francisco: California Flower Market, Inc., 1993), 30.

Over time, the Italian growers expanded into other field flowers such as stock, sweet peas, snapdragons, cornflowers, Italian and German irises, and daisies.[13]

The early growers of Daly City and Colma area were gardeners from Italy who planted flowers and marketed their crops in the nearby cities. By 1920, it was estimated that 20% of the land of northern San Mateo County was used for flower raising. The first flower growers planted their crops in the fields and protected them from the fog with cheesecloth. As the 20th century progressed, they started to construct greenhouses which allowed them to produce more varieties and to grow on a year-round basis. By 1944 one third of the $18 million agricultural output of the county was in flowers, many of them grown in the Colma-Daly City area. The production remained high despite the post-World War II housing developments and highways.[14]

9. ARCHITECT/BUILDER

Research did not reveal any design professionals or builders associated with the subject property.

10. OCCUPANCY HISTORY

According to Sanborn maps and federal censuses, Valentino Tosetti was associated with the property from at least 1920 to 1945. Born in Italy in 1893, he immigrated to the United States in 1910. Tosetti, together with his family, was listed in the 1920 and 1930 censuses as the gardener/nurseryman on 3rd Avenue, Daly City.[15] The unit appraisal report from the County notes that Tosetti sold the property in 1940 but it is possible that he continued to rent or operate the greenhouses in the 1940s.[16] His primary address was listed as Hillside Boulevard in Colma in the 1938 and 1940 records.[17] The address 141 3rd Avenue first appeared in the 1961 city directory; see table below for later occupancy history of the subject property.[18] The Chow family has owned the property since the 1960s, and the residence on site was occupied until 2019.[19]

Dates	Occupants
1961	R. Aguiniga
1970	Rios Augustine, Paulita, Petra, Philip
1981	M. Hernandez
1991	B. and Sara Moreno
2001	Ann Chow, Richard Morilla

11. REGULATORY FRAMEWORK

The regulatory background provided below offers an overview of state criteria used to assess historic significance.

[13] Kawaguchi, *Living with Flowers*, 33-34; Amy Stewart, *Flower Confidential* (Chapel Hill: Algonquin Books, 2007), 73.
[14] *Gateway to the Peninsula: A history of Daly City*, 59-60.
[15] Ancestry.com (accessed December 10, 2020).
[16] Unit Appraisal Report for 141 3rd Avenue (APN006254030), County of San Mateo Assessor-County Clerk-Recorder.
[17] Ancestry.com (accessed December 10, 2020).
[18] AEI Consultants, pages 17-18.
[19] AEI Consultants, page 26.

California Register of Historical Resources Criteria

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the California Register of Historical Resources (CRHR) are very similar, with emphasis on local and state significance. They are:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.[20]

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.[21]

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.[22]

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.[23]

Integrity

Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."[24] While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."[25] To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity (identified above under the NRHP criteria), which the CRHR closely follows.[26]

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[20] California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.
[21] *California Register and National Register: A Comparison*.
[22] *California Register and National Register: A Comparison*, 2.
[23] All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5 (Sacramento, n.d.), 1.
[24] United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15 (Washington, D.C., 1997), 3.
[25] *How to Apply the National Register Criteria for Evaluation*, 44.
[26] *How to Apply the National Register Criteria for Evaluation*, 1.

Local Eligibility

Apart from some language in the Daly City General Plan, the City does not have any regulations regarding historic resources, or any ordinance that identifies local historic resources.[27] The General Plan defines *cultural resources* as "resources created by humans, that through events and places located within an area, describe the historic events that have contributed to the present culture of the City."[28] The policy on the historical and archaeological resources does not include any local criteria for evaluation, and specifies to comply with State statues related to historical and archaeological resources.[29] Therefore, the City relies on the CRHR criteria for determining eligibility of historic resources.

12. SIGNIFICANCE EVALUATION

Current Historic Status

The subject parcel at 141 3rd Avenue has not previously been identified on any local, state, or national historic resources inventory.

CRHR Significance Evaluation

Criterion 1 – Association with significant events

According to the San Mateo County records, the single-family house at 141 3rd Avenue was constructed ca. 1908 during the initial development of Daly City as a residential community. The area was established as an agricultural community in the late 19th century, but it was not until after the1906 earthquake that the population surged and the infrastructure was established. However, the subject building was not found to be individually representative of any important patterns of development within the Daly City area. Research has not revealed a significant association between the building and Daly City's early-20th century residential growth.

The residence at 141 3rd Avenue appears significant at the local level for its association with the Italian flower industry in the Bay Area from at least 1920 to 1940. Focusing on growing field flowers, the Italian flower industry was established in the Daly City and Colma area in the early 20th century. Over time, the growers started to construct greenhouses which allowed them to produce more varieties and to grow on a year-round basis. A series of greenhouses were located on the southern part of the subject parcel from at least ca. 1926 until their removal after 1974.

Therefore, the property at 141 3rd Avenue appears eligible for listing on the CRHR under Criterion 1 for its association with the Italian flower growers in Daly City. The period of significance is from ca. 1920 to ca. 1945 when it was owned and/or operated by Italian nurseryman Valentino Tosetti according to the federal censuses and Sanborn maps.

Criterion 2 – Persons

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of Daly City or California. The property was associated with the Italian flower growers in the area: the 1920 and 1930 censuses list Valentino Tosetti, a gardener/nurseryman, and his family residing at this address. The 1926 and 1945 Sanborn maps also shows him as the owner or manager of the greenhouses on the parcel. However, the research has not revealed Tosetti as a

[27] City of Daly City, Department of Economic and Community Development, *Daly City 2030 General Plan* (Adopted March 25, 2013; Housing Element Revised March 9, 2015), 192.

[28] City of Daly City, *Daly City 2030 General Plan*, 174.

[29] City of Daly City, *Daly City 2030 General Plan*, 192.

significant individual associated with the flower industry in the Daly City area or California. Therefore, the property does not appear eligible for listing on the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

The house at 141 3rd Avenue is of common construction and materials with no notable or special attributes, and it does not possess high artistic value. Constructed ca. 1908, the vernacular agricultural cottage does not embody the distinctive characteristics of an architectural style. Also, the research did not reveal any design professionals associated with the initial design and/or construction of the building. Therefore, the property does not appear eligible for listing on the CRHR under Criterion 3.

Criterion 4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the CRHR under Criterion 4.

Integrity

The property retains integrity of location since the residence on the parcel has not been moved. Even though the building was used as a residence until 2019, the subject property does not retain its integrity of association and feeling since it is no longer linked to the local flower industry: the greenhouses and the associated accessory structures were removed after 1975. The house itself has not received any major alterations and retains its residential scale and continues to illustrate the early 20th century vernacular agricultural cottage architecture. The building retains sufficient integrity of design, materials, and workmanship. The immediate integrity of setting for the property has been diminished since the greenhouses as well as the associated boiler house and the shed were removed after 1975. The integrity of overall neighborhood setting has also been significantly compromised since the early 20th century dwellings and the greenhouses on the block and its immediate surrounding were replaced by contemporary residential and commercial buildings after the 1970s. Overall, the property does not retain sufficient integrity to communicate its significance under Criterion 1 for its defined period of significance.

13. CONCLUSION

Based on the above evaluation of the subject property at 141 3rd Avenue in Daly City in reference to the CRHR criteria, the property appears individually eligible for the CRHR under Criterion 1 for its association with the Italian flower industry of Daly City and the Bay Area. The period of significance is from ca. 1920 to ca. 1945 when it was owned and/or operated by Italian nurseryman Valentino Tosetti. However, the property does not retain sufficient integrity to communicate its significance since the integrity of feeling, association, and setting has been significantly diminished after demolition of the greenhouses in the 1970s and the redevelop of the immediate area with contemporary residential and commercial buildings. Therefore, the property is not eligible as a historic resource as defined by CEQA.

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APPENDIX

DPR FORMS

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Review Code | Reviewer | Date | Listings

Page 1 **of** 9 ***Resource Name or #:** (Assigned by recorder) 141 3rd Avenue Daly City, CA
P1. Other Identifier:

***P2. Location:** **Not for Publication** ✓ **Unrestricted**
***a. County** San Mateo **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** ____ **Date** ____ **T** ___; **R** ___; ___ **of** ___ **of Sec** ___; ____ **B.M.**
c. Address 141 3rd Avenue City Daly City Zip 94014
d. UTM: (Give more than one for large and/or linear resources) Zone ___, ____ mE/ ____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 006254030

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 141 3rd Avenue property is located in Daly City, three blocks east of Mission Street—the north-south arterial running through the city. Located on the western side of the block bounded by Castle Street to the north, 3rd Avenue to the west, E. Market Street to the south, and Hillside Boulevard to the east, the subject property is an irregularly shaped lot. A single-family house stands at the north end and the rest of the parcel remains vacant. The house is set back approximately 25 feet from the sidewalk and has a fenced backyard. The subject block and the surrounding area consist of a mix of low-rise row houses and commercial buildings.

The one-story over garage house at 141 3rd Avenue is rectangular in plan. While the hipped roof has a simple form at the rear, it features a gable-on-hip shape at the front elevation. The house is clad in horizontal wood siding. Although the windows are currently plywood-covered, they appear, based upon earlier street views on Google Maps, to be wood double-hung units, with lambs-tongue details at the upper sash. (See Continuation Sheet.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

***P3b. Resource Attributes:** (List attributes and codes)
***P4. Resources Present:** ✓ Building Structure Object Site District Element of District Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
The front (west) façade, TreanorHL, December 2020.
***P6. Date Constructed/Age and Source:** ✓ Historic Prehistoric Both
ca. 1908, San Mateo Assessor's Office
***P7. Owner and Address:**
***P8. Recorded by:** (Name, affiliation, and address)
TreanorHL
460 Bush Street San Francisco, CA
***P9. Date Recorded:** Jan 15, 2021
***P10. Survey Type:** (Describe)
Intensive survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") TreanorHL, *141 3rd Avenue Daly City, CA, Historic Resources Evaluation – Draft,* January 15, 2021

***Attachments:** NONE Location Map ✓Continuation Sheet ✓Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 141 3rd Avenue Daly City, CA ***NRHP Status Code** _____
Page 2 **of** 9

B1. Historic Name: _____
B2. Common Name: 141 3rd Avenue Daly City, CA
B3. Original Use: Residential B4. Present Use: Vacant
***B5. Architectural Style:** Vernacular agricultural cottage
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed ca. 1908. A brief construction chronology of the subject property is included below.[1] (See Continuation Sheet.)

***B7. Moved?** ✓ **No** **Yes** **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:**

B9a. Architect: _____ b. Builder: _____
***B10. Significance: Theme** _____ **Area** _____
Period of Significance. _____ **Property Type** _____ **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to the San Mateo Assessor's Office records, the single-family house on the property was constructed ca. 1908.[2] Sanborn maps show that a series of glass and wood frame greenhouses, a small one-story accessory structure, and a two-story water tank were developed by 1926 to the east and south of the one-story over basement house. A boiler house to heat up the greenhouses was constructed at the southwest corner of the parcel in 1946. The appraisal report from the County records the house, a shed, a boiler house, and heated greenhouses in 1959. The property remained this way until at least 1975: according to the appraisal report on file, greenhouses were still in use and being rented in December 1975, but the boiler was inoperable, so space heaters were installed.[3] The 1926 and 1945 Sanborn maps note that the greenhouses on the property were owned or operated by V. Toseti (Valentino Tosetti according to public records).

The subject block was largely developed with greenhouses and a few dwellings in the early and mid-20th century. Most of the greenhouses were replaced by residences along Castle Street and Hillside Boulevard, and a shopping center was constructed at the south end of the block on Market Street in the 1970s. The greenhouses at 141 3rd Avenue were removed by 1980 and the rest of the parcel remained vacant.[4] (See Continuation Sheet.)

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:**
See Continuation Sheets.

B13. Remarks:

***B14. Evaluator:** TreanorHL
***Date of Evaluation:** January 15, 2021

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

***P3a. Description, Continued:**

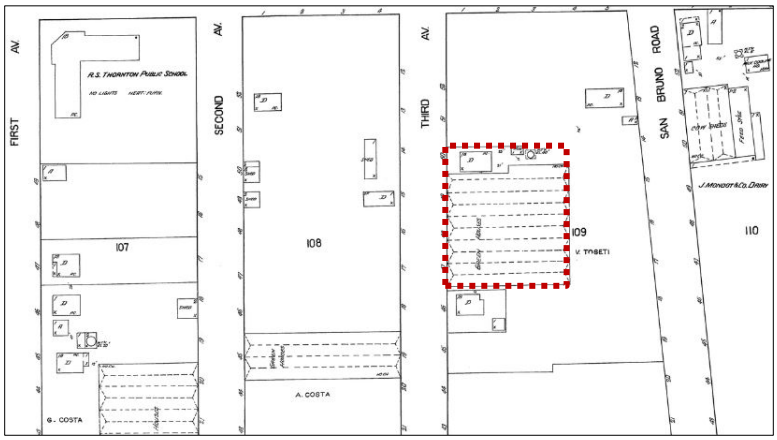
The primary (west) façade features a central staircase leading to the centered entry door on the upper floor. This door is flanked by projecting angled bays, between which is a small entry porch. Although the trims are also covered by the plywood panels, Google maps shows them to be simple flat board elements. A small, two-part, horizontally oriented rectangular window is centered in the gable end. Its operation is unclear. On the lower floor, a garage door is located to the south of the staircase and a window to the north, both boarded-up.

The rear (east) elevation is in poor condition. A dilapidated shed-roofed porch is centered at the upper floor, accessed by a wooden staircase, and protected by a poorly constructed shed roof. All openings have been boarded over, some with old doors. Paint is peeling, exposing bare wood on approximately 10% of the cladding.

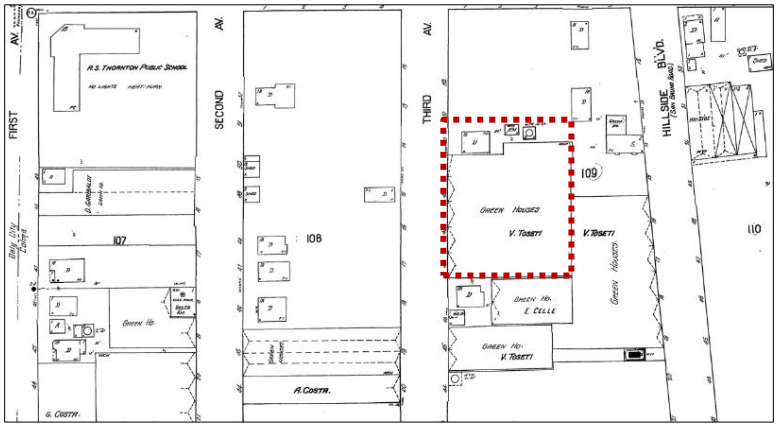
The south façade, which faces a vacant lot, is mostly blank, with one window – again boarded over – at the upper story. A TV satellite dish attaches at the approximate center of the house, and a vent pipe mounts towards the rear corner. The north façade, facing the adjacent home, has a boarded-up window at the east end.

***B6. Construction History, Continued:**

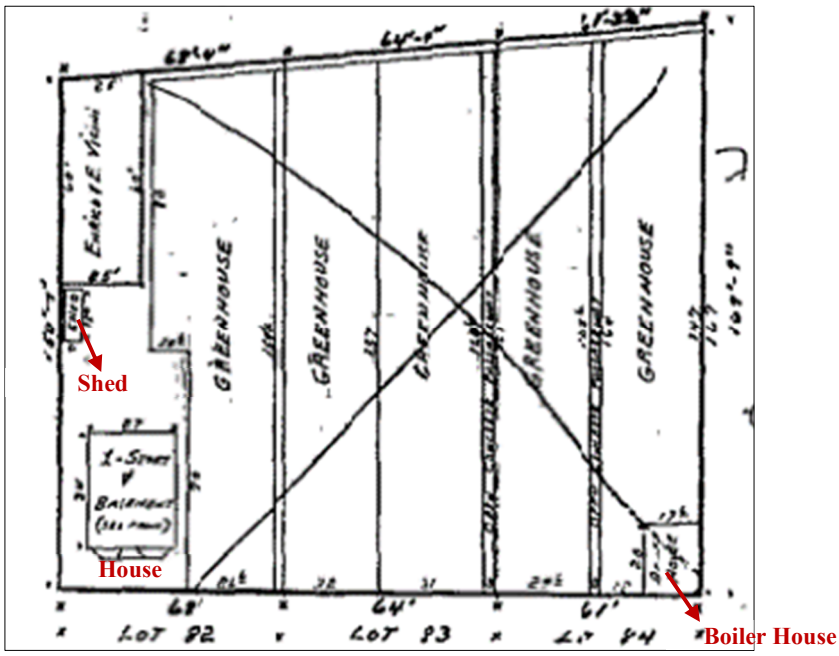
Ca. 1908	The residence on parcel was constructed.
1920s	The greenhouses to the south of the residence were constructed.
1946	A boiler house to heat up the greenhouses was constructed.
Ca. 1975	The greenhouses were demolished.
2000	The sewer lateral from house to sidewalk was replaced. Permit #74023
2010	Electrical service change. Permit #12179



1926 Sanborn map, the subject parcel outlined by the dashed red line.



1945 Sanborn map, the subject parcel outlined by the dashed red line.



Sketch of the property, no date. County of San Mateo Assessor-County Clerk-Recorder.

***B10. Significance, Continued:**

Historic Context[5]

Much of Daly City occupies what were original Spanish land grants, largely uninhabited in the 18th century. After the Presidio was established as a military post and a mission was founded in what became San Francisco, European settlers started to inhabit this north peninsula. The area around San Bruno Mountain was used for cattle grazing. Mission road forked at the "top-of-the-hill" in Daly City, one route headed to the mission, the other to the Presidio. While other locations down the San Francisco Peninsula were being settled, very little was happening at the San Francisco-Daly City border. In the early 1850s, a

few settlers claimed lands on the old Spanish grants. More settlers started to take residence in the area who sought a living from the soil or opened small businesses along Mission road.

In 1868, John Daly purchased 250 acres at the "top-of-the-hill" and established San Mateo Dairy; becoming a prominent businessman and leader among the burgeoning population of the area. In the early 1860s, a railroad ran south to San Jose, passing around the westerly edge of Daly's ranch. Stores, hotels, butcher shops, and other businesses were established at the bottom of the hill, later supported by a new schoolhouse, railway station, and a Catholic church. The population was increasing and many of the newcomers were Italians growing crops. By the early 1890s streetcars were running from San Francisco to communities as far south as San Mateo, coming right over Daly's hill. It was not until the 1906 earthquake and fire in San Francisco that the population surged around the area. John Daly subdivided his property in 1907, and streets were quickly laid out. Daly City was incorporated in 1911. Streets were paved, sewers and a water system were introduced, a city hall was erected (1914, replaced in 1939)[6], police and fire departments were founded, and more schools were built.

The population gradually increased, but very little land had been added to Daly City by World War II. There was virtually no war industry within the city—the slight growth in Daly City came from temporary military boarding in people's homes. After World War II moderate-cost housing began in Daly City and the city grew rapidly. A San Francisco builder, Henry Doelger, purchased the land between the original Daly City's westerly edge to the ocean, and developed a community called Westlake (annexed to Daly City in 1948). Doelger and other builders continued building thousands of homes and satellite shopping centers. A Bay Area-wide rail system, a new freeway complex, and the use of almost all the open space on the westerly side of San Bruno Mountain for housing have raised the population of Daly City.

According to Sanborn maps, the subject block and its immediate surroundings were only 50% or less developed with single-family dwellings and greenhouses by 1926. Some names associated with these greenhouses include V. Tosetti, E. Celle, A. Costa, G. Costa, G. Nano, and J. Franzoia.[7] A public school at the intersection of First Avenue and Castle Street was constructed by 1926. A few more dwellings were added by 1945 but it was not until the 1970s and later that the block was developed with more houses and a strip mall.[8] The adjacent property to the south, 165 3rd Avenue, was developed with greenhouses from at least 1943 to 2002.[9] It was redeveloped with townhouses ca. 2005.

Flower Growing[10]
Historically, three groups, Japanese, Italian, and Chinese growers, have been the backbone of the flower industry in the Bay Area. Each group mastered different areas of floriculture and were based in a different geographical area: the Chinese handled asters, sweet peas, and pompoms on the San Francisco Peninsula; the Japanese covered chrysanthemums and greenhouse-grown cut flowers in the East Bay; and the Italians specialized in field grown varieties, such as violets and ferns in the Daly City and Colma area.[11]

San Francisco Bay Area's Italian flower growers started in the greens trade; Italians foraged through the Santa Cruz and Sonoma mountains for maidenhair ferns. Italian farmers, who were growing produce in the southern neighborhoods of San Francisco, began to sell ferns and their extra flowers to the restaurateurs and florists during summer and fall. The Italian American growers organized the San Francisco Fern Growers Association, which became the San Francisco Growers Association in 1923. The part-time activity of flower growing and foraging for ferns became profitable enough for many Italian growers to completely switch over to floriculture. Over time, the Italian growers expanded into other field

flowers such as stock, sweet peas, snapdragons, cornflowers, Italian and German irises, and daisies.[12]

The early growers of Daly City and Colma area were gardeners from Italy who planted flowers and marketed their crops in the nearby cities. By 1920, it was estimated that 20% of the land of northern San Mateo County was used for flower raising. The first flower growers planted their crops in the fields and protected them from the fog with cheesecloth. As the 20th century progressed, they started to construct greenhouses which allowed them to produce more varieties and to grow on a year-round basis. By 1944 one third of the $18 million agricultural output of the county was in flowers, many of them grown in the Colma-Daly City area. The production remained high despite the post-World War II housing developments and highways.[13]

Architect/Builder
Research did not reveal any design professionals or builders associated with the property.

Architectural Style
Constructed ca. 1908, the subject building at 141 3rd Avenue is a simple vernacular agricultural cottage without a definitive architectural style.

Occupants
According to Sanborn maps and federal censuses, Valentino Tosetti was associated with the property from at least 1920 to 1945. Born in Italy in 1893, he immigrated to the United States in 1910. Tosetti, together with his family, was listed in the 1920 and 1930 censuses as the gardener/nurseryman on 3rd Avenue, Daly City.[14] The unit appraisal report from the County notes that Tosetti sold the property in 1940 but it is possible that he continued to rent or operate the greenhouses in the 1940s.[15] His primary address was listed as Hillside Boulevard in Colma in the 1938 and 1940 records.[16] The address 141 3rd Avenue first appeared in the 1961 city directory; see table below for later occupancy history of the subject property.[17] The Chow family has owned the property since the 1960s, and the residence on site was occupied until 2019.[18]

Dates	Occupants
1961	R. Aguiniga
1970	Rios Augustine, Paulita, Petra, Philip
1981	M. Hernandez
1991	B. and Sara Moreno
2001	Ann Chow, Richard Morilla

Current Historic Status

The subject parcel at 141 3rd Avenue has not previously been identified on any local, state, or national historic resources inventory.

Significance Evaluation

California Register of Historical Resources[19]

Criterion 1 – Association with significant events

According to the San Mateo County records, the single-family house at 141 3rd Avenue was constructed ca. 1908 during the initial development of Daly City as a residential community. The area was established as an agricultural community in the late 19th century, but it was not until after the1906 earthquake that the population surged and the infrastructure was established. However, the subject building was not found to be individually representative of any important patterns of development within the Daly City area. Research has not revealed a significant association between the building and Daly City's early-20th century residential growth.

The residence at 141 3rd Avenue appears significant at the local level for its association with the Italian flower industry in the Bay Area from at least 1920 to 1940. Focusing on growing field flowers, the Italian flower industry was established in the Daly City and Colma area in the early 20th century. Over time, the growers started to construct greenhouses which allowed them to produce more varieties and to grow on a year-round basis. A series of greenhouses were located on the southern part of the subject parcel from at least ca. 1926 until their removal after 1974.

Therefore, the property at 141 3rd Avenue appears eligible for listing on the CRHR under Criterion 1 for its association with the Italian flower growers in Daly City. The period of significance is from ca. 1920 to ca. 1945 when it was owned and/or operated by Italian nurseryman Valentino Tosetti according to the federal censuses and Sanborn maps.

Criterion 2 – Persons

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of Daly City or California. The property was associated with the Italian flower growers in the area: the 1920 and 1930 censuses list Valentino Tosetti, a gardener/nurseryman, and his family residing at this address. The 1926 and 1945 Sanborn maps also shows him as the owner or manager of the greenhouses on the parcel. However, the research has not revealed Tosetti as a significant individual associated with the flower industry in the Daly City area or California. Therefore, the property does not appear eligible for listing on the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

The house at 141 3rd Avenue is of common construction and materials with no notable or special attributes, and it does not possess high artistic value. Constructed ca. 1908, the vernacular agricultural cottage does not embody the distinctive characteristics of an architectural style. Also, the research did not reveal any design professionals associated with the initial design and/or construction of the building. Therefore, the property does not appear eligible for listing on the CRHR under Criterion 3.

Criterion 4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the CRHR under Criterion 4.

Integrity
The property retains integrity of location since the residence on the parcel has not been moved. Even though the building was used as a residence until 2019, the subject property does not retain its integrity of association and feeling since it is no longer linked to the local flower industry: the greenhouses and the associated accessory structures were removed after 1975. The house itself has not received any major alterations and retains its residential scale and continues to illustrate the early 20th century vernacular agricultural cottage architecture. The building retains sufficient integrity of design, materials, and workmanship. The immediate integrity of setting for the property has been diminished since the greenhouses as well as the associated boiler house and the shed were removed after 1975. The integrity of overall neighborhood setting has also been significantly compromised since the early 20th century dwellings and the greenhouses on the block and its immediate surrounding were replaced by contemporary residential and commercial buildings after the 1970s. Overall, the property does not retain sufficient integrity to communicate its significance under Criterion 1 for its defined period of significance.

Conclusion

Based on the above evaluation of the subject property at 141 3rd Avenue in Daly City in reference to the CRHR criteria, the property appears individually eligible for the CRHR under Criterion 1 for its association with the Italian flower industry of Daly City and the Bay Area. The period of significance is from ca. 1920 to ca. 1945 when it was owned and/or operated by Italian nurseryman Valentino Tosetti. However, the property does not retain sufficient integrity to communicate its significance since the integrity of feeling, association, and setting has been significantly diminished after demolition of the greenhouses in the 1970s and the redevelop of the immediate area with contemporary residential and commercial buildings. Therefore, the property is not eligible as a historic resource as defined by CEQA.

***B12. References (Endnotes):**

[1] 200 and 2010 permits from City of Daly City Building Division.

[2] Unit Appraisal Report for 141 3rd Avenue (APN006254030), County of San Mateo Assessor-County Clerk-Recorder.

[3] Unit Appraisal Report for 141 3rd Avenue (APN006254030); 1926 and 1945 Sanborn maps.

[4] AEI Consultants, *Phase 1 Environmental Site Assessment* (October 1, 2020), pages 5-6, 20; 1926 and 1945 Sanborn fire insurance maps; Historic Aerials by NETR Online, https://www.historicaerials.com/viewer (accessed December 10, 2020).

[5] Unless noted, largely summarized from *History of Daly City*, www.dalycity.org (accessed December 9, 2020).

[6] Samuel C. Chandler, "*Gateway to the Peninsula," A history of the City of Daly City* (City of Daly City, 1973), 102.

[7] 1926 and 1945 Sanborn maps.

[8] NETR Online and Sanborn maps.

[9] AEI Consultants, page 15.

[10] Largely summarized from Carey & Co., a TreanorHL Company, *San Francisco Flower Mart Historic Resource Evaluation Part 1 – Significance Evaluation* (October 31, 2017), 16-27.

[11] Gary Kawaguchi, *Living with Flowers: The California Flower Market History*, (San Francisco: California Flower Market, Inc., 1993), 30.

[12] Kawaguchi, *Living with Flowers*, 33-34; Amy Stewart, *Flower Confidential* (Chapel Hill: Algonquin Books, 2007), 73.

[13] *Gateway to the Peninsula: A history of Daly City*, 59-60.

[14] Ancestry.com (accessed December 10, 2020).

[15] Unit Appraisal Report for 141 3rd Avenue (APN006254030), County of San Mateo Assessor-County Clerk-Recorder.

[16] Ancestry.com (accessed December 10, 2020).

[17] AEI Consultants, pages 17-18.

[18] AEI Consultants, page 26.

[19] National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, 75, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm (accessed April 26, 2017); California Office of Historic Preservation, California Register and National Register: A Comparison, Technical Assistance Series 6 (Sacramento, 2001), 1.

AEI Consultants

October 1, 2020

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Property Information:
141 3rd Avenue
Daly City, San Mateo County, California 94014

Project Information:
AEI Project No. 427321
Client Reference Name: 141 3rd Avenue Townhomes

Prepared For:
PIH, LLC
PO Box 60970
Palo Alto, California 94306

Prepared By:
AEI Consultants
2500 Camino Diablo, Suite 100
Walnut Creek, California 94597-3940

Environmental Due Diligence

Building Assessments

Site Investigation & Remediation

Energy Performance & Benchmarking

Industrial Hygiene

Construction Risk Management

Zoning Analysis Reports & ALTA Surveys

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October 1, 2020

Nicole Gitteson
PIH, LLC
PO Box 60970
Palo Alto, California 94306

Subject: **Phase I Environmental Site Assessment**
141 3rd Avenue
Daly City, California 94014
AEI Project No. 427321
Client Reference Name: 141 3rd Avenue Townhomes

Dear Ms. Gitteson:

AEI Consultants is pleased to provide the *Phase I Environmental Site Assessment* of the above referenced property. This assessment was authorized and performed in accordance with the scope of services engaged.

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (925) 746-6000 or ggriffin@aeiconsultants.com.

Sincerely,

Greg Griffin
Business Development Manager
AEI Consultants

PROJECT SUMMARY

141 3rd Avenue, Daly City, San Mateo County, California 94014
AEI Project No. 427321

Report Section		REC	CREC	HREC	OEC	Recommended Action
1.0	Introduction					None
2.0	Site and Vicinity Description					None
3.0	Historical Review of Site and Vicinity	✔				Phase II Subsurface Investigation
4.0	Regulatory Agency Records Review					None
5.0	Regulatory Database Records Review	✔				Phase II Subsurface Investigation
6.0	Interviews and User Provided Information					None
7.0	Site Reconnaissance					None
8.1	Asbestos-Containing Building Materials				✔	Pre-demolition survey
8.2	Lead-Based Paint				✔	Pre-Demolition Survey
8.3	Radon					None

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EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by PIH, LLC to conduct a Phase I ESA in conformance with AEI's contract and the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 141 3rd Avenue, Daly City, San Mateo County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

Pertinent subject property information is noted below:

PROPERTY INFORMATION	
Site Address(es)	141 3rd Avenue, Daly City, San Mateo County, California 94014
Property ID (APN or Block/Lot)	006-254-020 and 006-254-030
Location	East side of 3rd Avenue
Property Type	Residential
SITE AND BUILDING INFORMATION	
Approximate Site Acreage/Source	0.71/Assessor
Number of Buildings	One
Building Construction Date(s)/Source	1908/Assessor
Building Square Footage (SF)/Source	1,836/Assessor
Number of Floors/Stories	Two
Basement or Subgrade Area(s)	None identified
Number of Units	One
Additional Improvements	Cement-paved driveway and some landscaping work
On-site Occupant(s)	Vacant residential building
Current On-site Operations/Use	Former residential use and vacant land
Current Use of Hazardous Substances	None identified
REGULATORY INFORMATION	
Regulatory Database Listing(s)	None identified

A chronological summary of historical subject property information is as follows:

Date Range	Subject Property Description and Occupancy (Historical Addresses)	Source(s)
Prior to 1908	Unknown use/Data failure; refer to Section 1.6.1	Aerial photographs, Sanborn maps, agency records
circa 1908	Current residence developed	Assessor's Office
1926-1975	Developed with a residence and green houses (141 3rd Avenue)	Aerial photographs, Sanborn maps, city directories, agency records
1980-2019	Residence still present, and rest of the property is vacant land (141 3rd Avenue)	Aerial photographs, Sanborn maps, city directories, agency records, interviews

Date Range	Subject Property Description and Occupancy (Historical Addresses)	Source(s)
2019-Present	Vacant residence and land (141 3rd Avenue)	Aerial photographs, Sanborn maps, city directories, interviews, site reconnaissance

According to review of historical sources, the subject property was identified to be developed with the current single-family residence around 1908. By 1926, numerous green houses were developed on the property, and by 1946, a boiler room was developed on the southwestern corner of the property in order to heat up the green houses. The property appears to have remained this way until at least 1975. During this time, Sanborn maps indicate that the subject property and eastern and southern adjoining properties were owned and/or operated by V. Toseti from at least 1926 to 1945. By 1980, the green houses on the subject were no longer present, and the area remained as vacant land. The residence was reportedly occupied until 2019, and has been vacant since that time. The subject property is slated for redevelopment with 15 town homes.

The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Residence (131 3rd Avenue)	None identified
East	Residences (930-960 Hillside Boulevard)	None identified
South	Residences (301-313 Habitat Way and 165 3rd Avenue)	CLEANUP SITES, DELISTED COUNTY
West	3rd Avenue followed by: Residences (132-168 3rd Avenue)	None identified

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

FINDINGS

Recognized Environmental Condition (REC) is defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

- According to review of historical, municipal, and regulatory agency records, the south adjoining property, 165 3rd Avenue, was historically developed with a nursery that included several green houses from at least 1943 to 2002. Prior to the redevelopment of this property with the current townhouses, elevated concentrations of pesticides in soils were identified, including DDT up to 12 ppm, Dieldrin up to 0.47 ppm, 4,4-DDE up to 2.2 ppm, and 4,4-DDD up to 0.18 ppm. Approximately 1,237 tons of impacted soils were excavated and removed from this site.

The former nursery operations at this property appear to have extended onto the southern portion of the subject property, and some of the highest pesticide concentrations were identified along the border of the two properties. As such, it is likely that the subject property had been adversely impacted by the former nursery operations, which represents a REC.

Controlled Recognized Environmental Condition (CREC) is defined by the ASTM Standard Practice E1527-13 as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- AEI did not identify evidence of CRECs during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the ASTM Standard Practice E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

- AEI did not identify evidence of HRECs during the course of this assessment.

Other Environmental Considerations (OEC) warrant discussion, but do not qualify as RECs as defined by the ASTM Standard Practice E1527-13. These include, but are not limited to, de minimis conditions and/or environmental considerations such as the presence of ACMs, LBP, radon, mold, and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property.

- Based on the age of the subject property building, there is a potential that ACMs are present. Due to the poor conditions of the building (locked and boarded up), AEI did not access the interior. The subject property building is scheduled for demolition and the property will be redeveloped with townhouses. Regardless of building construction date, the EPA's NESHAP requires that a thorough asbestos survey be performed prior to demolition or renovation activities that may disturb ACMs. This requirement may be enforced by federal, state and local regulatory agencies, and specifies that all suspect ACMs be sampled to determine the presence or absence of asbestos prior to any renovation or demolition activities which may disturb them to prevent potential exposure to workers, building occupants, and the environment.
- Due to the age of the subject property building, there is a potential that LBP is present. AEI understands that demolition activities of the subject property building are planned. As such, the property owner should consult with a certified Lead Risk Assessor to determine options for control of possible LBP hazards. Stringent local and State regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

CONCLUSIONS, OPINIONS, AND RECOMMENDATIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) of 141 3rd Avenue, Daly City, San Mateo County, California, the *subject property*. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

AEI did not identify evidence of RECs or CRECs in connection with the property except for those previously identified in the Findings section. AEI recommends the following:

- Conduct Phase II Subsurface Investigation to determine potential impacts from the former on-site greenhouse operations.

1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment performed in conformance with AEI's contract and scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 141 3rd Avenue, Daly City, San Mateo County, California (Appendix A: Figures and Appendix B: Property Photographs).

1.1 SCOPE OF WORK

The purpose of the Phase I ESA is to assist the client in identifying potential RECs, in accordance with ASTM E1527-13, associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal, and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

1.2 ADDITIONAL SERVICES

Other Environmental Considerations such as ACMs, LBP, lead in drinking water, radon, mold, and wetlands can result in business environmental risks for property owners which may disrupt current or planned operations or cash flow and are generally beyond the scope of a Phase I assessment as defined by ASTM E1527-13. Based upon the agreed-on scope of services this ESA did not include subsurface or other invasive assessments, business environmental risks, or other services not specifically identified and discussed herein.

1.3 SIGNIFICANT ASSUMPTIONS

The following assumptions are made by AEI in this report. AEI relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. AEI has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, AEI cannot guarantee the thoroughness or reliability of this information.

Groundwater flow, unless otherwise specified by on-site well data or well data from the subject property or nearby sites, is inferred from contour information depicted on the USGS topographic maps. AEI assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

1.4 LIMITATIONS

Property conditions, as well as local, state, tribal, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this assessment apply strictly to the environmental regulations and property conditions existing at the time the assessment was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the assessment.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: ACMs, radon, LBP, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-13.

If requested by the client, these non-scope issues are discussed herein. Otherwise, the purpose of this assessment is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under CERCLA. ASTM Standard Practice E1527-13 and the United States EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

1. 42 U.S.C. § 9601(35)(B), referenced in the ASTM Standard Practice E1527-13.
2. Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
3. 42 U.S.C. § 9601(40) and 42 U.S.C. § 9607(q).

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of assessment into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, current subject property use, and observations and conditions that existed on the date and time of the property reconnaissance.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

AEI's limited radon screening, if included, is intended to provide a preliminary screening to evaluate the potential presence of elevated radon concentrations at the site. The proposed scope is not intended to define the full extent of the presence of radon at the subject property. As such, the results should be used for lending purposes only. The recommendations and conclusions presented as a result of the limited preliminary radon screening apply strictly to the property conditions existing at the time the sampling was performed. The sample analytical results are only valid for the time, place, and condition of the site at the time of collection and AEI does not warrant that the results will be repeatable or are representative of past or future conditions.

1.5 Limiting Conditions/Deviations

The performance of this assessment was limited by the following:

- While additional assessments may have been conducted on the subject property, these documents must be provided for AEI's review in order for the information to be summarized/included in this report. Please refer to Section 6.3 for a summary of previous reports and other documentation provided to AEI during this assessment.
- On September 16, 2020, the Daly City Building Department was contacted for information on the subject property. Due to the time frame of this assessment and the current conditions associated with the coronavirus disease 2019 (COVID-19) outbreak, the Daly City Building Department is temporarily closed and the date in which the agency will reopen is unknown. As a result, microfiche records at the Daly City Building Department were not available for review. However, based on the quality of information obtained from other sources including aerial photographs and Sanborn maps, this limitation is not expected to significantly alter the findings of this assessment.
- Due to the poor condition of the subject property residence (locked and boarded up), AEI did not access the building. However, based on the residential nature of the structure and information obtained from historical resources, the lack of access is not expected to significantly alter the findings of the assessment.

1.6 Data Failure and Data Gaps

According to ASTM E1527-13, data gaps occur when the Environmental Professional is unable to obtain information required by the Standard, despite good faith efforts to gather such information. Pursuant to ASTM E1527-13, only significant data gaps, defined as those that affect the ability of the Environmental Professional to identify RECs, need to be documented.

Data failure is one type of data gap. According to ASTM E1527-13, data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Pursuant to ASTM E1527-13, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier, or periods of five years or greater.

1.6.1 Data Failure

The following data failure was identified during the course of this assessment:

Data Failure	The earliest historical resource obtained during this assessment was an appraisal record from the Assessor's Office indicating the the on-site residence was developed around 1908. The lack of historical sources for the subject property dating back to first developed use represents historical data source failure. However, as it is assumed that the subject property would have been previously used for residential purposes, if not undeveloped, this data failure is not expected to significantly alter the findings of this assessment.
Information/Sources Consulted	City directories, Sanborn fire insurance maps, aerial photographs, agency records, interviews

1.6.2 Significant Data Gaps

AEI did not identify significant data gaps which affected our ability to identify RECs.

1.7 Reliance

All reports, both verbal and written, are for the benefit of PIH, LLC. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of AEI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with AEI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against AEI, its officers, employees, vendors, successors or assigns. Reliance is provided in accordance with AEI's contract and Terms and Conditions executed by PIH, LLC on September 16, 2020. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

2.0 SITE AND VICINITY DESCRIPTION

2.1 Site Location and Description

PROPERTY INFORMATION	
Site Address(es)	141 3rd Avenue, Daly City, San Mateo County, California 94014
Property ID (APN or Block/Lot)	006-254-020 and 006-254-030
Location	East side of 3rd Avenue
Property Type	Residential
SITE AND BUILDING INFORMATION	
Approximate Site Acreage/Source	0.71/Assessor
Number of Buildings	One
Building Construction Date(s)/Source	1908/Assessor
Building Square Footage (SF)/Source	1,836/Assessor
Number of Floors/Stories	Two
Basement or Subgrade Area(s)	None identified
Number of Units	One
Additional Improvements	Cement-paved driveway and some landscaping work
On-site Occupant(s)	Vacant residential building
Current On-site Operations/Use	Former residential use and vacant land
Current Use of Hazardous Substances	None identified
REGULATORY INFORMATION	
Regulatory Database Listing(s)	None identified

2.2 On-Site Utilities

Utility	Source/System Information
Heating System	N/A
Cooling System	N/A
Potable Water	City of Daly City
Sewage Disposal/Treatment	City of Daly City

Utility source/system information listed in the table above was obtained during the site visit and on-line.

2.3 Site and Vicinity Characteristics

The subject property is located in a residential area of Daly City, California. The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Residence (131 3rd Avenue)	None identified
East	Residences (930-960 Hillside Boulevard)	None identified
South	Residences (301-313 Habitat Way and 165 3rd Avenue)	CLEANUP SITES, DELISTED COUNTY
West	3rd Avenue followed by: Residences (132-168 3rd Avenue)	None identified

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

2.4 Physical Setting

Geologic Unit: Description/Source	Q: Alluvium, lake playa and terrace deposits of the Quaternary period/USGS and United States Department of the Interior
Soil Series: Description/Source	Urban land-Orthents: 65% Urban land, 25% Orthents and similar soils, and the rest minor components. The Urban land designation indicates that more than 85 percent of the original soils have been disturbed or covered by paved surfaces, buildings or other structures; due to the variability of the soil material, on-site investigation would be required to determine the specific soil composition at the subject property/USDA Soil Survey
Groundwater Flow Direction/Source	West/Topographic map interpretation
Estimated Depth to Groundwater/ Source	16 to 17 feet bgs/Groundwater information obtained from GeoTracker for a nearby site located at 1055 Hillside Boulevard, approximately 600 feet southeast
Surface waters on the subject property or adjoining sites	None
Additional notes	None

Note: Groundwater flow direction can be influenced locally and regionally by the presence of local wetland features, surface topography, recharge and discharge areas, horizontal and vertical inconsistencies in the types and location of subsurface soils, and proximity to water pumping wells. Depth and gradient of the water table can change seasonally in response to variation in precipitation and recharge, and over time, in response to urban development such as storm water controls, impervious surfaces, pumping wells, cleanup activities, dewatering, seawater intrusion barrier projects near the coast, and other factors.

3.0 HISTORICAL REVIEW OF SITE AND VICINITY

Reasonably ascertainable standard historical sources as outlined in ASTM Standard E1527-13 were used to determine previous uses and occupancies of the subject property that are likely to have led to RECs in connection with the subject property. A chronological summary of historical data found, including but not limited to aerial photographs, historical city directories, Sanborn fire insurance maps, and agency records, is as follows:

Date Range	Subject Property Description and Occupancy (Historical Addresses)	Source(s)
Prior to 1908	Unknown use/Data failure; refer to Section 1.6.1	Aerial photographs, Sanborn maps, agency records
circa 1908	Current residence developed	Assessor's Office
1926-1975	Developed with a residence and green houses (141 3rd Avenue)	Aerial photographs, Sanborn maps, city directories, agency records
1980-2019	Residence still present, and rest of the property is vacant land (141 3rd Avenue)	Aerial photographs, Sanborn maps, city directories, agency records, interviews
2019-Present	Vacant residence and land (141 3rd Avenue)	Aerial photographs, Sanborn maps, city directories, interviews, site reconnaissance

According to review of historical sources, the subject property was identified to be developed with the current single-family residence around 1908. By 1926, numerous green houses were developed on the property, and by 1946, a boiler room was developed on the southwestern corner of the property in order to heat up the green houses. The property appears to have remained this way until at least 1975. During this time, Sanborn maps indicate that the subject property and eastern and southern adjoining properties were owned and/or operated by V. Toseti from at least 1926 to 1945. By 1980, the green houses on the subject were no longer present, and the area remained as vacant land. The residence was reportedly occupied until 2019, and has been vacant since that time. The subject property is slated for redevelopment with 15 town homes.

According to review of municipal and regulatory agency records, the south adjoining property, 165 3rd Avenue, was also historically developed with green houses from at least 1943 to 2002. Prior to the redevelopment of this property with the current townhouses, elevated concentrations of pesticides in soils, including DDT, Dieldrin, 4,4-DDE, and 4,4-DDD were identified. The former nursery operations at this property appear to have extended onto the southern portion of the subject property. Some of the highest pesticide concentrations were identified along the border of the two properties. As such, it is likely that the subject property had been adversely impacted by the former nursery operations, which represents a REC. Please refer to Sections 4.5 and 5.1 for further discussion.

If available, copies of historical sources are provided in Appendix D.

3.1 AERIAL PHOTOGRAPHS

AEI reviewed aerial photographs of the subject property and surrounding area. A search was made of the ERIS collection of aerial photographs. Aerial photographs were reviewed for the following years:

Year(s)	Subject Property Description	Adjoining Site Descriptions
1943 1946 1956	Developed with the current residence and green houses, and ancillary structures	NORTH: Vacant land EAST: Developed with green houses and what appears to be a commercial structure or residence SOUTH: Developed with a structure/residence and greenhouses WEST: Road followed by a residence and vacant land
1963 1968 1974	No significant changes	NORTH: No significant changes EAST: No significant changes SOUTH: No significant changes WEST: Road followed by two residences
1980* 1982	Residence still present on the northern side of the property, and vacant land	NORTH: Developed with the current residence EAST: Developed with most of the current residences, and the previous structure SOUTH: No significant changes WEST: Road followed by three residences
1987* 1993 1998	No significant changes	NORTH: No significant changes EAST: No significant changes SOUTH: No significant changes WEST: Road followed more of the current residences and vacant land
2002*	No significant changes	NORTH: No significant changes EAST: All of the current residences developed SOUTH: No significant changes WEST: Road followed more of the current residences and vacant land
2005 2009 2012	No significant changes to the residence. Some vehicles parked on the property, and the southern portion of the property appears to have been graded	NORTH: No significant changes EAST: No significant changes SOUTH: Current residences developed WEST: No significant changes
2016	No significant changes	NORTH: No significant changes EAST: No significant changes SOUTH: No significant changes WEST: Road followed by all of the previous residences

Based on a review of aerial photographs, the subject property and eastern and southern adjoining properties were developed with green houses from at least 1943 to 1974. Please refer to Section 3.0 for additional information.

*Due to copyright restrictions, copies of the aerial photographs reviewed are not included in the appendices, but can be viewed online at historicaerials.com.

3.2 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the ERIS collection of Sanborn Fire Insurance maps.

The following maps were reviewed:

Year(s)	Subject Property Description (Listed Address)	Adjoining Site Descriptions
1926	Developed with the current residence, and a small ancillary structure, a water tank, and five green houses Titled V. Toseti.	NORTH: Vacant land EAST: Vacant land SOUTH: Developed with a residence and vacant land WEST: 3rd Avenue followed by a residence and ancillary structure and vacant land
1945	No significant changes. Appears to be associated with the southern property, also developed with greenhouses at 165 3rd Avenue, Titled V. Toseti. (141 3rd Avenue)	NORTH: No significant changes EAST: Developed with green houses that appear to be associated with the subject property and south adjoining property; titled as V. Toseti SOUTH: Previous residence still present, and property developed with green houses, titled as V. Toseti WEST: No significant changes
1953	No significant changes. No name present; however, appears to still be affiliated with the south adjoining property	NORTH: No significant changes EAST: No significant changes SOUTH: No significant changes, titled as Zanobini & Birtini WEST: No significant changes

Based on a review of Sanborn maps the subject property and eastern and southern adjoining properties were developed as a large nursery operation with numerous green houses from at least 1926 to 1953. Please refer to Section 3.0 for additional information.

3.3 City Directories

A search of historical city directories was conducted for the subject property utilizing ERIS. The following table summarizes the results of the city directory search:

Year(s)	Address - Occupant Listed
1942, 1947, 1951, 1955	141 3rd Avenue - Address not listed 165 3rd Avenue - Addresses not listed
1961	141 3rd Avenue - Aguiniga R 165 3rd Avenue - Addresses not listed
1964	141 & 165 3rd Avenue - Addresses not listed
1970	141 3rd Avenue - Rios Augustin, Paulita, Petra, Philip 165 3rd Avenue - Marvin Felker
1975	141 3rd Avenue - XXXX 165 3rd Avenue - Marvin Felker
1981	141 3rd Avenue - Hernandez M 165 3rd Avenue - Marvin Felker, **Ottoboni A J Nursery**

Year(s)	Address - Occupant Listed
1986	141 3rd Avenue - XXXX 165 3rd Avenue - Maggi Luigi, **Ottoboni A J Nursery**
1991	141 3rd Avenue - Moreno B, Moreno Sara 165 3rd Avenue - **Ottoboni A J Nursery**
1996	141 3rd Avenue - XXXX 165 3rd Avenue - **Rodriguez Family**, Toribio Sanchez
2001	141 3rd Avenue - Chow Ann, Morilla Richard 165 3rd Avenue - **Rodriguez Family Orchids**, Toribio Sanchez
2006, 2008, 2013, 2018	141 3rd Avenue - Address not listed 165 3rd Avenue - XXXX / Address not listed

If listed above, XXXX indicates that the address is valid but there is no occupancy information available.

AEI did not identify potential environmental concerns in association with the historical use of the subject property during the city directory review. However, the historic on-site greenhouse operations appear to have been affiliated with historic nursery operations conducted on the southern adjoining property. Please refer to Section 3.0 for further discussion.

3.4 Historical Topographic Maps

Based on the quality of information obtained from other sources, historical topographic maps were not reviewed as a part of this assessment.

3.5 Chain of Title

Based on the quality of information obtained from other sources, a chain of title search was not performed as part of this assessment.

4.0 REGULATORY AGENCY RECORDS REVIEW

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous substance use, storage, and/or unauthorized releases that may have impacted the subject property. In addition, information pertaining to AULs, defined as legal or physical restrictions, or limitations on the use of, or access to, a site or facility, is requested.

4.1 Local Environmental Health Department and/or State Environmental Agency

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
San Mateo County Environmental Health Services (SMEHS)	September 16, 2020	Email	Jean DeTar	No records on file

4.2 Fire Department

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
North County Fire Authority (NCFA)	September 16, 2020	Telephone	Unknown	Department does not maintain hazardous materials records. Referred AEI to the SMEHS

4.3 Building Department

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Daly City Building Department (DCBD)	September 16, 2020	Telephone and email	Paul Schuurmans	Electronic records discussed below. Microfiche records not available. Refer to Section 1.5.

Records Summary

Year(s)	Owner/Applicant	Description of Permit and Building Use
2000	Ann Chow	Replace sewer later from house to sidewalk. "Living" square footage noted as 3,900 square feet.
2010	Kan Chan Chow	Electrical service; change 125 amp

Evidence indicating current or prior use or storage of hazardous substances was not on file for the subject property with the DCBD.

4.4 Planning Department

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Daly City Planning Department and San Mateo County Planning Department (DCPDand SMCPD)	September 16, 2020	Telephone	City Planner	No evidence indicating the existence of AULs on file for the subject property

4.5 Assessor's Office

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
San Mateo County Assessor's Office	September 16, 2020	Website and telephone	Mr. Evan Lombardo and the appraiser, Ms. Christine Taliva'a Aguerre	Information obtained is discussed below

Records Summary

APNs	006-254-020 and 006-254-030
Acreage	0.71 total acres 006-254-020 = approximately 0.034 acres 006-254-030 = 0.676 acres (29,464 square feet)
Construction Date	1908 / Assessor's Office
Building Square Footage	1,836 square feet / Assessor's Office
Current Owner	006-254-020 = Henry and Mildred Rafter 006-254-030 = Winston Chow
Additional Information	Some of the information above was obtained from various sources. Mr. Lombardo stated that these two parcels appear to have not been surveyed in a very long time, and the department does not have the parcel sizes on file. The parcel sizes were determined by Mr. Lombardo using AutoCAD. Ms. Christine Taliva'a-Aguerre, an appraiser, supplied AEI with additional information about the subject property. According to a Unit Appraisal Record (UAR) Pictometry map, and a snippet of the County's master screen was supplied, the subject property has a Use Code of 59, "Nurseries and Greenhouses." To her knowledge, the greenhouses were torn down several decades ago, as well as a boiler house and shed. Records, including a 1959 appraisal that indicated the subject property building was constructed in approximately in 1908. The property also had a 73 square foot shed, 320 square foot boiler house, and approximately 24,000 square feet of green houses. The residence is noted to have a 918 square foot "first story" and a 918 square foot "basement." However, the "basement" level is aboveground, and considered as the first floor in this report, or the garage. There is no subterranean basement level of the residence. The boiler house was indicated to have a concrete floor, and was constructed in 1946. The boiler house was connected to the former greenhouses, which it heated up. The greenhouses were made of glass and wood frames, and were in use until at least 1975.

4.6 Other Agencies Searched

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
CA State Water Resources Control Board (SWRCB) GeoTracker	September 16, 2020	Website	N/A	No records on file
CA Department of Toxic Substances Control (DTSC) Hazardous Waste Tracking System (HWTS)	September 16, 2020	Website	N/A	No records on file
CA DTSC EnviroStor	September 16, 2020	Website	N/A	No records on file
Bay Area Air Quality Management District (BAAQMD)	September 16, 2020	Website	Rochelle Henderson	No records on file
SWRCB Groundwater Ambient Monitoring and Assessment Program (GAMA)	September 16, 2020	Website	N/A	No records on file

Due to the historical agricultural/nursery nature of the subject property from at least 1926 to 1974, AEI researched the SWRCB GAMA online database in order to determine if a well was present or is present on the property. The database did not depict a well on the subject property, and the current property owner was not aware of any well on the subject property. No agency records note the presence of a well either. Based on this information, it is unlikely that a well is located on the subject property.

4.7 Oil and Gas Wells

Agency	Date Referenced	Resource	Oil or gas wells located within 500 feet of the subject property
State of California Department of Conservation, Geologic Energy Management Divison (CalGEM)	September 16, 2020	CalGEM Map	No

4.8 Oil and Gas Pipelines

Agency	Date Referenced	Resource	Pipelines located within 500 feet of the subject property
National Pipeline Mapping System (NPMS)	September 16, 2020	NPMS Public Map Viewer	No

4.9 State Environmental Superliens

In accordance with our approved scope of services, AEI did not assess whether the subject property is subject to any state environmental superliens.

4.10 State Property Transfer Laws

In accordance with our approved scope of services, AEI did not assess whether the subject property is subject to any state property transfer laws.

5.0 REGULATORY DATABASE RECORDS REVIEW

AEI contracted ERIS to conduct a search of publicly available information from federal, state, tribal, and local databases containing known and suspected sites of environmental contamination and sites of potential environmental significance. Data gathered during the current regulatory database search is compiled by ERIS into one regulatory database report. Location information for listed sites is designated using geocoded information provided by federal, state, or local agencies and commonly used mapping databases with the exception of "Orphan" sites. Due to poor or inadequate address information, Orphan sites are identified but not geocoded/mapped by ERIS, rather, information is provided based upon vicinity zip codes, city name, and state. The number of listed sites identified within the approximate minimum search distance from the federal and state environmental records database listings specified in ASTM Standard E1527-13 is summarized in Section 5.1, along with the total number of Orphan sites. A copy of the regulatory database report, which includes detailed descriptions of the databases noted below, is included in Appendix C of this report.

In determining if a listed site is a potential environmental concern to the subject property, AEI generally applies the following criteria to classify the site as lower potential environmental concern: 1) the site only holds an operating permit (which does not imply a release), 2) the site's distance from, and/or topographic position relative to, the subject property, and/or 3) the site has recently been granted "No Further Action" by the appropriate regulatory agency.

Regulatory database listings associated with the subject property, adjoining site(s) and/or nearby sites of concern that were determined to warrant additional discussion are identified and further discussed in Section 5.1.

5.1 RECORDS SUMMARY

Database	Search Distance (Miles)	Listings Within Search Distance	Subject Property	Adjoining Site(s)	Other Nearby Sites of Concern
NPL	1.0	0			
DELISTED NPL	0.5	0			
SEMS/CERCLIS	0.5	0			
SEMS-ARCHIVE/CERCLIS NFRAP	0.5	0			
RCRA CORRACTS	1.0	0			
RCRA-TSDF	0.5	5			
RCRA LQG, SQG, CESQGs, NLR	SP/ADJ	0			
US ENG CONTROLS	SP	0			
US INST CONTROLS	SP	0			
ERNS	SP	0			
STATE/TRIBAL HWS	1.0	7		✔	
STATE/TRIBAL SWLF	0.5	0			
STATE/TRIBAL REGISTERED STORAGE TANKS	SP/ADJ	0			
STATE/TRIBAL LUST	0.5	19			

Database	Search Distance (Miles)	Listings Within Search Distance	Subject Property	Adjoining Site(s)	Other Nearby Sites of Concern
STATE/TRIBAL EC and IC	SP	0			
STATE/TRIBAL VCP	0.5	1			
STATE/TRIBAL BROWNFIELD	0.5	0			
ORPHAN	N/A	3			
ADDITIONAL ENVIRONMENTAL RECORD SOURCES	SP/ADJ	1		✔	

Facility Name	Ottoboni Nursery
Address	165 3rd Avenue
Distance & Direction	Adjoining to the south
Hydrologic Position	Cross-gradient
Databases Listed	DELISTED COUNTY, CLEAN UP SITES
Comments	According to the regulatory database and historical resources, this site was historically developed with green houses from at least 1943 to 2002, was occupied by the Ottoboni Nursery from at least 1981 to 1996, and another family nursery until at least 2002. Due to it's historical use, a subsurface investigation was completed on the property in 2002 and 2003. A total of 28 soil samples were collected throughout the property, and concentrations of DDT up to 12 ppm, Dieldrin up to 0.47 ppm, 4,4-DDE up to 2.2 ppm, and 4,4-DDD up to 0.18 ppm were identified. The four closest soil samples to the subject property were collected near the southern boundary (sampling points 24 to 27), which contained some of the highest levels of contaminants. Approximately 1,237 tons of impacted soils were excavated from the site and properly disposed of at an off-site location. Confirmation soil samples were collected from around the property, and only 0.110 ppm of DDT, 0.28 ppm of Dieldrin,, 0.083 ppm of 4-4 DDE, and 0.017 ppm of 4-4 DDD remained. Groundwater was not encountered during the investigations. Due to the low level of remaining contaminants, the site was granted regulatory closure on December 4, 2003, and the property redeveloped with residences by 2005. However, as previously discussed in Section 3.0 of this report, operations at this former nursery appear to have extended on to the southern portion of the subject property. Due to the elevated concentrations identified at this site, it is likely that subject property has been adversely impacted. As such, the former nursery/greenhouse operations are considered a REC.

5.2 VAPOR MIGRATION

AEI reviewed reasonably ascertainable information for the subject and nearby properties, including a regulatory database, files for nearby release sites, and/or historical documentation, to determine if potential vapor-phase migration concerns may be present which could impact the subject property.

Based on a review of available resources as documented in this report, AEI did not identify significant on-site concerns and/or regulated listings from nearby sites which suggest that a vapor-phase migration concern currently exists at the subject property.

6.0 INTERVIEWS AND USER PROVIDED INFORMATION

6.1 INTERVIEWS

Pursuant to ASTM E1527-13, the following interviews were performed during this assessment in order to obtain information indicating RECs in connection with the subject property.

6.1.1 OWNER AND KEY SITE MANAGER

Relation to Property	Name	Date Interviewed	Method of Contact	Year First Associated w/ Property	Notes
Owner	Winston Chow	September 19, 2020	Email	2011	Interviewed; see Interview Summary table below
Key Site Manager	N/A	N/A	N/A	N/A	No Key Site Manager identified

Interview Summary

Question	Owner (Representative) Response/ Comment	Key Site Manager Response/ Comment
Do you have any knowledge of USTs, clarifiers or oil/water separators, sumps, or other subsurface features?	No	N/A
Do you have any knowledge of previous environmental investigations conducted on site?	No	N/A
Do you have any knowledge of current or past industrial operations and/or other operations which would involve the use of hazardous substances and/or petroleum products?	No	N/A
Are you aware of any known plans for site redevelopment or change in site use?	No	N/A
Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?	No	N/A
Are you aware of any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?	No	N/A
Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	No	N/A
Are you aware of any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality?	No	N/A
Additional information provided:	See discussion below	N/A

According to Mr. Winston Chow, the subject property has been owned by his family for approximately 55 years, and he personally inherited the property in 2011. To his knowledge, the majority of the property has always been vacant, and the structure occupied as a residence. The last tenant was evicted in 2019, and the structure has been vacant since that time. Mr. Chow was not aware of any environmental concerns with the subject property.

6.1.2 Past Owners, Operators, and Occupants

According to Ms. Nicole Gittleson with the Client, Clarum Homes, the subject property is slated for residential redevelopment, which includes the demolition of the current residence, and the construction of 15 town homes.

6.1.3 Interview with Others

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this report.

6.2 User Provided Information

User provided information is intended to help identify the possibility of RECs in connection with the subject property. According to ASTM E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), certain items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the Environmental Professional. The responsibility for qualifying for LLPs by conducting the inquiries ultimately rests with the User, and providing the information to the Environmental Professional would be prudent if such information is available.

The User Questionnaire was completed by Ms. Nicole Gittleson with the Client, Clarum Homes. The following table represents information contained therein.

Question	Response/ Comment
1. Environmental liens that are filed or recorded against the property (40 CFR 312.25) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	No
2. Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vi)). Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?	No
3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	No

Question	Response/ Comment
4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	Yes
5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example: (a) Do you know the past uses of the property? (b) Do you know of specific chemicals that are present or once were present at the property? (c) Do you know of spills or other chemical releases that have taken place at the property? (d) Do you know of any environmental cleanups that have taken place at the property?	No
6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?	Information not provided

6.3 Previous Reports and Other Provided Documentation

No prior reports or other relevant documentation in association with the subject property was made available to AEI during the course of this assessment.

6.4 Environmental Lien Search

In accordance with our approved scope of services, an environmental lien search was not performed as part of this assessment.

7.0 SITE RECONNAISSANCE

Site Reconnaissance Date	September 22, 2020
AEI Site Assessor(s)	Elizabeth Hoggatt
Property Escort(s)/ Relationship(s) to Property	N/A
Units/Areas Observed	Exterior areas: Traversed the vacant parcel and walked through the back yard area of the residence
Area(s) not accessed and reason(s)	Due to the poor conditions of the residence on the subject property, AEI did not access the building
Other Physical Constraints	None

Reconnaissance Findings Summary

Feature	Observed on Subject Property (see Section 7.1)	Observed on Adjoining Property (see Section 7.2)
Regulated Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use		
Aboveground/Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)		
Hazardous Substance and Petroleum Product Containers Not in Connection with Property Use		
Unidentified Substance Containers		
Electrical or Mechanical Equipment Likely to Contain Fluids		✔
Interior Stains or Corrosion		
Strong, Pungent, or Noxious Odors		
Pools of Liquid		
Drains, Sumps, and Clarifiers		✔
Pits, Ponds, and Lagoons		
Stained Soil or Pavement		
Stressed Vegetation		
Solid Waste Disposal or Evidence of Fill Materials		
Waste Water Discharges		
Wells		
Septic Systems		
Biomedical Wastes		
Other	✔	

7.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

During the site reconnaissance, AEI observed the item listed in the above Reconnaissance Findings Summary table, which is further discussed below.

7.1.1 Other

AEI identified numerous containers of paint, cleaning products, maintenance products, and miscellaneous household debris outside of the residence and scattered throughout the undeveloped portions of the property. Prior to redevelopment, these materials should be removed and properly disposed of in accordance with applicable regulations.

7.2 Adjoining Property Reconnaissance Findings

During the site reconnaissance, AEI observed the items listed in the above Reconnaissance Findings Summary table, which are further discussed below.

7.2.1 Electrical or Mechanical Equipment Likely to Contain Fluids

Toxic PCBs were commonly used historically in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. According to United States EPA regulation 40 CFR, Part 761, there are three categories for classifying such equipment: <50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and >500 ppm is considered "PCB-Containing." Pursuant to 15 U.S.C. 2605(e)(2)(A), the manufacture, process, or distribution in commerce or use of any polychlorinated biphenyl in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

Transformers

The management of potential PCB-containing transformers is the responsibility of the local utility or the transformer owner. Actual material samples need to be collected to determine if transformers are PCB-containing.

Numerous pole-mounted transformers were observed on the adjoining sites during the site reconnaissance. No spills, staining, or leaks were observed on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

7.2.2 Drains, Sumps, and Clarifiers

Several storm drains were observed in the parking areas of the adjoining properties and adjoining roadways. AEI did not observe evidence of hazardous substances or petroleum products in the vicinity of the drains. Based on the use of the drains solely for storm water runoff and connection to the municipal system, their presence was not expected to represent a significant environmental concern.

8.0 NON-ASTM SERVICES

8.1 ASBESTOS-CONTAINING BUILDING MATERIALS

Asbestos is the name for a group of naturally occurring silicate minerals that can be separated into fibers. The fibers are strong, durable, and resistant to heat and fire. They are also long, thin and flexible, so they can even be woven into cloth. Because of these qualities, asbestos has been used in thousands of consumer, industrial, maritime, automotive, scientific and building products. During the 20th century, some 30 million tons of asbestos have been used in industrial sites, homes, schools, shipyards and commercial buildings in the United States. Commercial use of ACM began in the early 1900s and peaked in the period between 1940 and into the 1970s. Common ACMs include pipe-covering, insulating cement, insulating block, refractory and boiler insulation materials, transite board, fireproofing spray, joint compound, vinyl floor tile, ceiling tile, mastics, roofing products, and duct insulation for HVAC applications. Inhalation of asbestos fibers can result in deleterious health effects.

The potential for ACM was evaluated based the United States EPA Guidance Document: Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials (the Green Book). In 1973 the NESHAPS banned the use of most spray-applied surfacing ACM, specifically asbestos containing spray-on fireproofing and insulation. Subsequent revisions to this regulation in 1975 and 1978 effectively eliminated the use of friable pre-molded pipe, boiler, turbine, and duct insulation; and the spray application of friable asbestos-containing materials for all uses in buildings. In 1989 the EPA issued regulations to ban some asbestos-containing products and phase out most others over a multi-year period. The "Ban and Phase-Down" rule was challenged in court and the regulation remanded to the agency. As a result, any asbestos-containing products then "in commerce" would not be banned. Those not in commerce would be banned. Those materials "banned" could not be sold. It did not affect such materials already installed, or in use. Most US firms voluntarily ceased production of asbestos containing building materials not covered by the aforementioned Federal bans by the mid-1980s. In 1994, the OSHA determined that employers and building owners are required to treat installed thermal system installation and sprayed on and troweled-on surfacing materials, as well as vinyl or asphalt flooring material, as ACM in buildings constructed no later than 1980 until tested by laboratory analysis to prove otherwise.

The information below is for general informational purposes only and does not constitute an asbestos survey. In addition, the information is not intended to comply with federal, state or local regulations in regards to ACM.

Due to the age of the subject property building, there is a potential that ACMs are present. Due to the poor conditions of the building (locked and boarded up), AEI did not access the interior. However, a limited list of typical suspect ACMs is included in the following table:

Material Type	Location
Plaster (acoustical and smooth)	Walls and ceilings
Ceiling tile	Ceiling systems
Thermal systems insulations, packings, and gaskets	Heating systems, cooling systems, domestic and heating and cooling piping, ductwork, and other equipment
Floor tile and associate mastics, flooring felts, and papers (under hardwood/other)	Floors
Vinyl sheet flooring and adhesives	Floors
Cove base and associated mastics	Walls
Ceramic tile adhesives and grouts	Walls, floors, and ceilings
All adhesives	Mirrors, wall coverings, construction, etc.
Grout and caulking	Windows and doors
Gypsum board, tape, and joint compound	Wall and ceiling systems
Insulation materials	Walls, ceilings, and attic spaces
Roofing materials (felts, rolled, shingle, flashings, adhesives, tar, and insulations)	Roof and parapet wall systems
Brick and block, mortars	Walls

The subject property building is scheduled for demolition and the property will be redeveloped with townhouses. Regardless of building construction date, the EPA's NESHAP requires that a thorough asbestos survey be performed prior to demolition or renovation activities that may disturb ACMs. This requirement may be enforced by federal, state and local regulatory agencies, and specifies that all suspect ACMs be sampled to determine the presence or absence of asbestos prior to any renovation or demolition activities which may disturb them to prevent potential exposure to workers, building occupants, and the environment.

8.2 Lead-Based Paint

Lead-based paint (LBP) is defined as any paint, varnish, stain, or other applied coating that has ≥1 mg/cm² (5,000 µg/g or 5,000 ppm) or more of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm² to 2.0 mg/cm². Section 1017 of the Housing and Urban Development (HUD) Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X," defines a LBP hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact LBP on most walls and ceilings would not be considered a "hazard," although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, or federally owned or subsidized housing is affected by this rule.

Under OSHA, lead-containing paint (LCP) is defined as any paint with any detectable amount of lead present in it. Therefore, all LBP is considered LCP. Conversely, LCP may not meet the criteria to be considered LBP in accordance with HUD guidelines or some states' definition of LBP.

It is important to note that LCP may create a lead hazard when being removed. The condition of these materials must be monitored when they are being disturbed. In the event LCP is subject to abrading, sanding, torching, and/or cutting during demolition or renovation activities, there may be regulatory issues that must be addressed.

The information below is for general informational purposes only and does not constitute a lead hazard evaluation. In addition, the information is not intended to comply with federal, state, or local regulations in regards to LBP.

In buildings constructed after 1978, it is unlikely that LBP is present; however, some paints utilized after 1978 will be LCP under OSHA. Structures built prior to 1978 and especially prior to the 1960s should be expected to contain LBP.

Due to the age of the subject property building, there is a potential that LBP is present. AEI understands that demolition activities of the subject property building are planned. As such, the property owner should consult with a certified Lead Risk Assessor to determine options for control of possible LBP hazards. Stringent local and State regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

8.3 RADON

Radon is a naturally-occurring, odorless, and invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

Radon sampling was not requested as part of this assessment. According to the California Department of Health Services Radon Database, 32 tests were conducted for radon levels in the subject property zip code (94014) in 2016. All of these tests indicated that radon levels were below the action level of 4.0 pCi/L set forth by the US EPA. Therefore, radon is not expected to represent a significant environmental concern.

9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR Part 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:

Elizabeth Hoggatt
Project Manager

Reviewed By:

Michael DiFabio
Senior Author

10.0 REFERENCES

Item	Date(s)	Source
Soils Information	September 2020	USDA Web Soil Survey http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
Topographic Map	2015	USGS, San Francisco South
Depth to Groundwater Information	September 16, 2020	GeoTracker
Aerial Photographs	1943-2016 (non-inclusive)	ERIS and NETR Online
Sanborn Map Report/Search	1926-1953 (non-inclusive)	ERIS
City Directories	1942-2016 (non-inclusive)	ERIS
Environmental Health Department	September 16, 2020	San Mateo County Environmental Health Services
Fire Department	September 16, 2020	North County Fire Authority
Building Department	September 16, 2020	Daly City Building Department
Planning Department	September 16, 2020	Daly City Planning Department
Assessor's Information and Parcel Map	September 16, 2020	San Mateo County Assessor's Office
Other Agencies Searched	September 16, 2020	SWRCB GeoTracker, DTSC HWTS, and DTSC EnviroStor, BAAQMD, and GeoTracker GAMA
Oil and Gas Wells	September 16, 2020	State of California Department of Conservation, Geologic Energy Management Divison
Oil and Gas Pipelines	September 16, 2020	NPMS Public Map Viewer https://www.npms.phmsa.dot.gov/PublicViewer/composite.jsf
Regulatory Database Report	September 17, 2020	ERIS
Interview with Owner	September 19, 2020	Winston Chow
Radon Zone Information	2016	CDPH Indoor Radon Test Results

APPENDIX A

FIGURES

Legend: Approximate Property Boundary
Source: USGS Topographic Map *San Francisco South, California* (2015)

N

Figure 1: TOPOGRAPHIC MAP

141 3rd Avenue, Daly City, California 94014
Project Number: 427321

AEI Consultants

Legend
Estimated Groundwater Flow Direction
Approximate Property Boundary
Listed in Environmental Database Report *

N

Figure 2: SITE MAP

141 3rd Avenue, Daly City, California 94014
Project Number: 427321

AEI Consultants

APPENDIX B

PROPERTY PHOTOGRAPHS

1. View of the subject property residence, facing east

2. View of the south side of the residence, facing north

3. View of the south and west side of the residence, facing northwest

4. View of the west side of the residence, facing east

5. View of the storage of waste/materials outside

6. View of the northern boundary of the property, facing east

7. View of the area of the smaller, subject property parcel , facing north

8. View of the eastern side of the vacant land, facing south

9. View of the vacant area, facing southeast

10. View of the northern half of the vacant parcel and east adjoining properties, facing east

11. View of the property, facing north

12. View of the southern boundary of the property, facing west

13. View of the eastern side of the property, facing north

14. View of the western boundary of the property, facing south

15. View of the northern boundary of the vacant parcel area, facing east

16. View of debris piles

17. View of debris

18. View of debris

19. View of the north adjoining property

20. View of east adjoining properties across the subject property

21. View of the south adjoining properties across the subject property

22. View of the west adjoining properties

APPENDIX C

REGULATORY DATABASE

ENVIRONMENTAL RISK INFORMATION SERVICES

DATABASE REPORT

Project Property:	*427321* *141 3rd Avenue* *Daly City CA 94014*
Project No:	*234837*
Report Type:	*Database Report*
Order No:	*20291600341*
Requested by:	*AEI Consultants*
Date Completed:	*September 17, 2020*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property:	*427321* *141 3rd Avenue Daly City CA 94014*
Project No:	*234837*

Coordinates:

Latitude:	*37.69121436*
Longitude:	*-122.46195405*
UTM Northing:	*4,171,691.69*
UTM Easting:	*547,436.56*
UTM Zone:	*UTM Zone 10S*

Elevation:	*211 FT*

Order Information:

Order No:	*20291600341*
Date Requested:	*September 16, 2020*
Requested by:	*AEI Consultants*
Report Type:	*Database Report*

Historicals/Products:

City Directory Search	*CD - 1 Street Search*
ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*
Fire Insurance Maps	*US Fire Insurance Maps*
Physical Setting Report (PSR)	*Physical Setting Report (PSR)*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
FRP	Y	0.25	0	0	0	-	-	0
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	**2**	**3**	-	**5**
RCRA LQG	Y	0.25	0	0	**1**	-	-	**1**
RCRA SQG	Y	0.25	0	**1**	**4**	-	-	**5**
RCRA CESQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	**8**	**29**	-	-	**37**
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	**2**	0	0	0	**2**
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	0.5	0	0	0	0	-	0
LDS	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	**1**	**5**	**13**	-	**19**
DELISTED LST	Y	0.5	0	0	0	0	-	0
SWRCB SWF	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	**2**	0	-	-	**2**
UST CLOSURE	Y	0.5	0	0	0	0	-	0
HHSS	Y	0.25	0	**1**	**2**	-	-	**3**
AST	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	0	0	0	-	-	0
CERS TANK	Y	0.25	0	**1**	0	-	-	**1**
LUR	Y	0.5	0	0	0	0	-	0
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	**1**	0	0	-	**1**
CLEANUP SITES	Y	0.5	0	**1**	0	**4**	-	**5**
DELISTED COUNTY	Y	0.25	0	**1**	**3**	-	-	**4**
DELISTED CTNK	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	**1**	**2**	-	-	**3**
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0
County								
SANMATEO LOP	Y	0.5	0	**1**	**3**	**13**	-	**17**

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SANMATEO CUPA	Y	0.25	0	**5**	**56**	-	-	**61**
Additional Environmental Records								
Federal								
PFAS NPL	Y	0.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	**2**	-	-	**2**
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
ALT FUELS	Y	0.25	0	0	**1**	-	-	**1**
SSTS	Y	0.25	0	0	0	-	-	0
PCB	Y	0.5	0	0	0	0	-	0
State								
DRYCLEANERS	Y	0.25	0	0	**3**	-	-	**3**
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
PFAS GW	Y	0.5	0	0	0	0	-	0
HWSS CLEANUP	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DTSC HWF	Y	0.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	0	0	0	0	0
CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	0	-	-	-	-	0
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HIST CORTESE	Y	0.5	0	0	0	0	-	0
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	0	**1**	-	-	-	**1**
DELISTED HAZ	Y	0.5	0	0	**1**	**5**	-	**6**
GEOTRACKER	Y	0.125	0	0	-	-	-	0
WASTE DISCHG	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	0	**1**	**14**	-	-	**15**
CDL	Y	0.125	0	0	-	-	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County	***No County additional environmental databases were selected to be included in the search.***							
	Total:		0	**28**	**128**	**38**	0	**194**

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	DELISTED COUNTY	OTTOBONI NURSERY	165 3RD ST DALY CITY CA	SW	0.04 / 192.32	-17	50
1	CLEANUP SITES	OTTOBONI NURSERY	165 THIRD DALY CITY CA 940142662	SW	0.04 / 192.32	-17	50
			Site Facility Type | Status: CLEANUP PROGRAM SITE | COMPLETED - CASE CLOSED				
2	SANMATEO CUPA	HILLSIDE AUTO REPAIR	950A HILLSIDE DALY CITY CA 94015	SE	0.04 / 205.24	-18	53
			Facility ID: FA0027271 ***Billing Status | Program Element:*** Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES MV FUELS OR WASTE ONLY				
3	RCRA NON GEN	SHELL OIL CO 204-1990-0608	950 HILLSDALE DALY CITY CA 94014	SSE	0.06 / 313.17	-34	53
			EPA Handler ID: CAD981403074				
4	ENVIROSTOR	G. NANO (POSSIBLE NAME: GRACIANO'S NURSERY)	SECOND AVENUE & CASTLE STREET DALY CITY CA 94014	NW	0.07 / 366.44	20	54
			Estor/EPA ID | Cleanup Status: 70000094 | INACTIVE - NEEDS EVALUATION AS OF 5/4/2006				
5	RCRA SQG	SHELL SERVICE STATION	950 HILLSIDE S A P 135220 DALY CITY CA 94014	SSE	0.08 / 405.95	-36	54
			EPA Handler ID: CAR000122226				
5	SANMATEO LOP	SHELL	950 HILLSIDE DALY CITY CA	SSE	0.08 / 405.95	-36	55
			Alias ID: 220032 ***Status:*** 9- Case Closed				
5	SANMATEO CUPA	HILLSIDE SHELL #134	950 HILLSIDE DALY CITY CA 94014	SSE	0.08 / 405.95	-36	56
			Facility ID: FA0046136 ***Billing Status | Program Element:*** Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS, Active, billable | UNDERGROUND TANK - GENERAL, Active, billable | STORES MV FUELS OR WASTE ONLY, Active, billable | GENERATES <27 GAL/YEAR				
5	LUST	SHELL	950 HILLSIDE DALY CITY CA 94015	SSE	0.08 / 405.95	-36	56
			Global ID | Status | Status Date: T0608100494 | COMPLETED - CASE CLOSED | 4/7/1992				
5	HHSS	HILLSIDE SHELL	950 HILLSIDE DALY CITY CA 94014	SSE	0.08 / 405.95	-36	58
5	SANMATEO CUPA	HILLSIDE SHELL AUTO	950 HILLSIDE DALY CITY CA 94014	SSE	0.08 / 405.95	-36	58
			Facility ID: FA0039008 ***Billing Status | Program Element:*** Inactive, non-billable | STORES MV FUELS OR WASTE ONLY, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT				
5	SANMATEO CUPA	HILLSIDE SHELL SERVICE	950 HILLSIDE DALY CITY CA 94014	SSE	0.08 / 405.95	-36	59

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			Facility ID: FA0017163 ***Billing Status | Program Element:*** Inactive, non-billable | UNDERGROUND TANK - GENERAL, Inactive, non-billable | GENERATES <27 GAL/YEAR, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES MV FUELS OR WASTE ONLY				
5	CERS TANK	HILLSIDE SHELL #134	950 HILLSIDE BLVD DALY CITY CA 94014 ***Site ID:*** 122696	SSE	0.08 / 405.95	-36	59
5	UST	HILLSIDE SHELL #134	950 HILLSIDE BLVD DALY CITY CA 94014 ***Facility ID:*** 41-000-017163	SSE	0.08 / 405.95	-36	69
5	UST	HILLSIDE SHELL AUTO	950 HILLSIDE BLVD UNIT A DALY CITY CA 94014	SSE	0.08 / 405.95	-36	70
5	HIST TANK	WILLSIDE SHELL	950 HILLSIDE DALY CITY CA	SSE	0.08 / 405.95	-36	70
5	RCRA NON GEN	AU ENERGY-HILLSIDE SHELL	950 HILLSIDE BLVD DALY CITY CA 94014-2312 ***EPA Handler ID:*** CAL000350861	SSE	0.08 / 405.95	-36	70
5	EMISSIONS	HILLSIDE SHELL	950 HILLSIDE BLVD DALY CITY CA 94014	SSE	0.08 / 405.95	-36	71
6	RCRA NON GEN	FRANCIS SANDICO	72 TERESA ST. DALY CITY CA 94014-2319 ***EPA Handler ID:*** CAC002990994	E	0.08 / 412.74	-13	72
7	RCRA NON GEN	KIERAN WOODS	89 2ND AVENUE DALY CITY CA 94014 ***EPA Handler ID:*** CAC003024517	WNW	0.09 / 455.85	20	73
8	RCRA NON GEN	REY YBANEZ	473 E MARKET ST DALY CITY CA 94014-2102 ***EPA Handler ID:*** CAC003031125	ESE	0.10 / 532.75	-34	74
9	RCRA NON GEN	BRETT STONE	280 EAST MARKET DALY CITY CA 94014 ***EPA Handler ID:*** CAC003001497	SSW	0.10 / 543.85	-37	75
10	RCRA NON GEN	PETER TANSIONGCO	262 E MARKET STREET DALY CITY CA 94014 ***EPA Handler ID:*** CAC002999529	SSW	0.10 / 550.18	-35	76
11	SANMATEO CUPA	7-ELEVEN STORE #15969	1010 Hillside DALY CITY CA 94014 ***Facility ID:*** FA0055291 ***Billing Status | Program Element:*** Active, billable | STORES MV FUELS OR WASTE ONLY	SSE	0.11 / 582.45	-38	77
11	CERS HAZ	7-ELEVEN STORE #15969	1010 HILLSIDE BLVD DALY CITY CA 94014	SSE	0.11 / 582.45	-38	77

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
12	RCRA NON GEN	THORTON HIGH SCHOOL	115 FIRST AVE DALY CITY CA 94014	W	0.12 / 642.16	9	82
			EPA Handler ID: CAL000259273				
13	VCP	GARDEN VALLEY SITE	2ND AVENUE, 3RD AVENUE DALY CITY CA 94014	NNW	0.12 / 654.84	49	83
			***Estor/EPA ID	Cleanup Status:*** 60001984	CERTIFIED AS OF 9/21/2015		
13	ENVIROSTOR	GARDEN VALLEY SITE	2ND AVENUE, 3RD AVENUE DALY CITY CA 94014	NNW	0.12 / 654.84	49	86
			***Estor/EPA ID	Cleanup Status:*** 60001984	CERTIFIED AS OF 9/21/2015		
14	DELISTED COUNTY	BAUTISTA PROPERTY	798 HILLSIDE BLVD DALY CITY CA	N	0.13 / 681.60	57	90
14	LUST	BAUTISTA PROPERTY	798 HILLSIDE BOULEVARD DALY CITY CA 00000	N	0.13 / 681.60	57	90
			***Global ID	Status	Status Date:*** T0608118237	COMPLETED - CASE CLOSED	8/31/2000
15	SANMATEO CUPA	T R POLLECITA SCHOOL	550 MARKET DALY CITY CA 94015	E	0.14 / 729.85	-29	92
			Facility ID: FA0024538 ***Billing Status	Program Element:*** Inactive, non-billable	UNDERGROUND TANK - GENERAL		
15	ALT FUELS	JEFFERSON	550 E Market St Daly City CA 94014	E	0.14 / 729.85	-29	92
16	SANMATEO CUPA	BJ'S AUTO CARE LLC	1051 HILLSIDE DALY CITY CA 94014	SSE	0.14 / 740.69	-31	93
			Facility ID: FA0055712 ***Billing Status	Program Element:*** Inactive, non-billable	STORES HAZ MAT <219GAL,1,999LB, 879CF, Active, billable	GENERATES & RECYCLES WASTE OIL/SOLVENT	
16	SANMATEO CUPA	BROTHERS AUTO CENTER	1051 HILLSIDE DALY CITY CA 94014	SSE	0.14 / 740.69	-31	93
			Facility ID: FA0050652 ***Billing Status	Program Element:*** Inactive, non-billable	STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable	GENERATES & RECYCLES WASTE OIL/SOLVENT	
16	SANMATEO CUPA	HILLSIDE SMOG CENTER	1051 HILLSIDE DALY CITY CA 94014	SSE	0.14 / 740.69	-31	93
			Facility ID: FA0038625 ***Billing Status	Program Element:*** Inactive, non-billable	GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable	STORES MV FUELS OR WASTE ONLY	
16	SANMATEO CUPA	HILLSIDE AUTO CENTER	1051 HILLSIDE DALY CITY CA 94014	SSE	0.14 / 740.69	-31	93
			Facility ID: FA0047093 ***Billing Status	Program Element:*** Inactive, non-billable	STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable	GENERATES & RECYCLES WASTE OIL/SOLVENT	
16	RCRA NON GEN	BJ'S AUTO CARE LLC	1051 HILLSIDE BLVD DALY CITY CA 94014	SSE	0.14 / 740.69	-31	94
			EPA Handler ID: CAL000395562				

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
17	RCRA NON GEN	TERESA PORTILLO	38 1ST AVENUE DALY CITY CA 94014 ***EPA Handler ID:*** CAC003056688	WNW	0.15 / 798.73	26	95
18	SANMATEO CUPA	RESIDENTIAL DEVLP SITE	149 PRICE DALY CITY CA 94014 ***Facility ID:*** FA0028610 ***Billing Status | Program Element:*** Inactive, non-billable | BUSINESS PLAN - GENERAL	NW	0.15 / 814.46	39	96
19	RCRA SQG	HILLSIDE AUTO SERVICE	1055 HILLSIDE BLVD COLMA CA 94014 ***EPA Handler ID:*** CA0000127829	SSE	0.16 / 836.50	-26	96
19	SANMATEO LOP	HAMDI PROPERTY	1055 HILLSIDE DALY CITY CA ***Alias ID:*** 220049 ***Status:*** 9- Case Closed	SSE	0.16 / 836.50	-26	97
19	SANMATEO CUPA	HILLSIDE TIRES & BRAKES	1055 HILLSIDE DALY CITY CA 94014 ***Facility ID:*** FA0016297 ***Billing Status | Program Element:*** Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS, Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Active, billable | STORES MV FUELS OR WASTE ONLY	SSE	0.16 / 836.50	-26	97
19	LUST	HAMDI PROPERTY	1055 HILLSIDE DALY CITY CA 94015 ***Global ID | Status | Status Date:*** T0608100949 | COMPLETED - CASE CLOSED | 1/7/2005	SSE	0.16 / 836.50	-26	97
19	HHSS	HILLSIDE SERVICE STATION	1055 HILLSIDE BLVD. DALY CITY CA 94015	SSE	0.16 / 836.50	-26	100
19	SANMATEO CUPA	DALY CITY YELLOW CAB	1055 HILLSIDE DALY CITY CA 94014 ***Facility ID:*** FA0026356 ***Billing Status | Program Element:*** Inactive, non-billable | STORES MV FUELS OR WASTE ONLY, Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT	SSE	0.16 / 836.50	-26	100
19	SANMATEO CUPA	GEORGES CAR WASH	1055 HILLSIDE DALY CITY CA 94015 ***Facility ID:*** FA0022275 ***Billing Status | Program Element:*** Inactive, non-billable | UNDERGROUND TANK - GENERAL	SSE	0.16 / 836.50	-26	100
19	HIST TANK	HILLSIDE SERVICE STATION	1055 HILLSIDE BLVD. DALY CITY CA	SSE	0.16 / 836.50	-26	100
19	RCRA NON GEN	HILLSIDE TIRE & BRAKE	1055 HILLSIDE BLVD DALY CITY CA 94014-0000 ***EPA Handler ID:*** CAL000360733	SSE	0.16 / 836.50	-26	101
20	RCRA NON GEN	VILLA FONTANA APARTMENTS	50 EAST MARKET STREET DALY CITY CA 94014 ***EPA Handler ID:*** CAC002994610	WSW	0.17 / 923.21	-10	102
20	RCRA NON GEN	GOLDRICH KEST MANAGEMENT CO., INC	50 EAST MARKET STREET DALY CITY CA 94014	WSW	0.17 / 923.21	-10	103

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			EPA Handler ID: CAC002996228				
20	RCRA NON GEN	VILLA FONTANA APARTMENTS	50 E MARKET ST DALY CITY CA 94014	WSW	0.17 / 923.21	-10	104
			EPA Handler ID: CAC003037447				
20	RCRA NON GEN	VILLA FONTANA APARTMENTS	50 E MARKET ST DALY CITY CA 94014	WSW	0.17 / 923.21	-10	105
			EPA Handler ID: CAC003061086				
20	RCRA NON GEN	G&K MANAGEMENT CO.	50 EAST MARKET STREET DALY CITY CA 94014	WSW	0.17 / 923.21	-10	106
			EPA Handler ID: CAC003064283				
21	SANMATEO CUPA	O'Reilly Auto Parts #2608	7283 Mission DALY CITY CA 94014	WNW	0.18 / 945.80	11	107
			Facility ID: FA0027695 ***Billing Status | Program Element:*** Active, billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT				
21	RCRA NON GEN	O'REILLY AUTO PARTS #2608	7283 MISSION ST DALY CITY CA 94014	WNW	0.18 / 945.80	11	107
			EPA Handler ID: CAL000392522				
22	SANMATEO CUPA	THE ONE AUTO SERVICE AND PERFORMANCE	536 LISBON DALY CITY CA 94014	SE	0.18 / 969.52	-13	108
			Facility ID: FA0056705 ***Billing Status | Program Element:*** Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Active, billable | STORES HAZ MAT <219GAL,1,999LB, 879CF				
22	SANMATEO CUPA	REYS AUTO SERVICE CENTER LLC	536 LISBON DALY CITY CA 94014	SE	0.18 / 969.52	-13	108
			Facility ID: FA0045607 ***Billing Status | Program Element:*** Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES MV FUELS OR WASTE ONLY				
22	SANMATEO CUPA	UNIVERSAL CLASS AUTO REPAIR	536 LISBON DALY CITY CA 940142714	SE	0.18 / 969.52	-13	109
			Facility ID: FA0040170 ***Billing Status | Program Element:*** Inactive, non-billable | STORES MV FUELS OR WASTE ONLY, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT				
22	SANMATEO CUPA	WAGENHAUS INC	536 LISBON DALY CITY CA 94015	SE	0.18 / 969.52	-13	109
			Facility ID: FA0023941 ***Billing Status | Program Element:*** Inactive, non-billable | STORES MV FUELS OR WASTE ONLY, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT				
22	SANMATEO CUPA	LISBON AUTO REPAIR	536 LISBON DALY CITY CA 94015	SE	0.18 / 969.52	-13	109
			Facility ID: FA0026253 ***Billing Status | Program Element:*** Inactive, non-billable | STORES MV FUELS OR WASTE ONLY, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT				
22	RCRA NON GEN	THE ONE AUTO SERVICE & PERFORMANCE	536 LISBON ST DALY CITY CA 94014	SE	0.18 / 969.52	-13	110
			EPA Handler ID: CAL000398962				

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
23	DELISTED COUNTY	Taco Bell #30799	7255 Mission Daly City CA 94014	WNW	0.19 / 982.91	19	111
24	RCRA SQG	C AND L MOTORWORKS	7298 MISSION BLVD DALY CITY CA 94014 ***EPA Handler ID:*** CAD983671249	W	0.19 / 1,006.91	7	111
24	SANMATEO CUPA	UNIQUE AUTOMOTIVE	7298 MISSION DALY CITY CA 94014 ***Facility ID:*** FA0046423 ***Billing Status | Program Element:*** Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | UNDERGROUND TANK - GENERAL, Active, billable | STORES HAZ MAT <219GAL,1,999LB, 879CF	W	0.19 / 1,006.91	7	112
24	SANMATEO CUPA	Sherwin-Williams #8599	7298 Mission DALY CITY CA 94014 ***Facility ID:*** FA0050678 ***Billing Status | Program Element:*** Active, billable | STORES HAZ MAT <1,199GAL,9,999LB,4,799 CF, Active, billable | GEN <1 TONS HAZ WASTE/YR	W	0.19 / 1,006.91	7	112
24	SANMATEO CUPA	C & L MOTOR WORKS	7298 MISSION DALY CITY CA 94015 ***Facility ID:*** FA0015451 ***Billing Status | Program Element:*** Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF	W	0.19 / 1,006.91	7	112
24	SANMATEO CUPA	JUNIPERO SERRA AUTO REPAIR	7298 MISSION DALY CITY CA 94014 ***Facility ID:*** FA0011928 ***Billing Status | Program Element:*** Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT	W	0.19 / 1,006.91	7	113
24	SANMATEO CUPA	A & H AUTO SERVICE	7298 MISSION DALY CITY CA 94015 ***Facility ID:*** FA0023735 ***Billing Status | Program Element:*** Inactive, non-billable | STORES MV FUELS OR WASTE ONLY, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT	W	0.19 / 1,006.91	7	113
24	SANMATEO CUPA	CHAVAS AUTO REPAIR	7298 MISSION DALY CITY CA 94014 ***Facility ID:*** FA0027121 ***Billing Status | Program Element:*** Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT	W	0.19 / 1,006.91	7	113
24	RCRA NON GEN	UNIQUE AUTOMOTIVE	7298 MISSION ST #B DALY CITY CA 94014-2664 ***EPA Handler ID:*** CAL000348241	W	0.19 / 1,006.91	7	113
24	RCRA NON GEN	SHERWIN-WILLIAMS #8599	7298 MISSION ST DALY CITY CA 94014-2664 ***EPA Handler ID:*** CAL000367719	W	0.19 / 1,006.91	7	114
25	RCRA SQG	SIDELINE AUTO BODY	7323 MISSION ST DALY CITY CA 94014 ***EPA Handler ID:*** CAD981675317	W	0.19 / 1,007.21	1	115
25	SANMATEO CUPA	19TH AUTO BODY CENTER	7323 Mission DALY CITY CA 94014 ***Facility ID:*** FA0049785 ***Billing Status | Program Element:*** Active, billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Active, billable | GENERATES <27 GAL/YEAR	W	0.19 / 1,007.21	1	117

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
25	SANMATEO CUPA	SIDELINE AUTO BODY	7323 MISSION DALY CITY CA 94014	W	0.19 / 1,007.21	1	117
			Facility ID: FA0046720 ***Billing Status | Program Element:*** Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | GENERATES <27 GAL/YEAR				
25	SANMATEO CUPA	PAR AUTO BODY	7323 MISSION DALY CITY CA 94014	W	0.19 / 1,007.21	1	118
			Facility ID: FA0003696 ***Billing Status | Program Element:*** Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF				
25	EMISSIONS	19TH AUTO BODY CENTER	7323 MISSION STREET DALY CITY CA 94014	W	0.19 / 1,007.21	1	118
25	EMISSIONS	SIDELINE AUTO BODY	7323 MISSION STREET DALY CITY CA 94014	W	0.19 / 1,007.21	1	120
25	EMISSIONS	PAR AUTO BODY SHOP	7323 MISSION STREET DALY CITY CA 94014	W	0.19 / 1,007.21	1	121
25	RCRA NON GEN	19TH AUTOBODY DALY CITY	7323 MISSION ST DALY CITY CA 94014-2668	W	0.19 / 1,007.21	1	126
			EPA Handler ID: CAL000362834				
25	EMISSIONS	19TH AUTO BODY CENTER	7323 MISSION ST DALY CITY CA 94014	W	0.19 / 1,007.21	1	127
26	SANMATEO CUPA	COLMA AUTO BODY INC	7252 MISSION DALY CITY CA 94014	WNW	0.19 / 1,020.45	16	128
			Facility ID: FA0017198 ***Billing Status | Program Element:*** Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | GENERATES <27 GAL/YEAR				
27	SANMATEO CUPA	M & H CYCLES	7331 MISSION DALY CITY CA 94014	W	0.19 / 1,020.75	0	128
			Facility ID: FA0003651 ***Billing Status | Program Element:*** Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | GENERATES <27 GAL/YEAR				
28	SANMATEO CUPA	ELECTRA AUTO REPAIR	7244 MISSION DALY CITY CA 94014	WNW	0.19 / 1,028.81	18	128
			Facility ID: FA0007483 ***Billing Status | Program Element:*** Active, billable | STORES MV FUELS OR WASTE ONLY, Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT				
28	RCRA NON GEN	ELECTRA AUTO REPAIR INC	7244 MISSION ST DALY CITY CA 94014-0000	WNW	0.19 / 1,028.81	18	128
			EPA Handler ID: CAL000160346				
29	LUST	LEROY GREENWOOD PROPERTY	7800 MISSION COLMA CA 94014	WNW	0.20 / 1,030.46	13	129
			Global ID | Status | Status Date: T0608100705 | COMPLETED - CASE CLOSED | 12/29/1993				

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
30	SANMATEO CUPA	DALY CITY TRANSMISSION SERVICE	7240 MISSION DALY CITY CA 94014	WNW	0.20 / 1,039.34	20	132
			Facility ID: FA0017197 ***Billing Status | Program Element:*** Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF				
31	SANMATEO CUPA	K WEST AUTO CARE	7236 MISSION DALY CITY CA 94014	WNW	0.20 / 1,041.75	20	132
			Facility ID: FA0053483 ***Billing Status | Program Element:*** Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Active, billable | STORES MV FUELS OR WASTE ONLY				
31	SANMATEO CUPA	A & H AUTO SERVICE	7236 MISSION DALY CITY CA 94014	WNW	0.20 / 1,041.75	20	132
			Facility ID: FA0025862 ***Billing Status | Program Element:*** Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES MV FUELS OR WASTE ONLY				
31	RCRA NON GEN	K WEST AUTO CARE	7236 MISSION ST DALY CITY CA 94014-2664	WNW	0.20 / 1,041.75	20	132
			EPA Handler ID: CAL000387500				
32	SANMATEO CUPA	NATIONAL CLEANERS	7343 MISSION DALY CITY CA 94014	W	0.20 / 1,043.54	-2	133
			Facility ID: FA0052508 ***Billing Status | Program Element:*** Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Active, billable | GENERATES <27 GAL/YEAR				
32	DRYCLEANERS	NATIONAL CLEANERS	7343 MISSION ST DALY CITY CA 94014	W	0.20 / 1,043.54	-2	134
32	RCRA NON GEN	NATIONAL CLEANERS	7343 MISSION ST DALY CITY CA 94014	W	0.20 / 1,043.54	-2	134
			EPA Handler ID: CAL000378776				
32	FED DRYCLEANERS	NATIONAL CLEANERS	7343 MISSION ST DALY CITY CA 94014	W	0.20 / 1,043.54	-2	135
33	SANMATEO CUPA	D & J AUTO BODY SPECIALIST INC.	7232 MISSION DALY CITY CA 94014	WNW	0.20 / 1,067.61	23	135
			Facility ID: FA0012139 ***Billing Status | Program Element:*** Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Active, billable | GENERATES <27 GAL/YEAR				
33	EMISSIONS	B&P AUTO BODY	7232 MISSION STREET DALY CITY CA 94014	WNW	0.20 / 1,067.61	23	136
33	EMISSIONS	D&J AUTO BODY SPECIALISTS, INC	7232 MISSION STREET DALY CITY CA 94014	WNW	0.20 / 1,067.61	23	138
33	RCRA NON GEN	D & J AUTO BODY	7232 MISSION ST DALY CITY CA 94014-2664	WNW	0.20 / 1,067.61	23	143
			EPA Handler ID: CAL000256995				
33	EMISSIONS	D&J AUTO BODY SPECIALISTS, INC	7232 MISSION ST DALY CITY CA 94014	WNW	0.20 / 1,067.61	23	145

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
33	EMISSIONS	D&J AUTO BODY SPECIALISTS INC	7232 MISSION ST DALY CITY CA 94014	WNW	0.20 / 1,067.61	23	145
34	SANMATEO CUPA	AE MOTORS	525 SYLVAN DALY CITY CA 94014	SSE	0.21 / 1,083.57	-9	145
			Facility ID: FA0053956 ***Billing Status | Program Element:*** Inactive, non-billable | GENERATES <27 GAL/YEAR				
34	SANMATEO CUPA	CAR SOLUTIONS	525 SYLVAN DALY CITY CA 94014	SSE	0.21 / 1,083.57	-9	145
			Facility ID: FA0044842 ***Billing Status | Program Element:*** Active, billable | STORES MV FUELS OR WASTE ONLY, Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT				
34	SANMATEO CUPA	SYLVAN AUTO BODY	525 SYLVAN DALY CITY CA 94014	SSE	0.21 / 1,083.57	-9	146
			Facility ID: FA0000975 ***Billing Status | Program Element:*** Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF				
34	EMISSIONS	CAR SOLUTIONS	525 SYLVAN STREET DALY CITY CA 94014	SSE	0.21 / 1,083.57	-9	146
34	EMISSIONS	SYLVAN AUTO BODY	525 SYLVAN STREET DALY CITY CA 94014	SSE	0.21 / 1,083.57	-9	147
34	RCRA NON GEN	CAR SOLUTIONS	525 SYLVAN ST DALY CITY CA 94014-2725	SSE	0.21 / 1,083.57	-9	152
			EPA Handler ID: CAL000341787				
35	RCRA NON GEN	CHRISTINE ABRIL	492 FLORENCE ST DALY CITY CA 94014-2106	E	0.21 / 1,085.60	-11	153
			EPA Handler ID: CAC003034579				
36	SANMATEO CUPA	AUTOMOTIVE SOUND & PERFORMANCE	7338 MISSION DALY CITY CA 94014	W	0.21 / 1,093.94	-1	154
			Facility ID: FA0036299 ***Billing Status | Program Element:*** Active, billable | GENERATES <27 GAL/YEAR, Inactive, non-billable | STORES MV FUELS OR WASTE ONLY				
36	SANMATEO CUPA	AUTO SOUND	7338 MISSION DALY CITY CA 94014	W	0.21 / 1,093.94	-1	154
			Facility ID: FA0028580 ***Billing Status | Program Element:*** Inactive, non-billable | STORES MV FUELS OR WASTE ONLY, Inactive, non-billable | GENERATES <27 GAL/YEAR				
36	SANMATEO CUPA	DALY CITY IRON WORKS	7338 MISSION DALY CITY CA 94014	W	0.21 / 1,093.94	-1	154
			Facility ID: FA0009349 ***Billing Status | Program Element:*** Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF				
36	RCRA NON GEN	VA AUTOMOTIVE LLC DBA AUTO SOUND PERFORMANCE	7338 MISSION ST DALY CITY CA 94014-2666	W	0.21 / 1,093.94	-1	154
			EPA Handler ID: CAL000350174				

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
37	SANMATEO CUPA	ALEJO AUTOMOTIVE	7338-A MISSION DALY CITY CA 94014	W	0.21 / 1,095.30	-1	155
			Facility ID: FA0022513 ***Billing Status | Program Element:*** Inactive, non-billable | STORES MV FUELS OR WASTE ONLY, Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT				
37	RCRA TSD	ALEJO AUTOMOTIVE LLC	7338-A MISSION ST DALY CITY CA 94014	W	0.21 / 1,095.30	-1	156
			EPA Handler ID: CAL000446207				
37	RCRA NON GEN	ALEJO AUTOMOTIVE LLC	7338-A MISSION ST DALY CITY CA 94014	W	0.21 / 1,095.30	-1	157
			EPA Handler ID: CAL000446207				
38	EMISSIONS	COLMA AUTO BODY SHOP INC	7252 MISSION STREET DALY CITY CA 94014	WNW	0.21 / 1,100.55	15	158
38	EMISSIONS	COLMA AUTO BODY SHOP INC	7252 MISSION ST DALY CITY CA 94014	WNW	0.21 / 1,100.55	15	165
38	RCRA LQG	COLMA AUTO BODY	7252 MISSION ST DALY CITY CA 94014	WNW	0.21 / 1,100.55	15	166
			EPA Handler ID: CAD981650781				
39	SANMATEO CUPA	SPRINT	7367 MISSION DALY CITY CA 94014	WSW	0.21 / 1,115.54	-4	167
			Facility ID: FA0040108 ***Billing Status | Program Element:*** Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF				
40	RCRA SQG	NATIONAL CLEANERS	7375 MISSION ST DALY CITY CA 94014	WSW	0.21 / 1,117.46	-4	167
			EPA Handler ID: CAD981635212				
40	DRYCLEANERS	NATIONAL CLEANERS	7375 MISSION ST DALY CITY CA 940140000	WSW	0.21 / 1,117.46	-4	168
40	DRYCLEANERS	NATIONAL CLEANERS	7375 MISSION ST DALY CITY CA 940140000	WSW	0.21 / 1,117.46	-4	169
40	SANMATEO CUPA	NATIONAL CLEANERS	7375 MISSION DALY CITY CA 94014	WSW	0.21 / 1,117.46	-4	169
			Facility ID: FA0000980 ***Billing Status | Program Element:*** Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT				
40	EMISSIONS	NATIONAL CLEANERS	7375 MISSION STREET DALY CITY CA 94014	WSW	0.21 / 1,117.46	-4	169
40	FED DRYCLEANERS	NATIONAL CLEANERS	7375 MISSION ST DALY CITY CA 94014	WSW	0.21 / 1,117.46	-4	175

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
41	SANMATEO LOP	AAMCO TRANSMISSION	7360 MISSION DALY CITY CA ***Alias ID:*** 220015 ***Status:*** 9- Case Closed	WSW	0.21 / 1,134.44	-3	175
41	SANMATEO CUPA	GOLDEN AUTO MUFFLER & BRAKE CE	7360 MISSION DALY CITY CA 94014 ***Facility ID:*** FA0011643 ***Billing Status | Program Element:*** Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Active, billable | STORES HAZ MAT <219GAL,1,999LB, 879CF	WSW	0.21 / 1,134.44	-3	175
41	LUST	AAMCO TRANSMISSION	7360 MISSION STREET DALY CITY CA 94015 ***Global ID | Status | Status Date:*** T0608100003 | COMPLETED - CASE CLOSED | 10/23/2012	WSW	0.21 / 1,134.44	-3	175
41	RCRA NON GEN	GOLDEN AUTO SVC	7360 MISSION ST DALY CITY CA 94014-0000 ***EPA Handler ID:*** CAL000078787	WSW	0.21 / 1,134.44	-3	186
42	SANMATEO CUPA	IMR CONTRACTORS	1106 HILLSIDE COLMA CA 94014 ***Facility ID:*** FA0029522 ***Billing Status | Program Element:*** Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS	SSE	0.22 / 1,137.00	-11	187
43	SANMATEO CUPA	Jack in the Box #0422	7217 Mission DALY CITY CA 94014 ***Facility ID:*** FA0000628 ***Billing Status | Program Element:*** Active, billable | STORES HAZ MAT <1,199GAL,9,999LB,4,799 CF	NW	0.22 / 1,159.05	36	187
44	SANMATEO CUPA	WONGS CAFE	1111 HILLSIDE COLMA CA 94014 ***Facility ID:*** FA0003167 ***Billing Status | Program Element:*** Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS	SSE	0.23 / 1,209.99	0	188
45	RCRA TSD	FRANCIS NG	61 EAST MOLTKE STREET DALY CITY CA 94014 ***EPA Handler ID:*** CAC003013954	NNW	0.23 / 1,216.56	76	188
45	RCRA NON GEN	FRANCIS NG	61 EAST MOLTKE STREET DALY CITY CA 94014 ***EPA Handler ID:*** CAC003013954	NNW	0.23 / 1,216.56	76	189
46	RCRA NON GEN	JIM COOPER	278 1ST AVE DALY CITY CA 94014-2942 ***EPA Handler ID:*** CAC003045337	SW	0.23 / 1,220.26	-54	190
47	SANMATEO LOP	DALY CITY SERVICE	7200 MISSION DALY CITY CA ***Alias ID:*** 220026 ***Status:*** 9- Case Closed	NW	0.23 / 1,224.43	36	191
47	LUST	DALY CITY SERVICE	7200 MISSION DALY CITY CA 94015 ***Global ID | Status | Status Date:*** T0608100180 | COMPLETED - CASE CLOSED | 4/19/1996	NW	0.23 / 1,224.43	36	191
47	HHSS	DALY CITY SERVICE	7200 MISSION ST. DALY CITY CA 94014	NW	0.23 / 1,224.43	36	194

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
47	SANMATEO CUPA	DALY CITY SERVICE	7200 MISSION DALY CITY CA 94014	NW	0.23 / 1,224.43	36	194
			Facility ID: FA0010605 ***Billing Status | Program Element:*** Inactive, non-billable | UNDERGROUND TANK - GENERAL				
47	HIST TANK	DALY CITY SERVICE	7200 MISSION ST. DALY CITY CA	NW	0.23 / 1,224.43	36	194
48	DELISTED COUNTY	Das Auto Service	1118 Hillside Colma CA 94014	SSE	0.23 / 1,232.98	-8	194
48	SANMATEO CUPA	HILLSIDE AUTOHAUS	1118 HILLSIDE COLMA CA 94014	SSE	0.23 / 1,232.98	-8	194
			Facility ID: FA0049205 ***Billing Status | Program Element:*** Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT				
48	SANMATEO CUPA	HILLSIDE EUROPEAN & ASIAN AUTO SVC	1118 HILLSIDE COLMA CA 94014	SSE	0.23 / 1,232.98	-8	195
			Facility ID: FA0047194 ***Billing Status | Program Element:*** Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT				
49	SANMATEO CUPA	Van Norman Inc #240 DBA KFC	7199 Mission DALY CITY CA 94014	NW	0.24 / 1,243.16	40	195
			Facility ID: FA0000627 ***Billing Status | Program Element:*** Active, billable | STORES MV FUELS OR WASTE ONLY				
50	DELISTED HAZ	MIDAS MUFFLER SHOP	7198 MISSION ST DALY CITY CA 94014	NW	0.24 / 1,247.94	38	195
50	RCRA NON GEN	MIDAS DALY CITY	7198 MISSION ST DALY CITY CA 94014	NW	0.24 / 1,247.94	38	195
			EPA Handler ID: CAL000397409				
51	SANMATEO CUPA	MIDAS DALY CITY	7198 MISSION DALY CITY CA 94014	NW	0.24 / 1,249.63	38	196
			Facility ID: FA0056704 ***Billing Status | Program Element:*** Active, billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT				
51	SANMATEO CUPA	MIDAS	7198 MISSION DALY CITY CA 94014	NW	0.24 / 1,249.63	38	197
			Facility ID: FA0017200 ***Billing Status | Program Element:*** Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES HAZ MAT <1,199GAL,9,999LB,4,799CF				
52	RCRA NON GEN	AT&T MOBILITY	888 E MARKET ST DALY CITY CA 94014	E	0.24 / 1,260.67	-12	197
			EPA Handler ID: CAL000432059				
53	SANMATEO CUPA	GOLDEN WEST CONCRETE CO INC	45 COUNTY DALY CITY CA 94014	SW	0.24 / 1,261.72	-12	198
			Facility ID: FA0017140 ***Billing Status | Program Element:*** Inactive, non-billable | UNDERGROUND TANK - GENERAL				

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
54	SANMATEO CUPA	INTERSTATE ELECTRO MECHANICAL	1118 HILLSIDE DALY CITY CA 94014	SSE	0.24 / 1,287.90	-5	198
			Facility ID: FA0005694 ***Billing Status | Program Element:*** Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS				
54	RCRA NON GEN	DAS AUTO SERVICE	1118 HILLSIDE BLVD DALY CITY CA 94014	SSE	0.24 / 1,287.90	-5	198
			EPA Handler ID: CAL000405840				
55	RCRA NON GEN	MARILYN ABEDIN	560 LISBON STREET UNIT 3 DALY CITY CA 94014	SE	0.25 / 1,294.29	12	199
			EPA Handler ID: CAC002980477				
56	SANMATEO CUPA	ACTION CONSTRUCTION & GLASS	7119 MISSION DALY CITY CA 94014	NW	0.25 / 1,307.36	45	201
			Facility ID: FA0009230 ***Billing Status | Program Element:*** Inactive, non-billable | UNDERGROUND TANK - GENERAL				
56	SANMATEO CUPA	TOLOSA SISON PROFESSIONAL DENTAL CORP	7119 MISSION DALY CITY CA 94014	NW	0.25 / 1,307.36	45	201
			Facility ID: FA0051710 ***Billing Status | Program Element:*** Inactive, non-billable | TIER 1 SQG REGISTRATION, Temporarily inactive, non-billable | TIER 1 SQG REGISTRATION				
57	EMISSIONS	NEW CINGULAR WIRELESS PCS LLC DBA AT&T MOBILITY	928 EAST MARKET ST DALY CITY CA 94014	E	0.25 / 1,310.30	-10	201
58	SANMATEO CUPA	FERETTI BUILDING	550 SYLVAN COLMA CA 94014	SSE	0.25 / 1,310.99	7	202
			Facility ID: FA0024883 ***Billing Status | Program Element:*** Inactive, non-billable | UNDERGROUND TANK - GENERAL				
59	RCRA NON GEN	RUBEN BASCO	565 SYLVAN STREET SAN FRANCISCO CA 94014	SE	0.25 / 1,318.29	12	202
			EPA Handler ID: CAC002987397				
60	SANMATEO LOP	WESTLAKE PONTIAC	7400 MISSION DALY CITY CA	WSW	0.25 / 1,330.36	-10	203
			Alias ID: 220002 ***Status:*** 9- Case Closed				
60	LUST	WESTLAKE PONTIAC	7400 MISSION DALY CITY CA 94015	WSW	0.25 / 1,330.36	-10	203
			Global ID | Status | Status Date: T0608100668 | COMPLETED - CASE CLOSED | 9/27/1991				
61	DELISTED HAZ	PG&E: DALY CITY SUBSTATION	E. MARKET & ORANGE STREETS DALY CITY CA 94014	E	0.26 / 1,381.95	-6	205
62	DELISTED HAZ	CAL AUTO BODY	1132 HILLSIDE COLMA CA 94014	SSE	0.27 / 1,413.98	1	205
63	SANMATEO LOP	B & B TRANSMISSION	7073 MISSION DALY CITY CA	NW	0.28 / 1,495.13	54	206

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			Alias ID: 220023 ***Status:*** 9- Case Closed				
63	LUST	B & B TRANSMISSION	7073 MISSION STREET DALY CITY CA 94015	NW	0.28 / 1,495.13	54	206
			Global ID | Status | Status Date: T0608100053 | COMPLETED - CASE CLOSED | 2/27/1992				
64	DELISTED HAZ	PEREZ AUTO SERVICE INC	1156 HILLSIDE BLVD DALY CITY CA 94014	SSE	0.29 / 1,512.88	6	208
65	CLEANUP SITES	STEEG PROPERTY	7031 MISSION DALY CITY CA 94015	NNW	0.31 / 1,640.06	62	208
			Site Facility Type | Status: CLEANUP PROGRAM SITE | COMPLETED - CASE CLOSED				
66	RCRA TSD	DALY CITY RADIATOR	7005 MISSION ST DALY CITY CA 94014-2242	NNW	0.32 / 1,687.75	70	210
			EPA Handler ID: CAL000033810				
67	DELISTED HAZ	ANCHOR FENCE CO	1015 E MARKET ST DALY CITY CA 94014	ENE	0.32 / 1,697.99	7	211
68	LUST	RAGNI CONSTRUCTION	48 CHESTER DALY CITY CA 94015	SSE	0.34 / 1,798.49	17	211
			Global ID | Status | Status Date: T0608100415 | COMPLETED - CASE CLOSED | 3/20/1991				
69	LUST	CIRCLE K #5638 (TOSCO)	6989 MISSION STREET DALY CITY CA 94015	NNW	0.34 / 1,804.56	70	213
			Global ID | Status | Status Date: T0608101090 | OPEN - SITE ASSESSMENT | 4/1/2007				
70	SANMATEO LOP	MERCY PENINSULA AMBULANCE	140 REINER COLMA CA	SW	0.34 / 1,810.95	-15	261
			Alias ID: 780020 ***Status:*** 9- Case Closed				
70	LUST	MERCY PENINSULA AMBULANCE	140 REINER COLMA CA 94014	SW	0.34 / 1,810.95	-15	261
			Global ID | Status | Status Date: T0608100752 | COMPLETED - CASE CLOSED | 12/26/2001				
71	SANMATEO LOP	RAGNI CONSTRUCTION	40 CHESTER DALY CITY CA	SSE	0.35 / 1,832.09	15	263
			Alias ID: 220012 ***Status:*** 9- Case Closed				
72	SANMATEO LOP	TOSCO #4113 (FORMER UNOCAL)	6989 MISSION DALY CITY CA	NNW	0.35 / 1,865.14	72	263
			Alias ID: 220008 ***Status:*** 9- Case Closed				
72	SANMATEO LOP	CIRCLE K #5638 (TOSCO)	6989 MISSION DALY CITY CA	NNW	0.35 / 1,865.14	72	264
			Alias ID: 220051 ***Status:*** 5C- Pollution Characterization				
72	LUST	TOSCO #4113 (FORMER UNOCAL)	6989 MISSION DALY CITY CA 94014	NNW	0.35 / 1,865.14	72	264

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			Global ID | Status | Status Date: T0608100586 | COMPLETED - CASE CLOSED | 9/3/2008				
73	LUST	UNOCAL #4527, FORMER	1216 HILLSIDE BOULEVARD COLMA CA 94014	SSE	0.38 / 1,988.33	10	267
			Global ID | Status | Status Date: T0608100567 | OPEN - SITE ASSESSMENT | 9/27/2011				
74	DELISTED HAZ	DAS AUTO SERVICE	1216 HILLSIDE BLVD B DALY CITY CA 94014	SSE	0.38 / 1,989.47	11	325
74	RCRA TSD	WYNNS MOTORS	1216 HILLSIDE BLVD DALY CITY CA 94014	SSE	0.38 / 1,989.47	11	325
			EPA Handler ID: CAL000445536				
75	SANMATEO LOP	COLMA FIRE PROTECTION DIST.	50 REINER COLMA CA	SW	0.38 / 2,003.15	-19	326
			Alias ID: 780019 ***Status:*** 9- Case Closed				
75	LUST	COLMA FIRE PROTECTION DIST.	50 REINER COLMA CA 94014	SW	0.38 / 2,003.15	-19	326
			Global ID | Status | Status Date: T0608100761 | COMPLETED - CASE CLOSED | 5/31/2002				
76	SANMATEO LOP	UNOCAL #4527	1216 HILLSIDE COLMA CA	SSE	0.39 / 2,040.82	9	328
			Alias ID: 780003 ***Status:*** 5C- Pollution Characterization				
77	CLEANUP SITES	COLMA RIDGE	85 REINER STREET DALY CITY CA 94014	SW	0.39 / 2,071.66	-26	328
			Site Facility Type | Status: CLEANUP PROGRAM SITE | COMPLETED - CASE CLOSED				
78	SANMATEO LOP	MCCLENNAN PROPERTY	7649 MISSION COLMA CA	SSW	0.42 / 2,220.29	-68	330
			Alias ID: 780002 ***Status:*** 9- Case Closed				
78	LUST	MCCLENNAN PROPERTY	7649 MISSION COLMA CA 94014	SSW	0.42 / 2,220.29	-68	330
			Global ID | Status | Status Date: T0608100322 | COMPLETED - CASE CLOSED | 4/20/1990				
79	SANMATEO LOP	A-1 TRANSFER CO	197 SAN PEDRO COLMA CA	WSW	0.43 / 2,276.48	-28	332
			Alias ID: 780001 ***Status:*** 9- Case Closed				
80	LUST	A-1 TRANSFER CO	197 SAN PEDRO ROAD COLMA CA 94014	WSW	0.43 / 2,283.47	-28	332
			Global ID | Status | Status Date: T0608101056 | COMPLETED - CASE CLOSED | 5/1/1991				
81	LUST	SAN MATEO HOUSING AUTHORITY	365 B COLMA CA 94014	SW	0.45 / 2,392.86	-37	335
			Global ID | Status | Status Date: T0608182660 | COMPLETED - CASE CLOSED | 4/5/2000				
82	CLEANUP SITES	COLMA BART STATION APARTMENTS	360 B COLMA CA 94015	SW	0.46 / 2,410.94	-37	337
			Site Facility Type | Status: CLEANUP PROGRAM SITE | COMPLETED - CASE CLOSED				

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
83	SANMATEO LOP	AGBAYANI CONSTRUCTION CORP	88 DIXON DALY CITY CA ***Alias ID:*** 220056 ***Status:*** 9- Case Closed	WNW	0.47 / 2,473.77	-3	339
83	CLEANUP SITES	AGBAYANI CONSTRUCTION	88 DIXON COURT DALY CITY CA 94014 ***Site Facility Type | Status:*** CLEANUP PROGRAM SITE | OPEN - REMEDIATION	WNW	0.47 / 2,473.77	-3	339
83	LUST	AGBAYANI CONSTRUCTION CORP	88 DIXON COURT DALY CITY CA 94015 ***Global ID | Status | Status Date:*** T0608119056 | COMPLETED - CASE CLOSED | 2/25/2011	WNW	0.47 / 2,473.77	-3	355
84	LUST	OLIVET MEMORIAL PARK	1601 HILLSIDE COLMA CA 94014 ***Global ID | Status | Status Date:*** T0608184609 | COMPLETED - CASE CLOSED | 5/27/2011	ESE	0.47 / 2,482.73	84	374
85	RCRA TSD	DBA CC AITO COLLISION	254 SAN PEDRO RD DALY CITY CA 94014 ***EPA Handler ID:*** CAL000444561	WSW	0.47 / 2,492.30	-31	386
86	SANMATEO LOP	LEROY GREENWOOD PROPERTY	7800 EL CAMINO REAL COLMA CA ***Alias ID:*** 780014 ***Status:*** 9- Case Closed	SSW	0.49 / 2,611.99	-72	387
87	SANMATEO LOP	TOWN OF COLMA	427 D COLMA CA ***Alias ID:*** 780015 ***Status:*** 9- Case Closed	S	0.49 / 2,613.34	-25	387

Executive Summary: Summary by Data Source

Standard

Federal

RCRA TSD - RCRA non-CORRACTS TSD Facilities

A search of the RCRA TSD database, dated Jul 27, 2020 has found that there are 5 RCRA TSD site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
FRANCIS NG	61 EAST MOLTKE STREET DALY CITY CA 94014 ***EPA Handler ID**: CAC003013954*	NNW	0.23 / 1,216.56	45
DALY CITY RADIATOR	7005 MISSION ST DALY CITY CA 94014-2242 ***EPA Handler ID**: CAL000033810*	NNW	0.32 / 1,687.75	66
WYNNS MOTORS	1216 HILLSIDE BLVD DALY CITY CA 94014 ***EPA Handler ID**: CAL000445536*	SSE	0.38 / 1,989.47	74

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
ALEJO AUTOMOTIVE LLC	7338-A MISSION ST DALY CITY CA 94014 ***EPA Handler ID**: CAL000446207*	W	0.21 / 1,095.30	37
DBA CC AITO COLLISION	254 SAN PEDRO RD DALY CITY CA 94014 ***EPA Handler ID**: CAL000444561*	WSW	0.47 / 2,492.30	85

RCRA LQG - RCRA Generator List

A search of the RCRA LQG database, dated Jul 27, 2020 has found that there are 1 RCRA LQG site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
COLMA AUTO BODY	7252 MISSION ST DALY CITY CA 94014 ***EPA Handler ID**: CAD981650781*	WNW	0.21 / 1,100.55	38

RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Jul 27, 2020 has found that there are 5 RCRA SQG site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
C AND L MOTORWORKS	7298 MISSION BLVD DALY CITY CA 94014 ***EPA Handler ID**: CAD983671249*	W	0.19 / 1,006.91	24
SIDELINE AUTO BODY	7323 MISSION ST DALY CITY CA 94014 ***EPA Handler ID**: CAD981675317*	W	0.19 / 1,007.21	25

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SHELL SERVICE STATION	950 HILLSIDE S A P 135220 DALY CITY CA 94014 ***EPA Handler ID**: CAR000122226*	SSE	0.08 / 405.95	5
HILLSIDE AUTO SERVICE	1055 HILLSIDE BLVD COLMA CA 94014 ***EPA Handler ID**: CA0000127829*	SSE	0.16 / 836.50	19
NATIONAL CLEANERS	7375 MISSION ST DALY CITY CA 94014 ***EPA Handler ID**: CAD981635212*	WSW	0.21 / 1,117.46	40

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Jul 27, 2020 has found that there are 37 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
KIERAN WOODS	89 2ND AVENUE DALY CITY CA 94014 ***EPA Handler ID**: CAC003024517*	WNW	0.09 / 455.85	7
THORTON HIGH SCHOOL	115 FIRST AVE DALY CITY CA 94014 ***EPA Handler ID**: CAL000259273*	W	0.12 / 642.16	12
TERESA PORTILLO	38 1ST AVENUE DALY CITY CA 94014 ***EPA Handler ID**: CAC003056688*	WNW	0.15 / 798.73	17
O'REILLY AUTO PARTS #2608	7283 MISSION ST DALY CITY CA 94014 ***EPA Handler ID**: CAL000392522*	WNW	0.18 / 945.80	21
UNIQUE AUTOMOTIVE	7298 MISSION ST #B DALY CITY CA 94014-2664 ***EPA Handler ID**: CAL000348241*	W	0.19 / 1,006.91	24
SHERWIN-WILLIAMS #8599	7298 MISSION ST DALY CITY CA 94014-2664 ***EPA Handler ID**: CAL000367719*	W	0.19 / 1,006.91	24

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
19TH AUTOBODY DALY CITY	7323 MISSION ST DALY CITY CA 94014-2668 ***EPA Handler ID**: CAL000362834*	W	0.19 / 1,007.21	25
ELECTRA AUTO REPAIR INC	7244 MISSION ST DALY CITY CA 94014-0000 ***EPA Handler ID**: CAL000160346*	WNW	0.19 / 1,028.81	28
K WEST AUTO CARE	7236 MISSION ST DALY CITY CA 94014-2664 ***EPA Handler ID**: CAL000387500*	WNW	0.20 / 1,041.75	31
D & J AUTO BODY	7232 MISSION ST DALY CITY CA 94014-2664 ***EPA Handler ID**: CAL000256995*	WNW	0.20 / 1,067.61	33
FRANCIS NG	61 EAST MOLTKE STREET DALY CITY CA 94014 ***EPA Handler ID**: CAC003013954*	NNW	0.23 / 1,216.56	45
MIDAS DALY CITY	7198 MISSION ST DALY CITY CA 94014 ***EPA Handler ID**: CAL000397409*	NW	0.24 / 1,247.94	50
MARILYN ABEDIN	560 LISBON STREET UNIT 3 DALY CITY CA 94014 ***EPA Handler ID**: CAC002980477*	SE	0.25 / 1,294.29	55
RUBEN BASCO	565 SYLVAN STREET SAN FRANCISCO CA 94014 ***EPA Handler ID**: CAC002987397*	SE	0.25 / 1,318.29	59

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SHELL OIL CO 204-1990-0608	950 HILLSDALE DALY CITY CA 94014 ***EPA Handler ID**: CAD981403074*	SSE	0.06 / 313.17	3
AU ENERGY-HILLSIDE SHELL	950 HILLSIDE BLVD DALY CITY CA 94014-2312 ***EPA Handler ID**: CAL000350861*	SSE	0.08 / 405.95	5
FRANCIS SANDICO	72 TERESA ST. DALY CITY CA 94014-2319 ***EPA Handler ID**: CAC002990994*	E	0.08 / 412.74	6
REY YBANEZ	473 E MARKET ST DALY CITY CA 94014-2102 ***EPA Handler ID**: CAC003031125*	ESE	0.10 / 532.75	8
BRETT STONE	280 EAST MARKET DALY CITY CA 94014	SSW	0.10 / 543.85	9

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***EPA Handler ID**: CAC003001497*			
PETER TANSIONGCO	262 E MARKET STREET DALY CITY CA 94014	SSW	0.10 / 550.18	10
	***EPA Handler ID**: CAC002999529*			
BJ'S AUTO CARE LLC	1051 HILLSIDE BLVD DALY CITY CA 94014	SSE	0.14 / 740.69	16
	***EPA Handler ID**: CAL000395562*			
HILLSIDE TIRE & BRAKE	1055 HILLSIDE BLVD DALY CITY CA 94014-0000	SSE	0.16 / 836.50	19
	***EPA Handler ID**: CAL000360733*			
VILLA FONTANA APARTMENTS	50 EAST MARKET STREET DALY CITY CA 94014	WSW	0.17 / 923.21	20
	***EPA Handler ID**: CAC002994610*			
GOLDRICH KEST MANAGEMENT CO., INC	50 EAST MARKET STREET DALY CITY CA 94014	WSW	0.17 / 923.21	20
	***EPA Handler ID**: CAC002996228*			
VILLA FONTANA APARTMENTS	50 E MARKET ST DALY CITY CA 94014	WSW	0.17 / 923.21	20
	***EPA Handler ID**: CAC003037447*			
VILLA FONTANA APARTMENTS	50 E MARKET ST DALY CITY CA 94014	WSW	0.17 / 923.21	20
	***EPA Handler ID**: CAC003061086*			
G&K MANAGEMENT CO.	50 EAST MARKET STREET DALY CITY CA 94014	WSW	0.17 / 923.21	20
	***EPA Handler ID**: CAC003064283*			
THE ONE AUTO SERVICE & PERFORMANCE	536 LISBON ST DALY CITY CA 94014	SE	0.18 / 969.52	22
	***EPA Handler ID**: CAL000398962*			
NATIONAL CLEANERS	7343 MISSION ST DALY CITY CA 94014	W	0.20 / 1,043.54	32
	***EPA Handler ID**: CAL000378776*			
CAR SOLUTIONS	525 SYLVAN ST DALY CITY CA 94014-2725	SSE	0.21 / 1,083.57	34
	***EPA Handler ID**: CAL000341787*			
CHRISTINE ABRIL	492 FLORENCE ST DALY CITY CA 94014-2106	E	0.21 / 1,085.60	35
	***EPA Handler ID**: CAC003034579*			
VA AUTOMOTIVE LLC DBA AUTO SOUND PERFORMANCE	7338 MISSION ST DALY CITY CA 94014-2666	W	0.21 / 1,093.94	36

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***EPA Handler ID**: CAL000350174*			
ALEJO AUTOMOTIVE LLC	7338-A MISSION ST DALY CITY CA 94014	W	0.21 / 1,095.30	37
	***EPA Handler ID**: CAL000446207*			
GOLDEN AUTO SVC	7360 MISSION ST DALY CITY CA 94014-0000	WSW	0.21 / 1,134.44	41
	***EPA Handler ID**: CAL000078787*			
JIM COOPER	278 1ST AVE DALY CITY CA 94014-2942	SW	0.23 / 1,220.26	46
	***EPA Handler ID**: CAC003045337*			
AT&T MOBILITY	888 E MARKET ST DALY CITY CA 94014	E	0.24 / 1,260.67	52
	***EPA Handler ID**: CAL000432059*			
DAS AUTO SERVICE	1118 HILLSIDE BLVD DALY CITY CA 94014	SSE	0.24 / 1,287.90	54
	***EPA Handler ID**: CAL000405840*			

State

ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Jul 14, 2020 has found that there are 2 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
G. NANO (POSSIBLE NAME: GRACIANO'S NURSERY)	SECOND AVENUE & CASTLE STREET DALY CITY CA 94014 ***Estor/EPA ID** | **Cleanup Status**: 70000094 | INACTIVE - NEEDS EVALUATION AS OF 5/4/2006*	NW	0.07 / 366.44	4
GARDEN VALLEY SITE	2ND AVENUE, 3RD AVENUE DALY CITY CA 94014	NNW	0.12 / 654.84	13
	***Estor/EPA ID** | **Cleanup Status**: 60001984 | CERTIFIED AS OF 9/21/2015*			

LUST - Leaking Underground Fuel Tank Reports

A search of the LUST database, dated Jul 15, 2020 has found that there are 19 LUST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
BAUTISTA PROPERTY	798 HILLSIDE BOULEVARD DALY CITY CA 00000	N	0.13 / 681.60	14
	***Global ID** | **Status** | **Status Date**: T0608118237 | COMPLETED - CASE CLOSED | 8/31/2000*			
LEROY GREENWOOD PROPERTY	7800 MISSION COLMA CA 94014	WNW	0.20 / 1,030.46	29
	***Global ID** | **Status** | **Status Date**: T0608100705 | COMPLETED - CASE CLOSED | 12/29/1993*			

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
DALY CITY SERVICE	7200 MISSION DALY CITY CA 94015	NW	0.23 / 1,224.43	47
	***Global ID** | **Status** | **Status Date**: T0608100180 | COMPLETED - CASE CLOSED | 4/19/1996*			
B & B TRANSMISSION	7073 MISSION STREET DALY CITY CA 94015	NW	0.28 / 1,495.13	63
	***Global ID** | **Status** | **Status Date**: T0608100053 | COMPLETED - CASE CLOSED | 2/27/1992*			
RAGNI CONSTRUCTION	48 CHESTER DALY CITY CA 94015	SSE	0.34 / 1,798.49	68
	***Global ID** | **Status** | **Status Date**: T0608100415 | COMPLETED - CASE CLOSED | 3/20/1991*			
CIRCLE K #5638 (TOSCO)	6989 MISSION STREET DALY CITY CA 94015	NNW	0.34 / 1,804.56	69
	***Global ID** | **Status** | **Status Date**: T0608101090 | OPEN - SITE ASSESSMENT | 4/1/2007*			
TOSCO #4113 (FORMER UNOCAL)	6989 MISSION DALY CITY CA 94014	NNW	0.35 / 1,865.14	72
	***Global ID** | **Status** | **Status Date**: T0608100586 | COMPLETED - CASE CLOSED | 9/3/2008*			
UNOCAL #4527, FORMER	1216 HILLSIDE BOULEVARD COLMA CA 94014	SSE	0.38 / 1,988.33	73
	***Global ID** | **Status** | **Status Date**: T0608100567 | OPEN - SITE ASSESSMENT | 9/27/2011*			
OLIVET MEMORIAL PARK	1601 HILLSIDE COLMA CA 94014	ESE	0.47 / 2,482.73	84
	***Global ID** | **Status** | **Status Date**: T0608184609 | COMPLETED - CASE CLOSED | 5/27/2011*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SHELL	950 HILLSIDE DALY CITY CA 94015	SSE	0.08 / 405.95	5
	***Global ID** | **Status** | **Status Date**: T0608100494 | COMPLETED - CASE CLOSED | 4/7/1992*			
HAMDI PROPERTY	1055 HILLSIDE DALY CITY CA 94015	SSE	0.16 / 836.50	19
	***Global ID** | **Status** | **Status Date**: T0608100949 | COMPLETED - CASE CLOSED | 1/7/2005*			
AAMCO TRANSMISSION	7360 MISSION STREET DALY CITY CA 94015	WSW	0.21 / 1,134.44	41
	***Global ID** | **Status** | **Status Date**: T0608100003 | COMPLETED - CASE CLOSED | 10/23/2012*			
WESTLAKE PONTIAC	7400 MISSION DALY CITY CA 94015	WSW	0.25 / 1,330.36	60
	***Global ID** | **Status** | **Status Date**: T0608100668 | COMPLETED - CASE CLOSED | 9/27/1991*			
MERCY PENINSULA AMBULANCE	140 REINER COLMA CA 94014	SW	0.34 / 1,810.95	70
	***Global ID** | **Status** | **Status Date**: T0608100752 | COMPLETED - CASE CLOSED | 12/26/2001*			
COLMA FIRE PROTECTION DIST.	50 REINER COLMA CA 94014	SW	0.38 / 2,003.15	75

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***Global ID** | **Status** | **Status Date**: T0608100761 | COMPLETED - CASE CLOSED | 5/31/2002*			
MCCLENNAN PROPERTY	7649 MISSION COLMA CA 94014	SSW	0.42 / 2,220.29	78
	***Global ID** | **Status** | **Status Date**: T0608100322 | COMPLETED - CASE CLOSED | 4/20/1990*			
A-1 TRANSFER CO	197 SAN PEDRO ROAD COLMA CA 94014	WSW	0.43 / 2,283.47	80
	***Global ID** | **Status** | **Status Date**: T0608101056 | COMPLETED - CASE CLOSED | 5/1/1991*			
SAN MATEO HOUSING AUTHORITY	365 B COLMA CA 94014	SW	0.45 / 2,392.86	81
	***Global ID** | **Status** | **Status Date**: T0608182660 | COMPLETED - CASE CLOSED | 4/5/2000*			
AGBAYANI CONSTRUCTION CORP	88 DIXON COURT DALY CITY CA 94015	WNW	0.47 / 2,473.77	83
	***Global ID** | **Status** | **Status Date**: T0608119056 | COMPLETED - CASE CLOSED | 2/25/2011*			

UST - Permitted Underground Storage Tank (UST) in GeoTracker

A search of the UST database, dated Jul 12, 2020 has found that there are 2 UST site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
HILLSIDE SHELL AUTO	950 HILLSIDE BLVD UNIT A DALY CITY CA 94014	SSE	0.08 / 405.95	5
HILLSIDE SHELL #134	950 HILLSIDE BLVD DALY CITY CA 94014 ***Facility ID**: 41-000-017163*	SSE	0.08 / 405.95	5

HHSS - Historical Hazardous Substance Storage Information Database

A search of the HHSS database, dated Aug 27, 2015 has found that there are 3 HHSS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
DALY CITY SERVICE	7200 MISSION ST. DALY CITY CA 94014	NW	0.23 / 1,224.43	47

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
HILLSIDE SHELL	950 HILLSIDE DALY CITY CA 94014	SSE	0.08 / 405.95	5
HILLSIDE SERVICE STATION	1055 HILLSIDE BLVD. DALY CITY CA 94015	SSE	0.16 / 836.50	19

CERS TANK - California Environmental Reporting System (CERS) Tanks

A search of the CERS TANK database, dated Aug 7, 2020 has found that there are 1 CERS TANK site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
HILLSIDE SHELL #134	950 HILLSIDE BLVD DALY CITY CA 94014	SSE	0.08 / 405.95	5
	***Site ID**: 122696*			

VCP - Voluntary Cleanup Program

A search of the VCP database, dated Jul 14, 2020 has found that there are 1 VCP site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
GARDEN VALLEY SITE	2ND AVENUE, 3RD AVENUE DALY CITY CA 94014	NNW	0.12 / 654.84	13
	***Estor/EPA ID** | **Cleanup Status**: 60001984 | CERTIFIED AS OF 9/21/2015*			

CLEANUP SITES - GeoTracker Cleanup Program Sites

A search of the CLEANUP SITES database, dated Jul 15, 2020 has found that there are 5 CLEANUP SITES site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
STEEG PROPERTY	7031 MISSION DALY CITY CA 94015	NNW	0.31 / 1,640.06	65
	***Site Facility Type** | **Status**: CLEANUP PROGRAM SITE | COMPLETED - CASE CLOSED*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
OTTOBONI NURSERY	165 THIRD DALY CITY CA 940142662	SW	0.04 / 192.32	1
	***Site Facility Type** | **Status**: CLEANUP PROGRAM SITE | COMPLETED - CASE CLOSED*			
COLMA RIDGE	85 REINER STREET DALY CITY CA 94014	SW	0.39 / 2,071.66	77
	***Site Facility Type** | **Status**: CLEANUP PROGRAM SITE | COMPLETED - CASE CLOSED*			
COLMA BART STATION APARTMENTS	360 B COLMA CA 94015	SW	0.46 / 2,410.94	82
	***Site Facility Type** | **Status**: CLEANUP PROGRAM SITE | COMPLETED - CASE CLOSED*			
AGBAYANI CONSTRUCTION	88 DIXON COURT DALY CITY CA 94014	WNW	0.47 / 2,473.77	83
	***Site Facility Type** | **Status**: CLEANUP PROGRAM SITE | OPEN - REMEDIATION*			

DELISTED COUNTY - Delisted County Records

A search of the DELISTED COUNTY database, dated Sep 16, 2020 has found that there are 4 DELISTED COUNTY site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
BAUTISTA PROPERTY	798 HILLSIDE BLVD DALY CITY CA	N	0.13 / 681.60	14
Taco Bell #30799	7255 Mission Daly City CA 94014	WNW	0.19 / 982.91	23

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
OTTOBONI NURSERY	165 3RD ST DALY CITY CA	SW	0.04 / 192.32	1
Das Auto Service	1118 Hillside Colma CA 94014	SSE	0.23 / 1,232.98	48

HIST TANK - Historical Hazardous Substance Storage Container Information - Facility Summary

A search of the HIST TANK database, dated May 27, 1988 has found that there are 3 HIST TANK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
DALY CITY SERVICE	7200 MISSION ST. DALY CITY CA	NW	0.23 / 1,224.43	47

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
WILLSIDE SHELL	950 HILLSIDE DALY CITY CA	SSE	0.08 / 405.95	5
HILLSIDE SERVICE STATION	1055 HILLSIDE BLVD. DALY CITY CA	SSE	0.16 / 836.50	19

County

SANMATEO LOP - San Mateo County - LOP List

A search of the SANMATEO LOP database, dated Aug 27, 2019 has found that there are 17 SANMATEO LOP site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
DALY CITY SERVICE	7200 MISSION DALY CITY CA ***Alias ID**: 220026* ***Status**: 9- Case Closed*	NW	0.23 / 1,224.43	47

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
B & B TRANSMISSION	7073 MISSION DALY CITY CA ***Alias ID**: 220023* ***Status**: 9- Case Closed*	NW	0.28 / 1,495.13	63
RAGNI CONSTRUCTION	40 CHESTER DALY CITY CA ***Alias ID**: 220012* ***Status**: 9- Case Closed*	SSE	0.35 / 1,832.09	71
TOSCO #4113 (FORMER UNOCAL)	6989 MISSION DALY CITY CA ***Alias ID**: 220008* ***Status**: 9- Case Closed*	NNW	0.35 / 1,865.14	72
CIRCLE K #5638 (TOSCO)	6989 MISSION DALY CITY CA ***Alias ID**: 220051* ***Status**: 5C- Pollution Characterization*	NNW	0.35 / 1,865.14	72
UNOCAL #4527	1216 HILLSIDE COLMA CA ***Alias ID**: 780003* ***Status**: 5C- Pollution Characterization*	SSE	0.39 / 2,040.82	76

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SHELL	950 HILLSIDE DALY CITY CA ***Alias ID**: 220032* ***Status**: 9- Case Closed*	SSE	0.08 / 405.95	5
HAMDI PROPERTY	1055 HILLSIDE DALY CITY CA ***Alias ID**: 220049* ***Status**: 9- Case Closed*	SSE	0.16 / 836.50	19
AAMCO TRANSMISSION	7360 MISSION DALY CITY CA ***Alias ID**: 220015* ***Status**: 9- Case Closed*	WSW	0.21 / 1,134.44	41
WESTLAKE PONTIAC	7400 MISSION DALY CITY CA ***Alias ID**: 220002* ***Status**: 9- Case Closed*	WSW	0.25 / 1,330.36	60
MERCY PENINSULA AMBULANCE	140 REINER COLMA CA ***Alias ID**: 780020* ***Status**: 9- Case Closed*	SW	0.34 / 1,810.95	70
COLMA FIRE PROTECTION DIST.	50 REINER COLMA CA ***Alias ID**: 780019* ***Status**: 9- Case Closed*	SW	0.38 / 2,003.15	75

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
MCCLENNAN PROPERTY	7649 MISSION COLMA CA ***Alias ID**: 780002* ***Status**: 9- Case Closed*	SSW	0.42 / 2,220.29	78
A-1 TRANSFER CO	197 SAN PEDRO COLMA CA ***Alias ID**: 780001* ***Status**: 9- Case Closed*	WSW	0.43 / 2,276.48	79
AGBAYANI CONSTRUCTION CORP	88 DIXON DALY CITY CA ***Alias ID**: 220056* ***Status**: 9- Case Closed*	WNW	0.47 / 2,473.77	83
LEROY GREENWOOD PROPERTY	7800 EL CAMINO REAL COLMA CA ***Alias ID**: 780014* ***Status**: 9- Case Closed*	SSW	0.49 / 2,611.99	86
TOWN OF COLMA	427 D COLMA CA ***Alias ID**: 780015* ***Status**: 9- Case Closed*	S	0.49 / 2,613.34	87

SANMATEO CUPA - San Mateo County - CUPA Facilities List

A search of the SANMATEO CUPA database, dated Feb 20, 2020 has found that there are 61 SANMATEO CUPA site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
RESIDENTIAL DEVLP SITE	149 PRICE DALY CITY CA 94014 ***Facility ID**: FA0028610* ***Billing Status | Program Element**: Inactive, non-billable | BUSINESS PLAN - GENERAL*	NW	0.15 / 814.46	18
O'Reilly Auto Parts #2608	7283 Mission DALY CITY CA 94014 ***Facility ID**: FA0027695* ***Billing Status | Program Element**: Active, billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT*	WNW	0.18 / 945.80	21
UNIQUE AUTOMOTIVE	7298 MISSION DALY CITY CA 94014 ***Facility ID**: FA0046423* ***Billing Status | Program Element**: Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | UNDERGROUND TANK - GENERAL, Active, billable | STORES HAZ MAT <219GAL,1,999LB, 879CF*	W	0.19 / 1,006.91	24
Sherwin-Williams #8599	7298 Mission DALY CITY CA 94014 ***Facility ID**: FA0050678* ***Billing Status | Program Element**: Active, billable | STORES HAZ MAT <1,199GAL,9,999LB,4,799CF, Active, billable | GEN <1 TONS HAZ WASTE/YR*	W	0.19 / 1,006.91	24
C & L MOTOR WORKS	7298 MISSION DALY CITY CA 94015	W	0.19 / 1,006.91	24

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	Facility ID: *FA0015451* ***Billing Status | Program Element***: *Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF*			
JUNIPERO SERRA AUTO REPAIR	7298 MISSION DALY CITY CA 94014	W	0.19 / 1,006.91	24
	Facility ID: *FA0011928* ***Billing Status | Program Element***: *Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT*			
A & H AUTO SERVICE	7298 MISSION DALY CITY CA 94015	W	0.19 / 1,006.91	24
	Facility ID: *FA0023735* ***Billing Status | Program Element***: *Inactive, non-billable | STORES MV FUELS OR WASTE ONLY, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT*			
CHAVAS AUTO REPAIR	7298 MISSION DALY CITY CA 94014	W	0.19 / 1,006.91	24
	Facility ID: *FA0027121* ***Billing Status | Program Element***: *Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT*			
19TH AUTO BODY CENTER	7323 Mission DALY CITY CA 94014	W	0.19 / 1,007.21	25
	Facility ID: *FA0049785* ***Billing Status | Program Element***: *Active, billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Active, billable | GENERATES <27 GAL/YEAR*			
SIDELINE AUTO BODY	7323 MISSION DALY CITY CA 94014	W	0.19 / 1,007.21	25
	Facility ID: *FA0046720* ***Billing Status | Program Element***: *Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | GENERATES <27 GAL/YEAR*			
PAR AUTO BODY	7323 MISSION DALY CITY CA 94014	W	0.19 / 1,007.21	25
	Facility ID: *FA0003696* ***Billing Status | Program Element***: *Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF*			
COLMA AUTO BODY INC	7252 MISSION DALY CITY CA 94014	WNW	0.19 / 1,020.45	26
	Facility ID: *FA0017198* ***Billing Status | Program Element***: *Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | GENERATES <27 GAL/YEAR*			
M & H CYCLES	7331 MISSION DALY CITY CA 94014	W	0.19 / 1,020.75	27
	Facility ID: *FA0003651* ***Billing Status | Program Element***: *Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | GENERATES <27 GAL/YEAR*			
ELECTRA AUTO REPAIR	7244 MISSION DALY CITY CA 94014	WNW	0.19 / 1,028.81	28
	Facility ID: *FA0007483* ***Billing Status | Program Element***: *Active, billable | STORES MV FUELS OR WASTE ONLY, Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT*			
DALY CITY TRANSMISSION SERVICE	7240 MISSION DALY CITY CA 94014	WNW	0.20 / 1,039.34	30

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	Facility ID: *FA0017197* ***Billing Status | Program Element***: *Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF*			
K WEST AUTO CARE	7236 MISSION DALY CITY CA 94014	WNW	0.20 / 1,041.75	31
	Facility ID: *FA0053483* ***Billing Status | Program Element***: *Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Active, billable | STORES MV FUELS OR WASTE ONLY*			
A & H AUTO SERVICE	7236 MISSION DALY CITY CA 94014	WNW	0.20 / 1,041.75	31
	Facility ID: *FA0025862* ***Billing Status | Program Element***: *Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES MV FUELS OR WASTE ONLY*			
D & J AUTO BODY SPECIALIST INC.	7232 MISSION DALY CITY CA 94014	WNW	0.20 / 1,067.61	33
	Facility ID: *FA0012139* ***Billing Status | Program Element***: *Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Active, billable | GENERATES <27 GAL/YEAR*			
Jack in the Box #0422	7217 Mission DALY CITY CA 94014	NW	0.22 / 1,159.05	43
	Facility ID: *FA0000628* ***Billing Status | Program Element***: *Active, billable | STORES HAZ MAT <1,199GAL,9,999LB,4,799CF*			
DALY CITY SERVICE	7200 MISSION DALY CITY CA 94014	NW	0.23 / 1,224.43	47
	Facility ID: *FA0010605* ***Billing Status | Program Element***: *Inactive, non-billable | UNDERGROUND TANK - GENERAL*			
Van Norman Inc #240 DBA KFC	7199 Mission DALY CITY CA 94014	NW	0.24 / 1,243.16	49
	Facility ID: *FA0000627* ***Billing Status | Program Element***: *Active, billable | STORES MV FUELS OR WASTE ONLY*			
MIDAS DALY CITY	7198 MISSION DALY CITY CA 94014	NW	0.24 / 1,249.63	51
	Facility ID: *FA0056704* ***Billing Status | Program Element***: *Active, billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT*			
MIDAS	7198 MISSION DALY CITY CA 94014	NW	0.24 / 1,249.63	51
	Facility ID: *FA0017200* ***Billing Status | Program Element***: *Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES HAZ MAT <1,199GAL,9,999LB,4,799CF*			
ACTION CONSTRUCTION & GLASS	7119 MISSION DALY CITY CA 94014	NW	0.25 / 1,307.36	56
	Facility ID: *FA0009230* ***Billing Status | Program Element***: *Inactive, non-billable | UNDERGROUND TANK - GENERAL*			
TOLOSA SISON PROFESSIONAL DENTAL CORP	7119 MISSION DALY CITY CA 94014	NW	0.25 / 1,307.36	56
	Facility ID: *FA0051710* ***Billing Status | Program Element***: *Inactive, non-billable | TIER 1 SQG REGISTRATION, Temporarily inactive, non-billable | TIER 1 SQG REGISTRATION*			

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
FERETTI BUILDING	550 SYLVAN COLMA CA 94014	SSE	0.25 / 1,310.99	58

Facility ID: *FA0024883*
Billing Status | Program Element: *Inactive, non-billable | UNDERGROUND TANK - GENERAL*

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
HILLSIDE AUTO REPAIR	950A HILLSIDE DALY CITY CA 94015	SE	0.04 / 205.24	2

Facility ID: *FA0027271*
Billing Status | Program Element: *Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES MV FUELS OR WASTE ONLY*

HILLSIDE SHELL AUTO	950 HILLSIDE DALY CITY CA 94014	SSE	0.08 / 405.95	5

Facility ID: *FA0039008*
Billing Status | Program Element: *Inactive, non-billable | STORES MV FUELS OR WASTE ONLY, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT*

HILLSIDE SHELL SERVICE	950 HILLSIDE DALY CITY CA 94014	SSE	0.08 / 405.95	5

Facility ID: *FA0017163*
Billing Status | Program Element: *Inactive, non-billable | UNDERGROUND TANK - GENERAL, Inactive, non-billable | GENERATES <27 GAL/YEAR, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES MV FUELS OR WASTE ONLY*

HILLSIDE SHELL #134	950 HILLSIDE DALY CITY CA 94014	SSE	0.08 / 405.95	5

Facility ID: *FA0046136*
Billing Status | Program Element: *Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS, Active, billable | UNDERGROUND TANK - GENERAL, Active, billable | STORES MV FUELS OR WASTE ONLY, Active, billable | GENERATES <27 GAL/YEAR*

7-ELEVEN STORE #15969	1010 Hillside DALY CITY CA 94014	SSE	0.11 / 582.45	11

Facility ID: *FA0055291*
Billing Status | Program Element: *Active, billable | STORES MV FUELS OR WASTE ONLY*

T R POLLECITA SCHOOL	550 MARKET DALY CITY CA 94015	E	0.14 / 729.85	15

Facility ID: *FA0024538*
Billing Status | Program Element: *Inactive, non-billable | UNDERGROUND TANK - GENERAL*

BJ'S AUTO CARE LLC	1051 HILLSIDE DALY CITY CA 94014	SSE	0.14 / 740.69	16

Facility ID: *FA0055712*
Billing Status | Program Element: *Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT*

BROTHERS AUTO CENTER	1051 HILLSIDE DALY CITY CA 94014	SSE	0.14 / 740.69	16

Facility ID: *FA0050652*
Billing Status | Program Element: *Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT*

HILLSIDE SMOG CENTER	1051 HILLSIDE DALY CITY CA 94014	SSE	0.14 / 740.69	16

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***Facility ID**: FA0038625* ***Billing Status | Program Element**: Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES MV FUELS OR WASTE ONLY*			
HILLSIDE AUTO CENTER	1051 HILLSIDE DALY CITY CA 94014	SSE	0.14 / 740.69	16
	***Facility ID**: FA0047093* ***Billing Status | Program Element**: Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT*			
HILLSIDE TIRES & BRAKES	1055 HILLSIDE DALY CITY CA 94014	SSE	0.16 / 836.50	19
	***Facility ID**: FA0016297* ***Billing Status | Program Element**: Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS, Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Active, billable | STORES MV FUELS OR WASTE ONLY*			
DALY CITY YELLOW CAB	1055 HILLSIDE DALY CITY CA 94014	SSE	0.16 / 836.50	19
	***Facility ID**: FA0026356* ***Billing Status | Program Element**: Inactive, non-billable | STORES MV FUELS OR WASTE ONLY, Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT*			
GEORGES CAR WASH	1055 HILLSIDE DALY CITY CA 94015	SSE	0.16 / 836.50	19
	***Facility ID**: FA0022275* ***Billing Status | Program Element**: Inactive, non-billable | UNDERGROUND TANK - GENERAL*			
THE ONE AUTO SERVICE AND PERFORMANCE	536 LISBON DALY CITY CA 94014	SE	0.18 / 969.52	22
	***Facility ID**: FA0056705* ***Billing Status | Program Element**: Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Active, billable | STORES HAZ MAT <219GAL,1,999LB, 879CF*			
REYS AUTO SERVICE CENTER LLC	536 LISBON DALY CITY CA 94014	SE	0.18 / 969.52	22
	***Facility ID**: FA0045607* ***Billing Status | Program Element**: Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES MV FUELS OR WASTE ONLY*			
UNIVERSAL CLASS AUTO REPAIR	536 LISBON DALY CITY CA 940142714	SE	0.18 / 969.52	22
	***Facility ID**: FA0040170* ***Billing Status | Program Element**: Inactive, non-billable | STORES MV FUELS OR WASTE ONLY, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT*			
WAGENHAUS INC	536 LISBON DALY CITY CA 94015	SE	0.18 / 969.52	22
	***Facility ID**: FA0023941* ***Billing Status | Program Element**: Inactive, non-billable | STORES MV FUELS OR WASTE ONLY, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT*			
LISBON AUTO REPAIR	536 LISBON DALY CITY CA 94015	SE	0.18 / 969.52	22
	***Facility ID**: FA0026253* ***Billing Status | Program Element**: Inactive, non-billable | STORES MV FUELS OR WASTE ONLY, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
NATIONAL CLEANERS	7343 MISSION DALY CITY CA 94014	W	0.20 / 1,043.54	32
	Facility ID: *FA0052508* ***Billing Status | Program Element***: *Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Active, billable | GENERATES <27 GAL/YEAR*			
AE MOTORS	525 SYLVAN DALY CITY CA 94014	SSE	0.21 / 1,083.57	34
	Facility ID: *FA0053956* ***Billing Status | Program Element***: *Inactive, non-billable | GENERATES <27 GAL/YEAR*			
CAR SOLUTIONS	525 SYLVAN DALY CITY CA 94014	SSE	0.21 / 1,083.57	34
	Facility ID: *FA0044842* ***Billing Status | Program Element***: *Active, billable | STORES MV FUELS OR WASTE ONLY, Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT*			
SYLVAN AUTO BODY	525 SYLVAN DALY CITY CA 94014	SSE	0.21 / 1,083.57	34
	Facility ID: *FA0000975* ***Billing Status | Program Element***: *Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF*			
AUTOMOTIVE SOUND & PERFORMANCE	7338 MISSION DALY CITY CA 94014	W	0.21 / 1,093.94	36
	Facility ID: *FA0036299* ***Billing Status | Program Element***: *Active, billable | GENERATES <27 GAL/YEAR, Inactive, non-billable | STORES MV FUELS OR WASTE ONLY*			
AUTO SOUND	7338 MISSION DALY CITY CA 94014	W	0.21 / 1,093.94	36
	Facility ID: *FA0028580* ***Billing Status | Program Element***: *Inactive, non-billable | STORES MV FUELS OR WASTE ONLY, Inactive, non-billable | GENERATES <27 GAL/YEAR*			
DALY CITY IRON WORKS	7338 MISSION DALY CITY CA 94014	W	0.21 / 1,093.94	36
	Facility ID: *FA0009349* ***Billing Status | Program Element***: *Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF*			
ALEJO AUTOMOTIVE	7338-A MISSION DALY CITY CA 94014	W	0.21 / 1,095.30	37
	Facility ID: *FA0022513* ***Billing Status | Program Element***: *Inactive, non-billable | STORES MV FUELS OR WASTE ONLY, Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT*			
SPRINT	7367 MISSION DALY CITY CA 94014	WSW	0.21 / 1,115.54	39
	Facility ID: *FA0040108* ***Billing Status | Program Element***: *Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF*			
NATIONAL CLEANERS	7375 MISSION DALY CITY CA 94014	WSW	0.21 / 1,117.46	40
	Facility ID: *FA0000980* ***Billing Status | Program Element***: *Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
GOLDEN AUTO MUFFLER & BRAKE CE	7360 MISSION DALY CITY CA 94014	WSW	0.21 / 1,134.44	41
	Facility ID: *FA0011643* ***Billing Status | Program Element***: *Active, billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Active, billable | STORES HAZ MAT <219GAL,1,999LB, 879CF*			
IMR CONTRACTORS	1106 HILLSIDE COLMA CA 94014	SSE	0.22 / 1,137.00	42
	Facility ID: *FA0029522* ***Billing Status | Program Element***: *Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS*			
WONGS CAFE	1111 HILLSIDE COLMA CA 94014	SSE	0.23 / 1,209.99	44
	Facility ID: *FA0003167* ***Billing Status | Program Element***: *Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS*			
HILLSIDE AUTOHAUS	1118 HILLSIDE COLMA CA 94014	SSE	0.23 / 1,232.98	48
	Facility ID: *FA0049205* ***Billing Status | Program Element***: *Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT*			
HILLSIDE EUROPEAN & ASIAN AUTO SVC	1118 HILLSIDE COLMA CA 94014	SSE	0.23 / 1,232.98	48
	Facility ID: *FA0047194* ***Billing Status | Program Element***: *Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS, Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT*			
GOLDEN WEST CONCRETE CO INC	45 COUNTY DALY CITY CA 94014	SW	0.24 / 1,261.72	53
	Facility ID: *FA0017140* ***Billing Status | Program Element***: *Inactive, non-billable | UNDERGROUND TANK - GENERAL*			
INTERSTATE ELECTRO MECHANICAL	1118 HILLSIDE DALY CITY CA 94014	SSE	0.24 / 1,287.90	54
	Facility ID: *FA0005694* ***Billing Status | Program Element***: *Inactive, non-billable | GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable | STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable | STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS*			

Non Standard

Federal

FED DRYCLEANERS - Drycleaner Facilities

A search of the FED DRYCLEANERS database, dated Jan 20, 2020 has found that there are 2 FED DRYCLEANERS site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
NATIONAL CLEANERS	7343 MISSION ST DALY CITY CA 94014	W	0.20 / 1,043.54	32

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
NATIONAL CLEANERS	7375 MISSION ST DALY CITY CA 94014	WSW	0.21 / 1,117.46	40

ALT FUELS - Alternative Fueling Stations

A search of the ALT FUELS database, dated Jun 22, 2020 has found that there are 1 ALT FUELS site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
JEFFERSON	550 E Market St Daly City CA 94014	E	0.14 / 729.85	15

State

DRYCLEANERS - Dry Cleaning Facilities

A search of the DRYCLEANERS database, dated Aug 12, 2020 has found that there are 3 DRYCLEANERS site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
NATIONAL CLEANERS	7343 MISSION ST DALY CITY CA 94014	W	0.20 / 1,043.54	32
NATIONAL CLEANERS	7375 MISSION ST DALY CITY CA 940140000	WSW	0.21 / 1,117.46	40
NATIONAL CLEANERS	7375 MISSION ST DALY CITY CA 940140000	WSW	0.21 / 1,117.46	40

CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the CERS HAZ database, dated Aug 7, 2020 has found that there are 1 CERS HAZ site(s) within approximately 0.12 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
7-ELEVEN STORE #15969	1010 HILLSIDE BLVD DALY CITY CA 94014	SSE	0.11 / 582.45	11

DELISTED HAZ - Delisted Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the DELISTED HAZ database, dated Nov 29, 2018 has found that there are 6 DELISTED HAZ site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
MIDAS MUFFLER SHOP	7198 MISSION ST DALY CITY CA 94014	NW	0.24 / 1,247.94	50
CAL AUTO BODY	1132 HILLSIDE COLMA CA 94014	SSE	0.27 / 1,413.98	62
PEREZ AUTO SERVICE INC	1156 HILLSIDE BLVD DALY CITY CA 94014	SSE	0.29 / 1,512.88	64
ANCHOR FENCE CO	1015 E MARKET ST DALY CITY CA 94014	ENE	0.32 / 1,697.99	67
DAS AUTO SERVICE	1216 HILLSIDE BLVD B DALY CITY CA 94014	SSE	0.38 / 1,989.47	74

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
PG&E: DALY CITY SUBSTATION	E. MARKET & ORANGE STREETS DALY CITY CA 94014	E	0.26 / 1,381.95	61

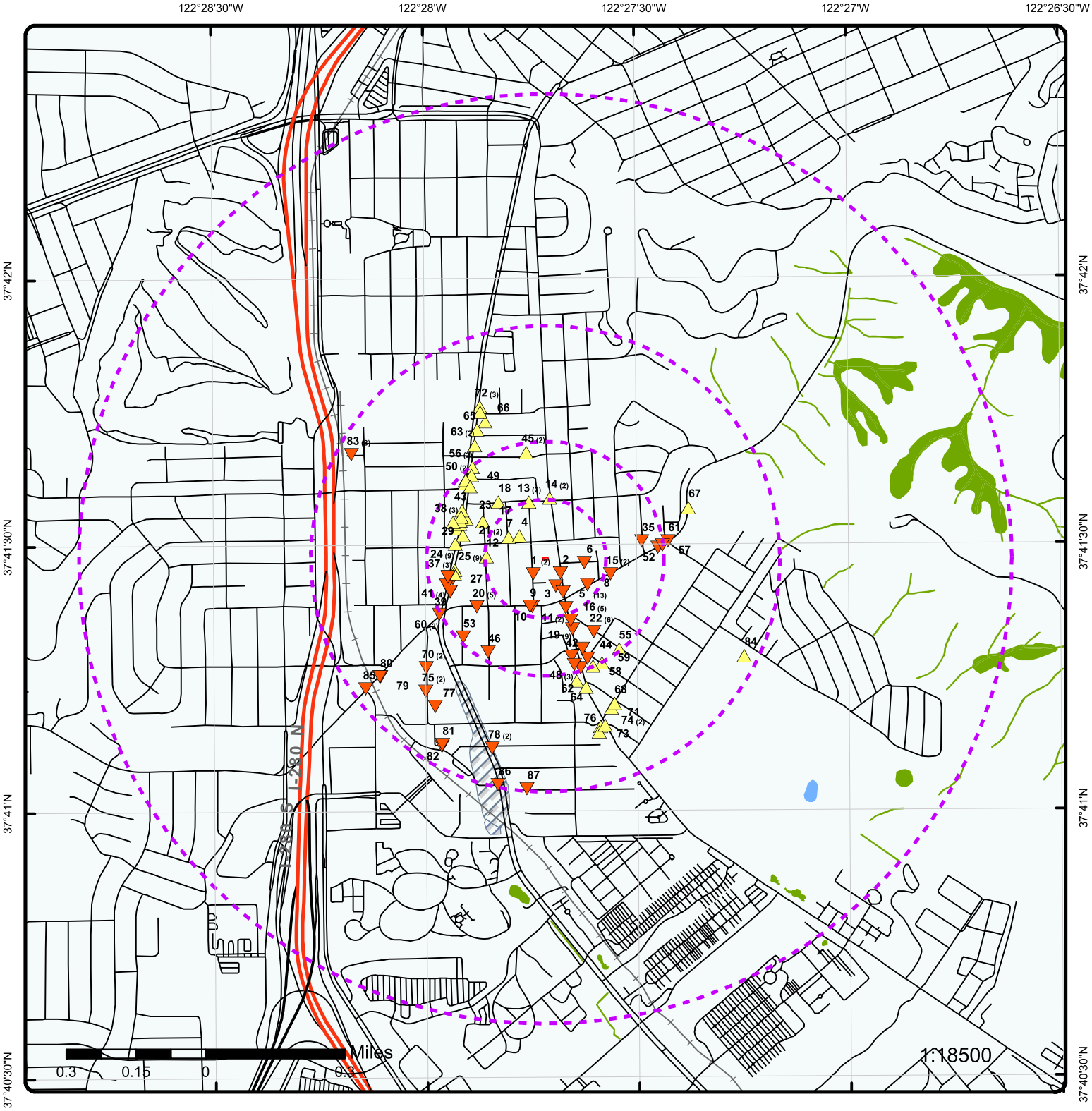
EMISSIONS - Toxic Pollutant Emissions Facilities

A search of the EMISSIONS database, dated Dec 31, 2018 has found that there are 15 EMISSIONS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
19TH AUTO BODY CENTER	7323 MISSION ST DALY CITY CA 94014	W	0.19 / 1,007.21	25
PAR AUTO BODY SHOP	7323 MISSION STREET DALY CITY CA 94014	W	0.19 / 1,007.21	25
SIDELINE AUTO BODY	7323 MISSION STREET DALY CITY CA 94014	W	0.19 / 1,007.21	25
19TH AUTO BODY CENTER	7323 MISSION STREET DALY CITY CA 94014	W	0.19 / 1,007.21	25
D&J AUTO BODY SPECIALISTS, INC	7232 MISSION STREET DALY CITY CA 94014	WNW	0.20 / 1,067.61	33

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
B&P AUTO BODY	7232 MISSION STREET DALY CITY CA 94014	WNW	0.20 / 1,067.61	33
D&J AUTO BODY SPECIALISTS INC	7232 MISSION ST DALY CITY CA 94014	WNW	0.20 / 1,067.61	33
D&J AUTO BODY SPECIALISTS, INC	7232 MISSION ST DALY CITY CA 94014	WNW	0.20 / 1,067.61	33
COLMA AUTO BODY SHOP INC	7252 MISSION ST DALY CITY CA 94014	WNW	0.21 / 1,100.55	38
COLMA AUTO BODY SHOP INC	7252 MISSION STREET DALY CITY CA 94014	WNW	0.21 / 1,100.55	38

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
HILLSIDE SHELL	950 HILLSIDE BLVD DALY CITY CA 94014	SSE	0.08 / 405.95	5
SYLVAN AUTO BODY	525 SYLVAN STREET DALY CITY CA 94014	SSE	0.21 / 1,083.57	34
CAR SOLUTIONS	525 SYLVAN STREET DALY CITY CA 94014	SSE	0.21 / 1,083.57	34
NATIONAL CLEANERS	7375 MISSION STREET DALY CITY CA 94014	WSW	0.21 / 1,117.46	40
NEW CINGULAR WIRELESS PCS LLC DBA AT&T MOBILITY	928 EAST MARKET ST DALY CITY CA 94014	E	0.25 / 1,310.30	57



Map : 1.0 Mile Radius

Order Number: 20291600341

Address: 141 3rd Avenue, Daly City, CA

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

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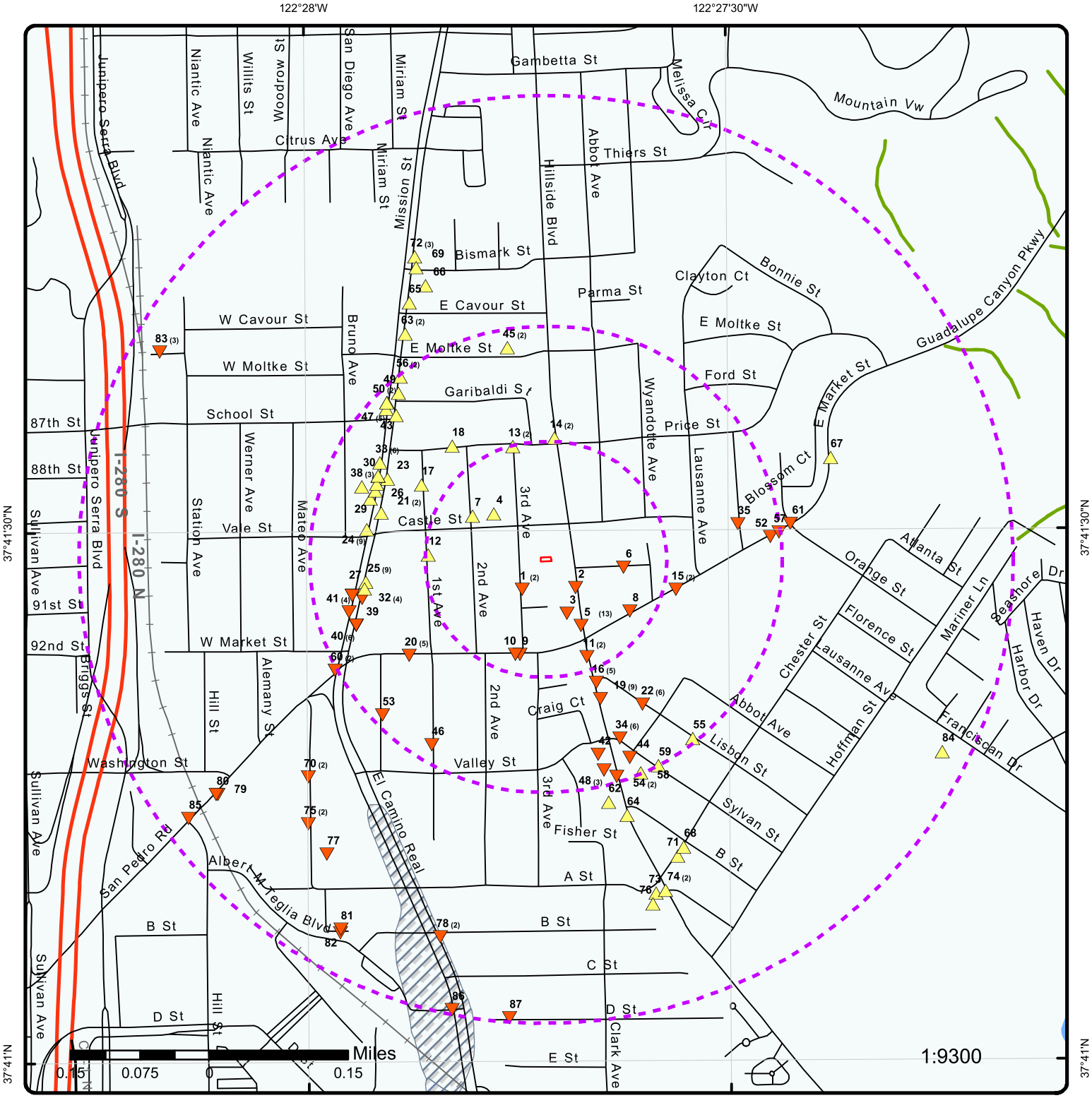

Map : 0.5 Mile Radius

Order Number: 20291600341

Address: 141 3rd Avenue, Daly City, CA

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

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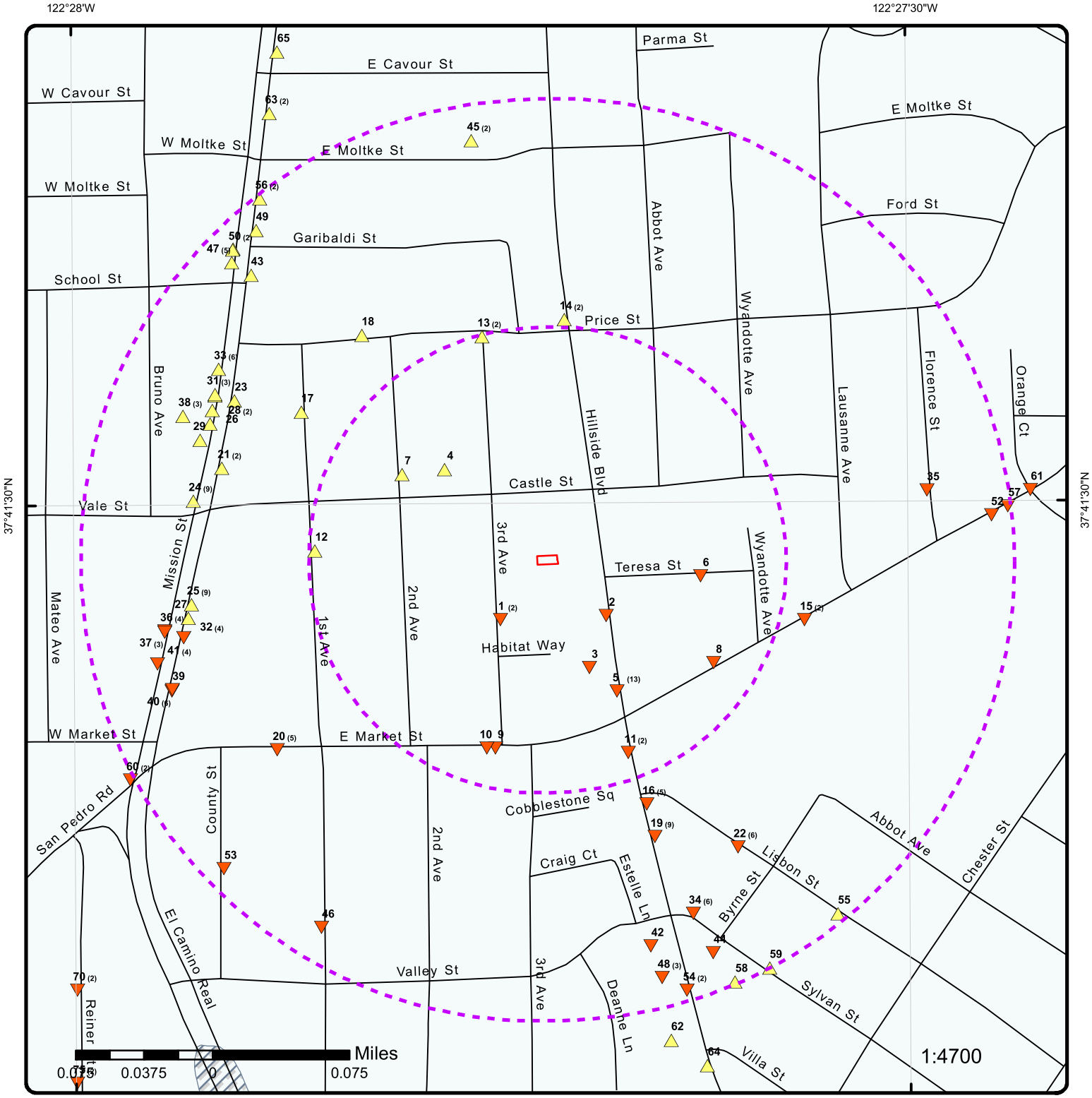

Map : 0.25 Mile Radius

Order Number: 20291600341

Address: 141 3rd Avenue, Daly City, CA

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

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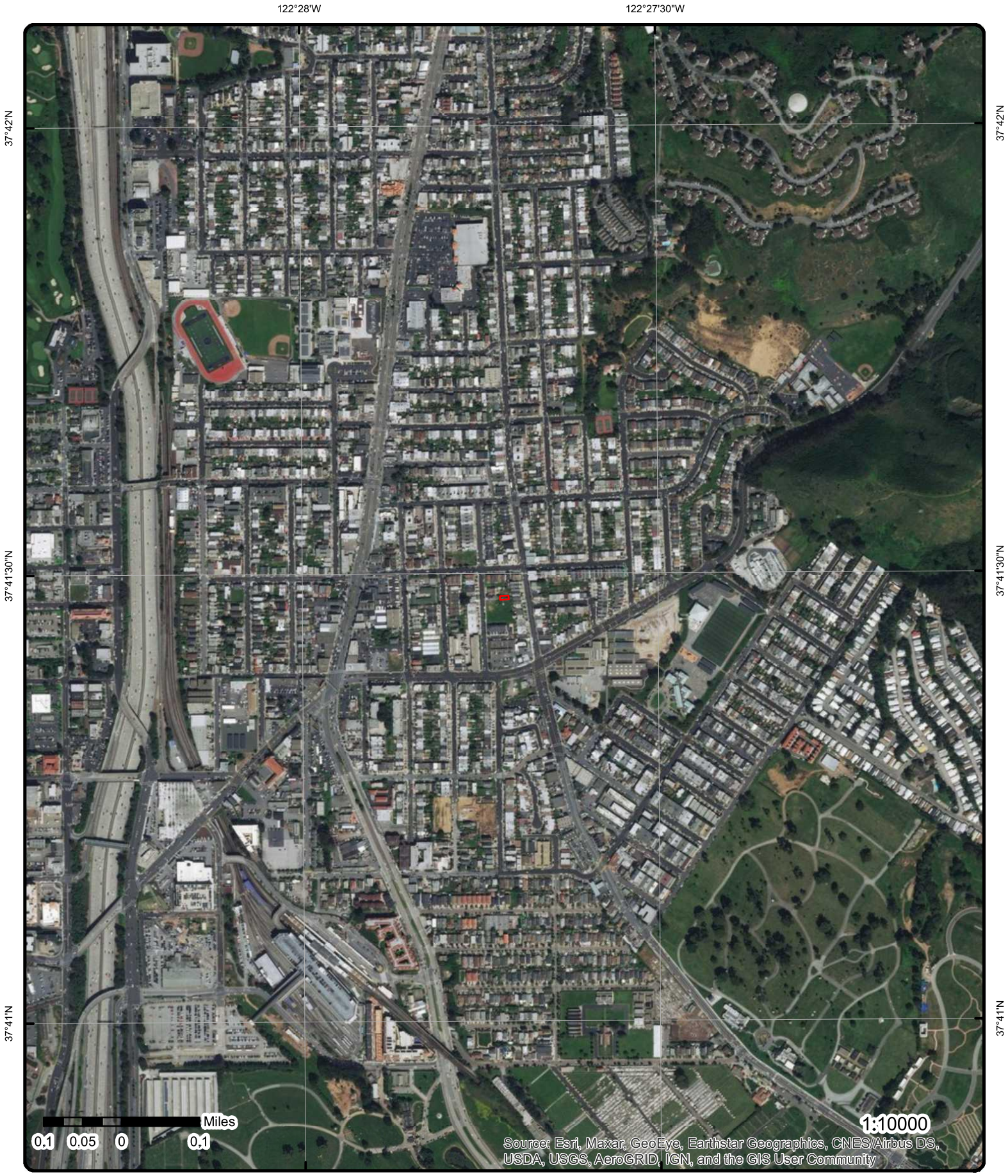

Aerial **Year: 2017**

Address: 141 3rd Avenue, Daly City, CA

Source: ESRI World Imagery

Order Number: 20291600341

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES

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Topographic Map

Year: 2015

Address: 141 3rd Avenue, CA

Quadrangle(s): San Francisco South,CA

Source: USGS Topographic Map

Order Number: 20291600341

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES

© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 2	SW	0.04 / 192.32	193.32 / -17	OTTOBONI NURSERY 165 3RD ST DALY CITY CA	DELISTED COUNTY

Original Source Facility ID: 229061-SL0608165957
Original Source Name: San Mateo County - LOP List
Record Date: 21-JUN-2018

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	2 of 2	SW	0.04 / 192.32	193.32 / -17	OTTOBONI NURSERY 165 THIRD DALY CITY CA 940142662	CLEANUP SITES

Global ID: SL0608165957
Status: COMPLETED - CASE CLOSED
Status Date: 12/4/2003
Longitude: -122.462466
Site Facility Type: CLEANUP PROGRAM SITE
County: SAN MATEO
Latitude: 37.690582
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:
Local Case No: 229061
Begin Date: 6/13/2002
Stop Method: Other Means
Lead Agency: SAN MATEO COUNTY LOP
Local Agency: SAN MATEO COUNTY LOP
Potential COC:
Potential Media of Concern: Soil
How Discovered: * SA
How Discovered Description:
Stop Description:
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:
CUF Case: NO
Case Worker: JM
File Location: Local Agency Warehouse

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Acitivity

Action Type: ENFORCEMENT
Date : 2003-12-04 00:00:00
Action: Closure/No Further Action Letter - #2

Action Type: ENFORCEMENT
Date : 2003-06-05 00:00:00
Action: * Historical Enforcement - #1

Action Type: REMEDIATION
Date : 2003-05-04 00:00:00
Action:

Action Type: Other
Date : 2003-05-04 00:00:00
Action: Leak Reported

Action Type: Other
Date : 2002-06-13 00:00:00
Action: Leak Discovery

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 2003-12-04 00:00:00

Status: Open - Site Assessment
Status Date: 2003-05-04 00:00:00

Status: Open - Case Begin Date
Status Date: 2002-06-13 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Phone No:
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Email:
Address: 1515 CLAY ST SUITE 1400
City: OAKLAND

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
Phone No: 6503995959
Organization Name: SAN MATEO COUNTY LOP
Email: jmadden@smcgov.org
Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
City: SAN MATEO

Cleanup Program Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Project Status:
CUF Claim:
CUF Priority Assign:
CUF Amount Paid:
Facility Type:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC
Designated Beneficl Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=SL0608165957
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 12/4/2003
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=SL0608165957&tabname=regulatoryhistory
Potential COC: ,
Potential Media of Concern: SOIL
GW Monitoring Freq:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 229061
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2)
CASEWORKER: Regional Water Board
WDR Place Type:
WDR File:
WDR Order:
File Location: LOCAL AGENCY WAREHOUSE
Composting Method:

Site History:

No site history available

Sites from GeoTracker Search - Cleanup Action Report (as of Feb 24, 2020)

Action Type: UNKNOWN
Phase:
Description:
Begin Date: 5/4/2003
End Date: 9/9/9999

Contaminant Mass Removed:

Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Other Regulatory Actions
Action Date: 12/4/2003
Received Issue Date: 12/4/2003
Action: Closure/No Further Action Letter - #2
Doc Link:
Title Description Comments:

Case Closure Letter

Action Type: Enforcement/Orders
Action Date: 6/5/2003
Received Issue Date: 6/5/2003
Action: * Historical Enforcement - #1
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 5/4/2003
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 5/4/2003
Received Issue Date:
Action:
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 6/13/2002
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Sites from GeoTracker Search - Documents (as of Feb 24, 2020)

Document Type: Site Documents
Document Date: 3/29/2004
Size : 13,222 KB
Title: CASE CLOSURE LETTER & SUMMARY
Title Link: https://geotracker.waterboards.ca.gov/site_documents/6156263053/%23229061%20Ottobani%20Nursery%2Epdf
Type:
Submitted:
Submitted By: GREG SMITH (REGULATOR)

Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 12/4/2003

Status: Open - Site Assessment
Date : 5/4/2003

Status: Open - Case Begin Date
Date : 6/13/2002

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	1 of 1	SE	0.04 / 205.24	193.04 / -18	HILLSIDE AUTO REPAIR 950A HILLSIDE DALY CITY CA 94015	SANMATEO CUPA

Facility ID: FA0027271

Detail(s)

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES MV FUELS OR WASTE ONLY

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	1 of 1	SSE	0.06 / 313.17	176.66 / -34	SHELL OIL CO 204-1990-0608 950 HILLSDALE DALY CITY CA 94014	RCRA NON GEN

EPA Handler ID: CAD981403074
Gen Status Universe: No Report
Contact Name: RONALD L GEMEINHARDT
Contact Address: US
Contact Phone No and Ext: 714-520-3385
Contact Email:
Contact Country: US
County Name: SAN MATEO
EPA Region: 09
Land Type:
Receive Date: 19900413

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:
Mixed Waste Generator:
Transporter Activity:
Transfer Facility:
Onsite Burner Exemption:
Furnace Exemption:
Underground Injection Activity:
Commercial TSD: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19900413
Handler Name: SHELL OIL CO 204-1990-0608
Source Type: Annual/Biennial Report
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
4	1 of 1	NW	0.07 / 366.44	230.57 / 20	G. NANO (POSSIBLE NAME: GRACIANO'S NURSERY) SECOND AVENUE & CASTLE STREET DALY CITY CA 94014	ENVIROSTOR

Estor/EPA ID:	70000094	**Assembly District:**	19
Site Code:		**Senate District:**	11
Nat Priority List:	NO	**Permit Renewal Lead:**	
APN:	006-234-030	**Public Partici Spclst:**	
Census Tract:	6081601300	**Project Manager:**	
Site Type:	EVALUATION	**County:**	SAN MATEO
Address Description:	SECOND AVENUE & CASTLE STREET	**Latitude:**	37.6919384164469
Office:	CLEANUP BERKELEY	**Longitude:**	-122.462976173924
Special Program:	EPA - PASI	**Acres:**	0.46 ACRES
Funding:	EPA GRANT	**Supervisor:**	JULIE PETTIJOHN

Cleanup Status: INACTIVE - NEEDS EVALUATION AS OF 5/4/2006
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
School District:
Past Use that Caused Contam: NONE
Potential Media Affected: NO MEDIA AFFECTED
Potential Contamin of Concern:

NO CONTAMINANTS FOUND

Site History:

The site has been used by nursery greenhouse operations since at least 1926. Operators associated with the site include L. Celle (1926), G. Nano (1945), the Dentone family (1929-1964), Ray's Nursery Sales (1988), Graciano's Nursery (1993), and Daly City Nursery, the current operator since 1995. From 1929 until 1962, the greenhouses were used to grow ferns in hanging baskets and asparagus ferns in the ground. Hanging plants were fertilized with pigeon manure obtained by the nursery operator, but plants grown in-ground were not. Since at least 1988, the greenhouses have been used to grow small potted plants on tables. At that time, the greenhouses were leased to Ray's Nursery Sales. Subsequently, the greenhouses were leased to Graciano's Nursery and Daly City Nursery, the current operator. A house occupies the southwest corner of the site.

Status: INACTIVE - NEEDS EVALUATION
A2 Program Type: EVALUATION
CalEnviroScreen Score: 71-75%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=70000094

Completed Activities

Title: Site Screening
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=70000094&doc_id=6008420
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Screening
Date Completed: 5/4/2006
Comments: The site screening was approved by US EPA. No further action is required under CERCLA. However, since no confirmation sampling was taken, the site needs to be re-evaluated under DTSC lead.

5	1 of 13	SSE	0.08 / 405.95	174.58 / -36	SHELL SERVICE STATION 950 HILLSIDE S A P 135220 DALY CITY CA 94014	RCRA SQG

EPA Handler ID: CAR000122226
Gen Status Universe: Small Quantity Generator
Contact Name: SONDRA BIENVENU
Contact Address: P O BOX 2648 , , HOUSTON , TX, 77252-2648 , US
Contact Phone No and Ext: 713-241-5036
Contact Email:
Contact Country: US
County Name: SAN MATEO
EPA Region: 09

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Land Type: Private
Receive Date: 20020718

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20020718
Handler Name: SHELL SERVICE STATION
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	P O BOX 2648
Name:	EQUILON ENT LLC DBA SHELL	**Street 2:**	
Date Became Current:		**City:**	HOUSTON
Date Ended Current:		**State:**	TX
Phone:	713-241-5036	**Country:**	
Source Type:	Notification	**Zip Code:**	77252-2648

5	2 of 13	SSE	0.08 / 405.95	174.58 / -36	SHELL 950 HILLSIDE DALY CITY CA	SANMATEO LOP

Alias ID: 220032
Record ID: RO0000402
Case Type: O- Other Groundwater affected (uses other than drinking water)
Funding Over: LUSTLOPF

LUST Status

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Status: 9- Case Closed

5	3 of 13	SSE	0.08 / 405.95	174.58 / -36	HILLSIDE SHELL #134 950 HILLSIDE DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0046136

Detail(s)

Program Category: STORMWATER
Billing Status: Inactive, non-billable
Program Element: STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS

Program Category: UNDERGROUND TANK PROGRAM
Billing Status: Active, billable
Program Element: UNDERGROUND TANK - GENERAL

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Active, billable
Program Element: STORES MV FUELS OR WASTE ONLY

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Active, billable
Program Element: GENERATES <27 GAL/YEAR

5	4 of 13	SSE	0.08 / 405.95	174.58 / -36	SHELL 950 HILLSIDE DALY CITY CA 94015	LUST

Global ID: T0608100494
Status: COMPLETED - CASE CLOSED
Status Date: 4/7/1992
Case Type: LUST CLEANUP SITE
County: SAN MATEO
Latitude: 37.690197
Longitude: -122.46152
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 41-0518
Local Case No: 220032
Begin Date: 7/21/1989
Lead Agency: SAN MATEO COUNTY LOP
Local Agency: SAN MATEO COUNTY LOP
CUF Case: YES
Potential COC: Waste Oil / Motor / Hydraulic / Lubricating
How Discovered: Other Means
Stop Method: Other Means
Stop Description:
Case Worker: JM
File Location: Local Agency Warehouse
Potential Media of Concern: Other Groundwater (uses other than drinking water)
How Discovered Description:
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:

Regulatory Activity

Action Type: Other
Date : 7/21/1989
Action: Leak Reported

Action Type: ENFORCEMENT
Date : 7/21/1989
Action: Notice of Responsibility - #1

Action Type: Other

Date : 7/21/1989
Action: Leak Discovery

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
City: OAKLAND
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Address: 1515 CLAY ST SUITE 1400
Email:
Phone No:

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
City: SAN MATEO
Organization Name: SAN MATEO COUNTY LOP
Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Email: jmadden@smcgov.org
Phone No: 6503995959

Status History

Status: Completed - Case Closed
Status Date: 4/7/1992

Status: Open - Case Begin Date
Status Date: 7/21/1989

LUST Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Site Facility Name: SHELL
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig: D
CUF Amount Paid: $78,351
Potential COC: WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING
Facility Type:
Composting Method:
Address: 950 HILLSIDE
City: DALY CITY
Zip: 94015
County: SAN MATEO
CUF Claim: 5117
File Location: LOCAL AGENCY WAREHOUSE
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608100494
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 4/7/1992
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608100494&tabname=regulatoryhistory
Potential Media of Concern: OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)
User Defined Beneficial Use:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 220032
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 41-0518
CASEWORKER: Regional Water Board
Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 4/7/1992

Status: Open - Case Begin Date

Date : 7/21/1989

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Feb 24, 2020)

Action Type: EXCAVATION
Begin Date: 1/1/1965
Phase:
End Date: 1/1/1965
Contaminant Mass Removed:
Description:

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Notices
Action Date: 7/21/1989
Received Issue Date: 7/21/1989
Action: Notice of Responsibility - #1
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 7/21/1989
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 7/21/1989
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Site Maps (as of Feb 24, 2020)

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/1744977653/T0608100494.pdf
Size : 21 KB
Submitted By: GHD (CONTRACTOR)
Submitted: 1/7/2003

5	5 of 13	SSE	0.08 / 405.95	174.58 / -36	HILLSIDE SHELL 950 HILLSIDE DALY CITY CA 94014	HHSS

County: San Mateo
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002c2a1.pdf

5	6 of 13	SSE	0.08 / 405.95	174.58 / -36	HILLSIDE SHELL AUTO 950 HILLSIDE DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0039008

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES MV FUELS OR WASTE ONLY

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

5	7 of 13	SSE	0.08 / 405.95	174.58 / -36	HILLSIDE SHELL SERVICE 950 HILLSIDE DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0017163

Detail(s)

Program Category: UNDERGROUND TANK PROGRAM
Billing Status: Inactive, non-billable
Program Element: UNDERGROUND TANK - GENERAL

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES <27 GAL/YEAR

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES MV FUELS OR WASTE ONLY

5	8 of 13	SSE	0.08 / 405.95	174.58 / -36	HILLSIDE SHELL #134 950 HILLSIDE BLVD DALY CITY CA 94014	CERS TANK

Site ID: 122696
County: San Mateo County
Latitude: 37.690201
Longitude: -122.461530

Regulated Programs

EI ID: 10065724
EI Description: Hazardous Waste Generator

EI ID: 10065724
EI Description: Chemical Storage Facilities

EI ID: 10065724
EI Description: Underground Storage Tank

Violations

Violation Date: 11/28/2018
Violation Source: CERS
Violation Program: UST
Violation Division: San Mateo County Environmental Health
Citation: 23 CCR 16 2716(a) through (e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2716(a) through (e)

Violation Notes:

Returned to compliance on 01/17/2019. PLLD SHUTDOWN ALARM - NOV 3 for 87 tank Not in NOV DO report PLLD SHUTDOWN ALARM - SEPT 19TH, 23RD, 28TH for 87 tank, SEPT 16TH AND 22ND for 91 tank Not in October DO report OVERFILL ALARM - SEPT 5TH for 87 tank Not in September DO report PLLD SHUTDOWN ALARM - AUG 1ST, 2ND, 3RD for 87 tank HIGH PRODUCT ALARM - JULY 30TH for 87 tank OVERFILL ALARM - JULY 30TH for 87 tank Not in August DO report PLLD SHUTDOWN ALARM - JUNE 28TH for 87 tank, JUNE 25TH AND 29TH for 91 tank Not in July DO report Explain causes for the alarms listed, follow up action, and any work orders. Submit documentation to the inspector within the comply by date.

Violation Description:

For designated operator (DO) monthly inspections conducted before October 1, 2018, failure to comply with one or more of the following requirements:

Be performed by an ICC certified DO.
Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy.
Inspect for the presence of liquid/debris in spill containers.
Inspect for the presence of liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly.
Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit.
Check that all testing and maintenance has been completed and documented.
Verify that all facility employees have been trained in accordance with 23 CCR 2715(c).
For designated operator (DO) 30 day inspections conducted on and after October 1, 2018, failure to conduct the designated UST operator visual inspection at least once every 30 days.

Violations

Violation Date: 11/28/2018 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** San Mateo County Environmental Health
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Notes:

Returned to compliance on 06/21/2019. Overfill inspection has not been conducted. Conduct overfill inspection and submit results to the inspector within the comply by date.

Violation Description:

Failure to comply with one or more of the following overfill prevention equipment requirements:
Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or
Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or
Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or
Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling.

Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, 2018.

For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter.

For USTs installed on and after October 1, 2018, perform an inspection at installation and every 36 months thereafter.

Inspected within 30 days after a repair to the overfill prevention equipment.

Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer.

Inspected by a certified UST service technician.

Maintain records of overfill prevention equipment inspection for 36 months.

Violations

Violation Date: 11/28/2016 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** San Mateo County Environmental Health
Citation: HSC 6.7 25290.1(c)(3), 25290.2(c)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c)(3), 25290.2(c)(3)
Violation Notes:

Returned to compliance on 11/28/2016. Diesel fill, 87 and 91 fill and vapor buckets contained liquid. CORRECTED ON SITE.

Violation Description:

Failure to keep water out of the secondary containment of UST systems installed on or after July 1, 2003 and before July 1, 2004, or on or after July 1, 2004.

Violations

Violation Date: 12/01/2015 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** San Mateo County Environmental Health
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)

Violation Notes:

Returned to compliance on 04/26/2016. OBSERVATION: Copies of hazardous waste disposal records for [2013] were not found on site. Hazardous waste generators shall retain copies of all manifests signed off by the disposal facility and all receipts used in a consolidated manifesting procedure on site for three years and have them readily available for review. CORRECTIVE ACTION: Immediately locate a copy of all manifests and receipts for the last three years, maintain them on site, and submit copies to the CUPA by 30 days from now. OBTAIN THE FOLLOWING MANIFESTS AND SUBMIT PROOF TO AVOID THE ENFORCEMENT PROCESS. 006653473FLE 007944602JJK 007944603JJK 011568208JJK

Violation Description:

Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.

Violations

Violation Date: 11/28/2018 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** San Mateo County Environmental Health
Citation: 23 CCR 16 2665(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665(b)
Violation Notes:

Overfill inspection has not been conducted. Conduct overfill inspection and submit results to the inspector within the comply by date.

Violation Description:

"Failure to submit a copy of the overfill prevention equipment inspection results on the "Overfill Prevention Equipment Inspection Report Form" to the UPA within 30 days after the inspection.
"

Violations

Violation Date: 11/28/2017 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** San Mateo County Environmental Health
Citation: HSC 6.7 Multiple - California Health and Safety Code, Chapter 6.7, Section(s) Multiple
Violation Notes:

Returned to compliance on 01/26/2018. Update CERS submission for the UDCs. UDCs are double wall fiberglass not single wall fiberglass.

Violation Description:

UST Program -General - Must include violation description, proper statute and regulation citation in the "comment" section.

Violations

Violation Date: 11/28/2017 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** San Mateo County Environmental Health
Citation: 23 CCR 16 2637 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637
Violation Notes:

Returned to compliance on 01/26/2018. SB989 last done 6/11/14. Conduct SB989 test and submit test results to the inspector within the comply by date.

Violation Description:

Failure to conduct secondary containment testing, or one or more of the following requirements:
Perform the test within six months of installation and every 36 months thereafter.Use a procedure that demonstrates the system works as well as at installation.Use applicable manufacturer guidelines, industry codes, engineering standard, or professional engineer approval.Performed by a certified service technician or a licensed tank tester.

Enforcements

Enf Action Date: 04/13/2016 ***Enf Action Program:*** HW
Enf Action Type: Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
Enf Action Division: San Mateo County Environmental Health
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection

Enf Action Notes:

Enf Action Date: 01/10/2019 ***Enf Action Program:*** UST
Enf Action Type: Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
Enf Action Division: San Mateo County Environmental Health
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

NOV letter delivered 1/14/2019. 1/28/19: Overfill inspection not completed .

Evaluations

Eval Date: 03/17/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 03/26/2018
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 12/01/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 07/23/2018
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 09/19/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 11/28/2017
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Mateo County Environmental Health

Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 12/01/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

CERS ID 10065724; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/07/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 10/25/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 12/11/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 07/22/2020
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 11/28/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 07/20/2016
Violations Found: No
Eval General Type: Other/Unknown

Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 07/28/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 07/08/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 11/28/2018
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 12/03/2013
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 04/27/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 10/07/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 04/25/2016
Violations Found: No
Eval General Type: Other/Unknown

Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 07/16/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 12/01/2015
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

ALL VIOLATIONS NEED TO BE CORRECTED WITHIN 30 DAYS submit to Robert Reed (My new number is 650-464-7079) rreed@smcgov.org; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/07/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 11/28/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Hazardous materials over threshold include: Propane- 60gal Diesel -12,000gal Gas- 24,000gal Car wash chemicals - ~200gal; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/20/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 11/13/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval Notes:

Eval Date: 11/28/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 04/05/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 11/28/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

No waste currently on site, last disposal 2014.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/13/2019
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

Hazardous waste streams generated: Waste gasoline/water Waste absorbent; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/03/2013
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 11/13/2019
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Hazardous materials above threshold: Regular Unleaded Gasoline 12,000 gallons Premium Unleaded Gasoline 12,000 gallons Waste Absorbent / Rags 200 pounds Gasoline/Water Mixture 55 gallons Propane 60 gallons Diesel Fuel No. 2 12,000 gallons Ryko- Red, Blue, Yellow, White Foaming Detergent 240 gallons Clean Cut 360 Presoak 60 gallons Ryko - Rainshield 60 gallons Razberry Clear Coat 60 gallons; Note: data in [EVAL Notes] field for some

records is truncated from the source.

Eval Date: 11/13/2019
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 07/12/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 03/27/2020
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

HMBP submittal reviewed and accepted.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/30/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 12/01/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 03/02/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Affiliations

Affil Type Desc: CUPA District
Entity Name: San Mateo County Environmental Health

Entity Title:
Address: 2000 Alameda de las Pulgas, Suite 100
City: San Mateo
State: CA
Country:
Zip Code: 94403
Phone: (650) 372-6200

Affil Type Desc: Document Preparer
Entity Name: Stantec Consulting Services Inc.
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Legal Owner
Entity Name: AU Energy, LLC
Entity Title:
Address: 41805 Albrae Street
City: Fremont
State: CA
Country: United States
Zip Code: 94538
Phone: (510) 657-9150

Affil Type Desc: UST Property Owner Name
Entity Name: AU Energy, LLC
Entity Title:
Address: 41805 Albrae Street
City: Fremont
State: CA
Country: United States
Zip Code: 94538
Phone: (510) 657-9150

Affil Type Desc: UST Permit Applicant
Entity Name: Sunny Goyal
Entity Title: Project Manager
Address:
City:
State:
Country:
Zip Code:
Phone: (510) 657-9150

Affil Type Desc: Parent Corporation
Entity Name: AU Energy LLC
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Operator
Entity Name: AU Energy, LLC
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (510) 657-9150

Affil Type Desc: Environmental Contact

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Entity Name:	Sunny Goyal
Entity Title:	
Address:	41805 Albrae Street
City:	Fremont
State:	CA
Country:	
Zip Code:	94538
Phone:	

Affil Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	
Address:	41805 Albrae Street
City:	Fremont
State:	CA
Country:	
Zip Code:	94538
Phone:	

Affil Type Desc:	Property Owner
Entity Name:	AU Energy, LLC
Entity Title:	
Address:	41805 Albrae Street
City:	Fremont
State:	CA
Country:	United States
Zip Code:	94538
Phone:	(510) 657-9150

Affil Type Desc:	Identification Signer
Entity Name:	Sunny Goyal
Entity Title:	Project Manager
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	UST Tank Owner
Entity Name:	AU Energy, LLC
Entity Title:	
Address:	41805 Albrae Street
City:	Fremont
State:	CA
Country:	United States
Zip Code:	94538
Phone:	(510) 657-9150

Affil Type Desc:	UST Tank Operator
Entity Name:	AU Energy, LLC
Entity Title:	
Address:	41805 Albrae Street
City:	Fremont
State:	CA
Country:	United States
Zip Code:	94538
Phone:	(510) 657-9150

Coordinates

Env Int Type Code:	HWG	**Longitude:**	-122.461517
Program ID:	10065724	**Coord Name:**	
Latitude:	37.690205	**Ref Point Type Desc:**	Unknown

5	9 of 13	SSE	0.08 / 405.95	174.58 / -36	HILLSIDE SHELL #134 950 HILLSIDE BLVD	UST

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					DALY CITY CA 94014	

Facility ID: 41-000-017163
CERS ID: 10065724
County: San Mateo
Latitude: 37.690201
Longitude: -122.461533
Permitting Agency: San Mateo County Environmental Health
Note: Information related to facilities can be searched on Geo Tracker Website: https://geotracker.waterboards.ca.gov/search
Site Facility Type: PERMITTED UNDERGROUND STORAGE TANK (UST)
Source: Permitted Underground Storage Tank (UST) Data Download

---

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	10 of 13	SSE	0.08 / 405.95	174.58 / -36	HILLSIDE SHELL AUTO 950 HILLSIDE BLVD UNIT A DALY CITY CA 94014	UST

Facility ID:
CERS ID: 10070650
County: San Mateo
Latitude: 37.690201
Longitude: -122.461533
Permitting Agency: San Mateo County Environmental Health
Note: Information related to facilities can be searched on Geo Tracker Website: https://geotracker.waterboards.ca.gov/search
Site Facility Type: PERMITTED UNDERGROUND STORAGE TANK (UST)
Source: Permitted Underground Storage Tank (UST) Data Download

---

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	11 of 13	SSE	0.08 / 405.95	174.58 / -36	WILLSIDE SHELL 950 HILLSIDE DALY CITY CA	HIST TANK

Owner Name: SHELL OIL COMPANY
Owner Street: P.O. BOX 4848
Owner City: ANAHEIM
Owner State: CA
Owner Zip: 92803
No of Containers: 5
County: SAN MATEO
Facility State: CA
Facility Zip: 94014

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	12 of 13	SSE	0.08 / 405.95	174.58 / -36	AU ENERGY-HILLSIDE SHELL 950 HILLSIDE BLVD DALY CITY CA 94014-2312	RCRA NON GEN

EPA Handler ID: CAL000350861
Gen Status Universe: No Report
Contact Name: JORGE IZEPPI
Contact Address: 41805 ALBRAE ST , , FREMONT , CA, 94538 ,
Contact Phone No and Ext: 510-270-3457
Contact Email: JORGE@VINTNERSDIST.COM
Contact Country:
County Name: SAN MATEO
EPA Region: 09
Land Type:
Receive Date: 20100315

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No

Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20100315
Handler Name:	AU ENERGY-HILLSIDE SHELL
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	41805 ALBRAE ST
Name:	AU ENERGY LLC	***Street 2:***	
Date Became Current:		***City:***	FREMONT
Date Ended Current:		***State:***	CA
Phone:	510-270-3457	***Country:***	
Source Type:	Implementer	***Zip Code:***	94538-3120
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	41805 ALBRAE ST
Name:	JORGE IZEPPI	***Street 2:***	
Date Became Current:		***City:***	FREMONT
Date Ended Current:		***State:***	CA
Phone:	510-270-3457	***Country:***	
Source Type:	Implementer	***Zip Code:***	94538

5	***13 of 13***	***SSE***	***0.08 / 405.95***	***174.58 / -36***	***HILLSIDE SHELL 950 HILLSIDE BLVD DALY CITY CA 94014***	***EMISSIONS***

2017 Criteria Data

Facility ID:	112293	***CERR Code:***	
Facility SIC Code:	5411	***TOGT:***	.696357
CO:	41	***ROGT:***	.696357
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2017 Toxic Data

Facility ID:	112293	***COID:***	SM
Facility SIC Code:	5411	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			

Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

2018 Criteria Data

Facility ID:	112293	**CERR Code:**	
Facility SIC Code:	5541	**TOGT:**	.696357
CO:	41	**ROGT:**	.696357
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

2018 Toxic Data

Facility ID:	112293	**COID:**	SM
Facility SIC Code:	5541	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

6	1 of 1	E	0.08 / 412.74	198.17 / -13	FRANCIS SANDICO 72 TERESA ST. DALY CITY CA 94014-2319	RCRA NON GEN

EPA Handler ID:	CAC002990994
Gen Status Universe:	No Report
Contact Name:	FRANCIS SANDICO
Contact Address:	4275 HOLLAND DR. , , PLEASANTON , CA, 94588-4420 ,
Contact Phone No and Ext:	408-432-4600
Contact Email:	FSANDICO@GMAIL.COM
Contact Country:	
County Name:	SAN MATEO
EPA Region:	09
Land Type:	
Receive Date:	20181129

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No

Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20181129
Handler Name: FRANCIS SANDICO
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	4275 HOLLAND DR.
Name:	FRANCIS SANDICO	**Street 2:**	
Date Became Current:		**City:**	PLEASANTON
Date Ended Current:		**State:**	CA
Phone:	408-432-4600	**Country:**	
Source Type:	Implementer	**Zip Code:**	94588-4420

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	4275 HOLLAND DR.
Name:	FRANCIS SANDICO	**Street 2:**	
Date Became Current:		**City:**	PLEASANTON
Date Ended Current:		**State:**	CA
Phone:	408-432-4600	**Country:**	
Source Type:	Implementer	**Zip Code:**	94588-4420

7	1 of 1	WNW	0.09 / 455.85	230.66 / 20	KIERAN WOODS 89 2ND AVENUE DALY CITY CA 94014	RCRA NON GEN

EPA Handler ID: CAC003024517
Gen Status Universe: No Report
Contact Name: KIERAN WOODS
Contact Address: 1485 BAYSHORE BLVD #149 , , SAN FRANCISCO , CA, 94124 ,
Contact Phone No and Ext: 415-759-1348
Contact Email: ESANFORD@JAKELAINC.COM
Contact Country:
County Name: SAN MATEO
EPA Region: 09
Land Type:
Receive Date: 20190717

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No

Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190717
Handler Name: KIERAN WOODS
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: KIERAN WOODS
Date Became Current:
Date Ended Current:
Phone: 415-759-1348
Source Type: Implementer

Street No:
Street 1: 1485 BAYSHORE BLVD #149
Street 2:
City: SAN FRANCISCO
State: CA
Country:
Zip Code: 94124

Owner/Operator Ind: Current Operator
Type: Other
Name: KIERAN WOODS
Date Became Current:
Date Ended Current:
Phone: 415-759-1348
Source Type: Implementer

Street No:
Street 1: 1485 BAYSHORE BLVD #149
Street 2:
City: SAN FRANCISCO
State: CA
Country:
Zip Code: 94124

8	1 of 1	ESE	0.10 / 532.75	177.22 / -34	REY YBANEZ 473 E MARKET ST DALY CITY CA 94014-2102	RCRA NON GEN

EPA Handler ID: CAC003031125
Gen Status Universe: No Report
Contact Name: REY YBANEZ
Contact Address: 473 E MARKET ST , , DALY CITY , CA, 94014-2102 ,
Contact Phone No and Ext: 707-330-0403
Contact Email: SHACARRAHENDERSON@ALLIANCE-ENVIRO.COM
Contact Country:
County Name: SAN MATEO
EPA Region: 09
Land Type:
Receive Date: 20190826

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No

Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190826
Handler Name:	REY YBANEZ
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	473 E MARKET ST
Name:	REY YBANEZ	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	707-330-0403	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014-2102
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	473 E MARKET ST
Name:	REY YBANEZ	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	707-330-0403	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014-2102

9	1 of 1	SSW	0.10 / 543.85	174.17 / -37	BRETT STONE 280 EAST MARKET DALY CITY CA 94014	RCRA NON GEN

EPA Handler ID:	CAC003001497
Gen Status Universe:	No Report
Contact Name:	BRETT STONE
Contact Address:	280 EAST MARKET , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext:	530-601-0337
Contact Email:	BSTONE315@GMAIL.COM
Contact Country:	
County Name:	SAN MATEO
EPA Region:	09
Land Type:	
Receive Date:	20190218

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No

Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190218
Handler Name:	BRETT STONE
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	280 EAST MARKET
Name:	BRETT STONE	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	530-601-0337	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	280 EAST MARKET
Name:	BRETT STONE	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	530-601-0337	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

10	*1 of 1*	*SSW*	*0.10 / 550.18*	*175.53 / -35*	***PETER TANSIONGCO*** ***262 E MARKET STREET*** ***DALY CITY CA 94014***	***RCRA NON GEN***

EPA Handler ID:	CAC002999529
Gen Status Universe:	No Report
Contact Name:	PETER TANSIONGCO
Contact Address:	262 E MARKET STREET , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext:	650-222-1515
Contact Email:	NICOLE@ENV-REM.COM
Contact Country:	
County Name:	SAN MATEO
EPA Region:	09
Land Type:	
Receive Date:	20190204

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No

Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190204
Handler Name:	PETER TANSIONGCO
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	262 E MARKET STREET
Name:	PETER TANSIONGCO	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-222-1515	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	262 E MARKET STREET
Name:	PETER TANSIONGCO	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-222-1515	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

11	*1 of 2*	*SSE*	*0.11 / 582.45*	*172.65 / -38*	***7-ELEVEN STORE #15969*** ***1010 Hillside*** ***DALY CITY CA 94014***	***SANMATEO CUPA***

Facility ID: FA0055291

Detail(s)

Program Category:	BUSINESS PLAN PROGRAM
Billing Status:	Active, billable
Program Element:	STORES MV FUELS OR WASTE ONLY

11	*2 of 2*	*SSE*	*0.11 / 582.45*	*172.65 / -38*	***7-ELEVEN STORE #15969*** ***1010 HILLSIDE BLVD*** ***DALY CITY CA 94014***	***CERS HAZ***

Site ID:	1612
Latitude:	37.689629
Longitude:	-122.461418
County:	San Mateo County

Regulated Programs

EI ID: 10462711 ***EI Description:*** Chemical Storage Facilities

Violations

Violation Date: 05/23/2014 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Mateo County Environmental Health
Citation: HSC 6.95 25504(c) - California Health and Safety Code, Chapter 6.95, Section(s) 25504(c)
Violation Notes:

Returned to compliance on 09/07/2017.

Violation Description:

Failure to include provisions in the business plan to ensure that appropriate personnel receive initial and annual training.

Violations

Violation Date: 08/02/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Mateo County Environmental Health
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Notes:

Returned to compliance on 09/07/2017. OBSERVATION: [INITIAL / ANNUAL] training documentation for all applicable employees was not available. CORRECTIVE ACTION: Submit documentation to the County within 30 days demonstrating that employees have received training on safe handling of hazardous materials and the Emergency Response Plan.

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date: 08/08/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** San Mateo County Environmental Health
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Notes:

Returned to compliance on 02/27/2019. Employee training records could not be provided at the time of the inspection. Submit employee training records to the inspector within the comply by date.

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Enforcements

Enf Action Date: 04/13/2016 ***Enf Action Program:*** HMRRP
Enf Action Type: Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
Enf Action Division: San Mateo County Environmental Health
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

1/10/17: NOV sent 4/12/16 9/29/17: Facility violations corrected 9/7/17.

Enf Action Date: 05/23/2014 ***Enf Action Program:*** HMRRP
Enf Action Type: Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
Enf Action Division: San Mateo County Environmental Health
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection

Enf Action Notes:

Enf Action Date: 10/10/2018 ***Enf Action Program:*** HMRRP
Enf Action Type: Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
Enf Action Division: San Mateo County Environmental Health
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

NOV letter delivered 10/12/2018. 2/4/19: VIOLATION FOR TRAINING OPEN 3/4/19: FACILITY VIOLATION RESOLVED.

Evaluations

Eval Date: 01/08/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 03/26/2020
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

HMBP submittal reviewed and accepted.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 09/11/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 02/27/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 01/09/2018
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 08/24/2018
Violations Found: No
Eval General Type: Other/Unknown

Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 05/23/2014
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 08/02/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 08/08/2018
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Hazardous materials above threshold: CO2 tank approximately 40 gallons liquid CO2 and 1 backup cylinder at around 250 cubic feet.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/27/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 05/18/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 08/16/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 03/12/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Mateo County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Affiliations

Affil Type Desc: Operator
Entity Name: ORANGE COLOURS INC.
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (650) 994-1528

Affil Type Desc: Legal Owner
Entity Name: ORANGE COLOURS INC.
Entity Title:
Address: 1010 Hillside Blvd
City: Daly City
State: CA
Country: United States
Zip Code: 94014
Phone: (650) 994-1528

Affil Type Desc: Property Owner
Entity Name: 7-ELEVEN INC.
Entity Title:
Address: LICENSE RENEWAL DEPT.:3200 HACKBERRY ROAD
City: IRVING
State: TX
Country: United States
Zip Code: 75063
Phone: (972) 828-7578

Affil Type Desc: Parent Corporation
Entity Name: 7-ELEVEN CONVENIENCE STORES
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Environmental Contact
Entity Name: BRENT SMERCZYNSKI
Entity Title:
Address: 3200 HACKBERRY ROAD
City: IRVING
State: TX
Country:
Zip Code: 75063
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 1010 Hillside Blvd
City: Daly City
State: CA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Country:
Zip Code: 94014
Phone:

Affil Type Desc: CUPA District
Entity Name: San Mateo County Environmental Health
Entity Title:
Address: 2000 Alameda de las Pulgas, Suite 100
City: San Mateo
State: CA
Country:
Zip Code: 94403
Phone: (650) 372-6200

Affil Type Desc: Document Preparer
Entity Name: Stantec Consulting Services Inc.
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Identification Signer
Entity Name: BRENT SMERCZYNSKI
Entity Title: CORPORATE ASSET PROTECTION MANAGER
Address:
City:
State:
Country:
Zip Code:
Phone:

Coordinates

Env Int Type Code:	HMBP	**Longitude:**	-122.461430
Program ID:	10462711	**Coord Name:**	
Latitude:	37.689630	**Ref Point Type Desc:**	Center of a facility or station.

12	1 of 1	W	0.12 / 642.16	219.91 / 9	THORTON HIGH SCHOOL 115 FIRST AVE DALY CITY CA 94014	RCRA NON GEN

EPA Handler ID: CAL000259273
Gen Status Universe: No Report
Contact Name: JOHN SCHULTZ
Contact Address: 699 SERRAMONTE BLVD STE 100 , , DALY CITY , CA, 94015 ,
Contact Phone No and Ext: 650-550-7582
Contact Email: JSCHULTZ@JUHSD.NET
Contact Country:
County Name: SAN MATEO
EPA Region: 09
Land Type:
Receive Date: 20020916

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No

Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20020916
Handler Name:	THORTON HIGH SCHOOL
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	699 SERRAMONTE BLVD STE 100
Name:	JOHN SCHULTZ	***Street 2:***	
Date Became Current:		***City:***	DALY CITY
Date Ended Current:		***State:***	CA
Phone:	650-550-7582	***Country:***	
Source Type:	Implementer	***Zip Code:***	94015

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	699 SERRAMONTE BLVD STE 100
Name:	JEFFERSON UNION HIGH SCHOOL DISTRIC	***Street 2:***	
Date Became Current:		***City:***	DALY CITY
Date Ended Current:		***State:***	CA
Phone:	650-550-7582	***Country:***	
Source Type:	Implementer	***Zip Code:***	94015-4132

13	*1 of 2*	*NNW*	*0.12 / 654.84*	*259.70 / 49*	***GARDEN VALLEY SITE*** ***2ND AVENUE, 3RD AVENUE*** ***DALY CITY CA 94014***	***VCP***

Estor/EPA ID:	60001984	***Permit Renewal Lead:***	
Site Code:	202000	***Project Manager:***	
Nat Priority List:	NO	***Supervisor:***	JULIE PETTIJOHN
Acres:	1.77 ACRES	***Public Partici Spclst:***	
Special Program:		***Census Tract:***	6081601300
Funding:	SITE PROPONENT	***County:***	SAN MATEO
Assembly District:	19	***Latitude:***	37.6929926
Senate District:	11	***Longitude:***	-122.4625974
School District:			

APN:	NONE SPECIFIED
Cleanup Status:	CERTIFIED AS OF 9/21/2015
Cleanup Oversight Agencies:	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type:	VOLUNTARY CLEANUP
Office:	CLEANUP BERKELEY
Past Use that Caused Contam:	AGRICULTURAL - ROW CROPS
Potential Media Affected:	SOIL
Potential Contamin of Concern:	

CHLORDANE, DIELDRIN, ENDRIN, LEAD

Site History:

The Site consists of eight adjacent parcels that are located on both sides of 2nd Avenue and on the west side of 3rd Avenue, south of Valley Street, and north of A Street in Daly City, San Mateo County, California. The property is currently developed for mixed-use consisting of agricultural field areas and older residences. Three phases of investigations have been conducted at the Site. KB Homes intends to acquire the Site for townhouse development.

Status: CERTIFIED
Program Type: VOLUNTARY CLEANUP
CalEnviroScreen Score: 71-75%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001984

Completed Activities

Title: Section 2 Removal Action Completion Letter Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60396980
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 7/10/2015
Comments:

Title: Removal Action Work Plan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60361926
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Workplan
Date Completed: 12/5/2014
Comments:

Title: RAW Fact Sheet
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60365622
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fact Sheets
Date Completed: 10/22/2014
Comments: Fact sheet announcing the Draft RAW comment period of 10/22 through 11/21/2014.

Title: Certification
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&enforcement_id=60365637
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Certification
Date Completed: 9/21/2015
Comments:

Title: 2015 Annual Oversight Cost Estimate
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&enforcement_id=60365638
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 8/28/2015
Comments:

Title: Section 1 Removal Action Completion Letter Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60396974
Area Name:
Area Link:

Sub Area:
Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 7/9/2015
Comments: For soil removal purposed, the Site was divided into three sections and a soil removal completion letter report was submitted separately for DTSC concurrence so that grading can be initiated for redevelopment.

Title: Removal Action Completion Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60365629
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 9/16/2015
Comments:

Title: RAW Implementation
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60376785
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 7/14/2015
Comments: Soil removal fieldwork completed in three stages.

Title: RAW CEQA NOE
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&enforcement_id=60365624
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: CEQA - Notice of Exemption
Date Completed: 12/1/2014
Comments:

Title: RAW Comment Period Public Notice
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60376779
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Public Notice
Date Completed: 10/22/2014
Comments: Public notice placed in San Mateo Times announcing the Draft RAW comment period of 10/22-11/21/2014

Title: Summary of Minor Soil Impact Sampling and Removal
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60441148
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 5/4/2018
Comments: Additional lead and pesticide impacted soil was encountered during excavation activities for a building foundation.Approximately 23 tons of soil was excavated and disposed as nonhazardous waste at Ox Mountain Landfill in Half Moon Bay.

Title: Voluntary Cleanup Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&enforcement_id=60357386
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement
Date Completed: 6/2/2014
Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Title: Community Profile
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60365620
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Community Profile
Date Completed: 10/28/2014
Comments: Completed Community Profile for Garden Valley that also presents the results of the community survey.

Title: RAW Public Comment Period
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60376781
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Public Notice
Date Completed: 12/2/2014
Comments:

Title: Soil Management Plan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60393322
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Workplan
Date Completed: 6/17/2015
Comments: Soil Management Plan for soil excavation and offsite disposal as the cleanup selected in the RAW.

Title: Phase I and Phase II Environmental Site Assessment Reports
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60384149
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Report
Date Completed: 2/27/2014
Comments:

Title: Work Notice
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60394040
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Work Notice
Date Completed: 1/5/2015
Comments: Work notice for Jan 15 to July 15 cleanup work by excavation and offsite disposal.

Title: Section 3 Removal Action Completion Letter Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60396984
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 7/14/2015
Comments:

13	*2 of 2*	*NNW*	*0.12 / 654.84*	*259.70 / 49*	***GARDEN VALLEY SITE*** ***2ND AVENUE, 3RD AVENUE*** ***DALY CITY CA 94014***	***ENVIROSTOR***

Estor/EPA ID:	60001984	***Assembly District:***	19
Site Code:	202000	***Senate District:***	11
Nat Priority List:	NO	***Permit Renewal Lead:***	
APN:	NONE SPECIFIED	***Public Partici Spclst:***	

Census Tract:	6081601300	***Project Manager:***	
Site Type:	VOLUNTARY CLEANUP	***County:***	SAN MATEO
Address Description:	2ND AVENUE, 3RD AVENUE	***Latitude:***	37.6929926
Office:	CLEANUP BERKELEY	***Longitude:***	-122.4625974
Special Program:		***Acres:***	1.77 ACRES
Funding:	SITE PROPONENT	***Supervisor:***	JULIE PETTIJOHN

Cleanup Status: CERTIFIED AS OF 9/21/2015
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
School District:
Past Use that Caused Contam: AGRICULTURAL - ROW CROPS
Potential Media Affected: SOIL
Potential Contamin of Concern:

CHLORDANE, DIELDRIN, ENDRIN, LEAD

Site History:

The Site consists of eight adjacent parcels that are located on both sides of 2nd Avenue and on the west side of 3rd Avenue, south of Valley Street, and north of A Street in Daly City, San Mateo County, California. The property is currently developed for mixed-use consisting of agricultural field areas and older residences. Three phases of investigations have been conducted at the Site. KB Homes intends to acquire the Site for townhouse development.

Status: CERTIFIED
A2 Program Type: VOLUNTARY CLEANUP
CalEnviroScreen Score: 71-75%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001984

Completed Activities

Title: Summary of Minor Soil Impact Sampling and Removal
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60441148
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 5/4/2018
Comments: Additional lead and pesticide impacted soil was encountered during excavation activities for a building foundation.Approximately 23 tons of soil was excavated and disposed as nonhazardous waste at Ox Mountain Landfill in Half Moon Bay.

Title: Removal Action Completion Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60365629
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 9/16/2015
Comments:

Title: Section 1 Removal Action Completion Letter Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60396974
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 7/9/2015
Comments: For soil removal purposed, the Site was divided into three sections and a soil removal completion letter report was submitted separately for DTSC concurrence so that grading can be initiated for redevelopment.

Title: RAW Comment Period Public Notice
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60376779
Area Name:
Area Link:
Sub Area:
Sub Area Link:

Document Type: Public Notice
Date Completed: 10/22/2014
Comments: Public notice placed in San Mateo Times announcing the Draft RAW comment period of 10/22-11/21/2014

Title: Section 3 Removal Action Completion Letter Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60396984
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 7/14/2015
Comments:

Title: Work Notice
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60394040
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Work Notice
Date Completed: 1/5/2015
Comments: Work notice for Jan 15 to July 15 cleanup work by excavation and offsite disposal.

Title: Removal Action Work Plan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60361926
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Workplan
Date Completed: 12/5/2014
Comments:

Title: Voluntary Cleanup Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&enforcement_id=60357386
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement
Date Completed: 6/2/2014
Comments:

Title: RAW Implementation
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60376785
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 7/14/2015
Comments: Soil removal fieldwork completed in three stages.

Title: Section 2 Removal Action Completion Letter Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60396980
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Completion Report
Date Completed: 7/10/2015
Comments:

Title: RAW Public Comment Period
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60376781
Area Name:
Area Link:
Sub Area:

Sub Area Link:
Document Type: Public Notice
Date Completed: 12/2/2014
Comments:

Title: Community Profile
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60365620
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Community Profile
Date Completed: 10/28/2014
Comments: Completed Community Profile for Garden Valley that also presents the results of the community survey.

Title: 2015 Annual Oversight Cost Estimate
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&enforcement_id=60365638
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 8/28/2015
Comments:

Title: Soil Management Plan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60393322
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Workplan
Date Completed: 6/17/2015
Comments: Soil Management Plan for soil excavation and offsite disposal as the cleanup selected in the RAW.

Title: RAW CEQA NOE
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&enforcement_id=60365624
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: CEQA - Notice of Exemption
Date Completed: 12/1/2014
Comments:

Title: RAW Fact Sheet
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60365622
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fact Sheets
Date Completed: 10/22/2014
Comments: Fact sheet announcing the Draft RAW comment period of 10/22 through 11/21/2014.

Title: Phase I and Phase II Environmental Site Assessment Reports
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&doc_id=60384149
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Report
Date Completed: 2/27/2014
Comments:

Title: Certification
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001984&enforcement_id=60365637
Area Name:
Area Link:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Sub Area:
Sub Area Link:
Document Type: Certification
Date Completed: 9/21/2015
Comments:

14	1 of 2	N	0.13 / 681.60	267.91 / 57	BAUTISTA PROPERTY 798 HILLSIDE BLVD DALY CITY CA	DELISTED COUNTY

Original Source Facility ID: 229054-T0608118237
Original Source Name: San Mateo County - LOP List
Record Date: 21-JUN-2018

14	2 of 2	N	0.13 / 681.60	267.91 / 57	BAUTISTA PROPERTY 798 HILLSIDE BOULEVARD DALY CITY CA 00000	LUST

Global ID: T0608118237
Status: COMPLETED - CASE CLOSED
Status Date: 8/31/2000
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: SAN MATEO
Latitude: 37.6931850437044
Longitude: -122.461973726749

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:
Local Case No: 229054
Begin Date: 10/28/1999
Lead Agency: SAN MATEO COUNTY LOP
Local Agency: SAN MATEO COUNTY LOP
CUF Case: NO
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:
Potential COC:
How Discovered: Other Means
Stop Method: Other Means
Stop Description:
Case Worker: JM
File Location: Local Agency

Regulatory Activity

Action Type: ENFORCEMENT
Date : 11/17/1999
Action: * Historical Enforcement - #1

Action Type: Other
Date : 10/28/1999
Action: Leak Reported

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
City: SAN MATEO
Organization Name: SAN MATEO COUNTY LOP
Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Email: jmadden@smcgov.org
Phone No: 6503995959

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
City: OAKLAND
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Address: 1515 CLAY ST SUITE 1400
Email:
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 8/31/2000

Status: Open - Case Begin Date
Status Date: 10/28/1999

LUST Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Site Facility Name: BAUTISTA PROPERTY
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
Potential COC: ,
Facility Type:
Composting Method:
Address: 798 HILLSIDE BOULEVARD
City: DALY CITY
Zip: 00000
County: SAN MATEO
CUF Claim:
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608118237
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 8/31/2000
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608118237&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 229054
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2)
CASEWORKER: Regional Water Board
Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 8/31/2000

Status: Open - Case Begin Date
Date : 10/28/1999

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Feb 24, 2020)

Action Type: EXCAVATION
Phase:
Contaminant Mass Removed:
Description:
Begin Date:
End Date:

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Enforcement/Orders
Action Date: 11/17/1999
Received Issue Date: 11/17/1999

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Action: * Historical Enforcement - #1
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 10/28/1999
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date:
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

15	1 of 2	E	0.14 / 729.85	181.66 / -29	T R POLLECITA SCHOOL 550 MARKET DALY CITY CA 94015	SANMATEO CUPA

Facility ID: FA0024538

Detail(s)

Program Category: UNDERGROUND TANK PROGRAM
Billing Status: Inactive, non-billable
Program Element: UNDERGROUND TANK - GENERAL

15	2 of 2	E	0.14 / 729.85	181.66 / -29	JEFFERSON 550 E Market St Daly City CA 94014	ALT FUELS

ID: 159877
Federal Agency ID:
Federal Agency:
Fed Agency Name:
Status: Open: The station is open.
Facility Type:
Fuel Type Code: ELEC: Electric
Owner Type Desc:
Expected Date:
Dt Last Confirmed: 2020-06-22
Open Date:
Updated at: 2020-06-22 09:21:27 UTC
BD Blends:
NG PSI:
NG Fill Type Code:
NG Fill Type Desc:
NG Vehicle Class:
NG Vehicle Class Desc:
E85 Blender Pump:
E85 Blender Pump Desc:
E85 Other Ethanol Blends:
EV Pricing: $1.5 per hour
EV Pricing French:
EV on Site Renewable Source:
LPG Primary:
LPG Primary Desc:
Intersection Directions: TRP
Geocode Status Desc: The location is from a real GPS readout at the station.
Hydrogen Status Link:

CNG Dispenser No:
CNG Fill Type Code:
CNG Site Renew Src:
CNG PSI:
CNG Storage Cap:
CNG Tot Compr Cap:
CNG Vehicle Class:
LPG Nozzle Types:
LNG Site Renew Src:
LNG Vehicle Class:
Hydrogen is Retail:
Hydrogen Pressures:
Hydrogen Standards:
Station Phone: 888-758-4389
Latitude: 37.6906275
Longitude: -122.4591583

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
16	1 of 5	SSE	0.14 / 740.69	179.87 / -31	BJ'S AUTO CARE LLC 1051 HILLSIDE DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0055712

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Active, billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
16	2 of 5	SSE	0.14 / 740.69	179.87 / -31	BROTHERS AUTO CENTER 1051 HILLSIDE DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0050652

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
16	3 of 5	SSE	0.14 / 740.69	179.87 / -31	HILLSIDE SMOG CENTER 1051 HILLSIDE DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0038625

Detail(s)

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES MV FUELS OR WASTE ONLY

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
16	4 of 5	SSE	0.14 / 740.69	179.87 / -31	HILLSIDE AUTO CENTER 1051 HILLSIDE DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0047093

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

16	5 of 5	SSE	0.14 / 740.69	179.87 / -31	BJ'S AUTO CARE LLC 1051 HILLSIDE BLVD DALY CITY CA 94014	RCRA NON GEN

EPA Handler ID: CAL000395562
Gen Status Universe: No Report
Contact Name: NGHIEM DAO
Contact Address: 1051 HILLSIDE BLVD , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext: 650-731-4819
Contact Email: BJNAUTOCARE@GMAIL.COM
Contact Country:
County Name: SAN MATEO
EPA Region: 09
Land Type:
Receive Date: 20140404

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20140404
Handler Name: BJ'S AUTO CARE LLC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: BJ'S AUTO CARE LLC
Date Became Current:
Date Ended Current:
Phone: 650-731-4819
Source Type: Implementer

Street No:
Street 1: 1051 HILLSIDE BLVD
Street 2:
City: DALY CITY
State: CA
Country:
Zip Code: 94014-0000

Owner/Operator Ind: Current Operator
Street No:

Type:	Other	**Street 1:**	1051 HILLSIDE BLVD
Name:	NGHIEM DAO	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-731-4819	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

17	1 of 1	WNW	0.15 / 798.73	236.62 / 26	TERESA PORTILLO 38 1ST AVENUE DALY CITY CA 94014	RCRA NON GEN

EPA Handler ID:	CAC003056688
Gen Status Universe:	No Report
Contact Name:	TERESA PORTILLO
Contact Address:	38 1ST AVENUE , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext:	916-284-3805
Contact Email:	SHACARRAHENDERSON@ALLIANCE-ENVIRO.COM
Contact Country:	
County Name:	SAN MATEO
EPA Region:	09
Land Type:	
Receive Date:	20200219

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20200219
Handler Name:	TERESA PORTILLO
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	38 1ST AVENUE
Name:	TERESA PORTILLO	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	916-284-3805	**Country:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Source Type:	Implementer	**Zip Code:**	94014
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	38 1ST AVENUE
Name:	TERESA PORTILLO	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	916-284-3805	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

18	1 of 1	NW	0.15 / 814.46	249.79 / 39	RESIDENTIAL DEVLP SITE 149 PRICE DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0028610

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: BUSINESS PLAN - GENERAL

19	1 of 9	SSE	0.16 / 836.50	184.97 / -26	HILLSIDE AUTO SERVICE 1055 HILLSIDE BLVD COLMA CA 94014	RCRA SQG

EPA Handler ID: CA0000127829
Gen Status Universe: Small Quantity Generator
Contact Name:
Contact Address: US
Contact Phone No and Ext:
Contact Email:
Contact Country: US
County Name: SAN MATEO
EPA Region: 09
Land Type: County
Receive Date: 19960901

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19960901
Handler Name: HILLSIDE AUTO SERVICE
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	1055 HILLSIDE BLVD
Name:	FRANCISCO URISTA	**Street 2:**	
Date Became Current:		**City:**	COLMA
Date Ended Current:		**State:**	CA
Phone:	415-992-6969	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

19	2 of 9	SSE	0.16 / 836.50	184.97 / -26	HAMDI PROPERTY 1055 HILLSIDE DALY CITY CA	SANMATEO LOP

Alias ID: 220049
Record ID: RO0001572
Case Type: O- Other Groundwater affected (uses other than drinking water)
Funding Over: LUSTLOPF

LUST Status

Status: 9- Case Closed

19	3 of 9	SSE	0.16 / 836.50	184.97 / -26	HILLSIDE TIRES & BRAKES 1055 HILLSIDE DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0016297

Detail(s)

Program Category: STORMWATER
Billing Status: Inactive, non-billable
Program Element: STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Active, billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Active, billable
Program Element: STORES MV FUELS OR WASTE ONLY

19	4 of 9	SSE	0.16 / 836.50	184.97 / -26	HAMDI PROPERTY 1055 HILLSIDE DALY CITY CA 94015	LUST

Global ID:	T0608100949	**County:**	SAN MATEO
Status:	COMPLETED - CASE CLOSED	**Latitude:**	37.689074
Status Date:	1/7/2005	**Longitude:**	-122.460692
Case Type:	LUST CLEANUP SITE		

Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	41-1036	**Potential COC:**	Gasoline
Local Case No:	220049	**How Discovered:**	Other Means
Begin Date:	9/3/1997	**Stop Method:**	Close and Remove Tank
Lead Agency:	SAN MATEO COUNTY LOP	**Stop Description:**	
Local Agency:	SAN MATEO COUNTY LOP	**Case Worker:**	JM
CUF Case:	NO	**File Location:**	Local Agency Warehouse

Potential Media of Concern: Other Groundwater (uses other than drinking water)
How Discovered Description:
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:

Regulatory Activity

Action Type: ENFORCEMENT
Date : 1/7/2005
Action: Closure/No Further Action Letter - #20040107

Action Type: Other
Date : 11/26/1997
Action: Leak Reported

Action Type: ENFORCEMENT
Date : 9/22/1997
Action: Notice of Responsibility - #1

Action Type: Other
Date : 9/3/1997
Action: Leak Discovery

Regulatory Contacts

Contact Type:	Local Agency Caseworker	**Address:**	2000 ALAMEDA DE LAS PULGAS, Suite 100
Contact Name:	JACOB MADDEN	**Email:**	jmadden@smcgov.org
City:	SAN MATEO	**Phone No:**	6503995959

Organization Name: SAN MATEO COUNTY LOP

Contact Type:	Regional Board Caseworker	**Address:**	1515 CLAY ST SUITE 1400
Contact Name:	Regional Water Board	**Email:**	
City:	OAKLAND	**Phone No:**	

Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)

Status History

Status: Completed - Case Closed
Status Date: 1/7/2005

Status: Open - Verification Monitoring
Status Date: 9/3/1997

Status: Open - Case Begin Date
Status Date: 9/3/1997

LUST Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Site Facility Name:	HAMDI PROPERTY	**Potential COC:**	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	**Facility Type:**	
Cleanup Status:	COMPLETED - CASE CLOSED	**Composting Method:**	
Project Status:		**Address:**	1055 HILLSIDE
WDR Place Type:		**City:**	DALY CITY
WDR File:		**Zip:**	94015

WDR Order:
County: SAN MATEO
CUF Priority Assig:
CUF Claim:
CUF Amount Paid:
File Location: LOCAL AGENCY WAREHOUSE
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608100949
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 1/7/2005
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608100949&tabname=regulatoryhistory
Potential Media of Concern: OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)
User Defined Beneficial Use:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 220049
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 41-1036
CASEWORKER: Regional Water Board
Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 1/7/2005

Status: Open - Case Begin Date
Date : 9/3/1997

Status: Open - Verification Monitoring
Date : 9/3/1997

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Other Regulatory Actions
Action Date: 1/7/2005
Received Issue Date: 1/7/2005
Action: Closure/No Further Action Letter - #20040107
Doc Link:
Title Description Comments:

Case Closure Letter

Action Type: Notices
Action Date: 9/22/1997
Received Issue Date: 9/22/1997
Action: Notice of Responsibility - #1
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 11/26/1997
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Leak Action

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Action Date: 9/3/1997
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Documents (as of Feb 24, 2020)

Document Type: Site Documents
Size : 635 KB
Document Date: 7/12/2005
Submitted By: GREG SMITH (REGULATOR)
Type:
Submitted:
Title: CASE CLOSURE LETTER
Title Link: https://geotracker.waterboards.ca.gov/site_documents/9595219254/%23220049%201055%20Hillsdale%20Blvd%2C%20DC%2Epdf

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19	5 of 9	SSE	0.16 / 836.50	184.97 / -26	HILLSIDE SERVICE STATION 1055 HILLSIDE BLVD. DALY CITY CA 94015	HHSS

County: San Mateo
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002bea4.pdf

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19	6 of 9	SSE	0.16 / 836.50	184.97 / -26	DALY CITY YELLOW CAB 1055 HILLSIDE DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0026356

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES MV FUELS OR WASTE ONLY

Program Category: STORMWATER
Billing Status: Inactive, non-billable
Program Element: STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

19	7 of 9	SSE	0.16 / 836.50	184.97 / -26	GEORGES CAR WASH 1055 HILLSIDE DALY CITY CA 94015	SANMATEO CUPA

Facility ID: FA0022275

Detail(s)

Program Category: UNDERGROUND TANK PROGRAM
Billing Status: Inactive, non-billable
Program Element: UNDERGROUND TANK - GENERAL

19	8 of 9	SSE	0.16 / 836.50	184.97 / -26	HILLSIDE SERVICE STATION 1055 HILLSIDE BLVD. DALY CITY CA	HIST TANK

Owner Name: FRED TAUTENHAHN AND ANIDA, INC
No of Containers: 4
Owner Street: 223-87TH STREET
County: SAN MATEO

Owner City:	DALY CITY	**Facility State:**	CA
Owner State:	CA	**Facility Zip:**	94015
Owner Zip:	94015		

19	9 of 9	SSE	0.16 / 836.50	184.97 / -26	HILLSIDE TIRE & BRAKE 1055 HILLSIDE BLVD DALY CITY CA 94014-0000	RCRA NON GEN

EPA Handler ID:	CAL000360733
Gen Status Universe:	No Report
Contact Name:	LEONEL S HERNANDEZ
Contact Address:	1055 HILLSIDE BLVD , , COLMA , CA, 94014 ,
Contact Phone No and Ext:	650-922-4505
Contact Email:	CONSUELOHERNADEZ780@GMAIL.COM
Contact Country:	
County Name:	SAN MATEO
EPA Region:	09
Land Type:	
Receive Date:	20110201

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20110201
Handler Name:	HILLSIDE TIRE & BRAKE
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	1055 HILLSIDE BLVD
Name:	LEONEL S HERNANDEZ	**Street 2:**	
Date Became Current:		**City:**	COLMA
Date Ended Current:		**State:**	CA
Phone:	650-756-1729	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014-0000

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	1055 HILLSIDE BLVD
Name:	LEONEL S HERNANDEZ	**Street 2:**	
Date Became Current:		**City:**	COLMA
Date Ended Current:		**State:**	CA
Phone:	650-922-4505	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

20	1 of 5	WSW	0.17 / 923.21	201.00 / -10	VILLA FONTANA APARTMENTS 50 EAST MARKET STREET DALY CITY CA 94014	RCRA NON GEN

EPA Handler ID:	CAC002994610
Gen Status Universe:	No Report
Contact Name:	RENICE LANE
Contact Address:	5150 OVERLAND AVENUE , , CULVER CITY , CA, 90230 ,
Contact Phone No and Ext:	310-280-5762
Contact Email:	CHERILYNIBARRA@ALLIANCE-ENVIRO.COM
Contact Country:	
County Name:	SAN MATEO
EPA Region:	09
Land Type:	
Receive Date:	20181228

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20181228
Handler Name:	VILLA FONTANA APARTMENTS
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	5150 OVERLAND AVENUE
Name:	GOLDRICH KEST MANAGEMENT CO	**Street 2:**	
Date Became Current:		**City:**	CULVER CITY
Date Ended Current:		**State:**	CA

Phone:	310-280-5762	**Country:**	
Source Type:	Implementer	**Zip Code:**	90230
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	5150 OVERLAND AVENUE
Name:	RENICE LANE	**Street 2:**	
Date Became Current:		**City:**	CULVER CITY
Date Ended Current:		**State:**	CA
Phone:	310-280-5762	**Country:**	
Source Type:	Implementer	**Zip Code:**	90230

20	2 of 5	WSW	0.17 / 923.21	201.00 / -10	GOLDRICH KEST MANAGEMENT CO., INC 50 EAST MARKET STREET DALY CITY CA 94014	RCRA NON GEN

EPA Handler ID:	CAC002996228
Gen Status Universe:	No Report
Contact Name:	RENICE LANE
Contact Address:	5150 OVERLAND AVENUE , , CULVER CITY , CA, 90230 ,
Contact Phone No and Ext:	310-280-5762
Contact Email:	SHACARRAHENDERSON@ALLIANCE-ENVIRO.COM
Contact Country:	
County Name:	SAN MATEO
EPA Region:	09
Land Type:	
Receive Date:	20190111

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190111
Handler Name:	GOLDRICH KEST MANAGEMENT CO., INC
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	

Type:	Other	**Street 1:**	5150 OVERLAND AVENUE
Name:	RENICE LANE	**Street 2:**	
Date Became Current:		**City:**	CULVER CITY
Date Ended Current:		**State:**	CA
Phone:	310-280-5762	**Country:**	
Source Type:	Implementer	**Zip Code:**	90230
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	5150 OVERLAND AVENUE
Name:	RENICE LANE	**Street 2:**	
Date Became Current:		**City:**	CULVER CITY
Date Ended Current:		**State:**	CA
Phone:	310-280-5762	**Country:**	
Source Type:	Implementer	**Zip Code:**	90230

20	3 of 5	WSW	0.17 / 923.21	201.00 / -10	VILLA FONTANA APARTMENTS 50 E MARKET ST DALY CITY CA 94014	RCRA NON GEN

EPA Handler ID:	CAC003037447
Gen Status Universe:	No Report
Contact Name:	ROLANDO YANGA
Contact Address:	50 E MARKET ST , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext:	650-755-3872
Contact Email:	SHACARRAHENDERSON@ALLIANCE-ENVIRO.COM
Contact Country:	
County Name:	SAN MATEO
EPA Region:	09
Land Type:	
Receive Date:	20191007

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20191007
Handler Name:	VILLA FONTANA APARTMENTS
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	50 E MARKET ST
Name:	ROLANDO YANGA	***Street 2:***	
Date Became Current:		***City:***	DALY CITY
Date Ended Current:		***State:***	CA
Phone:	650-755-3872	***Country:***	
Source Type:	Implementer	***Zip Code:***	94014

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	50 E MARKET ST
Name:	VILLA FONTANA APARTMENTS	***Street 2:***	
Date Became Current:		***City:***	DALY CITY
Date Ended Current:		***State:***	CA
Phone:	650-755-3872	***Country:***	
Source Type:	Implementer	***Zip Code:***	94014

20	*4 of 5*	*WSW*	*0.17 / 923.21*	*201.00 / -10*	***VILLA FONTANA APARTMENTS*** ***50 E MARKET ST*** ***DALY CITY CA 94014***	***RCRA NON GEN***

EPA Handler ID:	CAC003061086
Gen Status Universe:	No Report
Contact Name:	ROLANDO YANGA
Contact Address:	50 E MARKET ST , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext:	650-755-3872
Contact Email:	SHACARRAHENDERSON@ALLIANCE-ENVIRO.COM
Contact Country:	
County Name:	SAN MATEO
EPA Region:	09
Land Type:	
Receive Date:	20200323

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20200323
Handler Name:	VILLA FONTANA APARTMENTS
Source Type:	Implementer
Federal Waste Generator Code:	N

Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	50 E MARKET ST
Name:	VILLA FONTANA APARTMENTS	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-755-3872	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	50 E MARKET ST
Name:	ROLANDO YANGA	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-755-3872	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

20	5 of 5	WSW	0.17 / 923.21	201.00 / -10	G&K MANAGEMENT CO. 50 EAST MARKET STREET DALY CITY CA 94014	RCRA NON GEN

EPA Handler ID:	CAC003064283
Gen Status Universe:	No Report
Contact Name:	ROLANDO YANGA
Contact Address:	50 EAST MARKET STREET , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext:	650-994-8010
Contact Email:	SHACARRAHENDERSON@ALLIANCE-ENVIRO.COM
Contact Country:	
County Name:	SAN MATEO
EPA Region:	09
Land Type:	
Receive Date:	20200423

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20200423

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Handler Name: G&K MANAGEMENT CO.
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	50 EAST MARKET STREET
Name:	ROLANDO YANGA	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-994-8010	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	50 EAST MARKET STREET
Name:	G&K MANAGEMENT CO.	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-994-8010	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

21	*1 of 2*	*WNW*	*0.18 / 945.80*	*221.73 / 11*	***O'Reilly Auto Parts #2608*** ***7283 Mission*** ***DALY CITY CA 94014***	***SANMATEO CUPA***

Facility ID: FA0027695

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Active, billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Active, billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

21	*2 of 2*	*WNW*	*0.18 / 945.80*	*221.73 / 11*	***O'REILLY AUTO PARTS #2608*** ***7283 MISSION ST*** ***DALY CITY CA 94014***	***RCRA NON GEN***

EPA Handler ID: CAL000392522
Gen Status Universe: No Report
Contact Name: JOHN BOUNDS
Contact Address: 233 S. PATTERSON AVE. , , SPRINGFIELD , MO, 65802 ,
Contact Phone No and Ext: 417-520-4589
Contact Email: JBOUNDS2@OREILLYAUTO.COM
Contact Country:
County Name: SAN MATEO
EPA Region: 09
Land Type:
Receive Date: 20140108

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20140108
Handler Name:	O'REILLY AUTO PARTS #2608
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	233 S. PATTERSON AVE.
Name:	JOHN BOUNDS	**Street 2:**	
Date Became Current:		**City:**	SPRINGFIELD
Date Ended Current:		**State:**	MO
Phone:	417-520-4589	**Country:**	
Source Type:	Implementer	**Zip Code:**	65802

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	233 S PATTERSON
Name:	O'REILLY AUTO PARTS	**Street 2:**	
Date Became Current:		**City:**	SPRINGFIELD
Date Ended Current:		**State:**	MO
Phone:	417-862-3333	**Country:**	
Source Type:	Implementer	**Zip Code:**	65802-0000

22	*1 of 6*	*SE*	*0.18 / 969.52*	*198.12 / -13*	***THE ONE AUTO SERVICE AND PERFORMANCE 536 LISBON DALY CITY CA 94014***	***SANMATEO CUPA***

Facility ID:	FA0056705

Detail(s)

Program Category:	HAZARDOUS WASTE PROGRAM
Billing Status:	Active, billable
Program Element:	GENERATES & RECYCLES WASTE OIL/SOLVENT
Program Category:	BUSINESS PLAN PROGRAM
Billing Status:	Active, billable
Program Element:	STORES HAZ MAT <219GAL,1,999LB, 879CF

22	*2 of 6*	*SE*	*0.18 / 969.52*	*198.12 / -13*	***REYS AUTO SERVICE CENTER LLC 536 LISBON DALY CITY CA 94014***	***SANMATEO CUPA***

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Facility ID: FA0045607

Detail(s)

Program Category: STORMWATER
Billing Status: Inactive, non-billable
Program Element: STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES MV FUELS OR WASTE ONLY

22	3 of 6	SE	0.18 / 969.52	198.12 / -13	UNIVERSAL CLASS AUTO REPAIR 536 LISBON DALY CITY CA 940142714	SANMATEO CUPA

Facility ID: FA0040170

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES MV FUELS OR WASTE ONLY

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

22	4 of 6	SE	0.18 / 969.52	198.12 / -13	WAGENHAUS INC 536 LISBON DALY CITY CA 94015	SANMATEO CUPA

Facility ID: FA0023941

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES MV FUELS OR WASTE ONLY

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

22	5 of 6	SE	0.18 / 969.52	198.12 / -13	LISBON AUTO REPAIR 536 LISBON DALY CITY CA 94015	SANMATEO CUPA

Facility ID: FA0026253

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES MV FUELS OR WASTE ONLY

Program Category: HAZARDOUS WASTE PROGRAM

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

22	6 of 6	SE	0.18 / 969.52	198.12 / -13	THE ONE AUTO SERVICE & PERFORMANCE 536 LISBON ST DALY CITY CA 94014	RCRA NON GEN

EPA Handler ID: CAL000398962
Gen Status Universe: No Report
Contact Name: MATTHEW CHUN YIP MA
Contact Address: 536 LISBON ST. , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext: 415-993-4689
Contact Email: THEONEAUTO536@GMAIL.COM
Contact Country:
County Name: SAN MATEO
EPA Region: 09
Land Type:
Receive Date: 20140718

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20140718
Handler Name: THE ONE AUTO SERVICE & PERFORMANCE
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	536 LISBON ST.
Name:	MATTHEW CHUN YIP MA	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	415-993-4689	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014
Owner/Operator Ind:	Current Owner	**Street No:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Type:	Other	**Street 1:**	536 LISBON ST
Name:	THE ONE AUTO LLC	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-993-4689	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

23	1 of 1	WNW	0.19 / 982.91	229.54 / 19	Taco Bell #30799 7255 Mission Daly City CA 94014	DELISTED COUNTY

Original Source Facility ID:	FA0056558
Original Source Name:	San Mateo County - CUPA Facilities List
Record Date:	07-JAN-2019

24	1 of 9	W	0.19 / 1,006.91	217.77 / 7	C AND L MOTORWORKS 7298 MISSION BLVD DALY CITY CA 94014	RCRA SQG

EPA Handler ID:	CAD983671249
Gen Status Universe:	Small Quantity Generator
Contact Name:	STEVE LEE
Contact Address:	7298 MISSION BLVD , , DALY CITY , CA, 94014 , US
Contact Phone No and Ext:	415-757-9028
Contact Email:	
Contact Country:	US
County Name:	SAN MATEO
EPA Region:	09
Land Type:	Private
Receive Date:	19930712

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19930712
Handler Name:	C AND L MOTORWORKS
Federal Waste Generator Code:	2
Generator Code Description:	Small Quantity Generator
Source Type:	Notification

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	7298 MISSION BLVD
Name:	STEVE LEE	***Street 2:***	
Date Became Current:		***City:***	DALY CITY
Date Ended Current:		***State:***	CA
Phone:	415-757-9028	***Country:***	
Source Type:	Notification	***Zip Code:***	94014

24	*2 of 9*	*W*	*0.19 / 1,006.91*	*217.77 / 7*	***UNIQUE AUTOMOTIVE*** ***7298 MISSION*** ***DALY CITY CA 94014***	***SANMATEO CUPA***

Facility ID: FA0046423

Detail(s)

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Active, billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Program Category: UNDERGROUND TANK PROGRAM
Billing Status: Inactive, non-billable
Program Element: UNDERGROUND TANK - GENERAL

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Active, billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

24	*3 of 9*	*W*	*0.19 / 1,006.91*	*217.77 / 7*	***Sherwin-Williams #8599*** ***7298 Mission*** ***DALY CITY CA 94014***	***SANMATEO CUPA***

Facility ID: FA0050678

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Active, billable
Program Element: STORES HAZ MAT <1,199GAL,9,999LB,4,799CF

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Active, billable
Program Element: GEN <1 TONS HAZ WASTE/YR

24	*4 of 9*	*W*	*0.19 / 1,006.91*	*217.77 / 7*	***C & L MOTOR WORKS*** ***7298 MISSION*** ***DALY CITY CA 94015***	***SANMATEO CUPA***

Facility ID: FA0015451

Detail(s)

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
24	5 of 9	W	0.19 / 1,006.91	217.77 / 7	JUNIPERO SERRA AUTO REPAIR 7298 MISSION DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0011928

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
24	6 of 9	W	0.19 / 1,006.91	217.77 / 7	A & H AUTO SERVICE 7298 MISSION DALY CITY CA 94015	SANMATEO CUPA

Facility ID: FA0023735

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES MV FUELS OR WASTE ONLY

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
24	7 of 9	W	0.19 / 1,006.91	217.77 / 7	CHAVAS AUTO REPAIR 7298 MISSION DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0027121

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
24	8 of 9	W	0.19 / 1,006.91	217.77 / 7	UNIQUE AUTOMOTIVE 7298 MISSION ST #B DALY CITY CA 94014-2664	RCRA NON GEN

EPA Handler ID: CAL000348241
Gen Status Universe: No Report
Contact Name: JOHNNY ROD
Contact Address: 7298 MISSION ST #B , APT 5 , DALY CITY , CA, 94014 ,
Contact Phone No and Ext: 650-755-7855
Contact Email: UNIQUEAUTOMOTIVE@LIVE.COM
Contact Country:
County Name: SAN MATEO
EPA Region: 09
Land Type:

Receive Date: 20091125

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20091125
Handler Name:	UNIQUE AUTOMOTIVE
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	7298 MISSION ST #B
Name:	JOHNNY ROD	**Street 2:**	APT 5
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-755-7855	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	7298 MISSION ST #B
Name:	HUMBERTO VERAS	**Street 2:**	APT 5
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-755-7855	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014-0000

24	9 of 9	W	0.19 / 1,006.91	217.77 / 7	**SHERWIN-WILLIAMS #8599** **7298 MISSION ST** **DALY CITY CA 94014-2664**	**RCRA NON GEN**

EPA Handler ID:	CAL000367719
Gen Status Universe:	No Report
Contact Name:	CAROL F. DOE
Contact Address:	101 PROSPECT AVE NW , 1000 MIDLAND BUILDING , CLEVELAND , OH, 44115 ,
Contact Phone No and Ext:	216-566-1710
Contact Email:	CAROL.F.DOE@SHERWIN.COM
Contact Country:	

County Name: SAN MATEO
EPA Region: 09
Land Type:
Receive Date: 20110922

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20110922
Handler Name: SHERWIN-WILLIAMS #8599
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: CAROL F. DOE
Date Became Current:
Date Ended Current:
Phone: 216-566-1710
Source Type: Implementer
Street No:
Street 1: 101 PROSPECT AVE NW
Street 2: 1000 MIDLAND BUILDING
City: CLEVELAND
State: OH
Country:
Zip Code: 44115

Owner/Operator Ind: Current Owner
Type: Other
Name: THE SHERWIN WILLIAMS COMPANY
Date Became Current:
Date Ended Current:
Phone: 216-566-1710
Source Type: Implementer
Street No:
Street 1: 101 W PROSPECT AVE
Street 2: 1000 MIDLAND BUILDING
City: CLEVELAND
State: OH
Country:
Zip Code: 44115-1027

25	1 of 9	W	0.19 / 1,007.21	211.38 / 1	SIDELINE AUTO BODY 7323 MISSION ST DALY CITY CA 94014	RCRA SQG

EPA Handler ID: CAD981675317
Gen Status Universe: Small Quantity Generator
Contact Name: BISMAR HERNANDEZ
Contact Address: 7323 MISSION ST , , DALY CITY , CA, 94014 , US

Contact Phone No and Ext: 650-991-0900
Contact Email: SIDELINETOWING@YAHOO.COM
Contact Country: US
County Name: SAN MATEO
EPA Region: 09
Land Type: Private
Receive Date: 20100209

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19861006
Handler Name: P A R AUTO BODY REPAIR
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Notification

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19960901
Handler Name: P A R AUTO BODY REPAIR
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Implementer

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20100209
Handler Name: SIDELINE AUTO BODY
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	
Name:	BISMAR HERNANDEZ	**Street 2:**	
Date Became Current:	20100127	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	
Source Type:	Notification	**Zip Code:**	

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	7323 MISSION ST
Name:	BISMAR HERNANDEZ	**Street 2:**	
Date Became Current:	20100127	**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:		**Country:**	US
Source Type:	Notification	**Zip Code:**	94014

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	NOT REQUIRED
Name:	HARRY CURUIS	**Street 2:**	
Date Became Current:		**City:**	NOT REQUIRED
Date Ended Current:		**State:**	ME
Phone:	415-555-1212	**Country:**	
Source Type:	Notification	**Zip Code:**	99999

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	NOT REQUIRED
Name:	NOT REQUIRED	**Street 2:**	
Date Became Current:		**City:**	NOT REQUIRED
Date Ended Current:		**State:**	ME
Phone:	415-555-1212	**Country:**	
Source Type:	Implementer	**Zip Code:**	99999

Historical Handler Details

Receive Dt:	19960901
Generator Code Description:	Small Quantity Generator
Handler Name:	P A R AUTO BODY REPAIR

Receive Dt:	19861006
Generator Code Description:	Large Quantity Generator
Handler Name:	P A R AUTO BODY REPAIR

25	*2 of 9*	*W*	*0.19 / 1,007.21*	*211.38 / 1*	***19TH AUTO BODY CENTER 7323 Mission DALY CITY CA 94014***	***SANMATEO CUPA***

Facility ID: FA0049785

Detail(s)

Program Category:	BUSINESS PLAN PROGRAM
Billing Status:	Active, billable
Program Element:	STORES HAZ MAT <219GAL,1,999LB, 879CF

Program Category:	HAZARDOUS WASTE PROGRAM
Billing Status:	Active, billable
Program Element:	GENERATES <27 GAL/YEAR

25	*3 of 9*	*W*	*0.19 / 1,007.21*	*211.38 / 1*	***SIDELINE AUTO BODY 7323 MISSION DALY CITY CA 94014***	***SANMATEO CUPA***

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Facility ID: FA0046720

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES <27 GAL/YEAR

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
25	4 of 9	W	0.19 / 1,007.21	211.38 / 1	PAR AUTO BODY 7323 MISSION DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0003696

Detail(s)

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
25	5 of 9	W	0.19 / 1,007.21	211.38 / 1	19TH AUTO BODY CENTER 7323 MISSION STREET DALY CITY CA 94014	EMISSIONS

2010 Toxic Data

Facility ID: 20658
Facility SIC Code: 7532
CO: 41
Air Basin: SF
District: BA
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: SM
DISN: BAY AREA AQMD
CHAPIS:
CERR Code:

2011 Criteria Data

Facility ID: 20658
Facility SIC Code: 7532
CO: 41
Air Basin: SF
District: BA
COID: SM
DISN: BAY AREA AQMD
CHAPIS:
CERR Code:
TOGT: .814
ROGT: .700478
COT: .002
NOXT: .007
SOXT: 0
PMT: 0
PM10T: 0

2011 Toxic Data

Facility ID: 20658
Facility SIC Code: 7532
CO: 41
COID: SM
DISN: BAY AREA AQMD
CHAPIS:

Air Basin: SF
District: BA
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
CERR Code:

2012 Criteria Data

Facility ID:	20658	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.896
CO:	41	***ROGT:***	.725618
Air Basin:	SF	***COT:***	.007
District:	BA	***NOXT:***	.028
COID:	SM	***SOXT:***	0
DISN:	BAY AREA AQMD	***PMT:***	.0017421602787456445993031358885017421602 79
CHAPIS:		***PM10T:***	.001

2012 Toxic Data

Facility ID:	20658	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2013 Criteria Data

Facility ID:	20658	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.098
CO:	41	***ROGT:***	.085755
Air Basin:	SF	***COT:***	.002
District:	BA	***NOXT:***	.008
COID:	SM	***SOXT:***	0
DISN:	BAY AREA AQMD	***PMT:***	0
CHAPIS:		***PM10T:***	0

2013 Toxic Data

Facility ID:	20658	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2014 Criteria Data

Facility ID:	20658	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.092091275
CO:	41	***ROGT:***	
Air Basin:	SF	***COT:***	.001577917
District:	BA	***NOXT:***	.006322081
COID:	SM	***SOXT:***	.000025618

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

DISN:	BAY AREA AQMD	**PMT:**	.00013525
CHAPIS:		**PM10T:**	.00013525

2014 Toxic Data

Facility ID:	20658	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2015 Criteria Data

Facility ID:	20658	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	.09209127
CO:	41	**ROGT:**	.09200561
Air Basin:	SF	**COT:**	.001577917
District:	BA	**NOXT:**	.006322081
COID:	SM	**SOXT:**	.000025618
DISN:	BAY AREA AQMD	**PMT:**	.00013525
CHAPIS:		**PM10T:**	.00013525

2015 Toxic Data

Facility ID:	20658	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

25	6 of 9	W	0.19 / 1,007.21	211.38 / 1	SIDELINE AUTO BODY 7323 MISSION STREET DALY CITY CA 94014	EMISSIONS

2009 Criteria Data

Facility ID:	20152	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	.773
CO:	41	**ROGT:**	.66079
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

2009 Toxic Data

Facility ID:	20152	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Health Risk Asmt: **Non-Cancer Chronic Haz Ind:** **Non-Cancer Acute Haz Ind:**						
25	7 of 9	W	0.19 / 1,007.21	211.38 / 1	PAR AUTO BODY SHOP 7323 MISSION STREET DALY CITY CA 94014	EMISSIONS

1995 Criteria Data

Facility ID:	8425	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	1.1
CO:	41	**ROGT:**	1.0512
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1995 Toxic Data

Facility ID:	8425	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1996 Criteria Data

Facility ID:	8425	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	1.1
CO:	41	**ROGT:**	1.0512
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1996 Toxic Data

Facility ID:	8425	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1997 Criteria Data

Facility ID:	8425	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	.4
CO:	41	**ROGT:**	.3936
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	

COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1997 Toxic Data

Facility ID:	8425	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1998 Criteria Data

Facility ID:	8425	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.4
CO:	41	***ROGT:***	.3936
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1998 Toxic Data

Facility ID:	8425	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1999 Criteria Data

Facility ID:	8425	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	1.084
CO:	41	***ROGT:***	1.0252468
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1999 Toxic Data

Facility ID:	8425	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2000 Criteria Data

Facility ID:	8425	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	1.084
CO:	41	***ROGT:***	1.02
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2000 Toxic Data

Facility ID:	8425	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2001 Criteria Data

Facility ID:	8425	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	1.09
CO:	41	***ROGT:***	1.02
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2001 Toxic Data

Facility ID:	8425	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2002 Criteria Data

Facility ID:	8425	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.539
CO:	41	***ROGT:***	.5090232
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2002 Toxic Data

Facility ID:	8425	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	

District: BA
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

2003 Criteria Data

Facility ID:	8425	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	.539
CO:	41	**ROGT:**	.51
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

2003 Toxic Data

Facility ID:	8425	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2004 Criteria Data

Facility ID:	8425	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	.265
CO:	41	**ROGT:**	.2328388
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

2004 Toxic Data

Facility ID:	8425	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2005 Criteria Data

Facility ID:	8425	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	.265
CO:	41	**ROGT:**	.2328388
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

2005 Toxic Data

Facility ID:	8425	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2006 Criteria Data

Facility ID:	8425	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.265
CO:	41	***ROGT:***	.2328388
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2006 Toxic Data

Facility ID:	8425	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2007 Criteria Data

Facility ID:	8425	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.265
CO:	41	***ROGT:***	.2328388
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2007 Toxic Data

Facility ID:	8425	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2008 Criteria Data

Facility ID:	8425	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.265

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

CO:	41	**ROGT:**	.2328388
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

2008 Toxic Data

Facility ID:	8425	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

25	8 of 9	W	0.19 / 1,007.21	211.38 / 1	19TH AUTOBODY DALY CITY 7323 MISSION ST DALY CITY CA 94014-2668	RCRA NON GEN

EPA Handler ID:	CAL000362834
Gen Status Universe:	No Report
Contact Name:	JI HOON LEE
Contact Address:	7323 MISSION ST , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext:	650-301-5050
Contact Email:	19THAUTODC@GMAIL.COM
Contact Country:	
County Name:	SAN MATEO
EPA Region:	09
Land Type:	
Receive Date:	20110413

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20110413
Handler Name:	19TH AUTOBODY DALY CITY

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	7323 MISSION ST
Name:	JAY LEE	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	415-336-5979	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014-2668

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	7323 MISSION ST
Name:	JI HOON LEE	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-301-5050	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

25	9 of 9	W	0.19 / 1,007.21	211.38 / 1	19TH AUTO BODY CENTER 7323 MISSION ST DALY CITY CA 94014	EMISSIONS

2017 Toxic Data

Facility ID:	20658	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2018 Criteria Data

Facility ID:	20658	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	.136058405
CO:	41	**ROGT:**	.1344120982995
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

2018 Toxic Data

Facility ID:	20658	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
26	1 of 1	WNW	0.19 / 1,020.45	226.37 / 16	COLMA AUTO BODY INC 7252 MISSION DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0017198

Detail(s)

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Active, billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES <27 GAL/YEAR

27	1 of 1	W	0.19 / 1,020.75	211.02 / 0	M & H CYCLES 7331 MISSION DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0003651

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES <27 GAL/YEAR

28	1 of 2	WNW	0.19 / 1,028.81	228.97 / 18	ELECTRA AUTO REPAIR 7244 MISSION DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0007483

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Active, billable
Program Element: STORES MV FUELS OR WASTE ONLY

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Active, billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

28	2 of 2	WNW	0.19 / 1,028.81	228.97 / 18	ELECTRA AUTO REPAIR INC 7244 MISSION ST DALY CITY CA 94014-0000	RCRA NON GEN

EPA Handler ID: CAL000160346
Gen Status Universe: No Report
Contact Name: JIMMY CAI
Contact Address: 7244 MISSION ST , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext: 650-994-9696
Contact Email: JYCAI_2000@YAHOO.COM
Contact Country:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

County Name: SAN MATEO
EPA Region: 09
Land Type:
Receive Date: 19960415

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19960415
Handler Name: ELECTRA AUTO REPAIR INC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: JIMMY CAI
Date Became Current:
Date Ended Current:
Phone: 650-994-9696
Source Type: Implementer
Street No:
Street 1: 7244 MISSION ST
Street 2:
City: DALY CITY
State: CA
Country:
Zip Code: 94014

Owner/Operator Ind: Current Owner
Type: Other
Name: JIMMY CAI
Date Became Current:
Date Ended Current:
Phone: 650-994-9696
Source Type: Implementer
Street No:
Street 1: 7244 MISSION ST
Street 2:
City: DALY CITY
State: CA
Country:
Zip Code: 94014-0000

29	1 of 1	WNW	0.20 / 1,030.46	224.13 / 13	LEROY GREENWOOD PROPERTY 7800 MISSION COLMA CA 94014	LUST

Global ID: T0608100705
Status: COMPLETED - CASE CLOSED
Status Date: 12/29/1993
Case Type: LUST CLEANUP SITE
County: SAN MATEO
Latitude: 37.692182
Longitude: -122.465419

Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 41-0745
Local Case No: 780014
Begin Date: 6/3/1993
Lead Agency: SAN MATEO COUNTY LOP
Local Agency: SAN MATEO COUNTY LOP
CUF Case: YES
Potential COC: Gasoline
How Discovered: Other Means
Stop Method: Other Means
Stop Description:
Case Worker: JM
File Location: Local Agency
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: San Mateo - San Francisco Coastal (202.10)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:

Regulatory Activity

Action Type: ENFORCEMENT
Date : 6/10/1993
Action: Notice of Responsibility - #1

Action Type: Other
Date : 6/3/1993
Action: Leak Discovery

Action Type: Other
Date : 6/3/1993
Action: Leak Reported

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
City: SAN MATEO
Organization Name: SAN MATEO COUNTY LOP
Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Email: jmadden@smcgov.org
Phone No: 6503995959

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
City: OAKLAND
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Address: 1515 CLAY ST SUITE 1400
Email:
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 12/29/1993

Status: Open - Case Begin Date
Status Date: 6/3/1993

LUST Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Site Facility Name: LEROY GREENWOOD PROPERTY
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig: B
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 7800 MISSION
City: COLMA
Zip: 94014
County: SAN MATEO
CUF Claim: 7782

CUF Amount Paid: $296,930
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608100705
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 12/29/1993
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608100705&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: San Mateo - San Francisco Coastal (202.10)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 780014
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 41-0745
CASEWORKER: Regional Water Board
Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 12/29/1993

Status: Open - Case Begin Date
Date : 6/3/1993

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Feb 24, 2020)

Action Type: EXCAVATION
Begin Date:
Phase:
End Date:
Contaminant Mass Removed:
Description:

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Notices
Action Date: 6/10/1993
Received Issue Date: 6/10/1993
Action: Notice of Responsibility - #1
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 6/3/1993
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 6/3/1993
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Action Type: Cleanup Action
Action Date:
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

30	1 of 1	WNW	0.20 / 1,039.34	230.84 / 20	DALY CITY TRANSMISSION SERVICE 7240 MISSION DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0017197

Detail(s)

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

31	1 of 3	WNW	0.20 / 1,041.75	230.84 / 20	K WEST AUTO CARE 7236 MISSION DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0053483

Detail(s)

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Active, billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Active, billable
Program Element: STORES MV FUELS OR WASTE ONLY

31	2 of 3	WNW	0.20 / 1,041.75	230.84 / 20	A & H AUTO SERVICE 7236 MISSION DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0025862

Detail(s)

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES MV FUELS OR WASTE ONLY

31	3 of 3	WNW	0.20 / 1,041.75	230.84 / 20	K WEST AUTO CARE 7236 MISSION ST DALY CITY CA 94014-2664	RCRA NON GEN

EPA Handler ID: CAL000387500

Gen Status Universe:	No Report
Contact Name:	JACKIE CHEN
Contact Address:	7236 MISSION ST , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext:	650-991-0502
Contact Email:	KWESTAUTOCARE@GMAIL.COM
Contact Country:	
County Name:	SAN MATEO
EPA Region:	09
Land Type:	
Receive Date:	20130717

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20130717
Handler Name:	K WEST AUTO CARE
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	7236 MISSION ST
Name:	SHI JUN CHEN	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-991-0502	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014-2664

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	7236 MISSION ST
Name:	JACKIE CHEN	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-991-0502	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

32	*1 of 4*	*W*	*0.20 / 1,043.54*	*209.05 / -2*	***NATIONAL CLEANERS 7343 MISSION***	***SANMATEO CUPA***

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					DALY CITY CA 94014	

Facility ID: FA0052508

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Active, billable
Program Element: GENERATES <27 GAL/YEAR

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
32	2 of 4	W	0.20 / 1,043.54	209.05 / -2	NATIONAL CLEANERS 7343 MISSION ST DALY CITY CA 94014	DRYCLEANERS

EPA ID: CAL000378776
Create Date: 10/4/2012 1:20:34 PM
Facility Act Ind: Yes
Inact Date:
Reason: SIC/NAICS
Region Code: 2
DD Latitude: 37.690799
DD Longitude: -122.465491
Facility County Code: 41
Mail Name:
Owner Name: YUANZUO HUANG
Owner Street 1: 7343 MISSION ST
Owner Street 2:

Owner City: DALY CITY
Owner State: CA
Owner Zip: 94014
Owner Phone: 6508283895
Owner Fax:
Contact Name: YUANZUO HUANG
Contact Street 1: 7343 MISSION ST
Contact Street 2:
Contact City: DALY CITY
Contact State: CA
Contact Zip: 94014
Contact Phone: 4158283895
Contact Fax:

NAICS Details

NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
32	3 of 4	W	0.20 / 1,043.54	209.05 / -2	NATIONAL CLEANERS 7343 MISSION ST DALY CITY CA 94014	RCRA NON GEN

EPA Handler ID: CAL000378776
Gen Status Universe: No Report
Contact Name: YUANZUO HUANG
Contact Address: 7343 MISSION ST , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext: 415-828-3895
Contact Email: FHUANG107@YAHOO.COM
Contact Country:
County Name: SAN MATEO
EPA Region: 09
Land Type:
Receive Date: 20121004

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20121004
Handler Name:	NATIONAL CLEANERS
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	7343 MISSION ST
Name:	YUANZUO HUANG	***Street 2:***	
Date Became Current:		***City:***	DALY CITY
Date Ended Current:		***State:***	CA
Phone:	650-828-3895	***Country:***	
Source Type:	Implementer	***Zip Code:***	94014

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	7343 MISSION ST
Name:	YUANZUO HUANG	***Street 2:***	
Date Became Current:		***City:***	DALY CITY
Date Ended Current:		***State:***	CA
Phone:	415-828-3895	***Country:***	
Source Type:	Implementer	***Zip Code:***	94014

32	***4 of 4***	***W***	***0.20 / 1,043.54***	***209.05 / -2***	***NATIONAL CLEANERS 7343 MISSION ST DALY CITY CA 94014***	***FED DRYCLEANERS***

FRS Facility ID:	110064930981
NPDES IDs:	
NAICS Codes:	81232
SIC Codes:	
Latitude:	37.690697
Longitude:	-122.465592

33	***1 of 6***	***WNW***	***0.20 / 1,067.61***	***233.62 / 23***	***D & J AUTO BODY SPECIALIST INC. 7232 MISSION DALY CITY CA 94014***	***SANMATEO CUPA***

Facility ID:	FA0012139

Detail(s)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Active, billable
Program Element: GENERATES <27 GAL/YEAR

33	2 of 6	WNW	0.20 / 1,067.61	233.62 / 23	B&P AUTO BODY 7232 MISSION STREET DALY CITY CA 94014	EMISSIONS

1996 Criteria Data

Facility ID:	9345	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	.3
CO:	41	**ROGT:**	.2568
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1996 Toxic Data

Facility ID:	9345	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1997 Criteria Data

Facility ID:	9345	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	.4
CO:	41	**ROGT:**	.3536
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1997 Toxic Data

Facility ID:	9345	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1998 Criteria Data

Facility ID:	9345	**CERR Code:**	

Facility SIC Code:	7532	***TOGT:***	.5
CO:	41	***ROGT:***	.4504
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1998 Toxic Data

Facility ID:	9345	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1999 Criteria Data

Facility ID:	12528	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.44
CO:	41	***ROGT:***	.3354016
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1999 Toxic Data

Facility ID:	9345	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Facility ID:	12528	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2000 Criteria Data

Facility ID:	12528	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.44
CO:	41	***ROGT:***	.33
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

2000 Toxic Data

Facility ID:	12528	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Facility ID:	9345	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2001 Criteria Data

Facility ID:	12528	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	1.08
CO:	41	***ROGT:***	.81
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2001 Toxic Data

Facility ID:	12528	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2002 Toxic Data

Facility ID:	12528	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

33	*3 of 6*	*WNW*	*0.20 / 1,067.61*	*233.62 / 23*	***D&J AUTO BODY SPECIALISTS, INC*** ***7232 MISSION STREET*** ***DALY CITY CA 94014***	***EMISSIONS***

2002 Criteria Data

Facility ID:	14858	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.076
CO:	41	***ROGT:***	.0672304
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2002 Toxic Data

Facility ID:	14858	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2003 Criteria Data

Facility ID:	14858	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.076
CO:	41	***ROGT:***	.07
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2003 Toxic Data

Facility ID:	14858	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2004 Criteria Data

Facility ID:	14858	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.076
CO:	41	***ROGT:***	.0672304
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2004 Toxic Data

Facility ID:	14858	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	

District: BA
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

2005 Criteria Data

Facility ID:	14858	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	.541
CO:	41	**ROGT:**	.4195448
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

2005 Toxic Data

Facility ID:	14858	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2006 Criteria Data

Facility ID:	14858	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	.541
CO:	41	**ROGT:**	.4195448
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

2006 Toxic Data

Facility ID:	14858	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2007 Criteria Data

Facility ID:	14858	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	.541
CO:	41	**ROGT:**	.4195448
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

2007 Toxic Data

Facility ID:	14858	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2008 Criteria Data

Facility ID:	14858	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.541
CO:	41	***ROGT:***	.4195448
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2008 Toxic Data

Facility ID:	14858	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2009 Criteria Data

Facility ID:	14858	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.318
CO:	41	***ROGT:***	.2833324
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2009 Toxic Data

Facility ID:	14858	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2010 Toxic Data

Facility ID:	14858	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD

CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2011 Criteria Data

Facility ID:	14858	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.318
CO:	41	***ROGT:***	.2833324
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2011 Toxic Data

Facility ID:	14858	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2012 Criteria Data

Facility ID:	14858	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.318
CO:	41	***ROGT:***	.2833324
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2012 Toxic Data

Facility ID:	14858	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2013 Criteria Data

Facility ID:	14858	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.318
CO:	41	***ROGT:***	.2833324
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	

CHAPIS: **PM10T:**

2013 Toxic Data

Facility ID: 14858
Facility SIC Code: 7532
CO: 41
Air Basin: SF
District: BA
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: SM
DISN: BAY AREA AQMD
CHAPIS:
CERR Code:

2014 Criteria Data

Facility ID: 14858
Facility SIC Code: 7532
CO: 41
Air Basin: SF
District: BA
COID: SM
DISN: BAY AREA AQMD
CHAPIS:
CERR Code:
TOGT: .193154329
ROGT:
COT:
NOXT:
SOXT:
PMT:
PM10T:

2014 Toxic Data

Facility ID: 14858
Facility SIC Code: 7532
CO: 41
Air Basin: SF
District: BA
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: SM
DISN: BAY AREA AQMD
CHAPIS:
CERR Code:

2015 Criteria Data

Facility ID: 14858
Facility SIC Code: 7532
CO: 41
Air Basin: SF
District: BA
COID: SM
DISN: BAY AREA AQMD
CHAPIS:
CERR Code:
TOGT: .19315433
ROGT: .19315431
COT:
NOXT:
SOXT:
PMT:
PM10T:

2015 Toxic Data

Facility ID: 14858
Facility SIC Code: 7532
CO: 41
Air Basin: SF
District: BA
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: SM
DISN: BAY AREA AQMD
CHAPIS:
CERR Code:

33	4 of 6	WNW	0.20 / 1,067.61	233.62 / 23	D & J AUTO BODY 7232 MISSION ST	RCRA NON GEN

EPA Handler ID:	CAL000256995
Gen Status Universe:	No Report
Contact Name:	KINGSTON WONG
Contact Address:	7232 MISSION ST , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext:	650-756-1334
Contact Email:	DJAUTOBODY@SBCGLOBAL.NET
Contact Country:	
County Name:	SAN MATEO
EPA Region:	09
Land Type:	
Receive Date:	20020802

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20020802
Handler Name:	D & J AUTO BODY
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	7232 MISSION ST
Name:	KINGSTON WONG	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-756-1334	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	7232 MISSION ST
Name:	D & J AUTOBODY SPECIALIST INC	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-756-1334	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014-2664

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
33	5 of 6	WNW	0.20 / 1,067.61	233.62 / 23	D&J AUTO BODY SPECIALISTS, INC 7232 MISSION ST DALY CITY CA 94014	EMISSIONS

2017 Toxic Data

Facility ID:	14858	COID:	SM
Facility SIC Code:	7532	DISN:	BAY AREA AQMD
CO:	41	CHAPIS:	
Air Basin:	SF	CERR Code:	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

33	6 of 6	WNW	0.20 / 1,067.61	233.62 / 23	D&J AUTO BODY SPECIALISTS INC 7232 MISSION ST DALY CITY CA 94014	EMISSIONS

2018 Criteria Data

Facility ID:	14858	CERR Code:	
Facility SIC Code:	7532	TOGT:	.235200009
CO:	41	ROGT:	.2323540888911
Air Basin:	SF	COT:	
District:	BA	NOXT:	
COID:	SM	SOXT:	
DISN:	BAY AREA AQMD	PMT:	
CHAPIS:		PM10T:	

2018 Toxic Data

Facility ID:	14858	COID:	SM
Facility SIC Code:	7532	DISN:	BAY AREA AQMD
CO:	41	CHAPIS:	
Air Basin:	SF	CERR Code:	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

34	1 of 6	SSE	0.21 / 1,083.57	201.49 / -9	AE MOTORS 525 SYLVAN DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0053956

Detail(s)

Program Category:	HAZARDOUS WASTE PROGRAM
Billing Status:	Inactive, non-billable
Program Element:	GENERATES <27 GAL/YEAR

34	2 of 6	SSE	0.21 / 1,083.57	201.49 / -9	CAR SOLUTIONS 525 SYLVAN	SANMATEO CUPA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					DALY CITY CA 94014	

Facility ID: FA0044842

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Active, billable
Program Element: STORES MV FUELS OR WASTE ONLY

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Active, billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

34	3 of 6	SSE	0.21 / 1,083.57	201.49 / -9	SYLVAN AUTO BODY 525 SYLVAN DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0000975

Detail(s)

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

34	4 of 6	SSE	0.21 / 1,083.57	201.49 / -9	CAR SOLUTIONS 525 SYLVAN STREET DALY CITY CA 94014	EMISSIONS

2008 Criteria Data

Facility ID:	19743	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	.169
CO:	41	**ROGT:**	.1590762
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

2008 Toxic Data

Facility ID:	19743	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2009 Criteria Data

Facility ID:	19743	**CERR Code:**	

Facility SIC Code:	7532	**TOGT:**	.003
CO:	41	**ROGT:**	.0026346
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

2009 Toxic Data

Facility ID:	19743	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2010 Toxic Data

Facility ID:	19743	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

34	5 of 6	SSE	0.21 / 1,083.57	201.49 / -9	SYLVAN AUTO BODY 525 SYLVAN STREET DALY CITY CA 94014	EMISSIONS

1996 Criteria Data

Facility ID:	9461	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	.1
CO:	41	**ROGT:**	.0968
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1996 Toxic Data

Facility ID:	9461	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1997 Criteria Data

Facility ID:	9461	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	.1
CO:	41	**ROGT:**	.0968
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1997 Toxic Data

Facility ID:	9461	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1998 Criteria Data

Facility ID:	9461	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	.1
CO:	41	**ROGT:**	.0968
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1998 Toxic Data

Facility ID:	9461	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1999 Criteria Data

Facility ID:	9461	**CERR Code:**	
Facility SIC Code:	7532	**TOGT:**	.128
CO:	41	**ROGT:**	.123904
Air Basin:	SF	**COT:**	
District:	BA	**NOXT:**	
COID:	SM	**SOXT:**	
DISN:	BAY AREA AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1999 Toxic Data

Facility ID:	9461	**COID:**	SM
Facility SIC Code:	7532	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			

Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

2000 Criteria Data

Facility ID:	9461	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.128
CO:	41	***ROGT:***	.12
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2000 Toxic Data

Facility ID:	9461	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2001 Criteria Data

Facility ID:	9461	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.13
CO:	41	***ROGT:***	.13
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2001 Toxic Data

Facility ID:	9461	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2002 Criteria Data

Facility ID:	9461	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.169
CO:	41	***ROGT:***	.1590762
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2002 Toxic Data

Facility ID:	9461	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2003 Criteria Data

Facility ID:	9461	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.169
CO:	41	***ROGT:***	.16
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2003 Toxic Data

Facility ID:	9461	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2004 Criteria Data

Facility ID:	9461	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.169
CO:	41	***ROGT:***	.1590762
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2004 Toxic Data

Facility ID:	9461	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2005 Criteria Data

Facility ID:	9461	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.169
CO:	41	***ROGT:***	.1590762
Air Basin:	SF	***COT:***	

District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2005 Toxic Data

Facility ID:	9461	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2006 Criteria Data

Facility ID:	9461	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.169
CO:	41	***ROGT:***	.1590762
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2006 Toxic Data

Facility ID:	9461	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2007 Criteria Data

Facility ID:	9461	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.169
CO:	41	***ROGT:***	.1590762
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2007 Toxic Data

Facility ID:	9461	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
34	6 of 6	SSE	0.21 / 1,083.57	201.49 / -9	CAR SOLUTIONS 525 SYLVAN ST DALY CITY CA 94014-2725	RCRA NON GEN

EPA Handler ID: CAL000341787
Gen Status Universe: No Report
Contact Name: AUGUSTO C PERALTA
Contact Address: 525 SYLVAN ST , , DALY CITY , CA, 94014-2725 ,
Contact Phone No and Ext: 650-756-6360
Contact Email: AUGPERALTA@YAHOO.COM
Contact Country:
County Name: SAN MATEO
EPA Region: 09
Land Type:
Receive Date: 20090402

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20090402
Handler Name: CAR SOLUTIONS
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: AUGUSTO C PERALTA
Date Became Current:
Date Ended Current:
Phone: 650-756-6360
Source Type: Implementer
Street No:
Street 1: 525 SYLVAN ST
Street 2:
City: DALY CITY
State: CA
Country:
Zip Code: 94014-2725

Owner/Operator Ind: Current Owner
Type: Other
Name: DORA PERALTA
Date Became Current:
Date Ended Current:
Street No:
Street 1: 525 SYLVAN ST
Street 2:
City: DALY CITY
State: CA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Phone:	650-756-6360	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014-2725

35	1 of 1	E	0.21 / 1,085.60	199.68 / -11	CHRISTINE ABRIL 492 FLORENCE ST DALY CITY CA 94014-2106	RCRA NON GEN

EPA Handler ID:	CAC003034579
Gen Status Universe:	No Report
Contact Name:	CHRISTINE ABRIL
Contact Address:	492 FLORENCE ST , , DALY CITY , CA, 94014-2106 ,
Contact Phone No and Ext:	650-296-4729
Contact Email:	SARA.GOMEZ@SYNERGYCOMPANIES.ORG
Contact Country:	
County Name:	SAN MATEO
EPA Region:	09
Land Type:	
Receive Date:	20190918

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190918
Handler Name:	CHRISTINE ABRIL
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	492 FLORENCE ST
Name:	CHRISTINE ABRIL	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-296-4729	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014-2106
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	492 FLORENCE ST

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Name:	CHRISTINE ABRIL	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-296-4729	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014-2106

36	1 of 4	W	0.21 / 1,093.94	209.91 / -1	AUTOMOTIVE SOUND & PERFORMANCE 7338 MISSION DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0036299

Detail(s)

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Active, billable
Program Element: GENERATES <27 GAL/YEAR

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES MV FUELS OR WASTE ONLY

36	2 of 4	W	0.21 / 1,093.94	209.91 / -1	AUTO SOUND 7338 MISSION DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0028580

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES MV FUELS OR WASTE ONLY

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES <27 GAL/YEAR

36	3 of 4	W	0.21 / 1,093.94	209.91 / -1	DALY CITY IRON WORKS 7338 MISSION DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0009349

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

36	4 of 4	W	0.21 / 1,093.94	209.91 / -1	VA AUTOMOTIVE LLC DBA AUTO SOUND PERFORMANCE 7338 MISSION ST DALY CITY CA 94014-2666	RCRA NON GEN

EPA Handler ID: CAL000350174
Gen Status Universe: No Report
Contact Name: VLADIMIR MIKSHANSKY
Contact Address: 7338 MISSION ST , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext: 650-758-6500
Contact Email: INFO@ASPPERFORMANCE.COM

Contact Country:
County Name: SAN MATEO
EPA Region: 09
Land Type:
Receive Date: 20100218

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20100218
Handler Name: VA AUTOMOTIVE LLC DBA AUTO SOUND PERFORMANCE
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	7338 MISSION ST
Name:	VLADIMIR MIKSHANSKY	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-758-6500	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	7338 MISSION ST
Name:	VA AUTOMOTIVE LLC	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-758-6500	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014-2666

37	*1 of 3*	*W*	*0.21 / 1,095.30*	*209.91 / -1*	***ALEJO AUTOMOTIVE 7338-A MISSION DALY CITY CA 94014***	***SANMATEO CUPA***

Facility ID: FA0022513

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES MV FUELS OR WASTE ONLY

Program Category: STORMWATER
Billing Status: Inactive, non-billable
Program Element: STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

37	2 of 3	W	0.21 / 1,095.30	209.91 / -1	ALEJO AUTOMOTIVE LLC 7338-A MISSION ST DALY CITY CA 94014	RCRA TSD

EPA Handler ID: CAL000446207
Gen Status Universe: No Report
Contact Name: JULIUS ALEJO JR
Contact Address: 7338-A MISSION ST , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext: 707-280-7687
Contact Email: ALEJOAUTOMOTIVE@YAHOO.COM
Contact Country:
Land Type:
County Name: SAN MATEO
EPA Region: 09
Receive Date: 20190523

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190523
Handler Name: ALEJO AUTOMOTIVE LLC
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	7338-A MISSION ST
Name:	JULIUS ALEJO JR	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	707-280-7687	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	7338-A MISSION ST
Name:	ALEJO AUTOMOTIVE LLC	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	707-280-7687	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

37	3 of 3	W	0.21 / 1,095.30	209.91 / -1	ALEJO AUTOMOTIVE LLC 7338-A MISSION ST DALY CITY CA 94014	RCRA NON GEN

EPA Handler ID:	CAL000446207
Gen Status Universe:	No Report
Contact Name:	JULIUS ALEJO JR
Contact Address:	7338-A MISSION ST , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext:	707-280-7687
Contact Email:	ALEJOAUTOMOTIVE@YAHOO.COM
Contact Country:	
County Name:	SAN MATEO
EPA Region:	09
Land Type:	
Receive Date:	20190523

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190523
Handler Name:	ALEJO AUTOMOTIVE LLC
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	7338-A MISSION ST
Name:	ALEJO AUTOMOTIVE LLC	***Street 2:***	
Date Became Current:		***City:***	DALY CITY
Date Ended Current:		***State:***	CA
Phone:	707-280-7687	***Country:***	
Source Type:	Implementer	***Zip Code:***	94014

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	7338-A MISSION ST
Name:	JULIUS ALEJO JR	***Street 2:***	
Date Became Current:		***City:***	DALY CITY
Date Ended Current:		***State:***	CA
Phone:	707-280-7687	***Country:***	
Source Type:	Implementer	***Zip Code:***	94014

38	*1 of 3*	*WNW*	*0.21 / 1,100.55*	*225.93 / 15*	***COLMA AUTO BODY SHOP INC*** ***7252 MISSION STREET*** ***DALY CITY CA 94014***	***EMISSIONS***

1987 Criteria Data

Facility ID:	3603	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.2
CO:	41	***ROGT:***	.2
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1987 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1990 Criteria Data

Facility ID:	3603	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.3
CO:	41	***ROGT:***	.3
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1990 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	

Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1993 Criteria Data

Facility ID:	3603	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	1
CO:	41	***ROGT:***	.94514
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1993 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1996 Criteria Data

Facility ID:	3603	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.3
CO:	41	***ROGT:***	.28338
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1996 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1997 Criteria Data

Facility ID:	3603	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.4
CO:	41	***ROGT:***	.37382
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1997 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1998 Criteria Data

Facility ID:	3603	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.2
CO:	41	***ROGT:***	.1849
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1998 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1999 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2000 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2001 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2002 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2003 Criteria Data

Facility ID:	3603	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.475
CO:	41	***ROGT:***	.39
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2003 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2004 Criteria Data

Facility ID:	3603	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.475
CO:	41	***ROGT:***	.394693
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2004 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		

TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

2005 Criteria Data

Facility ID:	3603	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.475
CO:	41	***ROGT:***	.394693
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2005 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		

TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

2006 Criteria Data

Facility ID:	3603	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.475
CO:	41	***ROGT:***	.394693
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2006 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		

TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

2007 Criteria Data

Facility ID:	3603	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.303
CO:	41	***ROGT:***	.2512962
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2007 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2008 Criteria Data

Facility ID:	3603	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.303
CO:	41	***ROGT:***	.2512962
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2008 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2009 Criteria Data

Facility ID:	3603	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.303
CO:	41	***ROGT:***	.2512962
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2009 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2010 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	

Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2011 Criteria Data

Facility ID:	3603	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.182
CO:	41	***ROGT:***	.1720762
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2011 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2012 Criteria Data

Facility ID:	3603	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.182
CO:	41	***ROGT:***	.1720762
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2012 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2013 Criteria Data

Facility ID:	3603	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.182
CO:	41	***ROGT:***	.1720762
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2013 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2014 Criteria Data

Facility ID:	3603	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.182030571
CO:	41	***ROGT:***	
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2014 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2015 Criteria Data

Facility ID:	3603	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.18203057
CO:	41	***ROGT:***	.1769705161
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2015 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

38	***2 of 3***	***WNW***	***0.21 / 1,100.55***	***225.93 / 15***	***COLMA AUTO BODY SHOP INC 7252 MISSION ST DALY CITY CA 94014***	***EMISSIONS***

2017 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2018 Criteria Data

Facility ID:	3603	***CERR Code:***	
Facility SIC Code:	7532	***TOGT:***	.014226001
CO:	41	***ROGT:***	.0140538663879
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2018 Toxic Data

Facility ID:	3603	***COID:***	SM
Facility SIC Code:	7532	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

38	***3 of 3***	***WNW***	***0.21 / 1,100.55***	***225.93 / 15***	***COLMA AUTO BODY 7252 MISSION ST DALY CITY CA 94014***	***RCRA LQG***

EPA Handler ID:	CAD981650781
Gen Status Universe:	Large Quantity Generator
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address:	7252 MISSION ST , , DALY CITY , CA, 94014 , US
Contact Phone No and Ext:	415-756-7110
Contact Email:	
Contact Country:	US
County Name:	SAN MATEO
EPA Region:	09
Land Type:	Other
Receive Date:	19870306

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No

Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19870306
Handler Name:	COLMA AUTO BODY
Federal Waste Generator Code:	1
Generator Code Description:	Large Quantity Generator
Source Type:	Notification

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	NOT REQUIRED
Name:	CARLOS CINSEROS	***Street 2:***	
Date Became Current:		***City:***	NOT REQUIRED
Date Ended Current:		***State:***	ME
Phone:	415-555-1212	***Country:***	
Source Type:	Notification	***Zip Code:***	99999

39	*1 of 1*	*WSW*	*0.21 / 1,115.54*	*206.46 / -4*	***SPRINT*** ***7367 MISSION*** ***DALY CITY CA 94014***	***SANMATEO CUPA***

Facility ID:	FA0040108

Detail(s)

Program Category:	BUSINESS PLAN PROGRAM
Billing Status:	Inactive, non-billable
Program Element:	STORES HAZ MAT <219GAL,1,999LB, 879CF

40	*1 of 6*	*WSW*	*0.21 / 1,117.46*	*206.46 / -4*	***NATIONAL CLEANERS*** ***7375 MISSION ST*** ***DALY CITY CA 94014***	***RCRA SQG***

EPA Handler ID:	CAD981635212
Gen Status Universe:	Small Quantity Generator
Contact Name:	DUANE GEE
Contact Address:	7375 MISSION ST , , DALY CITY , CA, 94014 , US
Contact Phone No and Ext:	415-755-4288
Contact Email:	
Contact Country:	US
County Name:	SAN MATEO
EPA Region:	09
Land Type:	Private
Receive Date:	19861216

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19861216
Handler Name:	NATIONAL CLEANERS
Federal Waste Generator Code:	2
Generator Code Description:	Small Quantity Generator
Source Type:	Notification

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	NOT REQUIRED
Name:	NOT REQUIRED	**Street 2:**	
Date Became Current:		**City:**	NOT REQUIRED
Date Ended Current:		**State:**	ME
Phone:	415-555-1212	**Country:**	
Source Type:	Notification	**Zip Code:**	99999
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	7375 MISSION ST
Name:	DUANE GEE	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	415-755-4288	**Country:**	
Source Type:	Notification	**Zip Code:**	94014

40	2 of 6	WSW	0.21 / 1,117.46	206.46 / -4	NATIONAL CLEANERS 7375 MISSION ST DALY CITY CA 940140000	DRYCLEANERS

EPA ID:	CAL000258436	**Owner City:**	DALY CITY
Create Date:	8/29/2002 9:15:25 AM	**Owner State:**	CA
Facility Act Ind:	No	**Owner Zip:**	940140000
Inact Date:	6/30/2012	**Owner Phone:**	6507554288
Reason:	SIC/NAICS	**Owner Fax:**	0
Region Code:	2	**Contact Name:**	YUAN HUANG
DD Latitude:	37.690265	**Contact Street 1:**	7375 MISSION ST
DD Longitude:	-122.465713	**Contact Street 2:**	
Facility County Code:	41	**Contact City:**	DALY CITY
Mail Name:		**Contact State:**	CA
Owner Name:	YUAN HUANG	**Contact Zip:**	940140000
Owner Street 1:	7375 MISSION ST	**Contact Phone:**	6507554288
Owner Street 2:		**Contact Fax:**	0

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

NAICS Details

NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
40	3 of 6	WSW	0.21 / 1,117.46	206.46 / -4	NATIONAL CLEANERS 7375 MISSION ST DALY CITY CA 940140000	DRYCLEANERS

EPA ID:	CAD981635212	***Owner City:***	--
Create Date:	7/3/1987	***Owner State:***	99
Facility Act Ind:	No	***Owner Zip:***	--
Inact Date:	6/30/1998	***Owner Phone:***	0
Reason:	Cleaners	***Owner Fax:***	
Region Code:	2	***Contact Name:***	--
DD Latitude:	37.689951	***Contact Street 1:***	INACT PER 98VQ FINAL NOTICE
DD Longitude:	-122.465523	***Contact Street 2:***	- BATCH 4/27
Facility County Code:	41	***Contact City:***	--
Mail Name:		***Contact State:***	99
Owner Name:	--	***Contact Zip:***	--
Owner Street 1:	--	***Contact Phone:***	--
Owner Street 2:		***Contact Fax:***	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
40	4 of 6	WSW	0.21 / 1,117.46	206.46 / -4	NATIONAL CLEANERS 7375 MISSION DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0000980

Detail(s)

Program Category:	BUSINESS PLAN PROGRAM
Billing Status:	Inactive, non-billable
Program Element:	STORES HAZ MAT <219GAL,1,999LB, 879CF
Program Category:	HAZARDOUS WASTE PROGRAM
Billing Status:	Inactive, non-billable
Program Element:	GENERATES & RECYCLES WASTE OIL/SOLVENT

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
40	5 of 6	WSW	0.21 / 1,117.46	206.46 / -4	NATIONAL CLEANERS 7375 MISSION STREET DALY CITY CA 94014	EMISSIONS

1998 Criteria Data

Facility ID:	11422	***CERR Code:***	
Facility SIC Code:	7216	***TOGT:***	1.6
CO:	41	***ROGT:***	0
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1998 Toxic Data

Facility ID:	11422	***COID:***	SM
Facility SIC Code:	7216	***DISN:***	BAY AREA AQMD

CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1999 Criteria Data

Facility ID:	11422	***CERR Code:***	
Facility SIC Code:	7216	***TOGT:***	.398
CO:	41	***ROGT:***	0
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1999 Toxic Data

Facility ID:	11422	***COID:***	SM
Facility SIC Code:	7216	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2000 Criteria Data

Facility ID:	11422	***CERR Code:***	
Facility SIC Code:	7216	***TOGT:***	.398
CO:	41	***ROGT:***	0
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2000 Toxic Data

Facility ID:	11422	***COID:***	SM
Facility SIC Code:	7216	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2001 Criteria Data

Facility ID:	11422	***CERR Code:***	
Facility SIC Code:	7216	***TOGT:***	.43
CO:	41	***ROGT:***	0
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	

CHAPIS: ***PM10T:***

2001 Toxic Data

Facility ID:	11422	***COID:***	SM
Facility SIC Code:	7216	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2002 Criteria Data

Facility ID:	11422	***CERR Code:***	
Facility SIC Code:	7216	***TOGT:***	.358
CO:	41	***ROGT:***	0
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2002 Toxic Data

Facility ID:	11422	***COID:***	SM
Facility SIC Code:	7216	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2003 Criteria Data

Facility ID:	11422	***CERR Code:***	
Facility SIC Code:	7216	***TOGT:***	.358
CO:	41	***ROGT:***	.25
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2003 Toxic Data

Facility ID:	11422	***COID:***	SM
Facility SIC Code:	7216	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2004 Criteria Data

Facility ID:	11422	***CERR Code:***	
Facility SIC Code:	7216	***TOGT:***	.135
CO:	41	***ROGT:***	.094311
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2004 Toxic Data

Facility ID:	11422	***COID:***	SM
Facility SIC Code:	7216	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2005 Criteria Data

Facility ID:	11422	***CERR Code:***	
Facility SIC Code:	7216	***TOGT:***	.172
CO:	41	***ROGT:***	.1201592
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2005 Toxic Data

Facility ID:	11422	***COID:***	SM
Facility SIC Code:	7216	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2006 Criteria Data

Facility ID:	11422	***CERR Code:***	
Facility SIC Code:	7216	***TOGT:***	.169
CO:	41	***ROGT:***	0
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2006 Toxic Data

Facility ID:	11422	***COID:***	SM
Facility SIC Code:	7216	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			

Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

2007 Criteria Data

Facility ID:	11422	***CERR Code:***	
Facility SIC Code:	7216	***TOGT:***	.169
CO:	41	***ROGT:***	.1180634
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2007 Toxic Data

Facility ID:	11422	***COID:***	SM
Facility SIC Code:	7216	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2008 Criteria Data

Facility ID:	11422	***CERR Code:***	
Facility SIC Code:	7216	***TOGT:***	.354
CO:	41	***ROGT:***	.2473044
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2008 Toxic Data

Facility ID:	11422	***COID:***	SM
Facility SIC Code:	7216	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2009 Criteria Data

Facility ID:	11422	***CERR Code:***	
Facility SIC Code:	7216	***TOGT:***	.236
CO:	41	***ROGT:***	0
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2009 Toxic Data

Facility ID:	11422	***COID:***	SM
Facility SIC Code:	7216	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2010 Toxic Data

Facility ID:	11422	***COID:***	SM
Facility SIC Code:	7216	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2011 Criteria Data

Facility ID:	11422	***CERR Code:***	
Facility SIC Code:	7216	***TOGT:***	.236
CO:	41	***ROGT:***	0
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2011 Toxic Data

Facility ID:	11422	***COID:***	SM
Facility SIC Code:	7216	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2012 Criteria Data

Facility ID:	11422	***CERR Code:***	
Facility SIC Code:	7216	***TOGT:***	.236
CO:	41	***ROGT:***	0
Air Basin:	SF	***COT:***	
District:	BA	***NOXT:***	
COID:	SM	***SOXT:***	
DISN:	BAY AREA AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

2012 Toxic Data

Facility ID:	11422	***COID:***	SM
Facility SIC Code:	7216	***DISN:***	BAY AREA AQMD
CO:	41	***CHAPIS:***	
Air Basin:	SF	***CERR Code:***	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

District: BA
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

40	6 of 6	WSW	0.21 / 1,117.46	206.46 / -4	NATIONAL CLEANERS 7375 MISSION ST DALY CITY CA 94014	FED DRYCLEANERS

FRS Facility ID: 110002732516
NPDES IDs:
NAICS Codes: 812320
SIC Codes:
Latitude: 37.6902
Longitude: -122.465727

41	1 of 4	WSW	0.21 / 1,134.44	207.87 / -3	AAMCO TRANSMISSION 7360 MISSION DALY CITY CA	SANMATEO LOP

Alias ID: 220015
Record ID: RO0000002
Case Type: S- Soil only affected
Funding Over: LUSTLOPS

LUST Status

Status: 9- Case Closed

41	2 of 4	WSW	0.21 / 1,134.44	207.87 / -3	GOLDEN AUTO MUFFLER & BRAKE CE 7360 MISSION DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0011643

Detail(s)

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Active, billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Active, billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

41	3 of 4	WSW	0.21 / 1,134.44	207.87 / -3	AAMCO TRANSMISSION 7360 MISSION STREET DALY CITY CA 94015	LUST

Global ID: T0608100003
Status: COMPLETED - CASE CLOSED
Status Date: 10/23/2012
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: SAN MATEO
Latitude: 37.6905468262596
Longitude: -122.466509342194

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 41-0002
Potential COC: Polychlorinated biphenyls (PCBs), Gasoline

Local Case No:	220015	***How Discovered:***	Other Means
Begin Date:	1/5/1988	***Stop Method:***	Other Means
Lead Agency:	SAN MATEO COUNTY LOP	***Stop Description:***	
Local Agency:	SAN MATEO COUNTY LOP	***Case Worker:***	JM
CUF Case:	YES	***File Location:***	Local Agency

Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: San Mateo - San Francisco Coastal (202.10)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:

Extracted from Gribi Associates' November 16, 2007 SITE CONCEPTUAL MODEL AND WORKPLAN TO CONDUCT SOIL BORING INVESTIGATION, San Mateo County does not take responsibility for the accuracy of the statements made or any professional interpretations made in the referenced report. The Site is located on the west side of Mission Street, approximately halfway between Vale Street to the north and west Market Street to the south, in Daly City, California. The site is located in a mixed-use commercial and residential area of Daly City, with commercial/industrial land use generally along Mission Street, and residential land use further away from Mission Street. The Site consists of a nominally rectangular land parcel currently occupied by a nominally rectangular building measuring approximately 75 feet by 125 feet located on the east side of the parcel. The Site building is currently occupied by Golden Auto Muffler & Brake, Inc. The remaining western portion of the Site is an undeveloped yard area and is situated approximately eight feet lower in elevation than the site building on the east side of the Site. In preparing this summary, Gribi Associates reviewed documents from SMCHD files and from the client. Note that, due to their distant history, some of the site investigative records were only partially, or were not, available for review. Thus, the following summary is, in some cases, based on second-hand summaries provided in more current reports. SMCHD files for the Site indicate that the SMCHD was notified in December 1986 by a prospective purchaser of the Site (Travis Pendergrass) of the presence of an underground redwood structure in the Site yard measuring approximately 10 feet by 12 feet by 8 feet. This UST, which was located in the northeast corner of the Site yard area on the west half of the Site, was subsequently pumped, resulting in the removal of approximately 750 gallons of waste oil. The wooden UST was apparently domolished in mid-December 1986, and soil was excavated down to about 14 feet in depth. Soil samples collected at approximately 13 feet in depth apparently showed elevated concentrations of primarily semi-volatile hydrocarbons (diesel/Stoddard solvent). Approximately 38 55-gallon drums were filled with hydrocarbonimpacted soil, oil sludge, and wood from the removal activities. On July 9, 1987, two soil borings, Boring 1 and Boring 2, were drilled by Cooper Engineering, with Boring 1 located in the former UST overexcavation cavity and Boring 2 located immediately west of the overexcavation cavity. Soil samples from former UST excavation Boring 1 showed elevated levels of motor oil range hydrocarbons down to approximately 15 feet in depth, and no detectable concentrations of TPH-MO and TPH-G at 20 feet in depth. In May 1988, L & W Environmental drilled and sampled six soil borings, "1" through "6", at the site, including one boring, "1", on the north side of the former UST excavation cavity, one boring, "5", near the south edge of the former excavation cavity, and four borings, "2", "3", "4", and "6", on the west, southwest, and south sides of the former excavation cavity. Elevated TPH concentrations (20,000-35,000 milligrams per kilogram) with detectable concentrations of halogenated volatile organic hydrocarbons (HVOCs) and polychlorinated biphenyls (PCBs) were encountered soil samples in excavation borings "1" and "5" and in west boring "6" down to approximately 15 feet in depth. In March 1989, Uriah, Inc. drilled and sampled one soil boring, AB-1, approximately 50 feet west-southwest from the former UST excavation cavity and two soil borings, A-EB-1 and B-EB-1, immediately north of the former UST excavation cavity, on the adjacent northeast property. A Uriah, Inc. report dated May 26, 1989 apparently includes no lab data or boring log for the onsite boring, AB-1, but states that "data acquired during the course of this boring indicated no evidence of contamination". The closest of the offsite borings, A-EB-1 located about five feet north of the former UST overexcavation cavity, showed elevated concentrations of TPH-G, some BTEX constituents, Total Oil and Grease (TOG), and PCBs in soil samples at nine feet and 14 feet in depth, but no significant impacts at 19 feet in depth. The more distant offsite boring, BEB-1 located approximately 15 feet north from the former UST excavation cavity, showed no significant hydrocarbon impacts in a soil sample collected at 19 feet in depth. Note that the boring log for this boring indicates no hydrocarbon staining and odors in soils in the boring, and the only sample analyzed from this boring was at 19 feet in depth. In July and August 1989, L & W Environmental conducted soil removal in the former UST source area. Soil removal was conducted by augering 34 discrete overlapping 4.5-foot diameter auger borings. These remediation activities were reported in Report of Contamination Remediation. The typical boring depth was approximately 35 feet below surface grade, with the depths ranging from approximately 22.5 feet to 59 feet below surface grade. The borings were backfilled with lean (1.5 sack) cement-sand slurry. Approximately 1,320 tons of augered soil was disposed of at Chem Waste Management Class I landfill in Kettlemen City, California. Soil samples from the 34 borings indicated that the removed soil was heavily hydrocarbon-impacted. Soil samples collected at the bottom of each of the 34 borings showed essentially nondetectable or near-nondetectable hydrocarbon concentrations except in a single boring (SB-1), which showed concentrations of several hydrocarbon constituents, including 21,430 mg/kg of TOG, 1,080 mg/kg of TPH-G, 565 mg/kg of TPH-D, 0.16 of benzene, 1.2 mg/kg of tetrachloroethene (PCE), and 0.13 of trichloroethene (TCE). The bottom sample for SB-1 was collected at about 22.5 feet in depth, and photographs included in the Hageman-Aguiar, Inc. report indicate that SB-1 may have been located in the approximate middle of the former UST overexcavation area. In November 1995, Eichleay Engineers, Inc. drilled and sampled five soil borings at the site. The borings included three vertical borings, SB-1, SB-2, and SB-3, and two angle borings, AB-1 and AB-2, beneath the site building. Boring SB-1, located in the middle of the former overexcavation cavity, was drilled to about 50 feet in depth. Borings SB-2 and SB-3, located on the respective south and west sides of the former UST cavity, were drilled to respective depths of approximately 20 feet and 37 feet below surface grade. Soil samples from the five borings were nondetect for all hydrocarbon analytes except a single detection: 0.0098 mg/kg of chlorobenzene in SB-3 at 15 feet in depth.

Regulatory Activity

Action Type: ENFORCEMENT
Date : 9/25/2012
Action: Closure/No Further Action Letter - #20120925

Action Type: ENFORCEMENT
Date : 9/25/2012
Action: LOP Case Closure Summary to RB - #20120925

Action Type: ENFORCEMENT
Date : 8/20/2012
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Action Type: ENFORCEMENT
Date : 7/24/2012
Action: Notification - Public Notice of Case Closure - #20120724

Action Type: ENFORCEMENT
Date : 6/21/2012
Action: Staff Letter - #20120621

Action Type: ENFORCEMENT
Date : 5/1/2012
Action: Notice of Violation - #20120501

Action Type: ENFORCEMENT
Date : 12/16/2011
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Action Type: RESPONSE
Date : 10/30/2011
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date : 8/9/2011
Action: Staff Letter - #20110809

Action Type: RESPONSE
Date : 5/20/2011
Action: Soil and Water Investigation Workplan - Addendum

Action Type: RESPONSE
Date : 4/22/2011
Action: Soil and Water Investigation Workplan - Addendum - Regulator Responded

Action Type: ENFORCEMENT
Date : 4/22/2011
Action: Staff Letter - #20110422

Action Type: ENFORCEMENT
Date : 4/14/2011
Action: Staff Letter - #20110414

Action Type: ENFORCEMENT
Date : 12/29/2010
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Action Type: RESPONSE
Date : 7/17/2009
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date : 7/6/2009
Action: Staff Letter - #20090706

Action Type: ENFORCEMENT
Date : 4/29/2009
Action: Staff Letter - #20090429

Action Type: RESPONSE
Date : 9/18/2008
Action: Soil and Water Investigation Workplan - Addendum

Action Type: ENFORCEMENT
Date : 7/1/2008
Action: Staff Letter - #20080701

Action Type: RESPONSE
Date : 11/26/2007
Action: Soil and Water Investigation Workplan

Action Type: ENFORCEMENT
Date : 8/1/2007
Action: Staff Letter - #20070801

Action Type: REMEDIATION
Date : 7/21/1989
Action: Excavation

Action Type: ENFORCEMENT
Date : 7/20/1989
Action: Notice of Responsibility - #1

Action Type: Other
Date : 1/5/1988
Action: Leak Reported

Action Type: Other
Date : 1/5/1988
Action: Leak Discovery

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
City: SAN MATEO
Organization Name: SAN MATEO COUNTY LOP
Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Email: jmadden@smcgov.org
Phone No: 6503995959

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
City: OAKLAND
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Address: 1515 CLAY ST SUITE 1400
Email:
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 10/23/2012

Status: Open - Verification Monitoring
Status Date: 6/21/2012

Status: Open - Site Assessment
Status Date: 8/4/1989

Status: Open - Remediation
Status Date: 7/21/1989

Status: Open - Site Assessment
Status Date: 1/5/1988

Status: Open - Case Begin Date
Status Date: 1/5/1988

LUST Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Site Facility Name: AAMCO TRANSMISSION
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
Potential COC: GASOLINE, POLYCHLORINATED BIPHENYLS (PCBS)
Facility Type:
Composting Method:
Address: 7360 MISSION STREET
City: DALY CITY
Zip: 94015
County: SAN MATEO

CUF Priority Assig: B **CUF Claim:** 1326
CUF Amount Paid: $524,104
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608100003
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 10/23/2012
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608100003&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: San Mateo - San Francisco Coastal (202.10)
Post Closure Site Management: NOTIFY PRIOR TO CHANGE IN LAND USE
NOTIFY PRIOR TO DEVELOPMENT
NOTIFY PRIOR TO SUBSURFACE WORK
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 220015
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 41-0002
CASEWORKER: Regional Water Board
Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Site History:

Extracted from Gribi Associates' November 16, 2007 SITE CONCEPTUAL MODEL AND WORKPLAN TO CONDUCT SOIL BORING INVESTIGATION, San Mateo County does not take responsibility for the accuracy of the statements made or any professional interpretations made in the referenced report.

The Site is located on the west side of Mission Street, approximately halfway between Vale Street to the north and west Market Street to the south, in Daly City, California. The site is located in a mixed-use commercial and residential area of Daly City, with commercial/industrial land use generally along Mission Street, and residential land use further away from Mission Street. The Site consists of a nominally rectangular land parcel currently occupied by a nominally rectangular building measuring approximately 75 feet by 125 feet located on the east side of the parcel. The Site building is currently occupied by Golden Auto Muffler & Brake, Inc.
The remaining western portion of the Site is an undeveloped yard area and is situated approximately eight feet lower in elevation than the site building on the east side of the Site.

In preparing this summary, Gribi Associates reviewed documents from SMCHD files and from the client. Note that, due to their distant history, some of the site investigative records were only partially, or were not, available for review. Thus, the following summary is, in some cases, based on second-hand summaries provided in more current reports. SMCHD files for the Site indicate that the SMCHD was notified in December 1986 by a prospective purchaser of the Site (Travis Pendergrass) of the presence of an underground redwood structure in the Site yard measuring approximately 10 feet by 12 feet by 8 feet. This UST, which was located in the northeast corner of the Site yard area on the west half of the Site, was subsequently pumped, resulting in the removal of approximately 750 gallons of waste oil. The wooden UST was apparently domolished in mid-December 1986, and soil was excavated down to about 14 feet in depth. Soil samples collected at approximately 13 feet in depth apparently showed elevated concentrations of primarily semi-volatile hydrocarbons (diesel/Stoddard solvent). Approximately 38 55-gallon drums were filled with hydrocarbonimpacted soil, oil sludge, and wood from the removal activities.

On July 9, 1987, two soil borings, Boring 1 and Boring 2, were drilled by Cooper Engineering, with Boring 1 located in the former UST overexcavation cavity and Boring 2 located immediately west of the overexcavation cavity. Soil samples from former UST excavation Boring 1 showed elevated levels of motor oil range hydrocarbons down to approximately 15 feet in depth, and no detectable concentrations of TPH-MO and TPH-G at 20 feet in depth. In May 1988, L & W Environmental drilled and sampled six soil borings, "1" through "6", at the site, including one boring, "1", on the north side of the former UST excavation cavity, one boring, "5", near the south edge of the former excavation cavity, and four borings, "2", "3", "4", and "6", on the west, southwest, and south sides of the former excavation cavity.

Elevated TPH concentrations (20,000-35,000 milligrams per kilogram) with detectable concentrations of halogenated volatile organic hydrocarbons (HVOCs) and polychlorinated biphenyls (PCBs) were encountered soil samples in excavation borings "1" and "5" and in west boring "6" down to approximately 15 feet in depth.
In March 1989, Uriah, Inc. drilled and sampled one soil boring, AB-1, approximately 50 feet west-southwest from the former UST excavation cavity and two soil borings, A-EB-1 and B-EB-1, immediately north of the former UST excavation cavity, on the adjacent northeast property. A Uriah, Inc. report dated May 26, 1989 apparently includes no lab data or boring log for the onsite boring, AB-1, but states that "data acquired during the course of this boring indicated no evidence of contamination". The closest of the offsite borings, A-EB-1 located about five feet north of the former UST overexcavation cavity, showed elevated concentrations of TPH-G, some BTEX constituents, Total Oil and Grease (TOG), and PCBs in soil samples at nine feet and 14 feet in depth, but no significant impacts at 19 feet in depth. The more distant offsite boring, BEB-1 located approximately 15 feet north from the former UST excavation cavity, showed no significant hydrocarbon impacts in a soil sample collected at 19 feet in depth. Note that the boring log for this boring indicates no hydrocarbon staining and odors in soils in the boring, and the only sample analyzed from this boring was at 19 feet in depth.

In July and August 1989, L & W Environmental conducted soil removal in the former UST source area. Soil removal was conducted by augering 34 discrete overlapping 4.5-foot diameter auger borings. These remediation activities were reported in Report of Contamination Remediation. The typical boring depth was approximately 35 feet below surface grade, with the depths ranging from approximately 22.5 feet to 59 feet below surface grade. The borings were backfilled with lean (1.5 sack) cement-sand slurry. Approximately 1,320 tons of augered soil was disposed of at Chem Waste Management Class I landfill in Kettlemen City, California. Soil samples from the 34 borings indicated that the removed soil was heavily hydrocarbon-impacted. Soil

samples collected at the bottom of each of the 34 borings showed essentially nondetectable or near-nondetectable hydrocarbon concentrations except in a single boring (SB-1), which showed concentrations of several hydrocarbon constituents, including 21,430 mg/kg of TOG, 1,080 mg/kg of TPH-G, 565 mg/kg of TPH-D, 0.16 of benzene, 1.2 mg/kg of tetrachloroethene (PCE), and 0.13 of trichloroethene (TCE). The bottom sample for SB-1 was collected at about 22.5 feet in depth, and photographs included in the Hageman-Aguiar, Inc. report indicate that SB-1 may have been located in the approximate middle of the former UST overexcavation area.

In November 1995, Eichleay Engineers, Inc. drilled and sampled five soil borings at the site. The borings included three vertical borings, SB-1, SB-2, and SB-3, and two angle borings, AB-1 and AB-2, beneath the site building. Boring SB-1, located in the middle of the former overexcavation cavity, was drilled to about 50 feet in depth. Borings SB-2 and SB-3, located on the respective south and west sides of the former UST cavity, were drilled to respective depths of approximately 20 feet and 37 feet below surface grade. Soil samples from the five borings were nondetect for all hydrocarbon analytes except a single detection: 0.0098 mg/kg of chlorobenzene in SB-3 at 15 feet in depth.

LUST Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 10/23/2012

Status: Open - Verification Monitoring
Date : 6/21/2012

Status: Open - Site Assessment
Date : 8/4/1989

Status: Open - Remediation
Date : 7/21/1989

Status: Open - Case Begin Date
Date : 1/5/1988

Status: Open - Site Assessment
Date : 1/5/1988

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Feb 24, 2020)

Action Type: EXCAVATION
Begin Date: 7/21/1989
Phase: Soil
End Date: 8/4/1989
Contaminant Mass Removed: 300 Tons
Description: Soil removed by boring out 34 roughly 4.5-foot diameter by 35-foot deep auger holes (almost 200 cubic yards of contaminated soil).

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Other Regulatory Actions
Action Date: 9/25/2012
Received Issue Date: 9/25/2012
Action: Closure/No Further Action Letter - #20120925
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6140774&temptable=ENFORCEMENT
Title Description Comments:

Closure - No Further Action

Action Type: Other Regulatory Actions
Action Date: 9/25/2012
Received Issue Date: 9/25/2012
Action: LOP Case Closure Summary to RB - #20120925
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6138906&temptable=ENFORCEMENT
Title Description Comments:

Case Closure Summary

Action Type: Other Regulatory Actions
Action Date: 8/20/2012

Received Issue Date: 8/20/2012
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6394624&temptable=ENFORCEMENT
Title Description Comments:

USTCF 5-yr Review -3rd update

Action Type: Notices
Action Date: 7/24/2012
Received Issue Date: 7/24/2012
Action: Notification - Public Notice of Case Closure - #20120724
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6131047&temptable=ENFORCEMENT
Title Description Comments:

Notice of case closure consideration

Action Type: Other Regulatory Actions
Action Date: 6/21/2012
Received Issue Date: 6/21/2012
Action: Staff Letter - #20120621
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6125964&temptable=ENFORCEMENT
Title Description Comments:

Data upload to GeoTracker

Action Type: Enforcement/Orders
Action Date: 5/1/2012
Received Issue Date: 5/1/2012
Action: Notice of Violation - #20120501
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6120493&temptable=ENFORCEMENT
Title Description Comments:

Notice of Violation - failure to submit report of findings

Action Type: Other Regulatory Actions
Action Date: 12/16/2011
Received Issue Date: 12/16/2011
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6393505&temptable=ENFORCEMENT
Title Description Comments:

1st 5- year Review

Action Type: Response Requested - Reports
Action Date: 10/30/2011
Received Issue Date: 5/2/2012
Action: Soil and Water Investigation Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100003&doc_id=5719457
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 8/9/2011
Received Issue Date: 8/9/2011
Action: Staff Letter - #20110809
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6095353&temptable=ENFORCEMENT
Title Description Comments:

Report of Findings

Action Type: Response Requested - Workplans
Action Date: 5/20/2011
Received Issue Date: 7/6/2011
Action: Soil and Water Investigation Workplan - Addendum
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100003&doc_id=5711301
Title Description Comments:

Workplan addendum

Action Type: Other Regulatory Actions
Action Date: 4/22/2011
Received Issue Date: 4/22/2011
Action: Staff Letter - #20110422
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6084398&temptable=ENFORCEMENT
Title Description Comments:

Workplan addendum

Action Type: Response Requested - Workplans
Action Date: 4/22/2011
Received Issue Date: 4/15/2011
Action: Soil and Water Investigation Workplan - Addendum - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100003&doc_id=5710680
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 4/14/2011
Received Issue Date: 4/14/2011
Action: Staff Letter - #20110414
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6083694&temptable=ENFORCEMENT
Title Description Comments:

Workplan Addendum

Action Type: Other Regulatory Actions
Action Date: 12/29/2010
Received Issue Date: 12/29/2010
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6391522&temptable=ENFORCEMENT
Title Description Comments:

USTCF 5-yr Review -second annual

Action Type: Other Regulatory Actions
Action Date: 7/6/2009
Received Issue Date: 7/6/2009
Action: Staff Letter - #20090706
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6019389&temptable=ENFORCEMENT
Title Description Comments:

Resolution 2009-042 Ground Water Monitoring Review

Action Type: Other Regulatory Actions
Action Date: 4/29/2009
Received Issue Date: 4/29/2009
Action: Staff Letter - #20090429
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6011739&temptable=ENFORCEMENT
Title Description Comments:

Site Investigation Report

Action Type: Response Requested - Workplans
Action Date: 9/18/2008
Received Issue Date: 9/18/2008
Action: Soil and Water Investigation Workplan - Addendum
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100003&doc_id=5615558
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 7/1/2008
Received Issue Date: 7/1/2008
Action: Staff Letter - #20080701
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=5955651&temptable=ENFORCEMENT
Title Description Comments:

Addendum to WP request

Action Type: Other Regulatory Actions
Action Date: 8/1/2007
Received Issue Date: 8/1/2007
Action: Staff Letter - #20070801
Doc Link:
Title Description Comments:

Off-site characterization wp

Action Type: Notices
Action Date: 7/20/1989
Received Issue Date: 7/20/1989
Action: Notice of Responsibility - #1
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/17/2009
Received Issue Date:
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Investigation Report

Action Type: Response Requested - Workplans
Action Date: 11/26/2007
Received Issue Date:
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Soil and Water Investigation Workplan - Off-site characterization wp

Action Type: Cleanup Action
Action Date: 7/21/1989
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

Soil removed by boring out 34 roughly 4.5-foot diameter by 35-foot deep auger holes (almost 200 cubic yards of contaminated soil).

Action Type: Leak Action

Action Date: 1/5/1988
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 1/5/1988
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Site Maps (as of Feb 24, 2020)

Title: LOG OF SOIL BORING_GA-2 (GA-2)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9597837090/T0608100003.PDF
Size : 55 KB
Submitted By: JAMES E. GRIBI (AUTH_RP)
Submitted: 5/3/2012

Title: LOG OF SOIL BORING_GA-1 (GA-1)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5685041308/T0608100003.PDF
Size : 57 KB
Submitted By: JAMES E. GRIBI (AUTH_RP)
Submitted: 5/3/2012

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/9605086565/T0608100003.PDF
Size : 193 KB
Submitted By: JAMES E. GRIBI (AUTH_RP)
Submitted: 5/3/2012

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8488738834/T0608100003.pdf
Size : 77 KB
Submitted By: JAMES E. GRIBI (AUTH_RP)
Submitted: 12/12/2007

LUST Sites from GeoTracker Search - Documents (as of Feb 24, 2020)

Document Type: Site Documents **Size :**
Document Date: 9/25/2012 **Submitted By:** (REGULATOR)
Type: LOP CASE CLOSURE SUMMARY TO RB **Submitted:**
Title: CASE CLOSURE SUMMARY
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6138906

Document Type: Site Documents **Size :**
Document Date: 9/25/2012 **Submitted By:** (REGULATOR)
Type: CLOSURE/NO FURTHER ACTION LETTER **Submitted:**
Title: CLOSURE - NO FURTHER ACTION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6140774

Document Type: Site Documents **Size :**
Document Date: 8/20/2012 **Submitted By:** WALTER BAHM (REGULATOR)
Type: CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR) **Submitted:**
Title: USTCF 5-YR REVIEW -3RD UPDATE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6394624

Document Type: Site Documents **Size :**
Document Date: 7/24/2012 **Submitted By:** (REGULATOR)
Type: NOTIFICATION - PUBLIC NOTICE OF CASE CLOSURE **Submitted:**
Title: NOTICE OF CASE CLOSURE CONSIDERATION

Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6131047

Document Type: Site Documents **Size :**
Document Date: 6/21/2012 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: DATA UPLOAD TO GEOTRACKER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6125964

Document Type: Site Documents **Size :** 1,730 KB
Document Date: 5/2/2012 **Submitted By:** JAMES E. GRIBI (AUTH_RP)
Type: SOIL AND WATER INVESTIGATION REPORT **Submitted:**
Title: SOIL BORING INVESTIGATION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7795912981/T0608100003.PDF

Document Type: Site Documents **Size :**
Document Date: 5/1/2012 **Submitted By:** (REGULATOR)
Type: NOTICE OF VIOLATION **Submitted:**
Title: NOTICE OF VIOLATION - FAILURE TO SUBMIT REPORT OF FINDINGS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6120493

Document Type: Site Documents **Size :**
Document Date: 12/16/2011 **Submitted By:** (REGULATOR)
Type: CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR) **Submitted:**
Title: 1ST 5- YEAR REVIEW
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6393505

Document Type: Site Documents **Size :**
Document Date: 8/9/2011 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: REPORT OF FINDINGS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6095353

Document Type: Site Documents **Size :** 163 KB
Document Date: 7/6/2011 **Submitted By:** JAMES E. GRIBI (AUTH_RP)
Type: OTHER WORKPLAN **Submitted:**
Title: WORKPLAN ADDENDUM 07-06-2011
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6604445695/T0608100003.PDF

Document Type: Site Documents **Size :**
Document Date: 4/22/2011 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: WORKPLAN ADDENDUM
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6084398

Document Type: Site Documents **Size :** 140 KB
Document Date: 4/15/2011 **Submitted By:** JAMES E. GRIBI (AUTH_RP)
Type: OTHER WORKPLAN **Submitted:**
Title: WORKPLAN ADDENDUM IDENTIFYING FIRST-PHASE DATA POINTS
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7592116594/T0608100003.PDF

Document Type: Site Documents **Size :**
Document Date: 4/15/2011 **Submitted By:** (REGULATOR)
Type: SOIL AND WATER INVESTIGATION WORKPLAN - ADDENDUM **Submitted:**
Title: UNKNOWN - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&document_id=5710680

Document Type: Site Documents **Size :**
Document Date: 4/14/2011 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: WORKPLAN ADDENDUM
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6083694

Document Type: Site Documents **Size :**
Document Date: 12/29/2010 **Submitted By:** WALTER BAHM (REGULATOR)
Type: CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR) **Submitted:**

Title: USTCF 5-YR REVIEW -SECOND ANNUAL
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6391522

Document Type: Site Documents **Size :**
Document Date: 7/6/2009 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: RESOLUTION 2009-042 GROUND WATER MONITORING REVIEW
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6019389

Document Type: Site Documents **Size :**
Document Date: 4/29/2009 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: SITE INVESTIGATION REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=6011739

Document Type: Site Documents **Size :** 1,534 KB
Document Date: 9/18/2008 **Submitted By:** JAMES E. GRIBI (AUTH_RP)
Type: SOIL AND WATER INVESTIGATION WORKPLAN - ADDENDUM **Submitted:**
Title: LIN DALY CITY WP ADDENDUM FINAL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3671020984/T0608100003.PDF

Document Type: Site Documents **Size :**
Document Date: 7/1/2008 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: ADDENDUM TO WP REQUEST
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100003&enforcement_id=5955651

Document Type: Site Documents **Size :** 1,558 KB
Document Date: 12/12/2007 **Submitted By:** JAMES E. GRIBI (AUTH_RP)
Type: WORKPLANS - INVESTIGATION WP **Submitted:**
Title: LIN DALY CITY WP FINAL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1181242227/T0608100003.PDF

41	4 of 4	WSW	0.21 / 1,134.44	207.87 / -3	GOLDEN AUTO SVC 7360 MISSION ST DALY CITY CA 94014-0000	RCRA NON GEN

EPA Handler ID: CAL000078787
Gen Status Universe: No Report
Contact Name: JOE LIN
Contact Address: 7360 MISSION ST , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext: 650-992-6766
Contact Email: D1703@YAHOO.COM
Contact Country:
County Name: SAN MATEO
EPA Region: 09
Land Type:
Receive Date: 19921016

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No

Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19921016
Handler Name: GOLDEN AUTO SVC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: FRANK LIN
Date Became Current:
Date Ended Current:
Phone: 650-992-6766
Source Type: Implementer
Street No:
Street 1: 7360 MISSION ST
Street 2:
City: DALY CITY
State: CA
Country:
Zip Code: 94014-2666

Owner/Operator Ind: Current Operator
Type: Other
Name: JOE LIN
Date Became Current:
Date Ended Current:
Phone: 650-992-6766
Source Type: Implementer
Street No:
Street 1: 7360 MISSION ST
Street 2:
City: DALY CITY
State: CA
Country:
Zip Code: 94014

42	1 of 1	SSE	0.22 / 1,137.00	199.86 / -11	IMR CONTRACTORS 1106 HILLSIDE COLMA CA 94014	SANMATEO CUPA

Facility ID: FA0029522

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

Program Category: STORMWATER
Billing Status: Inactive, non-billable
Program Element: STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS

43	1 of 1	NW	0.22 / 1,159.05	246.68 / 36	Jack in the Box #0422 7217 Mission DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0000628

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Active, billable
Program Element: STORES HAZ MAT <1,199GAL,9,999LB,4,799CF

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
44	1 of 1	SSE	0.23 / 1,209.99	210.44 / 0	WONGS CAFE 1111 HILLSIDE COLMA CA 94014	SANMATEO CUPA

Facility ID: FA0003167

Detail(s)

Program Category: STORMWATER
Billing Status: Inactive, non-billable
Program Element: STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS

45	1 of 2	NNW	0.23 / 1,216.56	286.53 / 76	FRANCIS NG 61 EAST MOLTKE STREET DALY CITY CA 94014	RCRA TSD

EPA Handler ID: CAC003013954
Gen Status Universe: No Report
Contact Name: FRANCIS NG
Contact Address: 61 EAST MOLTKE STREET , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext: 650-888-9669
Contact Email: ALEJANDRAMALDONADO@ALLIANCE-ENVIRO.COM
Contact Country:
Land Type:
County Name: SAN MATEO
EPA Region: 09
Receive Date: 20190507

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190507
Handler Name: FRANCIS NG
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	61 EAST MOLTKE STREET
Name:	FRANCIS NG	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-888-9669	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	61 EAST MOLTKE STREET
Name:	FRANCIS NG	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-888-9669	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

45	2 of 2	NNW	0.23 / 1,216.56	286.53 / 76	FRANCIS NG 61 EAST MOLTKE STREET DALY CITY CA 94014	RCRA NON GEN

EPA Handler ID:	CAC003013954
Gen Status Universe:	No Report
Contact Name:	FRANCIS NG
Contact Address:	61 EAST MOLTKE STREET , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext:	650-888-9669
Contact Email:	ALEJANDRAMALDONADO@ALLIANCE-ENVIRO.COM
Contact Country:	
County Name:	SAN MATEO
EPA Region:	09
Land Type:	
Receive Date:	20190507

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190507
Handler Name:	FRANCIS NG
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	61 EAST MOLTKE STREET
Name:	FRANCIS NG	***Street 2:***	
Date Became Current:		***City:***	DALY CITY
Date Ended Current:		***State:***	CA
Phone:	650-888-9669	***Country:***	
Source Type:	Implementer	***Zip Code:***	94014

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	61 EAST MOLTKE STREET
Name:	FRANCIS NG	***Street 2:***	
Date Became Current:		***City:***	DALY CITY
Date Ended Current:		***State:***	CA
Phone:	650-888-9669	***Country:***	
Source Type:	Implementer	***Zip Code:***	94014

46	*1 of 1*	*SW*	*0.23 / 1,220.26*	*157.04 / -54*	***JIM COOPER*** ***278 1ST AVE*** ***DALY CITY CA 94014-2942***	***RCRA NON GEN***

EPA Handler ID:	CAC003045337
Gen Status Universe:	No Report
Contact Name:	JIM COOPER
Contact Address:	278 1ST AVE , , DALY CITY , CA, 94014-2942 ,
Contact Phone No and Ext:	650-515-1501
Contact Email:	LIZDUENAS@ALLIANCE-ENVIRO.COM
Contact Country:	
County Name:	SAN MATEO
EPA Region:	09
Land Type:	
Receive Date:	20191202

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20191202
Handler Name:	JIM COOPER
Source Type:	Implementer
Federal Waste Generator Code:	N

Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	278 1ST AVE
Name:	JIM COOPER	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-515-1501	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014-2942

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	278 1ST AVE
Name:	JIM COOPER	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-515-1501	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014-2942

47	1 of 5	NW	0.23 / 1,224.43	246.55 / 36	DALY CITY SERVICE 7200 MISSION DALY CITY CA	SANMATEO LOP

Alias ID: 220026
Record ID: RO0000562
Case Type: S- Soil only affected
Funding Over: LUSTLOPF

LUST Status

Status: 9- Case Closed

47	2 of 5	NW	0.23 / 1,224.43	246.55 / 36	DALY CITY SERVICE 7200 MISSION DALY CITY CA 94015	LUST

Global ID:	T0608100180	**County:**	SAN MATEO
Status:	COMPLETED - CASE CLOSED	**Latitude:**	37.6936916
Status Date:	4/19/1996	**Longitude:**	-122.4650801
Case Type:	LUST CLEANUP SITE		

Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	41-0189	**Potential COC:**	Gasoline
Local Case No:	220026	**How Discovered:**	Other Means
Begin Date:	4/2/1991	**Stop Method:**	Other Means
Lead Agency:	SAN MATEO COUNTY LOP	**Stop Description:**	
Local Agency:	SAN MATEO COUNTY LOP	**Case Worker:**	JM
CUF Case:	YES	**File Location:**	Local Agency

Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: San Mateo - San Francisco Coastal (202.10)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:

Regulatory Activity

Action Type: REMEDIATION

Date : 1/19/1995
Action: Excavation

Action Type: REMEDIATION
Date : 1/19/1995
Action: Other (Use Description Field)

Action Type: ENFORCEMENT
Date : 10/13/1992
Action: Notice of Responsibility - #1

Action Type: Other
Date : 4/18/1991
Action: Leak Discovery

Action Type: Other
Date : 4/2/1991
Action: Leak Reported

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
City: SAN MATEO
Organization Name: SAN MATEO COUNTY LOP
Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Email: jmadden@smcgov.org
Phone No: 6503995959

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
City: OAKLAND
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Address: 1515 CLAY ST SUITE 1400
Email:
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 4/19/1996

Status: Open - Case Begin Date
Status Date: 4/2/1991

LUST Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Site Facility Name: DALY CITY SERVICE
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig: B
CUF Amount Paid: $563,346
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 7200 MISSION
City: DALY CITY
Zip: 94015
County: SAN MATEO
CUF Claim: 1659
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608100180
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 4/19/1996
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608100180&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: San Mateo - San Francisco Coastal (202.10)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 220026
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 41-0189
CASEWORKER: Regional Water Board

Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 4/19/1996

Status: Open - Case Begin Date
Date : 4/2/1991

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Feb 24, 2020)

Action Type: EXCAVATION
Phase:
Contaminant Mass Removed:
Description:
Begin Date: 1/19/1995
End Date: 1/1/1965

Action Type: OTHER (USE DESCRIPTION FIELD)
Phase:
Contaminant Mass Removed:
Description:
Begin Date: 1/19/1995
End Date: 1/1/1965

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Notices
Action Date: 10/13/1992
Received Issue Date: 10/13/1992
Action: Notice of Responsibility - #1
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 1/19/1995
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 1/19/1995
Received Issue Date:
Action: Other (Use Description Field)
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 4/18/1991
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 4/2/1991
Received Issue Date:
Action: Leak Reported

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Doc Link:
Title Description Comments:

47	3 of 5	NW	0.23 / 1,224.43	246.55 / 36	DALY CITY SERVICE 7200 MISSION ST. DALY CITY CA 94014	HHSS

County: San Mateo
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002be0a.pdf

47	4 of 5	NW	0.23 / 1,224.43	246.55 / 36	DALY CITY SERVICE 7200 MISSION DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0010605

Detail(s)

Program Category: UNDERGROUND TANK PROGRAM
Billing Status: Inactive, non-billable
Program Element: UNDERGROUND TANK - GENERAL

47	5 of 5	NW	0.23 / 1,224.43	246.55 / 36	DALY CITY SERVICE 7200 MISSION ST. DALY CITY CA	HIST TANK

Owner Name: DENNIS B. CRANE INC.
Owner Street: 7200 MISSION ST.
Owner City: DALY CITY
Owner State: CA
Owner Zip: 94014
No of Containers: 4
County: SAN MATEO
Facility State: CA
Facility Zip: 94014

48	1 of 3	SSE	0.23 / 1,232.98	203.04 / -8	Das Auto Service 1118 Hillside Colma CA 94014	DELISTED COUNTY

Original Source Facility ID: FA0058094
Original Source Name: San Mateo County - CUPA Facilities List
Record Date: 07-JAN-2019

48	2 of 3	SSE	0.23 / 1,232.98	203.04 / -8	HILLSIDE AUTOHAUS 1118 HILLSIDE COLMA CA 94014	SANMATEO CUPA

Facility ID: FA0049205

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

Program Category: STORMWATER
Billing Status: Inactive, non-billable
Program Element: STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Program Element:		GENERATES & RECYCLES WASTE OIL/SOLVENT				
48	3 of 3	SSE	0.23 / 1,232.98	203.04 / -8	HILLSIDE EUROPEAN & ASIAN AUTO SVC 1118 HILLSIDE COLMA CA 94014	SANMATEO CUPA

Facility ID: FA0047194

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

Program Category: STORMWATER
Billing Status: Inactive, non-billable
Program Element: STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

49	1 of 1	NW	0.24 / 1,243.16	251.07 / 40	Van Norman Inc #240 DBA KFC 7199 Mission DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0000627

Detail(s)

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Active, billable
Program Element: STORES MV FUELS OR WASTE ONLY

50	1 of 2	NW	0.24 / 1,247.94	248.90 / 38	MIDAS MUFFLER SHOP 7198 MISSION ST DALY CITY CA 94014	DELISTED HAZ

Siteid: 381919
Latitude: 37.693722
Longitude: -122.465320
Original Source: CHAZ
Record Date: 30-MAY-2017

50	2 of 2	NW	0.24 / 1,247.94	248.90 / 38	MIDAS DALY CITY 7198 MISSION ST DALY CITY CA 94014	RCRA NON GEN

EPA Handler ID: CAL000397409
Gen Status Universe: No Report
Contact Name: MILTON G ORELLANA
Contact Address: 7198 MISSION ST , , DALY CITY , CA, 94014-0000 ,
Contact Phone No and Ext: 650-994-5350
Contact Email: JOYCE@MBEMIDAS.COM
Contact Country:
County Name: SAN MATEO
EPA Region: 09
Land Type:
Receive Date: 20140605

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20140605
Handler Name:	MIDAS DALY CITY
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	7198 MISSION ST
Name:	MBE GROUP LLC	***Street 2:***	
Date Became Current:		***City:***	DALY CITY
Date Ended Current:		***State:***	CA
Phone:	650-994-5350	***Country:***	
Source Type:	Implementer	***Zip Code:***	94014
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	7198 MISSION ST
Name:	MILTON G ORELLANA	***Street 2:***	
Date Became Current:		***City:***	DALY CITY
Date Ended Current:		***State:***	CA
Phone:	650-994-5350	***Country:***	
Source Type:	Implementer	***Zip Code:***	94014-0000

51	*1 of 2*	*NW*	*0.24 / 1,249.63*	*248.90 / 38*	***MIDAS DALY CITY 7198 MISSION DALY CITY CA 94014***	***SANMATEO CUPA***

Facility ID: FA0056704

Detail(s)

Program Category:	BUSINESS PLAN PROGRAM
Billing Status:	Active, billable
Program Element:	STORES HAZ MAT <219GAL,1,999LB, 879CF
Program Category:	HAZARDOUS WASTE PROGRAM

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Billing Status: Active, billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

51	2 of 2	NW	0.24 / 1,249.63	248.90 / 38	MIDAS 7198 MISSION DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0017200

Detail(s)

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <1,199GAL,9,999LB,4,799CF

52	1 of 1	E	0.24 / 1,260.67	198.90 / -12	AT&T MOBILITY 888 E MARKET ST DALY CITY CA 94014	RCRA NON GEN

EPA Handler ID: CAL000432059
Gen Status Universe: No Report
Contact Name: NATALIE SHEPARD
Contact Address: 1 AT&T WAY ROOM 1A111C , , BEDMINSTER , NJ, 07921 ,
Contact Phone No and Ext: 925-277-6039
Contact Email: NS3624@ATT.COM
Contact Country:
County Name: SAN MATEO
EPA Region: 09
Land Type:
Receive Date: 20171114

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20171114
Handler Name: AT&T MOBILITY

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	1 AT&T WAY ROOM 1A111C
Name:	AT&T MOBILITY	**Street 2:**	
Date Became Current:		**City:**	BEDMINSTER
Date Ended Current:		**State:**	NJ
Phone:	925-277-6039	**Country:**	
Source Type:	Implementer	**Zip Code:**	07921

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	1 AT&T WAY ROOM 1A111C
Name:	NATALIE SHEPARD	**Street 2:**	
Date Became Current:		**City:**	BEDMINSTER
Date Ended Current:		**State:**	NJ
Phone:	925-277-6039	**Country:**	
Source Type:	Implementer	**Zip Code:**	07921

53	*1 of 1*	*SW*	*0.24 / 1,261.72*	*198.72 / -12*	*GOLDEN WEST CONCRETE CO INC 45 COUNTY DALY CITY CA 94014*	*SANMATEO CUPA*

Facility ID: FA0017140

Detail(s)

Program Category: UNDERGROUND TANK PROGRAM
Billing Status: Inactive, non-billable
Program Element: UNDERGROUND TANK - GENERAL

54	*1 of 2*	*SSE*	*0.24 / 1,287.90*	*205.98 / -5*	*INTERSTATE ELECTRO MECHANICAL 1118 HILLSIDE DALY CITY CA 94014*	*SANMATEO CUPA*

Facility ID: FA0005694

Detail(s)

Program Category: HAZARDOUS WASTE PROGRAM
Billing Status: Inactive, non-billable
Program Element: GENERATES & RECYCLES WASTE OIL/SOLVENT

Program Category: BUSINESS PLAN PROGRAM
Billing Status: Inactive, non-billable
Program Element: STORES HAZ MAT <219GAL,1,999LB, 879CF

Program Category: STORMWATER
Billing Status: Inactive, non-billable
Program Element: STORMWATER ANNUAL FEE - INSP FREQ EVERY 2 YRS

54	*2 of 2*	*SSE*	*0.24 / 1,287.90*	*205.98 / -5*	*DAS AUTO SERVICE 1118 HILLSIDE BLVD DALY CITY CA 94014*	*RCRA NON GEN*

EPA Handler ID: CAL000405840
Gen Status Universe: No Report
Contact Name: QUAN HU

Contact Address:	1118 HILLSIDE BLVD , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext:	415-828-2180
Contact Email:	TEAMVW221@GMAIL.COM
Contact Country:	
County Name:	SAN MATEO
EPA Region:	09
Land Type:	
Receive Date:	20150407

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20150407
Handler Name:	DAS AUTO SERVICE
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	225 CARMELO LN
Name:	QUAN HU	**Street 2:**	
Date Became Current:		**City:**	SOUTH SAN FRANCISCO
Date Ended Current:		**State:**	CA
Phone:	415-828-2180	**Country:**	
Source Type:	Implementer	**Zip Code:**	94080-2204
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	1118 HILLSIDE BLVD
Name:	QUAN HU	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	415-828-2180	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

55	1 of 1	SE	0.25 / 1,294.29	222.84 / 12	**MARILYN ABEDIN** **560 LISBON STREET UNIT 3** **DALY CITY CA 94014**	**RCRA NON GEN**

EPA Handler ID:	CAC002980477
Gen Status Universe:	No Report
Contact Name:	MARILYN ABEDIN
Contact Address:	341 NORTH FERNDALE AVENUE , , MILL VALLEY , CA, 94941 ,
Contact Phone No and Ext:	408-309-9199
Contact Email:	NICOLE@ENV-REM.COM
Contact Country:	
County Name:	SAN MATEO
EPA Region:	09
Land Type:	
Receive Date:	20180914

Violation/Evaluation Summary

Note:	NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20180914
Handler Name:	MARILYN ABEDIN
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	341 NORTH FERNDALE AVENUE
Name:	MARILYN ABEDIN	***Street 2:***	
Date Became Current:		***City:***	MILL VALLEY
Date Ended Current:		***State:***	CA
Phone:	408-309-9199	***Country:***	
Source Type:	Implementer	***Zip Code:***	94941

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	341 NORTH FERNDALE AVENUE
Name:	MARILYN ABEDIN	***Street 2:***	
Date Became Current:		***City:***	MILL VALLEY
Date Ended Current:		***State:***	CA
Phone:	408-309-9199	***Country:***	
Source Type:	Implementer	***Zip Code:***	94941

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
56	1 of 2	NW	0.25 / 1,307.36	255.45 / 45	ACTION CONSTRUCTION & GLASS 7119 MISSION DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0009230

Detail(s)

Program Category: UNDERGROUND TANK PROGRAM
Billing Status: Inactive, non-billable
Program Element: UNDERGROUND TANK - GENERAL

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
56	2 of 2	NW	0.25 / 1,307.36	255.45 / 45	TOLOSA SISON PROFESSIONAL DENTAL CORP 7119 MISSION DALY CITY CA 94014	SANMATEO CUPA

Facility ID: FA0051710

Detail(s)

Program Category: MEDICAL WASTE
Billing Status: Inactive, non-billable
Program Element: TIER 1 SQG REGISTRATION

Program Category: MEDICAL WASTE
Billing Status: Temporarily inactive, non-billable
Program Element: TIER 1 SQG REGISTRATION

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
57	1 of 1	E	0.25 / 1,310.30	201.11 / -10	NEW CINGULAR WIRELESS PCS LLC DBA AT&T MOBILITY 928 EAST MARKET ST DALY CITY CA 94014	EMISSIONS

2018 Criteria Data

Facility ID:	200410	**CERR Code:**	
Facility SIC Code:	4812	**TOGT:**	.000188192
CO:	41	**ROGT:**	.000165326672
Air Basin:	SF	**COT:**	.002724111
District:	BA	**NOXT:**	.003150403
COID:	SM	**SOXT:**	.000005708
DISN:	BAY AREA AQMD	**PMT:**	. 0001104587525150905432595573440643863177907
CHAPIS:		**PM10T:**	.000109796

2018 Toxic Data

Facility ID:	200410	**COID:**	SM
Facility SIC Code:	4812	**DISN:**	BAY AREA AQMD
CO:	41	**CHAPIS:**	
Air Basin:	SF	**CERR Code:**	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
58	1 of 1	SSE	0.25 / 1,310.99	217.42 / 7	FERETTI BUILDING 550 SYLVAN COLMA CA 94014	SANMATEO CUPA

Facility ID: FA0024883

Detail(s)

Program Category: UNDERGROUND TANK PROGRAM
Billing Status: Inactive, non-billable
Program Element: UNDERGROUND TANK - GENERAL

59	1 of 1	SE	0.25 / 1,318.29	222.48 / 12	RUBEN BASCO 565 SYLVAN STREET SAN FRANCISCO CA 94014	RCRA NON GEN

EPA Handler ID: CAC002987397
Gen Status Universe: No Report
Contact Name: RUBEN BASCO
Contact Address: 565 SYLVAN STREET , , SAN FRANCISCO , CA, 94014 ,
Contact Phone No and Ext: 650-392-5027
Contact Email: RBASCO2007@YAHOO.COM
Contact Country:
County Name: SAN FRANCISCO
EPA Region: 09
Land Type:
Receive Date: 20181031

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20181031
Handler Name: RUBEN BASCO
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	565 SYLVAN STREET
Name:	RUBEN BASCO	**Street 2:**	
Date Became Current:		**City:**	SAN FRANCISCO
Date Ended Current:		**State:**	CA
Phone:	650-392-5027	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	565 SYLVAN STREET
Name:	RUBEN BASCO	**Street 2:**	
Date Became Current:		**City:**	SAN FRANCISCO
Date Ended Current:		**State:**	CA
Phone:	650-392-5027	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

60	1 of 2	WSW	0.25 / 1,330.36	200.59 / -10	WESTLAKE PONTIAC 7400 MISSION DALY CITY CA	SANMATEO LOP

Alias ID:	220002
Record ID:	RO0000555
Case Type:	S- Soil only affected
Funding Over:	LUSTLOPF

LUST Status

Status: 9- Case Closed

60	2 of 2	WSW	0.25 / 1,330.36	200.59 / -10	WESTLAKE PONTIAC 7400 MISSION DALY CITY CA 94015	LUST

Global ID:	T0608100668	**County:**	SAN MATEO
Status:	COMPLETED - CASE CLOSED	**Latitude:**	37.689591
Status Date:	9/27/1991	**Longitude:**	-122.46666
Case Type:	LUST CLEANUP SITE		

Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	41-0702	**Potential COC:**	Gasoline
Local Case No:	220002	**How Discovered:**	Other Means
Begin Date:	5/21/1987	**Stop Method:**	Other Means
Lead Agency:	SAN MATEO COUNTY LOP	**Stop Description:**	
Local Agency:	SAN MATEO COUNTY LOP	**Case Worker:**	JM
CUF Case:	NO	**File Location:**	Local Agency

Potential Media of Concern:	Soil
How Discovered Description:	
Calwater Watershed Name:	South Bay - San Mateo Bayside (204.40)
DWR GW Subbasin Name:	Westside (2-035)
Disadvantaged Community:	
Site History:	

Regulatory Activity

Action Type:	Other
Date :	5/21/1987
Action:	Leak Discovery

Action Type:	Other
Date :	5/21/1987

Action: Leak Reported

Action Type: ENFORCEMENT
Date : 5/21/1987
Action: Notice of Responsibility - #1

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
City: OAKLAND
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Address: 1515 CLAY ST SUITE 1400
Email:
Phone No:

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
City: SAN MATEO
Organization Name: SAN MATEO COUNTY LOP
Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Email: jmadden@smcgov.org
Phone No: 6503995959

Status History

Status: Completed - Case Closed
Status Date: 9/27/1991

Status: Open - Case Begin Date
Status Date: 5/21/1987

LUST Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Site Facility Name: WESTLAKE PONTIAC
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 7400 MISSION
City: DALY CITY
Zip: 94015
County: SAN MATEO
CUF Claim:

File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608100668
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 9/27/1991
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608100668&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 220002
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 41-0702
CASEWORKER: Regional Water Board
Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 9/27/1991

Status: Open - Case Begin Date
Date : 5/21/1987

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Feb 24, 2020)

Action Type: EXCAVATION
Begin Date:
Phase:
End Date:
Contaminant Mass Removed:
Description:

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Notices
Action Date: 5/21/1987
Received Issue Date: 5/21/1987
Action: Notice of Responsibility - #1
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 5/21/1987
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 5/21/1987
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date:
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

61	1 of 1	E	0.26 / 1,381.95	205.04 / -6	PG&E: DALY CITY SUBSTATION E. MARKET & ORANGE STREETS DALY CITY CA 94014	DELISTED HAZ

Siteid: 57021
Latitude: 37.691747
Longitude: -122.457160
Original Source: CHAZ
Record Date: 09-JUL-2018

62	1 of 1	SSE	0.27 / 1,413.98	211.40 / 1	CAL AUTO BODY 1132 HILLSIDE COLMA CA 94014	DELISTED HAZ

Siteid: 14840
Latitude: 37.687469
Longitude: -122.460730
Original Source: CHAZ
Record Date: 30-MAY-2017

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
63	1 of 2	NW	0.28 / 1,495.13	264.96 / 54	B & B TRANSMISSION 7073 MISSION DALY CITY CA	SANMATEO LOP

Alias ID: 220023
Record ID: RO0000039
Case Type: O- Other Groundwater affected (uses other than drinking water)
Funding Over: LUSTLOPF

LUST Status

Status: 9- Case Closed

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
63	2 of 2	NW	0.28 / 1,495.13	264.96 / 54	B & B TRANSMISSION 7073 MISSION STREET DALY CITY CA 94015	LUST

Global ID: T0608100053
Status: COMPLETED - CASE CLOSED
Status Date: 2/27/1992
Case Type: LUST CLEANUP SITE
County: SAN MATEO
Latitude: 37.694791
Longitude: -122.464402
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 41-0055
Local Case No: 220023
Begin Date: 2/7/1990
Lead Agency: SAN MATEO COUNTY LOP
Local Agency: SAN MATEO COUNTY LOP
CUF Case: NO
Potential COC: Waste Oil / Motor / Hydraulic / Lubricating
How Discovered: Other Means
Stop Method: Other Means
Stop Description:
Case Worker: JM
File Location: Local Agency
Potential Media of Concern: Other Groundwater (uses other than drinking water)
How Discovered Description:
Calwater Watershed Name: San Mateo - San Francisco Coastal (202.10)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:

Regulatory Activity

Action Type: Other
Date : 2/7/1990
Action: Leak Reported

Action Type: ENFORCEMENT
Date : 2/7/1990
Action: Notice of Responsibility - #1

Action Type: Other
Date : 2/7/1990
Action: Leak Discovery

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
City: SAN MATEO
Organization Name: SAN MATEO COUNTY LOP
Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Email: jmadden@smcgov.org
Phone No: 6503995959

Contact Type: Regional Board Caseworker
Address: 1515 CLAY ST SUITE 1400

Contact Name: Regional Water Board
Email:
City: OAKLAND
Phone No:
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)

Status History

Status: Completed - Case Closed
Status Date: 2/27/1992

Status: Open - Case Begin Date
Status Date: 2/7/1990

LUST Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Site Facility Name: B & B TRANSMISSION
Potential COC: WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING
Site Facility Type: LUST CLEANUP SITE
Facility Type:
Cleanup Status: COMPLETED - CASE CLOSED
Composting Method:
Project Status:
Address: 7073 MISSION STREET
WDR Place Type:
City: DALY CITY
WDR File:
Zip: 94015
WDR Order:
County: SAN MATEO
CUF Priority Assig:
CUF Claim:
CUF Amount Paid:
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608100053
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 2/27/1992
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608100053&tabname=regulatoryhistory
Potential Media of Concern: OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)
User Defined Beneficial Use:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: San Mateo - San Francisco Coastal (202.10)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 220023
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 41-0055
CASEWORKER: Regional Water Board
Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 2/27/1992

Status: Open - Case Begin Date
Date : 2/7/1990

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Notices
Action Date: 2/7/1990
Received Issue Date: 2/7/1990
Action: Notice of Responsibility - #1
Doc Link:
Title Description Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Action Type: Leak Action
Action Date: 2/7/1990
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 2/7/1990
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

64	1 of 1	SSE	0.29 / 1,512.88	216.58 / 6	PEREZ AUTO SERVICE INC 1156 HILLSIDE BLVD DALY CITY CA 94014	DELISTED HAZ

Siteid: 142457
Latitude: 37.687164
Longitude: -122.460630
Original Source: CHAZ
Record Date: 30-MAY-2017

65	1 of 1	NNW	0.31 / 1,640.06	273.02 / 62	STEEG PROPERTY 7031 MISSION DALY CITY CA 94015	CLEANUP SITES

Global ID: T0608105654
Site Facility Type: CLEANUP PROGRAM SITE
Status: COMPLETED - CASE CLOSED
County: SAN MATEO
Status Date: 10/5/2001
Latitude: 37.695327
Longitude: -122.464652
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 41-0800
CUF Case: NO
Local Case No: 229002
Case Worker: JM
Begin Date: 3/24/1994
File Location: Local Agency
Stop Method: Other Means
Lead Agency: SAN MATEO COUNTY LOP
Local Agency: SAN MATEO COUNTY LOP
Potential COC:
Potential Media of Concern: Soil
How Discovered: Other Means
How Discovered Description:
Stop Description:
Calwater Watershed Name: San Mateo - San Francisco Coastal (202.10)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Acitivity

Action Type: Other
Date : 1994-08-24 00:00:00
Action: Leak Reported

Action Type: ENFORCEMENT
Date : 1994-03-24 00:00:00

Action: * Historical Enforcement - #1

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 2001-10-05 00:00:00

Status: Open - Case Begin Date
Status Date: 1994-03-24 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Phone No:
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Email:
Address: 1515 CLAY ST SUITE 1400
City: OAKLAND

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
Phone No: 6503995959
Organization Name: SAN MATEO COUNTY LOP
Email: jmadden@smcgov.org
Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
City: SAN MATEO

Cleanup Program Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Project Status:
CUF Claim:
CUF Priority Assign:
CUF Amount Paid:
Facility Type:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC
Designated Beneficl Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608105654
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 10/5/2001
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608105654&tabname=regulatoryhistory
Potential COC: ,
Potential Media of Concern: SOIL
GW Monitoring Freq:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: San Mateo - San Francisco Coastal (202.10)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 229002
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 41-0800
CASEWORKER: Regional Water Board
WDR Place Type:
WDR File:
WDR Order:
File Location: LOCAL AGENCY
Composting Method:

Site History:

No site history available

Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Leak Action
Action Date: 8/24/1994
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Enforcement/Orders

Action Date: 3/24/1994
Received Issue Date: 3/24/1994
Action: * Historical Enforcement - #1
Doc Link:
Title Description Comments:

Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 10/5/2001

Status: Open - Case Begin Date
Date : 3/24/1994

66	1 of 1	NNW	0.32 / 1,687.75	281.18 / 70	DALY CITY RADIATOR 7005 MISSION ST DALY CITY CA 94014-2242	RCRA TSD

EPA Handler ID: CAL000033810
Gen Status Universe: No Report
Contact Name: DANIEL ESTRADA OWNER
Contact Address: 7005 MISSION ST , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext: 415-218-3442
Contact Email: LINDALESAVOY@YAHOO.COM
Contact Country:
Land Type:
County Name: SAN MATEO
EPA Region: 09
Receive Date: 19900516

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19900516
Handler Name: DALY CITY RADIATOR
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	7005 MISSION ST
Name:	DALY CITY RADIATOR	***Street 2:***	
Date Became Current:		***City:***	DALY CITY
Date Ended Current:		***State:***	CA
Phone:	650-755-7893	***Country:***	
Source Type:	Implementer	***Zip Code:***	94014-2242
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	7005 MISSION ST
Name:	DANIEL ESTRADA OWNER	***Street 2:***	
Date Became Current:		***City:***	DALY CITY
Date Ended Current:		***State:***	CA
Phone:	415-218-3442	***Country:***	
Source Type:	Implementer	***Zip Code:***	94014

67	*1 of 1*	*ENE*	*0.32 / 1,697.99*	*218.00 / 7*	***ANCHOR FENCE CO*** ***1015 E MARKET ST*** ***DALY CITY CA 94014***	***DELISTED HAZ***

Siteid:	5774
Latitude:	37.692783
Longitude:	-122.455450
Original Source:	CHAZ
Record Date:	14-MAR-2017

68	*1 of 1*	*SSE*	*0.34 / 1,798.49*	*227.53 / 17*	***RAGNI CONSTRUCTION*** ***48 CHESTER*** ***DALY CITY CA 94015***	***LUST***

Global ID:	T0608100415	***County:***	SAN MATEO
Status:	COMPLETED - CASE CLOSED	***Latitude:***	37.6867779
Status Date:	3/20/1991	***Longitude:***	-122.4592216
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	41-0436	***Potential COC:***	Gasoline
Local Case No:	220012	***How Discovered:***	Other Means
Begin Date:	1/9/1987	***Stop Method:***	Other Means
Lead Agency:	SAN MATEO COUNTY LOP	***Stop Description:***	
Local Agency:	SAN MATEO COUNTY LOP	***Case Worker:***	JM
CUF Case:	NO	***File Location:***	Local Agency
Potential Media of Concern:	Soil		
How Discovered Description:			
Calwater Watershed Name:	South Bay - San Mateo Bayside (204.40)		
DWR GW Subbasin Name:	Westside (2-035)		
Disadvantaged Community:			
Site History:			

Regulatory Activity

Action Type:	ENFORCEMENT
Date :	1/28/1987
Action:	Notice of Responsibility - #1
Action Type:	Other
Date :	1/9/1987
Action:	Leak Reported

Action Type: Other
Date : 1/9/1987
Action: Leak Discovery

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
City: OAKLAND
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Address: 1515 CLAY ST SUITE 1400
Email:
Phone No:

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
City: SAN MATEO
Organization Name: SAN MATEO COUNTY LOP
Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Email: jmadden@smcgov.org
Phone No: 6503995959

Status History

Status: Completed - Case Closed
Status Date: 3/20/1991

Status: Open - Case Begin Date
Status Date: 1/9/1987

LUST Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Site Facility Name: RAGNI CONSTRUCTION
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 48 CHESTER
City: DALY CITY
Zip: 94015
County: SAN MATEO
CUF Claim:

File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608100415
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 3/20/1991
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608100415&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 220012
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 41-0436
CASEWORKER: Regional Water Board
Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 3/20/1991

Status: Open - Case Begin Date
Date : 1/9/1987

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Notices
Action Date: 1/28/1987
Received Issue Date: 1/28/1987
Action: Notice of Responsibility - #1
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 1/9/1987
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 1/9/1987
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

69	1 of 1	NNW	0.34 / 1,804.56	280.44 / 70	CIRCLE K #5638 (TOSCO) 6989 MISSION STREET DALY CITY CA 94015	LUST

Global ID: T0608101090
Status: OPEN - SITE ASSESSMENT
Status Date: 4/1/2007
Case Type: LUST CLEANUP SITE
County: SAN MATEO
Latitude: 37.6958109637933
Longitude: -122.464488968253
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 41-1193
Local Case No: 220051
Begin Date: 4/6/1998
Lead Agency: SAN MATEO COUNTY LOP
Local Agency: SAN MATEO COUNTY LOP
CUF Case: NO
Potential COC: Gasoline
How Discovered: SIR (Statistical Inventory Reconciliation)
Stop Method: Close and Remove Tank
Stop Description: Remove contents and UST
Case Worker: JM
File Location: Local Agency
Potential Media of Concern: Other Groundwater (uses other than drinking water)
How Discovered Description:
Calwater Watershed Name: San Mateo - San Francisco Coastal (202.10)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:

Can be extracted from most recent report in Geotracker or at San Mateo County offices if submitted prior to 2005, San Mateo County does not take responsibility for the accuracy of the statements made or any professional interpretations made in the referenced report.

Regulatory Activity

Action Type: ENFORCEMENT
Date : 1/22/2020
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 11/26/2019
Action: Verbal Communication

Action Type: RESPONSE
Date : 11/25/2019
Action: Well Destruction Report - Regulator Responded

Action Type: RESPONSE
Date : 11/6/2019
Action: Well Destruction Workplan - Regulator Responded

Action Type: ENFORCEMENT
Date : 10/24/2019
Action: Staff Letter

Action Type: RESPONSE
Date : 9/20/2019
Action: Well Destruction Workplan - Regulator Responded

Action Type: RESPONSE
Date : 8/14/2019
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 7/17/2019
Action: Notification - Public Notice of Case Closure

Action Type: RESPONSE
Date : 2/15/2019
Action: Monitoring Report - Semi-Annually - Regulator Responded

Action Type: ENFORCEMENT
Date : 2/14/2019
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 11/20/2018
Action: Staff Letter

Action Type: RESPONSE
Date : 11/15/2018
Action: Monitoring Report - Quarterly - Regulator Responded

Action Type: RESPONSE
Date : 8/15/2018
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 6/5/2018
Action: Staff Letter - #20180605

Action Type: RESPONSE
Date : 4/30/2018
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 12/22/2017
Action: Staff Letter - #20171222

Action Type: RESPONSE
Date : 8/15/2017
Action: Monitoring Report - Semi-Annually - Regulator Responded

Action Type: RESPONSE
Date : 4/3/2017
Action: Other Report / Document

Action Type: ENFORCEMENT

Date : 2/24/2017
Action: Staff Letter - #20170224

Action Type: RESPONSE
Date : 12/30/2016
Action: Corrective Action Plan / Remedial Action Plan - Regulator Responded

Action Type: ENFORCEMENT
Date : 8/19/2016
Action: Staff Letter - #20160819

Action Type: RESPONSE
Date : 7/29/2016
Action: Other Report / Document - Regulator Responded

Action Type: ENFORCEMENT
Date : 5/3/2016
Action: Staff Letter - #20160503

Action Type: RESPONSE
Date : 11/15/2015
Action: Monitoring Report - Annually

Action Type: RESPONSE
Date : 2/21/2015
Action: Site Assessment Report - Regulator Responded

Action Type: RESPONSE
Date : 11/15/2014
Action: Monitoring Report - Annually

Action Type: ENFORCEMENT
Date : 10/7/2014
Action: Staff Letter - #20141007

Action Type: RESPONSE
Date : 9/30/2014
Action: Soil and Water Investigation Workplan - Regulator Responded

Action Type: ENFORCEMENT
Date : 6/25/2014
Action: Staff Letter - #20140625

Action Type: RESPONSE
Date : 5/15/2014
Action: Electronic Reporting Submittal Due

Action Type: ENFORCEMENT
Date : 2/6/2014
Action: Technical Correspondence / Assistance / Other - #20140206

Action Type: ENFORCEMENT
Date : 1/16/2014
Action: Staff Letter - #20140116

Action Type: RESPONSE
Date : 11/15/2013
Action: Monitoring Report - Annually

Action Type: RESPONSE
Date : 5/15/2013
Action: Electronic Reporting Submittal Due

Action Type: ENFORCEMENT
Date : 3/5/2013
Action: Staff Letter - #20130305

Action Type: RESPONSE
Date : 8/31/2012

Action: Well Installation Report

Action Type: RESPONSE
Date : 7/25/2012
Action: Risk Assessment Report

Action Type: ENFORCEMENT
Date : 6/11/2012
Action: Technical Correspondence / Assistance / Other - #20120611

Action Type: ENFORCEMENT
Date : 2/16/2012
Action: Staff Letter - #20120216

Action Type: RESPONSE
Date : 12/23/2011
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date : 11/15/2011
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 9/7/2011
Action: Risk Assessment Report

Action Type: ENFORCEMENT
Date : 8/16/2011
Action: Staff Letter - #20110816

Action Type: RESPONSE
Date : 5/20/2011
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 5/15/2011
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 5/2/2011
Action: Staff Letter - #20110502

Action Type: RESPONSE
Date : 2/24/2011
Action: Risk Assessment Report

Action Type: RESPONSE
Date : 2/24/2011
Action: Other Workplan

Action Type: ENFORCEMENT
Date : 2/15/2011
Action: Staff Letter - #20110215

Action Type: RESPONSE
Date : 11/15/2010
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 11/1/2010
Action: Staff Letter - #20101101

Action Type: ENFORCEMENT
Date : 9/21/2010
Action: Technical Correspondence / Assistance / Other - #20100921

Action Type: ENFORCEMENT
Date : 9/20/2010
Action: Technical Correspondence / Assistance / Other - #20100920

Action Type: RESPONSE
Date : 7/30/2010
Action: Soil and Water Investigation Workplan - Regulator Responded

Action Type: ENFORCEMENT
Date : 7/9/2010
Action: Technical Correspondence / Assistance / Other - #20100709

Action Type: RESPONSE
Date : 6/4/2010
Action: Well Destruction Report

Action Type: ENFORCEMENT
Date : 5/19/2010
Action: Technical Correspondence / Assistance / Other - #20100519

Action Type: RESPONSE
Date : 5/15/2010
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 5/15/2010
Action: Electronic Reporting Submittal Due

Action Type: ENFORCEMENT
Date : 4/6/2010
Action: Technical Correspondence / Assistance / Other - #20100406

Action Type: ENFORCEMENT
Date : 2/4/2010
Action: Staff Letter - #20100204

Action Type: RESPONSE
Date : 11/15/2009
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 10/15/2009
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date : 7/27/2009
Action: Technical Correspondence / Assistance / Other - #20090727

Action Type: ENFORCEMENT
Date : 7/21/2009
Action: Staff Letter - #20090721

Action Type: ENFORCEMENT
Date : 6/29/2009
Action: Technical Correspondence / Assistance / Other - #20090629

Action Type: RESPONSE
Date : 5/15/2009
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 3/25/2009
Action: Staff Letter - #20090325

Action Type: RESPONSE
Date : 2/2/2009
Action: Electronic Reporting Submittal Due

Action Type: RESPONSE
Date : 1/19/2009
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date : 12/2/2008
Action: Staff Letter - #20081202

Action Type: ENFORCEMENT
Date : 12/1/2008
Action: Technical Correspondence / Assistance / Other - #20081201

Action Type: RESPONSE
Date : 11/15/2008
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 7/21/2008
Action: Staff Letter - #20080721

Action Type: RESPONSE
Date : 7/9/2008
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 5/21/2008
Action: Soil and Water Investigation Workplan - Addendum

Action Type: RESPONSE
Date : 5/15/2008
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 3/27/2008
Action: Electronic Reporting Submittal Due

Action Type: ENFORCEMENT
Date : 2/26/2008
Action: Staff Letter - #20080226

Action Type: RESPONSE
Date : 2/18/2008
Action: Electronic Reporting Submittal Due

Action Type: ENFORCEMENT
Date : 1/2/2008
Action: Technical Correspondence / Assistance / Other - #20080102B

Action Type: ENFORCEMENT
Date : 1/2/2008
Action: Technical Correspondence / Assistance / Other - #20080102A

Action Type: ENFORCEMENT
Date : 12/20/2007
Action: Staff Letter - #20071220

Action Type: ENFORCEMENT
Date : 12/19/2007
Action: Technical Correspondence / Assistance / Other - #20071219

Action Type: ENFORCEMENT
Date : 12/18/2007
Action: Technical Correspondence / Assistance / Other - #20071218

Action Type: RESPONSE
Date : 11/15/2007
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 7/26/2007
Action: Staff Letter - #20070726

Action Type: RESPONSE

Date : 5/15/2007
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 5/15/2007
Action: Remedial Progress Report

Action Type: ENFORCEMENT
Date : 4/25/2007
Action: Staff Letter - #20070425

Action Type: RESPONSE
Date : 3/14/2007
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date : 2/15/2007
Action: Remedial Progress Report

Action Type: ENFORCEMENT
Date : 1/17/2007
Action: Staff Letter - #20070117

Action Type: RESPONSE
Date : 1/11/2007
Action: Remedial Progress Report

Action Type: RESPONSE
Date : 12/29/2006
Action: Electronic Reporting Submittal Due

Action Type: ENFORCEMENT
Date : 11/16/2006
Action: Notice of Violation - #20061116

Action Type: ENFORCEMENT
Date : 11/16/2006
Action: Staff Letter - #20061116

Action Type: RESPONSE
Date : 11/15/2006
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 11/15/2006
Action: Remedial Progress Report

Action Type: RESPONSE
Date : 8/15/2006
Action: Remedial Progress Report

Action Type: RESPONSE
Date : 5/15/2006
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 5/15/2006
Action: Remedial Progress Report

Action Type: ENFORCEMENT
Date : 5/4/2006
Action: Staff Letter - #20060504

Action Type: RESPONSE
Date : 3/13/2006
Action: Electronic Reporting Submittal Due

Action Type: ENFORCEMENT
Date : 1/24/2006

Action: Staff Letter - #20060124

Action Type: RESPONSE
Date : 11/15/2005
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 11/1/2005
Action: Staff Letter - #20051101

Action Type: RESPONSE
Date : 10/12/2005
Action: Electronic Reporting Submittal Due

Action Type: ENFORCEMENT
Date : 8/17/2005
Action: Staff Letter - #20050817

Action Type: ENFORCEMENT
Date : 5/11/2005
Action: Staff Letter - #20050511

Action Type: RESPONSE
Date : 4/7/2005
Action: Remedial Progress Report

Action Type: REMEDIATION
Date : 2/17/2005
Action: In Situ Physical/Chemical Treatment (other than SVE)

Action Type: RESPONSE
Date : 12/30/2004
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 10/11/2004
Action: Soil and Water Investigation Workplan

Action Type: ENFORCEMENT
Date : 9/20/2004
Action: Staff Letter - #20040920

Action Type: ENFORCEMENT
Date : 9/16/2004
Action: Staff Letter - #20040916

Action Type: ENFORCEMENT
Date : 7/7/2004
Action: Staff Letter - #20040707

Action Type: REMEDIATION
Date : 3/17/2004
Action: Soil Vapor Extraction (SVE)

Action Type: ENFORCEMENT
Date : 3/4/2004
Action: Staff Letter - #20040304

Action Type: RESPONSE
Date : 2/17/2004
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date : 10/8/2003
Action: Staff Letter - #20031008

Action Type: REMEDIATION
Date : 6/24/2003
Action: Pump & Treat (P&T) Groundwater

Action Type: REMEDIATION
Date : 6/19/2003
Action: In Situ Physical/Chemical Treatment (other than SVE)

Action Type: REMEDIATION
Date : 3/9/2000
Action: In Situ Physical/Chemical Treatment (other than SVE)

Action Type: REMEDIATION
Date : 5/23/1999
Action: In Situ Physical/Chemical Treatment (other than SVE)

Action Type: REMEDIATION
Date : 5/15/1998
Action: Pump & Treat (P&T) Groundwater

Action Type: REMEDIATION
Date : 5/15/1998
Action: Excavation

Action Type: REMEDIATION
Date : 5/1/1998
Action: Free Product Removal

Action Type: ENFORCEMENT
Date : 4/30/1998
Action: Notice of Responsibility - #19980430

Action Type: ENFORCEMENT
Date : 4/30/1998
Action: Staff Letter - #19980430

Action Type: Other
Date : 4/6/1998
Action: Leak Reported

Action Type: RESPONSE
Date : 4/6/1998
Action: Unauthorized Release Form

Action Type: RESPONSE
Date : 4/6/1998
Action: Correspondence

Action Type: Other
Date : 4/3/1998
Action: Leak Discovery

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
City: SAN MATEO
Organization Name: SAN MATEO COUNTY LOP
Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Email: jmadden@smcgov.org
Phone No: 6503995959

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
City: OAKLAND
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Address: 1515 CLAY ST SUITE 1400
Email:
Phone No:

Status History

Status: Open - Site Assessment
Status Date: 4/1/2007

Status: Open - Site Assessment

Status Date: 9/9/1999

Status: Open - Remediation
Status Date: 5/23/1999

Status: Open - Case Begin Date
Status Date: 4/6/1998

LUST Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Site Facility Name: CIRCLE K #5638 (TOSCO)
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: OPEN - SITE ASSESSMENT
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 6989 MISSION STREET
City: DALY CITY
Zip: 94015
County: SAN MATEO
CUF Claim:
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608101090
Cleanup Status Detail: OPEN - SITE ASSESSMENT AS OF 4/1/2007
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608101090&tabname=regulatoryhistory
Potential Media of Concern: OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)
User Defined Beneficial Use:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: San Mateo - San Francisco Coastal (202.10)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 220051
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 41-1193
CASEWORKER: Regional Water Board
Gndwater Monitoring Freque: # OF WELLS MONITORED - SEMI-ANNUALLY : 1, ANNUALLY : 13, OTHER : 2
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Site History:

Can be extracted from most recent report in Geotracker or at San Mateo County offices if submitted prior to 2005, San Mateo County does not take responsibility for the accuracy of the statements made or any professional interpretations made in the referenced report.

LUST Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Open - Site Assessment
Date : 4/1/2007

Status: Open - Site Assessment
Date : 9/9/1999

Status: Open - Remediation
Date : 5/23/1999

Status: Open - Case Begin Date
Date : 4/6/1998

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Feb 24, 2020)

Action Type: IN SITU PHYSICAL/CHEMICAL TREATMENT (OTHER THAN SVE)
Begin Date: 2/17/2005
Phase: Other (See Description), Water
End Date: 3/31/2007
Contaminant Mass Removed: 38 Pounds
Description: TPE started on 2/17/05, TPE + air sparging started on 4/4/05, and TPE/AS + GWE started on 5/19/05. LOP staff did not support operation of remedial system. RP's consultant said remedial system was operated for plume

migration control. However, operation of the system for migration control was never proposed or justified to LOP, nor did O&M reports indicate system operation was achieving migration control (if that was the objective). Also, why do you need air sparging and vapor extraction for migration control?

Action Type: SOIL VAPOR EXTRACTION (SVE) ***Begin Date:*** 3/17/2004
Phase: Other (See Description), Water ***End Date:*** 10/18/2004
Contaminant Mass Removed: 3 Pounds
Description: LOP staff did not support operation of Remedial System between March and October 2004

Action Type: PUMP & TREAT (P&T) GROUNDWATER ***Begin Date:*** 6/24/2003
Phase: ***End Date:*** 8/31/2003
Contaminant Mass Removed:
Description:

Action Type: IN SITU PHYSICAL/CHEMICAL TREATMENT (OTHER THAN SVE) ***Begin Date:*** 6/19/2003
Phase: Other (See Description), Water ***End Date:*** 6/24/2003
Contaminant Mass Removed: 3 Pounds
Description: Two-phase extraction and Groundwater Extraction (GWE)

Action Type: IN SITU PHYSICAL/CHEMICAL TREATMENT (OTHER THAN SVE) ***Begin Date:*** 3/9/2000
Phase: Other (See Description), Water ***End Date:*** 4/29/2003
Contaminant Mass Removed: 3,605 Pounds
Description: An additional groundwater extraction (GWE) component was brought online in August 2000

Action Type: IN SITU PHYSICAL/CHEMICAL TREATMENT (OTHER THAN SVE) ***Begin Date:*** 5/23/1999
Phase: Water, Other (See Description) ***End Date:*** 5/28/1999
Contaminant Mass Removed: 1,863 Gallons
Description: Two-phase extraction test from former MW-1 through MW-3 removed 1,863 gallons of groundwater and 1,560 pounds of hydrocarbons

Action Type: PUMP & TREAT (P&T) GROUNDWATER ***Begin Date:*** 5/15/1998
Phase: Water ***End Date:*** 6/2/1998
Contaminant Mass Removed:
Description: Pumped approximately 6,000 gallons of water that accumulated in the fuel UST excavation

Action Type: EXCAVATION ***Begin Date:*** 5/15/1998
Phase: Soil ***End Date:*** 6/2/1998
Contaminant Mass Removed:
Description: Excavated 621 tons of soil from fuel UST cavity and product line trenches

Action Type: FREE PRODUCT REMOVAL ***Begin Date:*** 5/1/1998
Phase: Liquid Waste ***End Date:*** 2/7/2000
Contaminant Mass Removed:
Description: Collected NAPL from former MW-1 through MW-3, former RW-1, and SVE-1. Some sort of NAPL recovery system was in RW-1.

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Other Regulatory Actions
Action Date: 1/22/2020
Received Issue Date: 1/22/2020
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6425525&temptable=ENFORCEMENT
Title Description Comments:

refer to City potential inadequate grout

Action Type: Other Regulatory Actions
Action Date: 11/26/2019
Received Issue Date: 11/26/2019
Action: Verbal Communication
Doc Link:
Title Description Comments:

verbal approval of revised grout calculations

Action Type: Response Requested - Reports
Action Date: 11/25/2019
Received Issue Date: 11/26/2019
Action: Well Destruction Report - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=6007186
Title Description Comments:

revised July 2019 well destruction report that includes grout volumes used.

Action Type: Response Requested - Workplans
Action Date: 11/6/2019
Received Issue Date: 11/6/2019
Action: Well Destruction Workplan - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=6009433
Title Description Comments:

Well Destruction Work Plan Revision

Action Type: Other Regulatory Actions
Action Date: 10/24/2019
Received Issue Date: 10/24/2019
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6418389&temptable=ENFORCEMENT
Title Description Comments:

comments to well destruction work plan

Action Type: Response Requested - Workplans
Action Date: 9/20/2019
Received Issue Date: 9/20/2019
Action: Well Destruction Workplan - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=6007185
Title Description Comments:

Well Destruction Work Plan

Action Type: Response Requested - Reports
Action Date: 8/14/2019
Received Issue Date: 5/22/2019
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5984684
Title Description Comments:

1st half 2019

Action Type: Notices
Action Date: 7/17/2019
Received Issue Date: 7/17/2019
Action: Notification - Public Notice of Case Closure
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6409048&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 2/15/2019
Received Issue Date: 1/4/2019
Action: Monitoring Report - Semi-Annually - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5979362
Title Description Comments:

4th qtr 2018

Action Type: Other Regulatory Actions
Action Date: 2/14/2019
Received Issue Date: 2/14/2019
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6385409&temptable=ENFORCEMENT
Title Description Comments:

Concur with continued sampling with path to closure

Action Type: Other Regulatory Actions
Action Date: 11/20/2018
Received Issue Date: 11/20/2018
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6376622&temptable=ENFORCEMENT
Title Description Comments:

concur with semi-annual monitoring and sampling

Action Type: Response Requested - Reports
Action Date: 11/15/2018
Received Issue Date: 10/31/2018
Action: Monitoring Report - Quarterly - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5979359
Title Description Comments:

3rd qtr 2018

Action Type: Response Requested - Reports
Action Date: 8/15/2018
Received Issue Date: 7/30/2018
Action: Monitoring Report - Quarterly
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5979358
Title Description Comments:

second qtr 2018

Action Type: Other Regulatory Actions
Action Date: 6/5/2018
Received Issue Date: 6/5/2018
Action: Staff Letter - #20180605
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6360134&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 4/30/2018
Received Issue Date: 4/30/2018
Action: Monitoring Report - Quarterly
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5966406
Title Description Comments:

Quarterly Monitoring Report - First Quarter 2018

Action Type: Other Regulatory Actions
Action Date: 12/22/2017
Received Issue Date: 12/22/2017
Action: Staff Letter - #20171222
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6344051&temptable=ENFORCEMENT
Title Description Comments:

Letter concurring with sampling reductions with exception of MW-23

Action Type: Response Requested - Reports
Action Date: 8/15/2017
Received Issue Date: 10/31/2017
Action: Monitoring Report - Semi-Annually - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5913799
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 4/3/2017
Received Issue Date: 4/3/2017
Action: Other Report / Document
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5918831
Title Description Comments:

New Hydrogeologic Model- Revised

Action Type: Other Regulatory Actions
Action Date: 2/24/2017
Received Issue Date: 2/24/2017
Action: Staff Letter - #20170224
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6312736&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Workplans
Action Date: 12/30/2016
Received Issue Date: 1/25/2017
Action: Corrective Action Plan / Remedial Action Plan - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5898085
Title Description Comments:

Rescinded request 2/10/2017 based on model

Action Type: Other Regulatory Actions
Action Date: 8/19/2016
Received Issue Date: 8/19/2016
Action: Staff Letter - #20160819
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6295629&temptable=ENFORCEMENT
Title Description Comments:

Request to complete model modifications and request for RAP

Action Type: Response Requested - Other
Action Date: 7/29/2016
Received Issue Date: 1/25/2017
Action: Other Report / Document - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5888023
Title Description Comments:

model verification report- did not yet complete model modifications

Action Type: Other Regulatory Actions
Action Date: 5/3/2016
Received Issue Date: 5/3/2016
Action: Staff Letter - #20160503
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6283806&temptable=ENFORCEMENT
Title Description Comments:

response to site assessment report and request for model verification and potential RAP

Action Type: Response Requested - Reports
Action Date: 11/15/2015
Received Issue Date: 10/30/2015
Action: Monitoring Report - Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5869328
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 2/21/2015
Received Issue Date: 5/18/2016
Action: Site Assessment Report - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5818502
Title Description Comments:

results of vertical assessment and deep well installation. Task was not complete until GEO_MAP uploaded on 5/18/2016. - see letter dated 5/3/2016

Action Type: Response Requested - Reports
Action Date: 11/15/2014
Received Issue Date: 1/21/2015
Action: Monitoring Report - Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5807636
Title Description Comments:

3Q14 Groundwater Monitoring- date recieved reflects date that last required associated file was uploaded (Geo-Well)

Action Type: Other Regulatory Actions
Action Date: 10/7/2014
Received Issue Date: 10/7/2014
Action: Staff Letter - #20141007
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6223596&temptable=ENFORCEMENT
Title Description Comments:

wp approval with conditions for regional gw well and boring in intersection

Action Type: Response Requested - Workplans
Action Date: 9/30/2014
Received Issue Date: 9/10/2014
Action: Soil and Water Investigation Workplan - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5808582
Title Description Comments:

Workplan to assess vertical extent of MTBE in soil beneath the intersection and potential impact to regional groundwater immediately downgradient of the intersection - see letter dated 10/7/2014

Action Type: Other Regulatory Actions
Action Date: 6/25/2014
Received Issue Date: 6/25/2014
Action: Staff Letter - #20140625
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6209637&temptable=ENFORCEMENT
Title Description Comments:

LOP staff comments on 2/26/14 response letter, unsolicited 4/23/14 revised MTBE fate and transport analysis, and 6/13/14 status report. LOP staff rescinded the 3/5/13 directive to re-start the remediation system by 12/31/13. LOP required a workplan to assess the vertical extent of MTBE in soil beneath the intersection and the potential impact to regional groundwater immediately downgradient of the intersection. LOP also indicate they can support quarterly sampling of Vale and Jefferson wells if this sampling is performed by the RP and not the City. LOP also reminded RP that 3electronic files for 1Q13 and 1Q14 monitoring of MW-23 have not been uploaded.

Action Type: Other Regulatory Actions
Action Date: 2/6/2014
Received Issue Date: 2/6/2014
Action: Technical Correspondence / Assistance / Other - #20140206

Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6191599&temptable=ENFORCEMENT
Title Description Comments:

Telephone conversation between LOP staff and Phillips 66 and their consultant

Action Type: Other Regulatory Actions
Action Date: 1/16/2014
Received Issue Date: 1/16/2014
Action: Staff Letter - #20140116
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6189027&temptable=ENFORCEMENT
Title Description Comments:

LOP staff email responding to Chevron letter dated 12/13/13. LOP did not consider an extension of the 12/31/13 remediation start-up deadline warranted.

Action Type: Response Requested - Reports
Action Date: 11/15/2013
Received Issue Date: 11/15/2013
Action: Monitoring Report - Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5719893
Title Description Comments:

3Q13 GW Monitoring

Action Type: Other Regulatory Actions
Action Date: 3/5/2013
Received Issue Date: 3/5/2013
Action: Staff Letter - #20130305
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6151296&temptable=ENFORCEMENT
Title Description Comments:

LOP staff comments on 8/31/12 assessment report and 2/4/13 addendum. LOP directed RP to install and hook-up to the former remediation system an appropriate number of extraction wells to remediate the NAPL and MTBE beneath the intersection and to commence operating the remediation system by 12/31/13. LOP also directed RP to semi-annually monitor MW-23 for 2 years. UPDATE - LOP 6/25/14 letter rescinded directive to re-start remediation system

Action Type: Response Requested - Reports
Action Date: *8/31/2012
Received Issue Date: 8/31/2012
Action: Well Installation Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5731548
Title Description Comments:

Installation of shallow monitoring well near Boring B-22 - Report dated 8/31/12 (B-23 and MW-23)

Action Type: Response Requested - Reports
Action Date: 7/25/2012
Received Issue Date: 4/30/2014
Action: Risk Assessment Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5731549
Title Description Comments:

Addendum to 9/7/11 MTBE Leaching Report (optional task) - Registered professional informed LOP staff in 7/23/12 email that the addendum will not be prepared at this time, Unsolicited addendum uploaded on 4/23/14 (refer to 6/25/14 letter for LOP comments)

Action Type: Other Regulatory Actions
Action Date: 6/11/2012
Received Issue Date: 6/11/2012
Action: Technical Correspondence / Assistance / Other - #20120611
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6124421&temptable=ENFORCEMENT
Title Description Comments:

LOP staff email extending well installation report deadline from 6/26/12 to 8/31/12 so it can include 3Q12 groundwater monitoring data

Action Type: Other Regulatory Actions
Action Date: 2/16/2012
Received Issue Date: 2/16/2012
Action: Staff Letter - #20120216
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6113479&temptable=ENFORCEMENT
Title Description Comments:

LOP comments on 9/7/11 MTBE leaching report, 11/14/11 groundwater monitoring report, and 12/22/11 unsolicited leaching model workplan. LOP directed RP to install a well near B-22 to monitor perched groundwater and did not approve the leaching workplan. LOP approved reducing the monitoring frequency of MW-4S and MW-5S to annual gauging and biennial sampling and indicated the 3Q11 EDF has not been uploaded to GeoTracker as required. LOP indicated it expects RP (ConocoPhillips) to implement all actions necessary to prevent migration of MTBE to regional groundater (an actively used drinking water resource).

Action Type: Response Requested - Workplans
Action Date: 12/23/2011
Received Issue Date: 12/22/2011
Action: Soil and Water Investigation Workplan
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5719891
Title Description Comments:

Workplan for additional assessment - Workplan dated 12/22/11

Action Type: Response Requested - Reports
Action Date: 11/15/2011
Received Issue Date: 2/17/2012
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5719892
Title Description Comments:

3Q11 GW Monitoring - Annular seals of drinking water wells discussed in 12/22/11 workplan

Action Type: Response Requested - Reports
Action Date: 9/7/2011
Received Issue Date: 9/7/2011
Action: Risk Assessment Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5712164
Title Description Comments:

Implementation of 2/24/11 workplan addendum (MTBE leaching analysis) - Report dated 9/7/11

Action Type: Other Regulatory Actions
Action Date: 8/16/2011
Received Issue Date: 8/16/2011
Action: Staff Letter - #20110816
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6095974&temptable=ENFORCEMENT
Title Description Comments:

LOP comments on 5/13/11 well destruction report, 5/13/11 groundwater monitoring report, and 5/20/11 assessment report. LOP required RP to upload a workplan for the recommended assessment and approved request to reduce the groundater monitoring frequency to annual during the third quarter.

Action Type: Response Requested - Reports
Action Date: 5/20/2011
Received Issue Date: 5/20/2011
Action: Soil and Water Investigation Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5698472
Title Description Comments:

Implementation of the assessment portion of the 7/28/10 workplan - Report dated 5/20/11 (B-22)

Action Type: Response Requested - Reports
Action Date: 5/15/2011
Received Issue Date: 5/13/2011
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5705556
Title Description Comments:

1Q11 GW Monitoring

Action Type: Other Regulatory Actions
Action Date: 5/2/2011
Received Issue Date: 5/2/2011
Action: Staff Letter - #20110502
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6085380&temptable=ENFORCEMENT
Title Description Comments:

LOP conditionally approved 2/24/11 addendum to 7/28/10 soil leaching workplan

Action Type: Response Requested - Workplans
Action Date: 2/24/2011
Received Issue Date: 2/24/2011
Action: Other Workplan
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5698473
Title Description Comments:

Addendum to 7/28/10 workplan for evaluating MTBE leaching - Task not necessary if RP elects to proceed with the leaching modeling proposed in the 7/28/10 workplan. RP elected to prepare addendum (workplan addendum dated 2/24/11).

Action Type: Other Regulatory Actions
Action Date: 2/15/2011
Received Issue Date: 2/15/2011
Action: Staff Letter - #20110215
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6078115&temptable=ENFORCEMENT
Title Description Comments:

LOP response to ConocoPhillips 2/11/11 letter regarding case transfer to Chevron. LOP indicates ConocoPhillips will remain the legal Responsible Party for Case #220051.

Action Type: Response Requested - Reports
Action Date: 11/15/2010
Received Issue Date: 11/15/2011
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5705555
Title Description Comments:

3Q10 GW Monitoring

Action Type: Other Regulatory Actions
Action Date: 11/1/2010
Received Issue Date: 11/1/2010
Action: Staff Letter - #20101101
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6068267&temptable=ENFORCEMENT
Title Description Comments:

LOP comments on 7/28/10 workplan. LOP conditionally approved assessment portion of workplan, but did not approve proposed modeling. Required RP to either upload an addendum for the modeling or perform it and ensure the resulting report justifies the modeling as appropriate to evaluate the leaching and groundwater transport exposure pathway. Reminded RP that the elevation issues discussed in Feruary 2010 LOP letter have not been addressed.

Action Type: Other Regulatory Actions
Action Date: 9/21/2010
Received Issue Date: 9/21/2010

Action: Technical Correspondence / Assistance / Other - #20100921
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6064501&temptable=ENFORCEMENT
Title Description Comments:

LOP email responding to consultant's 9/20/10 email requesting modifications to the approved method for destroying MW-12S/D, MW-13S/D, and MW-16.

Action Type: Other Regulatory Actions
Action Date: 9/20/2010
Received Issue Date: 9/20/2010
Action: Technical Correspondence / Assistance / Other - #20100920
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6064472&temptable=ENFORCEMENT
Title Description Comments:

LOP staff email responding to consultant's proposal regarding problem in destroying CMT well MW-17

Action Type: Response Requested - Workplans
Action Date: 7/30/2010
Received Issue Date: 7/28/2010
Action: Soil and Water Investigation Workplan - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5660416
Title Description Comments:

Workplan to assess hydrocarbons at B5 and determine protective MTBE soil leaching level

Action Type: Other Regulatory Actions
Action Date: 7/9/2010
Received Issue Date: 7/9/2010
Action: Technical Correspondence / Assistance / Other - #20100709
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6056847&temptable=ENFORCEMENT
Title Description Comments:

LOP email responding to consultant's email regarding destruction of CMT wells

Action Type: Response Requested - Reports
Action Date: 6/4/2010
Received Issue Date: 5/13/2011
Action: Well Destruction Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5660415
Title Description Comments:

Well destruction report - Soft deadline (assumed 4 months reasonable)

Action Type: Other Regulatory Actions
Action Date: 5/19/2010
Received Issue Date: 5/19/2010
Action: Technical Correspondence / Assistance / Other - #20100519
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6051436&temptable=ENFORCEMENT
Title Description Comments:

LOP email responding to consultant's 5/19/10 email regarding well destruction needed because of planned High School expansion

Action Type: Response Requested - Other
Action Date: 5/15/2010
Received Issue Date: 3/15/2011
Action: Electronic Reporting Submittal Due
Doc Link:
Title Description Comments:

Resolve conflict in elevation datums cited - GeoZ files referrencing NGVD-88 datum cited the incorrect datum

Action Type: Response Requested - Reports
Action Date: 5/15/2010
Received Issue Date: 5/14/2010
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5658723
Title Description Comments:

1Q10 GW Monitoring

Action Type: Other Regulatory Actions
Action Date: 4/6/2010
Received Issue Date: 4/6/2010
Action: Technical Correspondence / Assistance / Other - #20100406
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6047593&temptable=ENFORCEMENT
Title Description Comments:

LOP email responding to consultant's 4/5/10 email regarding planned well destruction

Action Type: Other Regulatory Actions
Action Date: 2/4/2010
Received Issue Date: 2/4/2010
Action: Staff Letter - #20100204
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6042536&temptable=ENFORCEMENT
Title Description Comments:

LOP comments on 7/9/08, 1/19/09, and 10/15/09 assessment reports and 10/15/09 groundwater monitoring report. LOP directed RP to destroy the air sparging wells, all "D" series wells except MW-8D, and to destroy MW-8S, MW-10S, MW-13S, MW-14L, MW-16, and MW-17. Also directed RP to upload a workplan to assess residual hydrocarbons near B5 and to determine a site-specific groundwater leaching screening level for MTBE in soil below the perched groundwater interval and to resolve the errors in cited well elevation datums. LOP also reduced the gauging and monitoring frequency of all MWs downgradient of MW-6S, MW-7S, and MW-8D to annual and reduced the sampling frequency of MW-4S and MW-5S to annual.

Action Type: Response Requested - Reports
Action Date: 11/15/2009
Received Issue Date: 10/15/2009
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5658678
Title Description Comments:

3Q09 GW Monitoring

Action Type: Response Requested - Reports
Action Date: *10/15/2009
Received Issue Date: 10/15/2009
Action: Soil and Water Investigation Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5625218
Title Description Comments:

Implementation of 5/21/08 workplan - Report dated 10/15/09 (B-20, B-21, MW-21, MW-20S, MW-22D). Minor correction to GeoMap 2786 and 3880 made 1/20/10.

Action Type: Other Regulatory Actions
Action Date: 7/27/2009
Received Issue Date: 7/27/2009
Action: Technical Correspondence / Assistance / Other - #20090727
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6023560&temptable=ENFORCEMENT
Title Description Comments:

LOP email responding to consultant's 7/21/09 email proposing to drill two deep borings instead of installing the two previously proposed offsite regional groundwater monitoring wells if hydrocarbons are not reported in sample of onsite regional groundwater. LOP approves recommendation providing registered professional can show boring locations and samples will be sufficient to intersect potential cascading of pearched groundwater from site towards Vale and Jefferson wells.

Action Type: Other Regulatory Actions
Action Date: 7/21/2009
Received Issue Date: 7/21/2009
Action: Staff Letter - #20090721
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6022173&temptable=ENFORCEMENT
Title Description Comments:

SWRCB Resolution 2009-042 letter

Action Type: Other Regulatory Actions
Action Date: 6/29/2009
Received Issue Date: 6/29/2009
Action: Technical Correspondence / Assistance / Other - #20090629
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6040352&temptable=ENFORCEMENT
Title Description Comments:

LOP email to consultant indicating County requires use of Portland cement for well seal.

Action Type: Response Requested - Reports
Action Date: 5/15/2009
Received Issue Date: 5/14/2009
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5658676
Title Description Comments:

1Q09 GW Monitoring

Action Type: Other Regulatory Actions
Action Date: 3/25/2009
Received Issue Date: 3/25/2009
Action: Staff Letter - #20090325
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6007665&temptable=ENFORCEMENT
Title Description Comments:

LOP comments on 2/18/09 letter requesting LOP to extend the deadline for completing the implementation of the 5/21/08 workplan from 6/29/09 to 10/15/09. LOP approved the request.

Action Type: Response Requested - Other
Action Date: 2/2/2009
Received Issue Date: 1/9/2009
Action: Electronic Reporting Submittal Due
Doc Link:
Title Description Comments:

Verification/Correction of GeoZ 2855 - Stantec's 1/9/09 email verified file as correct. Therefore, LOP re-accepted file.

Action Type: Response Requested - Reports
Action Date: 1/19/2009
Received Issue Date: 1/20/2009
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Assessment in vicinity of waste oil UST removed in 1997 - Report dated 1/19/2009. Note - only required paper copy of report because no case has yet been opened for the waste oil UST removed in 1997 (open new case if results of investigation warrant).

Action Type: Response Requested - Reports
Action Date: 1/19/2009
Received Issue Date: 1/20/2009
Action: Soil and Water Investigation Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5658682

Title Description Comments:

Assessment of waste oil UST removed in 1997 - Report dated 1/19/2009. Note - only required paper copy of report because no case has yet been opened for the waste oil UST removed in 1997 (open new case if results of investigation warrant). Duplicate entry because this entry has link to 3rd Party upload of report.

Action Type: Other Regulatory Actions
Action Date: 12/2/2008
Received Issue Date: 12/2/2008
Action: Staff Letter - #20081202
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=5995148&temptable=ENFORCEMENT
Title Description Comments:

LOP comments on 5/21/08 workplan. LOP conditionally approved workplan. LOP also required RP to verify/correct datum listed GeoZ file 2855.

Action Type: Other Regulatory Actions
Action Date: 12/1/2008
Received Issue Date: 12/1/2008
Action: Technical Correspondence / Assistance / Other - #20081201
Doc Link:
Title Description Comments:

Consultant email requesting LOP to deny GeoReport 1078, GeoMap 8997, GeoBore 6200, and EDF 4641 because consultant wants to modify field point name of Boring B-18 to B-19 to avoid two B-18 field point names. LOP agrees to do so.

Action Type: Response Requested - Reports
Action Date: 11/15/2008
Received Issue Date: 11/14/2008
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5630400
Title Description Comments:

3Q08 GW Monitoring

Action Type: Other Regulatory Actions
Action Date: 7/21/2008
Received Issue Date: 7/21/2008
Action: Staff Letter - #20080721
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=5994942&temptable=ENFORCEMENT
Title Description Comments:

LOP letter clarifying the releases and LUFT case numbers opened for the subject site. LOP indicated that 8/17/05 letter incorrectly indicated case 220008 was opened for a waste oil release (it was opened for a gasoline vent line release). LOP also required assessment in the vicinity of the waste oil UST removed in September 1997 based on findings in 11/4/97 report. LOP stated Case 220051 opened on 4/30/98 is the main regulatory driver for the subject site.

Action Type: Response Requested - Reports
Action Date: 7/9/2008
Received Issue Date: 12/18/2008
Action: Soil and Water Investigation Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5585253
Title Description Comments:

Implementation of utility, vapor, and boring portion of 3/14/07 workplan - Report dated 7/9/08 (SS-1 through SS-3, B19, utility study)

Action Type: Response Requested - Workplans
Action Date: 5/21/2008
Received Issue Date: 5/21/2008
Action: Soil and Water Investigation Workplan - Addendum
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5585255
Title Description Comments:

Addendum to 3/14/07 workplan to assess regional gw and residual hydrocarbons near B5 - Workplan dated 5/21/08

Action Type: Response Requested - Reports
Action Date: 5/15/2008
Received Issue Date: 5/19/2008
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5625110
Title Description Comments:

1Q08 GW Monitoring

Action Type: Response Requested - Other
Action Date: *3/27/2008
Received Issue Date: 3/25/2008
Action: Electronic Reporting Submittal Due
Doc Link:
Title Description Comments:

Electronic Reporting Submittal - Correction of denied Geotracter files (EDF 7055; GeoWells 5497, 6187, 1473, 3890,4510, 1622, 9379, and 7125; and GeoReport 2332).

Action Type: Response Requested - Other
Action Date: 3/27/2008
Received Issue Date: 3/25/2008
Action: Electronic Reporting Submittal Due
Doc Link:
Title Description Comments:

Electronic Reporting Submittal - Correction of denied GeoWell files 5497 and 6187 and GeoMap 8664.

Action Type: Other Regulatory Actions
Action Date: 2/26/2008
Received Issue Date: 2/26/2008
Action: Staff Letter - #20080226
Doc Link:
Title Description Comments:

LOP comments on 2/15/08 GeoTracker compliance letter. LOP specifies remaining non-compliance with 12/20/07 letter. Indicates corrected version of GeoWell files 5497 and 6187 denied on 1/2/08 have not been uploaded as required.

Action Type: Response Requested - Other
Action Date: 2/18/2008
Received Issue Date: 2/26/2008
Action: Electronic Reporting Submittal Due
Doc Link:
Title Description Comments:

Electronic Reporting Submittal - Non-compliance specified on Pg. 4 of 12/20/07 letter and responded to in 2/15/08 letter

Action Type: Other Regulatory Actions
Action Date: 1/2/2008
Received Issue Date: 1/2/2008
Action: Technical Correspondence / Assistance / Other - #20080102B
Doc Link:
Title Description Comments:

LOP email to consultant indicating EDF 7055; GeoWell file 5497, 6187, 1473, 3890, 4510, 1622, 9379, and 7125; and GeoReport file 2232 were denied because they list the field point name for MW-14L as MW-14. Required RP to upload correct versions of these files.

Action Type: Other Regulatory Actions
Action Date: 1/2/2008
Received Issue Date: 1/2/2008
Action: Technical Correspondence / Assistance / Other - #20080102A
Doc Link:
Title Description Comments:

LOP email to consultant indicating LOP will accept 3Q07 monitoring GeoReport if 2Q07 GeoWell file is uploaded and 2Q07 data is included in data table of 1Q08 monitoring report.

Action Type: Other Regulatory Actions
Action Date: 12/20/2007
Received Issue Date: 12/20/2007
Action: Staff Letter - #20071220
Doc Link:
Title Description Comments:

LOP comments on 3/14/07 workplan and GeoTracker files uploaded in response to LOP letters dated 11/16/06, 1/17/07, 4/25/07, and 7/26/07. LOP indicated workplan did not include required work to assess regional groundwater or residual hydrocarbons in Mission Street, and therefore, required RP to upload an addendum for these tasks. However, LOP conditionally approved the utility survey, subsurface vapor sampling, and soil boring portions of the workplan. LOP did not concur with proposed slug testing. LOP reduced groundwater monitoring frequency of MW-18 and MW-19 to semi-annual and indicated air sparge wells should be added to semi-annual monitoring program. LOP also specified required GeoTracker files still have not been uploaded and may have been uploaded in error.

Action Type: Other Regulatory Actions
Action Date: 12/19/2007
Received Issue Date: 12/19/2007
Action: Technical Correspondence / Assistance / Other - #20071219
Doc Link:
Title Description Comments:

LOP email responding to consultant's 12/18/07 email. LOP approves consultant's request to terminate quarterly monitoring of MW-18 and MW-19.

Action Type: Other Regulatory Actions
Action Date: 12/18/2007
Received Issue Date: 12/18/2007
Action: Technical Correspondence / Assistance / Other - #20071218
Doc Link:
Title Description Comments:

LOP email responding to consultant's 12/17/07 email. LOP indicated it is not necessary to gauge other wells during the quarterly sampling of MW-18 and MW-19.

Action Type: Response Requested - Reports
Action Date: 11/15/2007
Received Issue Date: 2/11/2008
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

3Q07 GW Monitoring

Action Type: Other Regulatory Actions
Action Date: 7/26/2007
Received Issue Date: 7/26/2007
Action: Staff Letter - #20070726
Doc Link:
Title Description Comments:

LOP comments on GeoTracker files uploaded in response to GeoTracker non-compliance discussed in previous LOP letters dated 11/16/06 and 4/25/07. Specified remaining files to achieve GeoTracker compliance through 1Q07. LOP also indicates it will no longer review O&M reports except for GeoTracker compliance and proper use of field point names because LOP does not support operation of remedial system.

Action Type: Response Requested - Reports
Action Date: 5/15/2007
Received Issue Date: 10/16/2007
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

1Q07 GW Monitoring - Did not correct denied GeoWell 3188 until 10/16/07.

Action Type: Response Requested - Reports
Action Date: 5/15/2007
Received Issue Date: 8/2/2007
Action: Remedial Progress Report
Doc Link:
Title Description Comments:

1Q07 Remedial System O&M - Report does not include historical data. LOP does not support operation of remedial system.

Action Type: Other Regulatory Actions
Action Date: 4/25/2007
Received Issue Date: 4/25/2007
Action: Staff Letter - #20070425
Doc Link:
Title Description Comments:

LOP comments on GeoTracker files uploaded in response to 11/16/06 letter. Indicates LOP denied some of the uploaded files because they contained errors. Required RP to upload correct versions of the denied files. LOP also specified files that still have not been uploaded by the 12/29/06 deadline.

Action Type: Response Requested - Workplans
Action Date: 3/14/2007
Received Issue Date: 3/14/2007
Action: Soil and Water Investigation Workplan
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5585251
Title Description Comments:

Soil and Water Investigation Workplan - Workplan dated 3/14/07. Refer to Page 5 of our 11/16/06 letter.

Action Type: Response Requested - Reports
Action Date: 2/15/2007
Received Issue Date: 2/28/2007
Action: Remedial Progress Report
Doc Link:
Title Description Comments:

4Q06 Remedial System O&M - LOP does not support operation of remedial system

Action Type: Other Regulatory Actions
Action Date: 1/17/2007
Received Issue Date: 1/17/2007
Action: Staff Letter - #20070117
Doc Link:
Title Description Comments:

LOP informs RP that <50% of the GeoTracker compliance files required on Pages 7 and 8 of the 11/16/06 LOP letter have been uploaded, some of the files that were uploaded were incomplete or contain errors, and the deadline for completing this work was 12/29/06.

Action Type: Response Requested - Reports
Action Date: 1/11/2007
Received Issue Date: 1/17/2007
Action: Remedial Progress Report
Doc Link:
Title Description Comments:

Revised 3Q06 Remedial O&M Report - Task required only if remedial system was shut-down in 3Q06. Note - revised report still contains errors and does not include historical data, but LOP accepted because LOP is not requiring operation of the remediation system.

Action Type: Response Requested - Other
Action Date: 12/29/2006
Received Issue Date: 2/15/2008
Action: Electronic Reporting Submittal Due
Doc Link:
Title Description Comments:

Electronic Reporting Submittal - Non-compliance specified on Pages 7 and 8 of 11/16/06 letter and in 4/25/07 and 7/26/07 letters

Action Type: Enforcement/Orders
Action Date: 11/16/2006
Received Issue Date: 11/16/2006
Action: Notice of Violation - #20061116
Doc Link:
Title Description Comments:

LOP issues NOV for RPs failure to upload GeoTracker files and the files and corrections specified in the LOP letter dated 1/24/06.

Action Type: Enforcement/Orders
Action Date: 11/16/2006
Received Issue Date: 11/16/2006
Action: Notice of Violation - #20061116
Doc Link:
Title Description Comments:

LOP issues NOV to RP because 2006 O&M reports continue to contain errors and omissions and do not evaluate system data as required in 1/24/06 letter.

Action Type: Other Regulatory Actions
Action Date: 11/16/2006
Received Issue Date: 11/16/2006
Action: Staff Letter - #20061116
Doc Link:
Title Description Comments:

LOP comments on revised SCM dated 2/21/06 and new consultant's 10/16/06 comments on SCM; remedial system evaluation report dated 10/16/06; and 4/15/06, 7/20/06, and 10/20/06 Remedial System O&M reports. Required RP to upload a workplan for work proposed in 10/16/06 SCM comment letter and to additionally assess regional groundwater, assess sub-slab vapors beneath station building, install an 'S' zone well in Mission Street, and determine if significant residual hydrocarbon mass remains below the perched water table. LOP notes that SCM did not justify any cleanup standards as required and that LOP will likely require a workplan indicating how these will be established following the implementation of the work in the required workplan. LOP reiterates they cannot recommend the UST Fund reimburse the cost of operating the remediation system since March 2004 except for the 5 month test recommended in 7/6/04 report. LOP indicates 2006 Remedial system O&M reports continued a trend of errors and omissions, lack of historical data, and lack of data evaluation. Required RP to revise the 3Q06 O&M report if the system was shut-down during 3Q06. LOP indicates a significant amount of files have not been uploaded to GeoTracker as required, including the data required in 1/24/06 letter, and specifies the files needed. LOP indicates it is no longer necessary to upload City EDFs for Vale and Jefferson well as long as results listed in monitoring report.

Action Type: Response Requested - Reports
Action Date: 11/15/2006
Received Issue Date: 2/21/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

3Q06 GW Monitoring - Did not correct denied GeoWell 1622 until 2/21/08.

Action Type: Response Requested - Reports
Action Date: 11/15/2006
Received Issue Date: 1/17/2007
Action: Remedial Progress Report
Doc Link:
Title Description Comments:

3Q06 Remedial System O&M - LOP does not support operation of remedial system

Action Type: Response Requested - Reports
Action Date: 8/15/2006
Received Issue Date: 8/3/2007
Action: Remedial Progress Report
Doc Link:
Title Description Comments:

2Q06 Remedial System O&M - Report contains errors and does not include historical data. LOP does not support operation of remedial system.

Action Type: Response Requested - Reports
Action Date: 5/15/2006
Received Issue Date: 7/25/2006
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

1Q06 GW Monitoring

Action Type: Response Requested - Reports
Action Date: 5/15/2006
Received Issue Date: 5/3/2006
Action: Remedial Progress Report
Doc Link:
Title Description Comments:

1Q06 Remedial System O&M - LOP does not support operation of remedial system

Action Type: Other Regulatory Actions
Action Date: 5/4/2006
Received Issue Date: 5/4/2006
Action: Staff Letter - #20060504
Doc Link:
Title Description Comments:

LOP summary of meeting between LOP staff, RP, and consultant for RP.

Action Type: Response Requested - Other
Action Date: 3/13/2006
Received Issue Date: 2/10/2006
Action: Electronic Reporting Submittal Due
Doc Link:
Title Description Comments:

Electronic Reporting Submittal - Refer to Page 4 of 1/24/06 letter for needed GeoTracker files and corrections.

Action Type: Other Regulatory Actions
Action Date: 1/24/2006
Received Issue Date: 1/24/2006
Action: Staff Letter - #20060124
Doc Link:
Title Description Comments:

LOP comments on 5/31/05 and 10/18/05 monitoring reports; 5/27/05, 8/12/05, and 10/18/05 remedial system O&M reports; and 10/11/05 remedial system evaluation report. Required RP to upload missing Geotracker data and correct versions of denied files. LOP indicates they cannot support for UST reimbursement the operation of the SVE between March and October 2004 and the operation of the entire remedial system following the February through September 2005 remedial system evaluation testing. LOP rescinds requirement to sample groundwater in SVE wells based on proximity of other wells. LOP again questions 'S' and 'D' water-bearing zones. Reminded RP that required SCM is 6 months overdue.

Action Type: Response Requested - Reports
Action Date: 11/15/2005
Received Issue Date: 11/23/2005
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

3Q05 GW Monitoring and Remedial System O&M - LOP does not support operation of remedial system

Action Type: Other Regulatory Actions
Action Date: 11/1/2005
Received Issue Date: 11/1/2005
Action: Staff Letter - #20051101

Doc Link:
Title Description Comments:

LOP requestes RP to not upload LOP letters to GeoTracker

Action Type: Response Requested - Other
Action Date: 10/12/2005
Received Issue Date: 10/4/2005
Action: Electronic Reporting Submittal Due
Doc Link:
Title Description Comments:

Claim gasoline case and transfer files from waste oil case to gasoline case

Action Type: Other Regulatory Actions
Action Date: 8/17/2005
Received Issue Date: 8/17/2005
Action: Staff Letter - #20050817
Doc Link:
Title Description Comments:

LOP indicates two LUFT cases have been opened for this property (one for the waste oil release [#220008] and the other for the gasoline release [#220051]; however, all the GeoTracker files are being uploaded to the waste oil case. Required RP to claim gasoline case in GeoTracker and transfer all gasoline releated GeoTracker files to the gasoline case.

Action Type: Other Regulatory Actions
Action Date: 5/11/2005
Received Issue Date: 5/11/2005
Action: Staff Letter - #20050511
Doc Link:
Title Description Comments:

LOP comments on 3Q04 and 4Q04 groundwater monitoring reports, letter dated 10/8/04, unsolicited aquifer testing workplan dated 10/19/04, and 1/4/05 site conceptual model. LOP required RP to revise SCM and reduce the non-remedial system groundwater monitoring frequency to semi-annual. LOP rejected the groundwater monitoring reports as inadequate and indicated the aquifer testing workplan did not contain sufficient detail to evaluate its value. LOP again questioned the existence of the 'S' and 'D' groundwater zones.

Action Type: Response Requested - Reports
Action Date: 4/7/2005
Received Issue Date: 10/12/2005
Action: Remedial Progress Report
Doc Link:
Title Description Comments:

Remedial System Evaluation - Report dated . Refer also to Delta status letter dated 4/7/05.

Action Type: Response Requested - Other
Action Date: 12/30/2004
Received Issue Date: 2/24/2006
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Site Conceptual Model - Revised SCM dated 2/21/06 (LOP did not consider 1/5/05 SCM adequate).

Action Type: Response Requested - Workplans
Action Date: 10/11/2004
Received Issue Date: 5/21/2008
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Workplan to assess regional groundwater

Action Type: Other Regulatory Actions
Action Date: 9/20/2004
Received Issue Date: 9/20/2004
Action: Staff Letter - #20040920
Doc Link:
Title Description Comments:

LOP comments on 7/6/04 remedial system evaluation report and 7/23/04 groundwater monitoring report. LOP conditionally approved recommendation to operate SVE system for one month, then SVE and air sparge system for one month, then SVE, air sparge, and groundwater extraction system for three months in order to evaluate effectiveness of remedial system. LOP also required preparation of a detailed site conceptual model. LOP considered monitoring report inadequate because it contained many of the deficiencies previosly reported in the 7/7/04 LOP letter.

Action Type: Other Regulatory Actions
Action Date: 9/16/2004
Received Issue Date: 9/16/2004
Action: Staff Letter - #20040916
Doc Link:
Title Description Comments:

LOP issues general letter to ConocoPhillips indicating it is acceptable to reduce groundwater monitoring frequency to annual on sites having at least five years of monitoring data providing the site does not have an operating remedial system, unstable plume, or impact to a receptor.

Action Type: Other Regulatory Actions
Action Date: 7/7/2004
Received Issue Date: 7/7/2004
Action: Staff Letter - #20040707
Doc Link:
Title Description Comments:

LOP comments on reports dated 2/13/04 and 5/27/04 assessment reports and 4/28/04 monitoring report. Required workplan to install a monitoring well through the onsite conductor casing to assess regional groundwater and to either justify MW-18 and MW-19 yield representative samples to evaluate impact to the Vale and Jefferson water supply wells or include in the workplan a scope of work to install additional wells to accomplish this objective.

Action Type: Other Regulatory Actions
Action Date: 3/4/2004
Received Issue Date: 3/4/2004
Action: Staff Letter - #20040304
Doc Link:
Title Description Comments:

LOP indicates it is not necessary to submit quarterly status reports and that such information should be incorporated into the groundwater monitoring and O&M report.

Action Type: Response Requested - Reports
Action Date: 2/17/2004
Received Issue Date: 5/27/2004
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Implementation of 5/29/03 workplan - Reports dated 2/13/04 and 5/27/04 (MW-18, MW-19, and Borings SB-19 and MW-19). Boring MW-19 is onsite, contains conductor casing, and was backfilled with Portland cement.

Action Type: Other Regulatory Actions
Action Date: 10/8/2003
Received Issue Date: 10/8/2003
Action: Staff Letter - #20031008
Doc Link:
Title Description Comments:

LOP comments on First and Second Quarter 2003 groundwater monitoring and remediation O&M reports and 5/29/03 letter and workplan. LOP conditionally approved workplan. Indicated the O&M reports should evaluate remedial effectiveness based on obtained data.

Action Type: Notices
Action Date: 4/30/1998

Received Issue Date: 4/30/1998
Action: Notice of Responsibility - #19980430
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=5975299&temptable=ENFORCEMENT
Title Description Comments:

Notice of Responsibility for Tosco

Action Type: Other Regulatory Actions
Action Date: 4/30/1998
Received Issue Date: 4/30/1998
Action: Staff Letter - #19980430
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6329419&temptable=ENFORCEMENT
Title Description Comments:

LOP staff name Tosco as Responsible Party for 1998 fuel release

Action Type: Response Requested - Other
Action Date: 4/6/1998
Received Issue Date: 4/6/1998
Action: Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5932922
Title Description Comments:

Letter to consultant documenting conditions of unauthorized release

Action Type: Response Requested - Other
Action Date: 4/6/1998
Received Issue Date: 4/6/1998
Action: Unauthorized Release Form
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608101090&doc_id=5932923
Title Description Comments:

Unauthorized Release form

Action Type: Response Requested - Other
Action Date: 5/15/2014
Received Issue Date:
Action: Electronic Reporting Submittal Due
Doc Link:
Title Description Comments:

1Q14 GeoWell and EDF for MW-23

Action Type: Response Requested - Other
Action Date: 5/15/2013
Received Issue Date:
Action: Electronic Reporting Submittal Due
Doc Link:
Title Description Comments:

1Q13 GeoWell and EDF for MW-23 - Task will be complete when 1Q13 EDF is uploaded

Action Type: Cleanup Action
Action Date: 6/24/2003
Received Issue Date:
Action: Pump & Treat (P&T) Groundwater
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 6/19/2003
Received Issue Date:

Action: In Situ Physical/Chemical Treatment (other than SVE)
Doc Link:
Title Description Comments:

Two-phase extraction and Groundwater Extraction (GWE)

Action Type: Cleanup Action
Action Date: 3/9/2000
Received Issue Date:
Action: In Situ Physical/Chemical Treatment (other than SVE)
Doc Link:
Title Description Comments:

An additional groundwater extraction (GWE) component was brought online in August 2000

Action Type: Cleanup Action
Action Date: 5/23/1999
Received Issue Date:
Action: In Situ Physical/Chemical Treatment (other than SVE)
Doc Link:
Title Description Comments:

Two-phase extraction test from former MW-1 through MW-3 removed 1,863 gallons of groundwater and 1,560 pounds of hydrocarbons

Action Type: Cleanup Action
Action Date: 5/15/1998
Received Issue Date:
Action: Pump & Treat (P&T) Groundwater
Doc Link:
Title Description Comments:

Pumped approximately 6,000 gallons of water that accumulated in the fuel UST excavation

Action Type: Cleanup Action
Action Date: 5/15/1998
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

Excavated 621 tons of soil from fuel UST cavity and product line trenches

Action Type: Cleanup Action
Action Date: 5/1/1998
Received Issue Date:
Action: Free Product Removal
Doc Link:
Title Description Comments:

Collected NAPL from former MW-1 through MW-3, former RW-1, and SVE-1. Some sort of NAPL recovery system was in RW-1.

Action Type: Leak Action
Action Date: 4/6/1998
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 4/3/1998
Received Issue Date:
Action: Leak Discovery
Doc Link:

Title Description Comments:

Action Type: Enforcement - Other
Action Date:
Received Issue Date:
Action: Unknown
Doc Link:
Title Description Comments:

Action Type: Enforcement - Other
Action Date:
Received Issue Date:
Action: Unknown
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 2/24/2011
Received Issue Date:
Action: Risk Assessment Report
Doc Link:
Title Description Comments:

Implementation of Leaching Portion of 7/28/10 Workplan - Task only necessary if RP elects to proceed with the leaching study proposed in the 7/28/10 workplan rather than upload a workplan addendum detailing and justifying how the study will be performed. Update - RP elected to upload an addendum to the 7/28/10 workplan; therefore, this task will not be performed.

Action Type: Cleanup Action
Action Date: 2/17/2005
Received Issue Date:
Action: In Situ Physical/Chemical Treatment (other than SVE)
Doc Link:
Title Description Comments:

TPE started on 2/17/05, TPE + air sparging started on 4/4/05, and TPE/AS + GWE started on 5/19/05. LOP staff did not support operation of remedial system. RP's consultant said remedial system was operated for plume migration control. However, operation of the system for migration control was never proposed or justified to LOP, nor did O&M reports indicate system operation was achieving migration control (if that was the objective). Also, why do you need air sparging and vapor extraction for migration control?

Action Type: Cleanup Action
Action Date: 3/17/2004
Received Issue Date:
Action: Soil Vapor Extraction (SVE)
Doc Link:
Title Description Comments:

LOP staff did not support operation of Remedial System between March and October 2004

LUST Sites from GeoTracker Search - Site Maps (as of Feb 24, 2020)

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8451597750/T0608101090.PDF
Size : 184 KB
Submitted By: ATC ASSOCIATES (CONTRACTOR)
Submitted: 5/18/2016

Title: WELL INSTALLATION AND SOIL ASSESSMENT REPORT (MW24 LOG) (MW-24)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4383223116/T0608101090.PDF
Size : 161 KB
Submitted By: ATC ASSOCIATES (CONTRACTOR)
Submitted: 3/25/2016

Title: WELL INSTALLATION AND SOIL ASSESSMENT REPORT (B-25 LOG) (SB-25)

Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6772623419/T0608101090.PDF
Size : 397 KB
Submitted By: ATC ASSOCIATES (CONTRACTOR)
Submitted: 3/25/2016

Title: GEO BORE (MW-23)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6680133879/T0608101090.PDF
Size : 174 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 8/31/2012

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/9254212856/T0608101090.PDF
Size : 379 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 8/31/2012

Title: GEO BORE (B-23)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6982652187/T0608101090.PDF
Size : 315 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 8/31/2012

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/6319639086/T0608101090.PDF
Size : 300 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 8/31/2012

Title: GEO_BORE_DESTROYED (MW-12S)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4760726869/T0608101090.PDF
Size : 75 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 7/8/2011

Title: GEO_BORE_DESTROYED (RW-1S)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7328336358/T0608101090.PDF
Size : 92 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 7/8/2011

Title: GEO_BORE_DESTROYED (MW-13S)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2598520934/T0608101090.PDF
Size : 83 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 7/8/2011

Title: GEO_BORE_DESTROYED (MW-8S)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6208280205/T0608101090.PDF
Size : 69 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 7/8/2011

Title: GEO_BORE_DESTROYED (MW-10S)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4688321709/T0608101090.PDF
Size : 56 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 7/8/2011

Title: GEO_BORE_DESTROYED (MW-7S)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6454095005/T0608101090.PDF
Size : 69 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 7/8/2011

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/2021939873/T0608101090.PDF
Size : 148 KB
Submitted By: STANTEC (CONTRACTOR)

Submitted: 5/20/2011

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/9544636547/T0608101090.PDF
Size : 453 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/20/2011

Title: GEO_BORE (B-22)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2781369805/T0608101090.PDF
Size : 214 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/20/2011

Title: GEO_BORE_DESTROYED (AS-1)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5475629448/T0608101090.PDF
Size : 67 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (MW-3D)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6441053032/T0608101090.PDF
Size : 65 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (MW-4D)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8777241528/T0608101090.PDF
Size : 68 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8347401440/T0608101090.PDF
Size : 147 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (MW-6D)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2245240211/T0608101090.PDF
Size : 65 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/4444224059/T0608101090.PDF
Size : 165 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (MW-8D)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2769083678/T0608101090.PDF
Size : 69 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (MW-11D)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8532919645/T0608101090.PDF
Size : 76 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (MW-1D)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7980447351/T0608101090.PDF
Size : 65 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (MW-7D)

Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4702402770/T0608101090.PDF
Size : 69 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (MW-10D)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6090180397/T0608101090.PDF
Size : 56 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (MW-17)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3964817821/T0608101090.PDF
Size : 107 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (AS-2)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6643009960/T0608101090.PDF
Size : 67 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (RW-1D)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9449112892/T0608101090.PDF
Size : 92 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (MW-12D)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8890916228/T0608101090.PDF
Size : 75 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (MW-13D)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4912442803/T0608101090.PDF
Size : 83 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (MW-16)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8920670509/T0608101090.PDF
Size : 110 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (MW-14L)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7669511198/T0608101090.PDF
Size : 97 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (AS-3)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3371476173/T0608101090.PDF
Size : 67 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (MW-9D)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2099118828/T0608101090.PDF
Size : 75 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (MW-5D)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4057514965/T0608101090.PDF
Size : 66 KB
Submitted By: STANTEC (CONTRACTOR)

Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (MW-15)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8280237853/T0608101090.PDF
Size : 106 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (MW-22D)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5996180236/T0608101090.PDF
Size : 69 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_BORE_DESTROYED (MW-2D)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7298232316/T0608101090.PDF
Size : 66 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/13/2011

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/2547768712/T0608101090.PDF
Size : 289 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 1/20/2010

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/6503332853/T0608101090.PDF
Size : 348 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 1/20/2010

Title: GEO_BORE (B-21)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2254095792/T0608101090.PDF
Size : 420 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 10/15/2009

Title: GEO_BORE (MW-21)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3140555143/T0608101090.PDF
Size : 1,083 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 10/15/2009

Title: GEO_BORE (B-20)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8619875252/T0608101090.PDF
Size : 202 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 10/15/2009

Title: GEO_BORE (MW-20S)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5363226652/T0608101090.PDF
Size : 181 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 10/15/2009

Title: GEO_BORE (MW-22D)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5395028531/T0608101090.PDF
Size : 163 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 10/15/2009

Title: GEO_BORE (B19)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3457336902/T0608101090.PDF
Size : 10,534 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 12/18/2008

Title: GEO_MAP

Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8529861927/T0608101090.PDF
Size : 125 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 12/18/2008

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/7964421153/T0608101090.PDF
Size : 547 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 7/9/2008

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/6464800775/T0608101090.pdf
Size : 111 KB
Submitted By: ANTEA (CONTRACTOR)
Submitted: 2/27/2008

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/9520674765/T0608101090.pdf
Size : 175 KB
Submitted By: ANTEA (CONTRACTOR)
Submitted: 2/15/2008

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/7048980534/T0608101090.pdf
Size : 142 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 12/3/2005

LUST Sites from GeoTracker Search - Documents (as of Feb 24, 2020)

Document Type: Site Documents **Size :**
Document Date: 1/22/2020 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: REFER TO CITY POTENTIAL INADEQUATE GROUT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6425525

Document Type: Site Documents **Size :** 9,633 KB
Document Date: 11/14/2019 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: WELL DESTRUCTION REPORT **Submitted:**
Title: WELL DESTRUCTION REPORT - REVISED
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4057013392/T0608101090.PDF

Document Type: Site Documents **Size :** 1,144 KB
Document Date: 11/6/2019 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: WELL DESTRUCTION WORKPLAN **Submitted:**
Title: WELL DESTRUCTION WORK PLAN REVISION
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3195465326/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 10/24/2019 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: COMMENTS TO WELL DESTRUCTION WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6418389

Document Type: Site Documents **Size :** 1,103 KB
Document Date: 9/20/2019 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: WELL DESTRUCTION WORKPLAN **Submitted:**
Title: WELL DESTRUCTION WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8511145472/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 7/17/2019 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: NOTIFICATION - PUBLIC NOTICE OF CASE CLOSURE **Submitted:**
Title: UNKNOWN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6409048

Document Type: Site Documents **Size :** 9,125 KB
Document Date: 7/3/2019 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: WELL DESTRUCTION REPORT **Submitted:**
Title: WELL DESTRUCTION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1325613200/T0608101090.PDF

Document Type: Site Documents **Size :** 1,390 KB
Document Date: 5/22/2019 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: TECHNICAL MEMOS **Submitted:**
Title: HYDROGEOLOGIC MODEL REVIEW AND VERIFICATION
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4153225839/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 2/14/2019 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: CONCUR WITH CONTINUED SAMPLING WITH PATH TO CLOSURE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6385409

Document Type: Monitoring Reports **Size :** 4,406 KB
Document Date: 1/4/2019 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: GROUNDWATER MONITORING AND STATUS REPORT - FOURTH QUARTER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7972210824/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 11/20/2018 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: CONCUR WITH SEMI-ANNUAL MONITORING AND SAMPLING
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6376622

Document Type: Monitoring Reports **Size :** 3,453 KB
Document Date: 10/31/2018 **Submitted By:** MARTY GROTH (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY MONITORING REPORT - THIRD QUARTER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2293213129/T0608101090.PDF

Document Type: Monitoring Reports **Size :** 3,453 KB
Document Date: 10/31/2018 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY MONITORING REPORT - THIRD QUARTER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2293213129/T0608101090.PDF

Document Type: Monitoring Reports **Size :** 3,790 KB
Document Date: 7/30/2018 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY MONITORING REPORT - SECOND QUARTER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4755825936/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 6/5/2018 **Submitted By:** ANNE JUREK (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: UNKNOWN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6360134

Document Type: Monitoring Reports **Size :** 5,081 KB
Document Date: 4/30/2018 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY MONITORING REPORT - FIRST QUARTER 2018
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5060289382/T0608101090.PDF

Document Type: Monitoring Reports **Size :** 547 KB
Document Date: 3/7/2018 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: MONITORING REPORT - ANNUALLY **Submitted:**
Title: ADDENDUM TO 2017 ANNUAL GROUNDWATER MONITORING AND STATUS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2446069538/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 12/22/2017 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: STAFF LETTER **Submitted:**

Title: LETTER CONCURRING WITH SAMPLING REDUCTIONS WITH EXCEPTION OF MW-23
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6344051

Document Type: Monitoring Reports **Size :** 8,278 KB
Document Date: 10/31/2017 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: MONITORING REPORT - ANNUALLY **Submitted:**
Title: 2017 ANNUAL REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9936708450/T0608101090.PDF

Document Type: Site Documents **Size :** 5,115 KB
Document Date: 4/3/2017 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: NEW HYDROGEOLOGIC MODEL- REVISED
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6105703949/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 2/24/2017 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: UNKNOWN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6312736

Document Type: Monitoring Reports **Size :** 22,962 KB
Document Date: 1/31/2017 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: MONITORING REPORT - ANNUALLY **Submitted:**
Title: 2016 ANNUAL REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4340378046/T0608101090.PDF

Document Type: Site Documents **Size :** 4,996 KB
Document Date: 12/21/2016 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: TECHNICAL MEMOS **Submitted:**
Title: NEW HYDROGEOLOGIC MODEL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9992189407/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 8/19/2016 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: REQUEST TO COMPLETE MODEL MODIFICATIONS AND REQUEST FOR RAP
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6295629

Document Type: Site Documents **Size :** 1,002 KB
Document Date: 7/29/2016 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: MODEL VERIFICATION ASSESSMENT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1684843599/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 5/3/2016 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: RESPONSE TO SITE ASSESSMENT REPORT AND REQUEST FOR MODEL VERIFICATION AND POTENTIAL RAP
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6283806

Document Type: Site Documents **Size :** 19,441 KB
Document Date: 3/24/2016 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: SITE ASSESSMENT REPORT **Submitted:**
Title: WELL INSTALLATION AND SOIL ASSESMENT REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5792631685/T0608101090.PDF

Document Type: Monitoring Reports **Size :** 8,626 KB
Document Date: 10/30/2015 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: MONITORING REPORT - ANNUALLY **Submitted:**
Title: 2015 ANNUAL GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6538011670/T0608101090.PDF

Document Type: Monitoring Reports **Size :** 19,359 KB
Document Date: 10/30/2014 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: MONITORING REPORT - ANNUALLY **Submitted:**
Title: 2014 ANNUAL REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9852378189/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 10/7/2014 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: WP APPROVAL WITH CONDITIONS FOR REGIONAL GW WELL AND BORING IN INTERSECTION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6223596

Document Type: Site Documents **Size :** 745 KB
Document Date: 9/10/2014 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: SOIL AND WATER INVESTIGATION WORKPLAN **Submitted:**
Title: WORK PLAN FOR ADDITIONAL OFFSITE SOIL AND GROUNDWATER ASSESSMENT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6274894475/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 6/25/2014 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP STAFF COMMENTS ON 2/26/14 RESPONSE LETTER, UNSOLICITED 4/23/14 REVISED MTBE FATE AND TRANSPORT ANALYSIS, AND 6/13/14 STATUS REPORT. LOP STAFF RESCINDED THE 3/5/13 DIRECTIVE TO RE-START THE REMEDIATION SYSTEM BY 12/31/13. LOP REQUIRED A WORKPLAN TO ASSESS THE VERTICAL EXTENT OF MTBE IN SOIL BENEATH THE INTERSECTION AND THE POTENTIAL IMPACT TO REGIONAL GROUNDWATER IMMEDIATELY DOWNGRADIENT OF THE INTERSECTION. LOP ALSO INDICATE THEY CAN SUPPORT QUARTERLY SAMPLING OF VALE AND JEFFERSON WELLS IF THIS SAMPLING IS PERFORMED BY THE RP AND NOT THE CITY. LOP ALSO REMINDED RP THAT 3ELECTRONIC FILES FOR 1Q13 AND 1Q14 MONITORING OF MW-23 HAVE NOT BEEN UPLOADED.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6209637

Document Type: Site Documents **Size :** 52 KB
Document Date: 6/13/2014 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: SITE STATUS REPORT AND PROPOSED WORK (6/13/14)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9791222751/T0608101090.PDF

Document Type: Site Documents **Size :** 3,518 KB
Document Date: 4/30/2014 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: UNSOLICITED REVISED FATE AND TRANSPORT EVALUATION (4/23/14)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3681429028/T0608101090.PDF

Document Type: Site Documents **Size :** 34 KB
Document Date: 2/26/2014 **Submitted By:** ATC ASSOCIATES (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: LETTER RESPONDING TO 2/6/14 TELECONFERENCE AND LOP 3/5/13 LETTER (2/26/14)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8561281323/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 2/6/2014 **Submitted By:** DENO MILANO (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: TELEPHONE CONVERSATION BETWEEN LOP STAFF AND PHILLIPS 66 AND THEIR CONSULTANT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6191599

Document Type: Site Documents **Size :**
Document Date: 1/16/2014 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP STAFF EMAIL RESPONDING TO CHEVRON LETTER DATED 12/13/13. LOP DID NOT CONSIDER AN EXTENSION OF THE 12/31/13 REMEDIATION START-UP DEADLINE WARRANTED.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6189027

Document Type: Site Documents **Size :** 298 KB
Document Date: 12/13/2013 **Submitted By:** STANTEC (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: CHANGE IN PARTY IMPLEMENTING CORRECTION ACTION (12/13/13)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2120683789/T0608101090.PDF

Document Type: Monitoring Reports **Size :** 6,670 KB
Document Date: 11/15/2013 **Submitted By:** STANTEC (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 3Q13 GROUNDWATER MONITORING REPORT

Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8980569064/T0608101090.PDF

Document Type: Site Documents **Size :** 80 KB
Document Date: 8/15/2013 **Submitted By:** STANTEC (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: NOTICE TO AGENCY OF CHANGE IN CONTACT INFORMATION (8/15/13)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2531951189/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 3/5/2013 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP STAFF COMMENTS ON 8/31/12 ASSESSMENT REPORT AND 2/4/13 ADDENDUM. LOP DIRECTED RP TO INSTALL AND HOOK-UP TO THE FORMER REMEDIATION SYSTEM AN APPROPRIATE NUMBER OF EXTRACTION WELLS TO REMEDIATE THE NAPL AND MTBE BENEATH THE INTERSECTION AND TO COMMENCE OPERATING THE REMEDIATION SYSTEM BY 12/31/13. LOP ALSO DIRECTED RP TO SEMI-ANNUALLY MONITOR MW-23 FOR 2 YEARS.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6151296

Document Type: Site Documents **Size :** 286 KB
Document Date: 2/4/2013 **Submitted By:** STANTEC (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: ADDENDUM TO 8/31/12 REPORT (2/4/13)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8180159807/T0608101090.PDF

Document Type: Site Documents **Size :** 17,945 KB
Document Date: 8/31/2012 **Submitted By:** STANTEC (CONTRACTOR)
Type: SITE ASSESSMENT REPORT **Submitted:**
Title: OFFSITE ASSESSMENT AND 3Q12 GROUNDWATER MONITORING REPORT (8/31/12)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6868000090/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 6/11/2012 **Submitted By:** DENO MILANO (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: LOP STAFF EMAIL EXTENDING WELL INSTALLATION REPORT DEADLINE FROM 6/26/12 TO 8/31/12 SO IT CAN INCLUDE 3Q12 GROUNDWATER MONITORING DATA
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6124421

Document Type: Site Documents **Size :** 2,101 KB
Document Date: 4/12/2012 **Submitted By:** STANTEC (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: WASTE MANIFEST FOR MAY 2011 ASSESSMENT AND 3Q11 MONITORING
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5761357128/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 2/16/2012 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP COMMENTS ON 9/7/11 MTBE LEACHING REPORT, 11/14/11 GROUNDWATER MONITORING REPORT, AND 12/22/11 UNSOLICITED LEACHING MODEL WORKPLAN. LOP DIRECTED RP TO INSTALL A WELL NEAR B-22 TO MONITOR PERCHED GROUNDWATER AND DID NOT APPROVE THE LEACHING WORKPLAN. LOP APPROVED REDUCING THE MONITORING FREQUENCY OF MW-4S AND MW-5S TO ANNUAL GAUGING AND BIENNIAL SAMPLING AND INDICATED THE 3Q11 EDF HAS NOT BEEN UPLOADED TO GEOTRACKER AS REQUIRED. LOP INDICATED IT EXPECTS RP (CONOCOPHILLIPS) TO IMPLEMENT ALL ACTIONS NECESSARY TO PREVENT MIGRATION OF MTBE TO REGIONAL GROUNDATER (AN ACTIVELY USED DRINKING WATER RESOURCE).
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6113479

Document Type: Site Documents **Size :** 2,832 KB
Document Date: 12/22/2011 **Submitted By:** STANTEC (CONTRACTOR)
Type: SITE INVESTIGATION WORKPLAN **Submitted:**
Title: ASSESSMENT WORKPLAN (12/22/11)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2329116106/T0608101090.PDF

Document Type: Monitoring Reports **Size :** 5,756 KB
Document Date: 11/15/2011 **Submitted By:** STANTEC (CONTRACTOR)
Type: MONITORING REPORT - ANNUALLY **Submitted:**
Title: 3Q11 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5689147233/T0608101090.PDF

Document Type: Site Documents **Size :** 15,166 KB
Document Date: 9/7/2011 **Submitted By:** STANTEC (CONTRACTOR)
Type: RISK ASSESSMENT REPORT **Submitted:**
Title: MTBE LEACHING ANALYSIS REPORT (9/7/11)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3941883862/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 8/16/2011 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP COMMENTS ON 5/13/11 WELL DESTRUCTION REPORT, 5/13/11 GROUNDWATER MONITORING REPORT, AND 5/20/11 ASSESSMENT REPORT. LOP REQUIRED RP TO UPLOAD A WORKPLAN FOR THE RECOMMENDED ASSESSMENT AND APPROVED REQUEST TO REDUCE THE GROUNDATER MONITORING FREQUENCY TO ANNUAL DURING THE THIRD QUARTER.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6095974

Document Type: Site Documents **Size :** 8,139 KB
Document Date: 5/20/2011 **Submitted By:** STANTEC (CONTRACTOR)
Type: SITE ASSESSMENT REPORT **Submitted:**
Title: OFFSITE ASSESSMENT REPORT (5/20/11)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6521423280/T0608101090.PDF

Document Type: Site Documents **Size :** 4,318 KB
Document Date: 5/13/2011 **Submitted By:** STANTEC (CONTRACTOR)
Type: WELL DESTRUCTION REPORT **Submitted:**
Title: WELL DESTRUCTION REPORT (5/13/11)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6900767028/T0608101090.PDF

Document Type: Monitoring Reports **Size :** 3,131 KB
Document Date: 5/13/2011 **Submitted By:** STANTEC (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 1Q11 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6149302184/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 5/2/2011 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP CONDITIONALLY APPROVED 2/24/11 ADDENDUM TO 7/28/10 SOIL LEACHING WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6085380

Document Type: Site Documents **Size :** 1,705 KB
Document Date: 2/24/2011 **Submitted By:** STANTEC (CONTRACTOR)
Type: SOIL AND WATER INVESTIGATION WORKPLAN - ADDENDUM **Submitted:**
Title: ADDENDUM TO 7/28/10 WORKPLAN (2/24/11)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9995341002/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 2/15/2011 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP RESPONSE TO CONOCOPHILLIPS 2/11/11 LETTER REGARDING CASE TRANSFER TO CHEVRON. LOP INDICATES CONOCOPHILLIPS WILL REMAIN THE LEGAL RESPONSIBLE PARTY FOR CASE #220051.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6078115

Document Type: Monitoring Reports **Size :** 5,553 KB
Document Date: 11/15/2010 **Submitted By:** STANTEC (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 3Q10 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1852820158/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 11/1/2010 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP COMMENTS ON 7/28/10 WORKPLAN. LOP CONDITIONALLY APPROVED ASSESSMENT PORTION OF WORKPLAN, BUT DID NOT APPROVE PROPOSED MODELING. REQUIRED RP TO EITHER UPLOAD AN ADDENDUM FOR THE MODELING OR PERFORM IT AND ENSURE THE RESULTING REPORT JUSTIFIES THE MODELING AS APPROPRIATE TO EVALUATE THE LEACHING AND GROUNDWATER TRANSPORT EXPOSURE PATHWAY. REMINDED RP THAT THE ELEVATION ISSUES DISCUSSED IN FERUARY 2010 LOP LETTER HAVE NOT BEEN ADDRESSED.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6068267

Document Type: Site Documents **Size :**
Document Date: 9/21/2010 **Submitted By:** DENO MILANO (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: LOP EMAIL RESPONDING TO CONSULTANT'S 9/20/10 EMAIL REQUESTING MODIFICATIONS TO THE APPROVED METHOD FOR DESTROYING MW-12S/D, MW-13S/D, AND MW-16.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6064501

Document Type: Site Documents **Size :**
Document Date: 9/20/2010 **Submitted By:** DENO MILANO (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: LOP STAFF EMAIL RESPONDING TO CONSULTANT'S PROPOSAL REGARDING PROBLEM IN DESTROYING CMT WELL MW-17
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6064472

Document Type: Site Documents **Size :** 2,739 KB
Document Date: 7/28/2010 **Submitted By:** STANTEC (CONTRACTOR)
Type: SOIL AND WATER INVESTIGATION WORKPLAN **Submitted:**
Title: ASSESSMENT AND MTBE LEACHING WORKPLAN (7/28/10)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2611955046/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 7/9/2010 **Submitted By:** DENO MILANO (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: LOP EMAIL RESPONDING TO CONSULTANT'S EMAIL REGARDING DESTRUCTION OF CMT WELLS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6056847

Document Type: Site Documents **Size :**
Document Date: 5/19/2010 **Submitted By:** DENO MILANO (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: LOP EMAIL RESPONDING TO CONSULTANT'S 5/19/10 EMAIL REGARDING WELL DESTRUCTION NEEDED BECAUSE OF PLANNED HIGH SCHOOL EXPANSION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6051436

Document Type: Monitoring Reports **Size :** 6,182 KB
Document Date: 5/14/2010 **Submitted By:** STANTEC (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 1Q10 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3684769988/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 4/6/2010 **Submitted By:** DENO MILANO (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: LOP EMAIL RESPONDING TO CONSULTANT'S 4/5/10 EMAIL REGARDING PLANNED WELL DESTRUCTION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6047593

Document Type: Site Documents **Size :**
Document Date: 2/4/2010 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP COMMENTS ON 7/9/08, 1/19/09, AND 10/15/09 ASSESSMENT REPORTS AND 10/15/09 GROUNDWATER MONITORING REPORT. LOP DIRECTED RP TO DESTROY THE AIR SPARGING WELLS, ALL "D" SERIES WELLS EXCEPT MW-8D, AND TO DESTROY MW-8S, MW-10S, MW-13S, MW-14L, MW-16, AND MW-17. ALSO DIRECTED RP TO UPLOAD A WORKPLAN TO ASSESS RESIDUAL HYDROCARBONS NEAR B5 AND TO DETERMINE A SITE-SPECIFIC GROUNDWATER LEACHING SCREENING LEVEL FOR MTBE IN SOIL BELOW THE PERCHED GROUNDWATER INTERVAL AND TO RESOLVE THE ERRORS IN CITED WELL ELEVATION DATUMS. LOP ALSO REDUCED THE GAUGING AND MONITORING FREQUENCY OF ALL MWS DOWNGRADIENT OF MW-6S, MW-7S, AND MW-8D TO ANNUAL AND REDUCED THE SAMPLING FREQUENCY OF MW-4S AND MW-5S TO ANNUAL.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6042536

Document Type: Site Documents **Size :** 7,032 KB
Document Date: 10/15/2009 **Submitted By:** STANTEC (CONTRACTOR)
Type: SOIL AND WATER INVESTIGATION REPORT **Submitted:**

Title: REGIONAL GROUNDWATER ASSESSMENT REPORT - TABLES AND APPENDICIES (10/15/09)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9794228971/T0608101090.PDF

Document Type: Monitoring Reports **Size :** 5,580 KB
Document Date: 10/15/2009 **Submitted By:** STANTEC (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 3Q09 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4325356602/T0608101090.PDF

Document Type: Site Documents **Size :** 9,342 KB
Document Date: 10/15/2009 **Submitted By:** STANTEC (CONTRACTOR)
Type: SOIL AND WATER INVESTIGATION REPORT **Submitted:**
Title: REGIONAL GROUNDWATER ASSESSMENT REPORT - TEXT THROUGH FIGURES (10/15/09)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9568597257/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 7/27/2009 **Submitted By:** DENO MILANO (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: LOP EMAIL RESPONDING TO CONSULTANT'S 7/21/09 EMAIL PROPOSING TO DRILL TWO DEEP BORINGS INSTEAD OF INSTALLING THE TWO PREVIOUSLY PROPOSED OFFSITE REGIONAL GROUNDWATER MONITORING WELLS IF HYDROCARBONS ARE NOT REPORTED IN SAMPLE OF ONSITE REGIONAL GROUNDWATER. LOP APPROVES RECOMMENDATION PROVIDING REGISTERED PROFESSIONAL CAN SHOW BORING LOCATIONS AND SAMPLES WILL BE SUFFICIENT TO INTERSECT POTENTIAL CASCADING OF PEARCHED GROUNDWATER FROM SITE TOWARDS VALE AND JEFFERSON WELLS.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6023560

Document Type: Site Documents **Size :**
Document Date: 7/21/2009 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: SWRCB RESOLUTION 2009-042 LETTER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6022173

Document Type: Site Documents **Size :**
Document Date: 6/29/2009 **Submitted By:** DENO MILANO (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: LOP EMAIL TO CONSULTANT INDICATING COUNTY REQUIRES USE OF PORTLAND CEMENT FOR WELL SEAL.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6040352

Document Type: Monitoring Reports **Size :** 7,541 KB
Document Date: 5/14/2009 **Submitted By:** STANTEC (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 1Q09 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1557451546/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 3/25/2009 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP COMMENTS ON 2/18/09 LETTER REQUESTING LOP TO EXTEND THE DEADLINE FOR COMPLETING THE IMPLEMENTATION OF THE 5/21/08 WORKPLAN FROM 6/29/09 TO 10/15/09. LOP APPROVED THE REQUEST.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6007665

Document Type: Site Documents **Size :** 519 KB
Document Date: 2/18/2009 **Submitted By:** STANTEC (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: LETTER REQUESTING EXTENSION OF DEADLINE (2/18/09)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3191530525/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 1/20/2009 **Submitted By:** DENO MILANO (REGULATOR)
Type: SOIL AND WATER INVESTIGATION REPORT **Submitted:**
Title: ASSESSMENT OF WASTE OIL UST REMOVED IN 1997
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&document_id=5658682

Document Type: Site Documents **Size :** 11,950 KB

Document Date: 12/18/2008 **Submitted By:** STANTEC (CONTRACTOR)
Type: SOIL AND WATER INVESTIGATION REPORT **Submitted:**
Title: SUB-SLAB VAPOR, OFFSITE BORING, AND SUBSURFACE UTILITY REPORT (7/9/08)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1333080470/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 12/2/2008 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP COMMENTS ON 5/21/08 WORKPLAN. LOP CONDITIONALLY APPROVED WORKPLAN. LOP ALSO REQUIRED RP TO VERIFY/CORRECT DATUM LISTED GEOZ FILE 2855.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=5995148

Document Type: Monitoring Reports **Size :** 7,734 KB
Document Date: 11/14/2008 **Submitted By:** STANTEC (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 3Q08 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6214181065/T0608101090.PDF

Document Type: Site Documents **Size :** 766 KB
Document Date: 9/11/2008 **Submitted By:** STANTEC (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: ADDENDUM TO 7/9/08 REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8539555430/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 7/21/2008 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP LETTER CLARIFYING THE RELEASES AND LUFT CASE NUMBERS OPENED FOR THE SUBJECT SITE. LOP INDICATED THAT 8/17/05 LETTER INCORRECTLY INDICATED CASE 220008 WAS OPENED FOR A WASTE OIL RELEASE (IT WAS OPENED FOR A GASOLINE VENT LINE RELEASE). LOP ALSO REQUIRED ASSESSMENT IN THE VICINITY OF THE WASTE OIL UST REMOVED IN SEPTEMBER 1997 BASED ON FINDINGS IN 11/4/97 REPORT. LOP STATED CASE 220051 OPENED ON 4/30/98 IS THE MAIN REGULATORY DRIVER FOR THE SUBJECT SITE.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=5994942

Document Type: Site Documents **Size :** 364 KB
Document Date: 6/19/2008 **Submitted By:** STANTEC (CONTRACTOR)
Type: REPORTS - OTHER **Submitted:**
Title: ADDENDUM TO 1Q08 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6289706170/T0608101090.PDF

Document Type: Site Documents **Size :** 2,846 KB
Document Date: 5/21/2008 **Submitted By:** STANTEC (CONTRACTOR)
Type: WORKPLANS - INVESTIGATION WP **Submitted:**
Title: WORKPLAN FOR ADDITIONAL ASSESSMENT (5/21/08)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3145419061/T0608101090.PDF

Document Type: Monitoring Reports **Size :** 14,328 KB
Document Date: 5/19/2008 **Submitted By:** STANTEC (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUAL **Submitted:**
Title: 1Q08 GROUNDWATER MONITORING
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3993469715/T0608101090.PDF

Document Type: Site Documents **Size :** 862 KB
Document Date: 3/27/2008 **Submitted By:** STANTEC (CONTRACTOR)
Type: REPORTS - OTHER **Submitted:**
Title: LETTER REGARDING GEOTRACKER COMPLIANCE (3/27/08)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6326949179/T0608101090.PDF

Document Type: Site Documents **Size :** 1,109 KB
Document Date: 2/26/2008 **Submitted By:** STANTEC (CONTRACTOR)
Type: CORRESPONDENCE - DIRECTIVE RELATED **Submitted:**
Title: LETTER REGARDING GEOTRACKER COMPLIANCE (2/15/08)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5765232920/T0608101090.PDF

Document Type: Site Documents **Size :** 342 KB
Document Date: 2/21/2008 **Submitted By:** ANTEA (CONTRACTOR)

Type: REPORTS - OTHER **Submitted:**
Title: CHAIN-OF-CUSTODY FOR 3Q07 MONITORING
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2823643565/T0608101090.PDF

Document Type: Monitoring Reports **Size :** 6,534 KB
Document Date: 11/16/2007 **Submitted By:** ANTEA (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUAL **Submitted:**
Title: 2Q07 AND 3Q07 GROUNDWATER MONITORING REPORT (ATTACHMENTS C THROUGH E)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9364916741/T0608101090.PDF

Document Type: Monitoring Reports **Size :** 6,164 KB
Document Date: 11/16/2007 **Submitted By:** ANTEA (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUAL **Submitted:**
Title: 2Q07 AND 3Q07 GROUNDWATER MONITORING REPORT (TEXT, FIGURES, TABLES, AND ATTACHMENTS A & B)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2332884073/T0608101090.PDF

Document Type: Site Documents **Size :** 1,966 KB
Document Date: 8/13/2007 **Submitted By:** ES ENGINEERING SERVICES, LLC (CONTRACTOR)
Type: REPORTS - QUARTERLY STATUS REPORT **Submitted:**
Title: 1Q07 REMEDIATION SYSTEM O&M REPORT - REVISED
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7438033878/T0608101090.PDF

Document Type: Site Documents **Size :** 3,870 KB
Document Date: 8/10/2007 **Submitted By:** ES ENGINEERING SERVICES, LLC (CONTRACTOR)
Type: REPORTS - QUARTERLY STATUS REPORT **Submitted:**
Title: 2Q07 REMEDIATION SYSTEM O&M REPORT - REVISED
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7103971183/T0608101090.PDF

Document Type: Site Documents **Size :** 6,283 KB
Document Date: 5/16/2007 **Submitted By:** ANTEA (CONTRACTOR)
Type: REPORTS - QUARTERLY STATUS REPORT **Submitted:**
Title: 4Q06 AND 1Q07 GROUNDWATER MONITORING AND REMEDIATION SYSTEM O&M REPORT (TEXT, FIGURES, TABLES, AND ATTACHMENT A)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5543871819/T0608101090.PDF

Document Type: Site Documents **Size :** 11,947 KB
Document Date: 5/16/2007 **Submitted By:** ANTEA (CONTRACTOR)
Type: REPORTS - QUARTERLY STATUS REPORT **Submitted:**
Title: 4Q06 AND 1Q07 GROUNDWATER MONITORING AND REMEDIATION SYSTEM O&M REPORT (ATTACHMENTS B THROUGH E)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8683201670/T0608101090.PDF

Document Type: Site Documents **Size :** 5,018 KB
Document Date: 5/3/2007 **Submitted By:** ES ENGINEERING SERVICES, LLC (CONTRACTOR)
Type: REPORTS - QUARTERLY STATUS REPORT **Submitted:**
Title: 1Q07 REMEDIATION SYSTEM O&M REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1526350259/T0608101090.PDF

Document Type: Site Documents **Size :** 4,041 KB
Document Date: 3/14/2007 **Submitted By:** ANTEA (CONTRACTOR)
Type: WORKPLANS - RISK ASSESSMENT RELATED WP **Submitted:**
Title: WORKPLAN FOR ADDITIONAL ASSESSMENT (3/14/07)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5073794305/T0608101090.PDF

Document Type: Site Documents **Size :** 5,534 KB
Document Date: 2/28/2007 **Submitted By:** ES ENGINEERING SERVICES, LLC (CONTRACTOR)
Type: REPORTS - OTHER **Submitted:**
Title: 4Q06 REMEDIATION SYSTEM O&M REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1341642618/T0608101090.PDF

Document Type: Site Documents **Size :** 8,370 KB
Document Date: 1/31/2007 **Submitted By:** ANTEA (CONTRACTOR)
Type: REPORTS - QUARTERLY STATUS REPORT **Submitted:**

Title: 2Q06 AND 3Q06 GROUNDWATER MONITORING AND REMEDIATION SYSTEM O&M REPORT (TEXT, FIGURES, TABLES, AND SOME ATTACHMENTS)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9734863102/T0608101090.PDF

Document Type: Site Documents **Size :** 10,862 KB
Document Date: 1/31/2007 **Submitted By:** ANTEA (CONTRACTOR)
Type: REPORTS - QUARTERLY STATUS REPORT **Submitted:**
Title: 2Q06 AND 3Q06 GROUNDWATER MONITORING AND REMEDIATION SYSTEM O&M REPORT (ATTACHMENTS)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6729159295/T0608101090.PDF

Document Type: Site Documents **Size :** 3,007 KB
Document Date: 1/17/2007 **Submitted By:** ES ENGINEERING SERVICES, LLC (CONTRACTOR)
Type: REPORTS - QUARTERLY STATUS REPORT **Submitted:**
Title: 3Q06 REMEDIATION SYSTEM O&M REPORT - REVISED
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1499158561/T0608101090.PDF

Document Type: Site Documents **Size :** 183 KB
Document Date: 1/16/2007 **Submitted By:** ANTEA (CONTRACTOR)
Type: REPORTS - OTHER **Submitted:**
Title: CONSULTANT COMMENTS ON 2/21/06 REVISED SCM (11/9/06)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3080032169/T0608101090.PDF

Document Type: Site Documents **Size :** 2,877 KB
Document Date: 10/18/2006 **Submitted By:** ES ENGINEERING SERVICES, LLC (CONTRACTOR)
Type: REPORTS - QUARTERLY STATUS REPORT **Submitted:**
Title: 3Q06 REMEDIATION SYSTEM O&M REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2984725773/T0608101090.PDF

Document Type: Site Documents **Size :** 10,215 KB
Document Date: 10/17/2006 **Submitted By:** ANTEA (CONTRACTOR)
Type: REPORTS - REMEDIAL ACTION RPT. **Submitted:**
Title: REMEDIATION SYSTEM EVALUATION REPORT (10/16/06)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3631977677/T0608101090.PDF

Document Type: Monitoring Reports **Size :** 11,608 KB
Document Date: 7/25/2006 **Submitted By:** ANTEA (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUAL **Submitted:**
Title: 4Q05 AND 1Q06 GROUNDWATER MONITORING AND REMEDIATION SYSTEM O&M REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9931577384/T0608101090.PDF

Document Type: Site Documents **Size :** 3,241 KB
Document Date: 7/25/2006 **Submitted By:** ES ENGINEERING SERVICES, LLC (CONTRACTOR)
Type: REPORTS - QUARTERLY STATUS REPORT **Submitted:**
Title: 2Q06 REMEDIATION SYSTEM O&M REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1980497062/T0608101090.PDF

Document Type: Site Documents **Size :** 2,554 KB
Document Date: 5/3/2006 **Submitted By:** ES ENGINEERING SERVICES, LLC (CONTRACTOR)
Type: REPORTS - QUARTERLY STATUS REPORT **Submitted:**
Title: 1Q06 REMEDIATION SYSTEM O&M REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9537933170/T0608101090.PDF

Document Type: Site Documents **Size :** 8,253 KB
Document Date: 2/24/2006 **Submitted By:** ANTEA (CONTRACTOR)
Type: REPORTS - INVESTIGATION RPT. **Submitted:**
Title: REVISED SITE CONCEPTUAL MODEL (2/21/06)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3120328605/T0608101090.PDF

Document Type: Site Documents **Size :** 2,419 KB
Document Date: 1/25/2006 **Submitted By:** STANTEC (CONTRACTOR)
Type: REPORTS - REMEDIAL ACTION RPT. **Submitted:**
Title: 4Q05 REMEDIATION SYSTEM O&M REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2832899332/T0608101090.PDF

Document Type: Site Documents **Size :** 2,044 KB
Document Date: 1/20/2006 **Submitted By:** STANTEC (CONTRACTOR)
Type: REPORTS - REMEDIAL ACTION RPT. **Submitted:**
Title: 2Q05 REMEDIATION SYSTEM O&M REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4016126334/T0608101090.PDF

Document Type: Site Documents **Size :** 92 KB
Document Date: 1/19/2006 **Submitted By:** ANTEA (CONTRACTOR)
Type: REPORTS - REMEDIAL ACTION RPT. **Submitted:**
Title: STATUS ON REMEDIATION SYSTEM TESTING & EVALUATION (4/7/05)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1285278141/T0608101090.PDF

Document Type: Monitoring Reports **Size :** 8,179 KB
Document Date: 1/19/2006 **Submitted By:** ANTEA (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUAL **Submitted:**
Title: 4Q04 AND 1Q05 GROUNDWATER MONITORING AND 1Q05 REMEDIATION SYSTEM O&M REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9140640079/T0608101090.PDF

Document Type: Monitoring Reports **Size :** 13,325 KB
Document Date: 11/23/2005 **Submitted By:** ANTEA (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUAL **Submitted:**
Title: 3Q04 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9641263663/T0608101090.PDF

Document Type: Monitoring Reports **Size :** 2,951 KB
Document Date: 11/17/2005 **Submitted By:** ANTEA (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 4Q04 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7557569205/T0608101090.PDF

Document Type: Site Documents **Size :** 1,362 KB
Document Date: 11/17/2005 **Submitted By:** STANTEC (CONTRACTOR)
Type: REPORTS - REMEDIAL ACTION RPT. **Submitted:**
Title: 1Q05 REMEDIATION SYSTEM O&M REPORT - REVISED
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1015720963/T0608101090.PDF

Document Type: Site Documents **Size :** 8,272 KB
Document Date: 11/17/2005 **Submitted By:** ANTEA (CONTRACTOR)
Type: REPORTS - RISK ASSESSMENT RELATED RPT. **Submitted:**
Title: SITE CONCEPTUAL MODEL (1/4/05)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2920750260/T0608101090.PDF

Document Type: Site Documents **Size :** 3,436 KB
Document Date: 11/17/2005 **Submitted By:** STANTEC (CONTRACTOR)
Type: REPORTS - REMEDIAL ACTION RPT. **Submitted:**
Title: 3Q05 REMEDIATION SYSTEM O&M REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3113874673/T0608101090.PDF

Document Type: Site Documents **Size :** 522 KB
Document Date: 11/17/2005 **Submitted By:** ANTEA (CONTRACTOR)
Type: REPORTS - QUARTERLY STATUS REPORT **Submitted:**
Title: 4Q04 STATUS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7688855826/T0608101090.PDF

Document Type: Site Documents **Size :** 3,763 KB
Document Date: 10/12/2005 **Submitted By:** ANTEA (CONTRACTOR)
Type: REPORTS - REMEDIAL ACTION RPT. **Submitted:**
Title: REMEDIATION SYSTEM EVALUATION REPORT (10/11/05)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9428540885/T0608101090.PDF

Document Type: Site Documents **Size :**
Document Date: 4/30/1998 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP STAFF NAME TOSCO AS RESPONSIBLE PARTY FOR 1998 FUEL RELEASE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=6329419

Document Type: Site Documents **Size :**
Document Date: 4/30/1998 **Submitted By:** DENO MILANO (REGULATOR)

Type: NOTICE OF RESPONSIBILITY **Submitted:**
Title: NOTICE OF RESPONSIBILITY FOR TOSCO
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=5975299

Document Type: Site Documents **Size :**
Document Date: 4/6/1998 **Submitted By:** DENO MILANO (REGULATOR)
Type: CORRESPONDENCE **Submitted:**
Title: LETTER TO CONSULTANT DOCUMENTING CONDITIONS OF UNAUTHORIZED RELEASE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&document_id=5932922

Document Type: Site Documents **Size :**
Document Date: 4/6/1998 **Submitted By:** DENO MILANO (REGULATOR)
Type: UNAUTHORIZED RELEASE FORM **Submitted:**
Title: UNAUTHORIZED RELEASE FORM
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&document_id=5932923

LUST Sites from GeoTracker Search - Related Cases (as of Feb 24, 2020)

Identifier: T0608100586 **Address:** 6989 MISSION
Project Name: TOSCO #4113 (FORMER UNOCAL) **City:** DALY CITY
Status: COMPLETED - CASE CLOSED **Association:** Related Global ID
Description:
Project Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608100586

70	1 of 2	SW	0.34 / 1,810.95	195.87 / -15	MERCY PENINSULA AMBULANCE 140 REINER COLMA CA	SANMATEO LOP

Alias ID: 780020
Record ID: RO0001223
Case Type: S- Soil only affected
Funding Over: LUSTLOPF

LUST Status

Status: 9- Case Closed

70	2 of 2	SW	0.34 / 1,810.95	195.87 / -15	MERCY PENINSULA AMBULANCE 140 REINER COLMA CA 94014	LUST

Global ID: T0608100752 **County:** SAN MATEO
Status: COMPLETED - CASE CLOSED **Latitude:** 37.687821
Status Date: 12/26/2001 **Longitude:** -122.466916
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 41-0796 **Potential COC:** Gasoline
Local Case No: 780020 **How Discovered:** Other Means
Begin Date: 3/22/1994 **Stop Method:** Other Means
Lead Agency: SAN MATEO COUNTY LOP **Stop Description:**
Local Agency: SAN MATEO COUNTY LOP **Case Worker:** JM
CUF Case: YES **File Location:** Local Agency
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:

Regulatory Activity

Action Type: ENFORCEMENT
Date : 6/8/1994
Action: Notice of Responsibility - #1

Action Type: Other
Date : 3/22/1994
Action: Leak Reported

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
City: SAN MATEO
Organization Name: SAN MATEO COUNTY LOP
Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Email: jmadden@smcgov.org
Phone No: 6503995959

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
City: OAKLAND
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Address: 1515 CLAY ST SUITE 1400
Email:
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 12/26/2001

Status: Open - Case Begin Date
Status Date: 3/22/1994

LUST Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Site Facility Name: MERCY PENINSULA AMBULANCE
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig: B
CUF Amount Paid: $14,324
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 140 REINER
City: COLMA
Zip: 94014
County: SAN MATEO
CUF Claim: 12187
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608100752
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 12/26/2001
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608100752&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 780020
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 41-0796
CASEWORKER: Regional Water Board
Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 12/26/2001

Status: Open - Case Begin Date
Date : 3/22/1994

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Feb 24, 2020)

Action Type: EXCAVATION
Phase:
Contaminant Mass Removed:
Description:
Begin Date:
End Date:

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Notices
Action Date: 6/8/1994
Received Issue Date: 6/8/1994
Action: Notice of Responsibility - #1
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 3/22/1994
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date:
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

71	*1 of 1*	*SSE*	*0.35 / 1,832.09*	*225.78 / 15*	***RAGNI CONSTRUCTION*** ***40 CHESTER*** ***DALY CITY CA***	***SANMATEO LOP***

Alias ID: 220012
Record ID: RO0000321
Case Type: S- Soil only affected
Funding Over: LUSTLOPF

LUST Status

Status: 9- Case Closed

72	*1 of 3*	*NNW*	*0.35 / 1,865.14*	*282.87 / 72*	***TOSCO #4113 (FORMER UNOCAL)*** ***6989 MISSION*** ***DALY CITY CA***	***SANMATEO LOP***

Alias ID: 220008
Record ID: RO0000834
Case Type: U- Undetermined affected
Funding Over: LUSTLOPS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

LUST Status

Status: 9- Case Closed

72	2 of 3	NNW	0.35 / 1,865.14	282.87 / 72	CIRCLE K #5638 (TOSCO) 6989 MISSION DALY CITY CA	SANMATEO LOP

Alias ID: 220051
Record ID: RO0001628
Case Type: O- Other Groundwater affected (uses other than drinking water)
Funding Over: LUSTLOPS

LUST Status

Status: 5C- Pollution Characterization

72	3 of 3	NNW	0.35 / 1,865.14	282.87 / 72	TOSCO #4113 (FORMER UNOCAL) 6989 MISSION DALY CITY CA 94014	LUST

Global ID: T0608100586
Status: COMPLETED - CASE CLOSED
Status Date: 9/3/2008
Case Type: LUST CLEANUP SITE
County: SAN MATEO
Latitude: 37.696054283
Longitude: -122.464323087
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 41-0614
Local Case No: 220008
Begin Date: 10/22/1987
Lead Agency: SAN MATEO COUNTY LOP
Local Agency: SAN MATEO COUNTY LOP
CUF Case: YES
Potential COC: Gasoline
How Discovered: Tank Tightness Test
Stop Method: Repair Product Piping
Stop Description: NA - repair vent line
Case Worker: DGM
File Location: Local Agency
Potential Media of Concern:
How Discovered Description:
Calwater Watershed Name: San Mateo - San Francisco Coastal (202.10)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:

Regulatory Activity

Action Type: ENFORCEMENT
Date : 9/3/2008
Action: Staff Letter - #20080903

Action Type: ENFORCEMENT
Date : 9/27/1991
Action: Closure/No Further Action Letter - #19910927

Action Type: ENFORCEMENT
Date : 3/16/1989
Action: Staff Letter - #19890316

Action Type: ENFORCEMENT
Date : 2/3/1989
Action: Notice of Responsibility - #19890203

Action Type: RESPONSE

Date : 11/3/1987
Action: Unauthorized Release Form

Action Type: Other
Date : 11/3/1987
Action: Leak Reported

Action Type: Other
Date : 11/3/1987
Action: Leak Discovery

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
City: OAKLAND
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Address: 1515 CLAY ST SUITE 1400
Email:
Phone No:

Contact Type: Local Agency Caseworker
Contact Name: DENO MILANO
City: SAN MATEO
Organization Name: SAN MATEO COUNTY LOP
Address: 2000 ALAMEDA DE LAS PULGAS SUITE 100
Email: dmilano@smcgov.org
Phone No: 6503726292

Status History

Status: Completed - Case Closed
Status Date: 9/3/2008

Status: Open - Case Begin Date
Status Date: 10/22/1987

Status: Open - Verification Monitoring
Status Date: 10/22/1987

LUST Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Site Facility Name: TOSCO #4113 (FORMER UNOCAL)
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig: D
CUF Amount Paid:
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 6989 MISSION
City: DALY CITY
Zip: 94014
County: SAN MATEO
CUF Claim: 6742
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608100586
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 9/3/2008
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608100586&tabname=regulatoryhistory
Potential Media of Concern: NONE SPECIFIED
User Defined Beneficial Use:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: San Mateo - San Francisco Coastal (202.10)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 220008
CASEWORKER: DENO MILANO
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 41-0614
CASEWORKER: Regional Water Board
Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 9/3/2008

Status: Open - Case Begin Date
Date : 10/22/1987

Status: Open - Verification Monitoring
Date : 10/22/1987

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Other Regulatory Actions
Action Date: 9/3/2008
Received Issue Date: 9/3/2008
Action: Staff Letter - #20080903
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100586&enforcement_id=5986379&temptable=ENFORCEMENT
Title Description Comments:

LOP letter confirming case closure

Action Type: Other Regulatory Actions
Action Date: 9/27/1991
Received Issue Date: 9/27/1991
Action: Closure/No Further Action Letter - #19910927
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100586&enforcement_id=6329418&temptable=ENFORCEMENT
Title Description Comments:

RWQCB staff letter concurring with LOP that Unocal case should be removed from LUFT case list because no fuel release occuured

Action Type: Other Regulatory Actions
Action Date: 3/16/1989
Received Issue Date: 3/16/1989
Action: Staff Letter - #19890316
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100586&enforcement_id=6329413&temptable=ENFORCEMENT
Title Description Comments:

LOP staff letter informing RP they will request RWQCB to remove case from LUFT list because contractor determined the unauthorized release report was for a leak in the vapor return line

Action Type: Notices
Action Date: 2/3/1989
Received Issue Date: 2/3/1989
Action: Notice of Responsibility - #19890203
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100586&enforcement_id=6329411&temptable=ENFORCEMENT
Title Description Comments:

Notice of Responsibility

Action Type: Response Requested - Other
Action Date: 11/3/1987
Received Issue Date: 11/3/1987
Action: Unauthorized Release Form
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100586&doc_id=5932913
Title Description Comments:

Unauthorized Release Form

Action Type: Leak Action
Action Date: 11/3/1987
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 11/3/1987
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Documents (as of Feb 24, 2020)

Document Type: Site Documents ***Size :***
Document Date: 9/3/2008 ***Submitted By:*** DENO MILANO (REGULATOR)
Type: STAFF LETTER ***Submitted:***
Title: LOP LETTER CONFIRMING CASE CLOSURE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100586&enforcement_id=5986379

Document Type: Site Documents ***Size :***
Document Date: 9/27/1991 ***Submitted By:*** DENO MILANO (REGULATOR)
Type: CLOSURE/NO FURTHER ACTION LETTER ***Submitted:***
Title: RWQCB STAFF LETTER CONCURRING WITH LOP THAT UNOCAL CASE SHOULD BE REMOVED FROM LUFT CASE LIST BECAUSE NO FUEL RELEASE OCCUURED
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100586&enforcement_id=6329418

Document Type: Site Documents ***Size :***
Document Date: 3/16/1989 ***Submitted By:*** DENO MILANO (REGULATOR)
Type: STAFF LETTER ***Submitted:***
Title: LOP STAFF LETTER INFORMING RP THEY WILL REQUEST RWQCB TO REMOVE CASE FROM LUFT LIST BECAUSE CONTRACTOR DETERMINED THE UNAUTHORIZED RELEASE REPORT WAS FOR A LEAK IN THE VAPOR RETURN LINE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100586&enforcement_id=6329413

Document Type: Site Documents ***Size :***
Document Date: 2/3/1989 ***Submitted By:*** DENO MILANO (REGULATOR)
Type: NOTICE OF RESPONSIBILITY ***Submitted:***
Title: NOTICE OF RESPONSIBILITY
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100586&enforcement_id=6329411

Document Type: Site Documents ***Size :***
Document Date: 11/3/1987 ***Submitted By:*** DENO MILANO (REGULATOR)
Type: UNAUTHORIZED RELEASE FORM ***Submitted:***
Title: UNAUTHORIZED RELEASE FORM
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100586&document_id=5932913

LUST Sites from GeoTracker Search - Related Cases (as of Feb 24, 2020)

Identifier: T0608101090 ***Address:*** 6989 MISSION STREET
Project Name: CIRCLE K #5638 (TOSCO) ***City:*** DALY CITY
Status: OPEN - SITE ASSESSMENT ***Association:*** Related Global ID
Description: SMCO Case #220051
Project Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608101090

73	1 of 1	SSE	0.38 / 1,988.33	220.60 / 10	UNOCAL #4527, FORMER 1216 HILLSIDE BOULEVARD COLMA CA 94014	LUST

Global ID:	T0608100567	**County:**	SAN MATEO
Status:	OPEN - SITE ASSESSMENT	**Latitude:**	37.685965959
Status Date:	9/27/2011	**Longitude:**	-122.459812735
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	41-0595	**Potential COC:**	Gasoline
Local Case No:	780003	**How Discovered:**	Inventory Control
Begin Date:	12/27/1985	**Stop Method:**	Other Means
Lead Agency:	SAN MATEO COUNTY LOP	**Stop Description:**	
Local Agency:	SAN MATEO COUNTY LOP	**Case Worker:**	JM
CUF Case:	YES	**File Location:**	Local Agency

Potential Media of Concern: Other Groundwater (uses other than drinking water)
How Discovered Description:
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:

Can be extracted from most recent report in Geotracker or at San Mateo County offices if submitted prior to 2005, San Mateo County does not take responsibility for the accuracy of the statements made or any professional interpretations made in the referenced report.

Regulatory Activity

Action Type: RESPONSE
Date : 7/15/2020
Action: Soil Vapor Intrusion Investigation Report

Action Type: ENFORCEMENT
Date : 5/28/2020
Action: Staff Letter

Action Type: RESPONSE
Date : 5/15/2020
Action: Monitoring Report - Quarterly - Regulator Responded

Action Type: RESPONSE
Date : 4/17/2020
Action: Design Report and Operations Plan - Regulator Responded

Action Type: ENFORCEMENT
Date : 3/31/2020
Action: Staff Letter

Action Type: RESPONSE
Date : 2/18/2020
Action: Other Report / Document - Regulator Responded

Action Type: RESPONSE
Date : 2/18/2020
Action: Corrective Action Plan / Remedial Action Plan - Addendum - Regulator Responded

Action Type: ENFORCEMENT
Date : 1/16/2020
Action: Warning Letter

Action Type: RESPONSE
Date : 11/15/2019
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 6/12/2019
Action: Email Correspondence

Action Type: ENFORCEMENT
Date : 5/16/2019
Action: Staff Letter

Action Type: RESPONSE
Date : 5/15/2019
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 11/16/2018
Action: Staff Letter - #20181116

Action Type: RESPONSE
Date : 11/15/2018
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 11/2/2018
Action: Interim Remedial Action Plan - Regulator Responded

Action Type: RESPONSE
Date : 11/2/2018
Action: Preliminary Site Assessment Workplan - Addendum

Action Type: RESPONSE
Date : 10/17/2018
Action: Correspondence

Action Type: RESPONSE
Date : 9/14/2018
Action: Interim Remedial Action Plan - Regulator Responded

Action Type: ENFORCEMENT
Date : 8/8/2018
Action: Staff Letter - #20180808

Action Type: RESPONSE
Date : 5/29/2018
Action: Correspondence

Action Type: ENFORCEMENT
Date : 5/17/2018
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Action Type: ENFORCEMENT
Date : 5/10/2018
Action: Notice of Violation - #20180510

Action Type: RESPONSE
Date : 11/29/2017
Action: Correspondence

Action Type: RESPONSE
Date : 11/20/2017
Action: Correspondence

Action Type: RESPONSE
Date : 11/15/2017
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 9/7/2017
Action: Email Correspondence

Action Type: RESPONSE
Date : 5/15/2017
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 1/27/2017
Action: Email Correspondence - #20170127

Action Type: RESPONSE
Date : 1/9/2017
Action: Correspondence - Regulator Responded

Action Type: RESPONSE
Date : 11/15/2016
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 10/28/2016
Action: Correspondence

Action Type: ENFORCEMENT
Date : 10/21/2016
Action: Notice of Violation - #20161021

Action Type: RESPONSE
Date : 5/15/2016
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 5/3/2016
Action: Notice of Violation - #20160503

Action Type: RESPONSE
Date : 11/15/2015
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 6/26/2015
Action: Correspondence

Action Type: ENFORCEMENT
Date : 6/10/2015
Action: Warning Letter - #20150610

Action Type: RESPONSE
Date : 5/22/2015
Action: Correspondence

Action Type: RESPONSE
Date : 5/22/2015
Action: Verbal Communication

Action Type: RESPONSE
Date : 5/15/2015
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 5/15/2015
Action: Remedial Progress Report

Action Type: ENFORCEMENT
Date : 4/7/2015
Action: Staff Letter - #20150407

Action Type: RESPONSE
Date : 3/5/2015
Action: Progress Report (Soil/GW/ Updates)

Action Type: RESPONSE
Date : 2/5/2015
Action: Correspondence

Action Type: ENFORCEMENT

Date : 12/16/2014
Action: Staff Letter - #20141216

Action Type: RESPONSE
Date : 12/10/2014
Action: Correspondence

Action Type: RESPONSE
Date : 11/15/2014
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 10/29/2014
Action: Correspondence - Regulator Responded

Action Type: RESPONSE
Date : 10/14/2014
Action: Soil Vapor Intrusion Investigation Report

Action Type: RESPONSE
Date : 5/15/2014
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 5/7/2014
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 1/2/2014
Action: Staff Letter - #20140102

Action Type: ENFORCEMENT
Date : 11/27/2013
Action: Staff Letter - #20131127

Action Type: RESPONSE
Date : 11/15/2013
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 9/30/2013
Action: CAP/RAP - Feasibility Study Report - Regulator Responded

Action Type: ENFORCEMENT
Date : 9/11/2013
Action: Staff Letter - #20130911

Action Type: RESPONSE
Date : 8/30/2013
Action: Site Assessment Report

Action Type: ENFORCEMENT
Date : 7/16/2013
Action: Technical Correspondence / Assistance / Other - #20130716

Action Type: ENFORCEMENT
Date : 7/15/2013
Action: Technical Correspondence / Assistance / Other - #20130715

Action Type: ENFORCEMENT
Date : 5/28/2013
Action: Staff Letter - #20130528

Action Type: RESPONSE
Date : 5/15/2013
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 1/17/2013

Action: Other Report / Document

Action Type: ENFORCEMENT
Date : 12/20/2012
Action: Staff Letter - #20121220

Action Type: ENFORCEMENT
Date : 12/17/2012
Action: Staff Letter - #20121217

Action Type: RESPONSE
Date : 11/15/2012
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 7/26/2012
Action: Pilot Study/ Treatability Report

Action Type: RESPONSE
Date : 6/29/2012
Action: Correspondence

Action Type: RESPONSE
Date : 5/16/2012
Action: Soil and Water Investigation Workplan - Addendum - Regulator Responded

Action Type: RESPONSE
Date : 5/15/2012
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 5/2/2012
Action: Staff Letter - #20120502

Action Type: REMEDIATION
Date : 4/13/2012
Action: Free Product Removal

Action Type: RESPONSE
Date : 11/15/2011
Action: Soil and Water Investigation Workplan - Regulator Responded

Action Type: RESPONSE
Date : 11/15/2011
Action: Pilot Study/ Treatability Report

Action Type: RESPONSE
Date : 11/15/2011
Action: Site Assessment Report

Action Type: RESPONSE
Date : 11/15/2011
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 10/24/2011
Action: Technical Correspondence / Assistance / Other - #20111024

Action Type: REMEDIATION
Date : 10/21/2011
Action: Free Product Removal

Action Type: ENFORCEMENT
Date : 9/19/2011
Action: Technical Correspondence / Assistance / Other - #20110919

Action Type: ENFORCEMENT
Date : 7/21/2011
Action: Technical Correspondence / Assistance / Other - #20110721

Action Type: ENFORCEMENT
Date : 6/30/2011
Action: Technical Correspondence / Assistance / Other - #20110630

Action Type: RESPONSE
Date : 5/15/2011
Action: Monitoring Report - Semi-Annually

Action Type: REMEDIATION
Date : 5/10/2011
Action: Free Product Removal

Action Type: ENFORCEMENT
Date : 1/10/2011
Action: Staff Letter - #20110110

Action Type: RESPONSE
Date : 11/15/2010
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 5/15/2010
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 5/15/2010
Action: Pilot Study / Treatability Workplan

Action Type: RESPONSE
Date : 5/15/2010
Action: Soil and Water Investigation Workplan - Regulator Responded

Action Type: ENFORCEMENT
Date : 3/9/2010
Action: Staff Letter - #20100309

Action Type: ENFORCEMENT
Date : 12/17/2009
Action: Staff Letter - #20091217

Action Type: ENFORCEMENT
Date : 12/17/2009
Action: Notice of Violation - #20091217

Action Type: RESPONSE
Date : 11/16/2009
Action: Monitoring Report - Annually

Action Type: ENFORCEMENT
Date : 7/28/2009
Action: Staff Letter - #20090728

Action Type: RESPONSE
Date : 3/31/2009
Action: Well Destruction Report

Action Type: RESPONSE
Date : 11/17/2008
Action: Monitoring Report - Annually

Action Type: RESPONSE
Date : 11/10/2008
Action: Risk Assessment Report

Action Type: REMEDIATION
Date : 5/21/2008
Action: Free Product Removal

Action Type: ENFORCEMENT
Date : 4/23/2008
Action: Staff Letter - #20080423

Action Type: RESPONSE
Date : 3/28/2008
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date : 3/25/2008
Action: Technical Correspondence / Assistance / Other - #20080325

Action Type: ENFORCEMENT
Date : 1/8/2008
Action: Staff Letter - #20080108

Action Type: RESPONSE
Date : 11/15/2007
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 9/26/2007
Action: Staff Letter - #20070926

Action Type: ENFORCEMENT
Date : 7/25/2007
Action: Technical Correspondence / Assistance / Other - #20070725

Action Type: RESPONSE
Date : 5/15/2007
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 3/15/2007
Action: Electronic Reporting Submittal Due

Action Type: ENFORCEMENT
Date : 2/7/2007
Action: Staff Letter - #20070207

Action Type: RESPONSE
Date : 1/19/2007
Action: Pilot Study / Treatability Workplan

Action Type: RESPONSE
Date : 1/19/2007
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date : 11/28/2006
Action: Other Report / Document

Action Type: ENFORCEMENT
Date : 11/22/2006
Action: Technical Correspondence / Assistance / Other - #20061122

Action Type: ENFORCEMENT
Date : 10/16/2006
Action: Staff Letter - #20061016

Action Type: ENFORCEMENT
Date : 7/31/2006
Action: Staff Letter - #20060731

Action Type: ENFORCEMENT
Date : 6/30/2006
Action: Staff Letter - #20060630

Action Type: RESPONSE

Date : 6/12/2006
Action: Risk Assessment Report

Action Type: ENFORCEMENT
Date : 5/22/2006
Action: Staff Letter - #20060522

Action Type: RESPONSE
Date : 5/15/2006
Action: Monitoring Report - Annually

Action Type: ENFORCEMENT
Date : 5/4/2006
Action: Staff Letter - #20060504

Action Type: ENFORCEMENT
Date : 4/5/2006
Action: Technical Correspondence / Assistance / Other - #20060405

Action Type: ENFORCEMENT
Date : 3/30/2006
Action: Notice of Violation - #20060330

Action Type: ENFORCEMENT
Date : 3/29/2006
Action: Staff Letter - #20060329

Action Type: ENFORCEMENT
Date : 12/19/2005
Action: Staff Letter - #20051219

Action Type: ENFORCEMENT
Date : 12/6/2005
Action: Staff Letter - #20051206

Action Type: ENFORCEMENT
Date : 12/6/2005
Action: Notice of Violation - #20051206

Action Type: RESPONSE
Date : 9/29/2005
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date : 9/8/2005
Action: Staff Letter - #20050908

Action Type: ENFORCEMENT
Date : 8/23/2005
Action: Staff Letter - #20050823

Action Type: RESPONSE
Date : 7/28/2005
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date : 7/28/2005
Action: Other Report / Document

Action Type: ENFORCEMENT
Date : 6/16/2005
Action: Staff Letter - #20050616

Action Type: RESPONSE
Date : 5/16/2005
Action: Monitoring Report - Annually

Action Type: RESPONSE
Date : 3/28/2005

Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date : 3/28/2005
Action: Sensitive Receptor Survey Report

Action Type: RESPONSE
Date : 2/28/2005
Action: Other Report / Document

Action Type: RESPONSE
Date : 2/28/2005
Action: Electronic Reporting Submittal Due

Action Type: ENFORCEMENT
Date : 12/29/2004
Action: Staff Letter - #20041229

Action Type: ENFORCEMENT
Date : 12/14/2004
Action: Staff Letter - #20041214

Action Type: RESPONSE
Date : 10/14/2004
Action: Sensitive Receptor Survey Report

Action Type: RESPONSE
Date : 9/15/2004
Action: Risk Assessment Report

Action Type: RESPONSE
Date : 6/29/2004
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date : 6/14/2004
Action: Staff Letter - #20040614

Action Type: ENFORCEMENT
Date : 6/9/2004
Action: Staff Letter - #20040609

Action Type: ENFORCEMENT
Date : 5/17/2004
Action: Technical Correspondence / Assistance / Other - #20040517

Action Type: RESPONSE
Date : 5/17/2004
Action: Monitoring Report - Annually

Action Type: ENFORCEMENT
Date : 4/26/2004
Action: Notice of Violation - #20040426

Action Type: ENFORCEMENT
Date : 4/26/2004
Action: Staff Letter - #20040426

Action Type: RESPONSE
Date : 4/24/2004
Action: Well Installation Report

Action Type: RESPONSE
Date : 3/30/2004
Action: Soil and Water Investigation Workplan - Addendum

Action Type: ENFORCEMENT
Date : 2/24/2004
Action: Staff Letter - #20040224

Action Type: ENFORCEMENT
Date : 2/23/2004
Action: Notice of Violation - #20040223

Action Type: RESPONSE
Date : 2/2/2004
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date : 12/31/2003
Action: Tank Removal Report / UST Sampling Report

Action Type: RESPONSE
Date : 12/31/2003
Action: Unauthorized Release Form

Action Type: ENFORCEMENT
Date : 12/1/2003
Action: Staff Letter - #20031201

Action Type: ENFORCEMENT
Date : 11/13/2003
Action: Staff Letter - #20031113

Action Type: RESPONSE
Date : 5/15/2003
Action: Monitoring Report - Annually

Action Type: ENFORCEMENT
Date : 1/6/1998
Action: Staff Letter - #19980106

Action Type: REMEDIATION
Date : 12/26/1997
Action: Excavation

Action Type: ENFORCEMENT
Date : 11/19/1997
Action: Notice of Responsibility - #19971119

Action Type: ENFORCEMENT
Date : 10/2/1997
Action: File review

Action Type: REMEDIATION
Date : 10/2/1997
Action: Excavation

Action Type: ENFORCEMENT
Date : 2/22/1996
Action: File review

Action Type: ENFORCEMENT
Date : 10/22/1991
Action: Notice of Responsibility - #19911022

Action Type: ENFORCEMENT
Date : 12/30/1985
Action: File review

Action Type: Other
Date : 12/27/1985
Action: Leak Discovery

Action Type: Other
Date : 12/26/1985
Action: Leak Reported

Action Type: ENFORCEMENT
Date : 2/3/1982
Action: File review

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
City: OAKLAND
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Address: 1515 CLAY ST SUITE 1400
Email:
Phone No:

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
City: SAN MATEO
Organization Name: SAN MATEO COUNTY LOP
Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Email: jmadden@smcgov.org
Phone No: 6503995959

Status History

Status: Open - Site Assessment
Status Date: 9/27/2011

Status: Open - Remediation
Status Date: 5/10/2011

Status: Open - Site Assessment
Status Date: 5/22/2008

Status: Open - Remediation
Status Date: 5/21/2008

Status: Open - Site Assessment
Status Date: 12/30/1985

Status: Open - Case Begin Date
Status Date: 12/27/1985

LUST Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Site Facility Name: UNOCAL #4527, FORMER
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: OPEN - SITE ASSESSMENT
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig: B, D
CUF Amount Paid:
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608100567
Cleanup Status Detail: OPEN - SITE ASSESSMENT AS OF 9/27/2011
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608100567&tabname=regulatoryhistory
Potential Media of Concern: OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)
User Defined Beneficial Use:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 780003
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 41-0595
CASEWORKER: Regional Water Board
Gndwater Monitoring Freque: # OF WELLS MONITORED - SEMI-ANNUALLY : 13, ANNUALLY : 3, OTHER : 3
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply

Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 1216 HILLSIDE BOULEVARD
City: COLMA
Zip: 94014
County: SAN MATEO
CUF Claim: 20492, 13635

Site History:

Can be extracted from most recent report in Geotracker or at San Mateo County offices if submitted prior to 2005, San Mateo County does not take responsibility for the accuracy of the statements made or any professional interpretations made in the referenced report.

LUST Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Open - Site Assessment
Date : 9/27/2011

Status: Open - Remediation
Date : 5/10/2011

Status: Open - Site Assessment
Date : 5/22/2008

Status: Open - Remediation
Date : 5/21/2008

Status: Open - Site Assessment
Date : 12/30/1985

Status: Open - Case Begin Date
Date : 12/27/1985

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Feb 24, 2020)

Action Type: FREE PRODUCT REMOVAL ***Begin Date:*** 4/13/2012
Phase: Liquid Waste, Water ***End Date:*** 9/14/2012
Contaminant Mass Removed: 1 Gallons
Description: Removed approximately 0.5 gallon of NAPL from wells U-12, and U-15

Action Type: FREE PRODUCT REMOVAL ***Begin Date:*** 10/21/2011
Phase: Liquid Waste, Water ***End Date:*** 3/22/2012
Contaminant Mass Removed: 1 Gallons
Description: Removed approximately 0.6 to 1 gallon of NAPL from wells U-11, U-12, and U-15

Action Type: FREE PRODUCT REMOVAL ***Begin Date:*** 5/10/2011
Phase: Liquid Waste ***End Date:*** 9/26/2011
Contaminant Mass Removed: 4 Gallons
Description: Hand-bailed approximately 4.5 gallons of NAPL from U-12 after removing Soakease sock

Action Type: FREE PRODUCT REMOVAL ***Begin Date:*** 5/21/2008
Phase: Liquid Waste ***End Date:*** 5/21/2008
Contaminant Mass Removed: 0 Gallons
Description: Removed 1 liter of NAPL from well U-12 during well development

Action Type: EXCAVATION ***Begin Date:*** 12/26/1997
Phase: Soil ***End Date:*** 12/26/1997
Contaminant Mass Removed:
Description: Removed approximately 10 cu. yds. of soil during removal of w.o. UST. Excavation was approximately 10 feet deep.

Action Type: EXCAVATION ***Begin Date:*** 10/2/1997
Phase: Soil ***End Date:*** 10/25/1997
Contaminant Mass Removed:
Description: Excavated 480 cu. yds. from fuel UST cavity and piping trenches. Excavated up to ~14 fbg beneath fuel UST cavity. Depth of excavation beneath product piping was not indicated, but may have been to 11 fbg based on field notes.

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Other Regulatory Actions
Action Date: 5/28/2020
Received Issue Date: 5/28/2020

Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6436779&temptable=ENFORCEMENT
Title Description Comments:

response to design plan and 1st qtr 2020 monitoring report

Action Type: Response Requested - Reports
Action Date: 5/15/2020
Received Issue Date: 5/15/2020
Action: Monitoring Report - Quarterly - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=6013809
Title Description Comments:

1st qr 2020- must include eval of need for TPH-D analysis

Action Type: Response Requested - Workplans
Action Date: 4/17/2020
Received Issue Date: 4/17/2020
Action: Design Report and Operations Plan - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=6023988
Title Description Comments:

Remediation Design Report

Action Type: Other Regulatory Actions
Action Date: 3/31/2020
Received Issue Date: 3/31/2020
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6431287&temptable=ENFORCEMENT
Title Description Comments:

response to revised RAP and vapor assessment work plan

Action Type: Response Requested - Other
Action Date: 2/18/2020
Received Issue Date: 2/18/2020
Action: Other Report / Document - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=6013808
Title Description Comments:

updated timeline

Action Type: Response Requested - Workplans
Action Date: 2/18/2020
Received Issue Date: 2/18/2020
Action: Corrective Action Plan / Remedial Action Plan - Addendum - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=6018890
Title Description Comments:

Remediation Work Plan Addendum, Implementation Timeline and Additional Site Assessment Work Plan - only partially satisfies outstanding request for work plan to complete characterization.

Action Type: Enforcement/Orders
Action Date: 1/16/2020
Received Issue Date: 1/16/2020
Action: Warning Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6425284&temptable=ENFORCEMENT
Title Description Comments:

Request for updated timeline and evaluation of the need for continuing TPH-D analysis

Action Type: Response Requested - Reports
Action Date: 11/15/2019
Received Issue Date: 11/20/2019
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=6013626
Title Description Comments:

Third qtr 2019

Action Type: Other Regulatory Actions
Action Date: 6/12/2019
Received Issue Date: 6/12/2019
Action: Email Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6405477&temptable=ENFORCEMENT
Title Description Comments:

Request to evaluate the need for ongoing dissolved-phase TPH-DRO analysis during quarterly monitoring. Request to evaluate napthalene in groundwater at least once and make recommendations

Action Type: Other Regulatory Actions
Action Date: 5/16/2019
Received Issue Date: 5/16/2019
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6402608&temptable=ENFORCEMENT
Title Description Comments:

comments to RAP addendum and timeline

Action Type: Response Requested - Reports
Action Date: 5/15/2019
Received Issue Date: 5/15/2019
Action: Monitoring Report - Quarterly
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5995934
Title Description Comments:

first qtr 2019

Action Type: Other Regulatory Actions
Action Date: 11/16/2018
Received Issue Date: 11/16/2018
Action: Staff Letter - #20181116
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6376043&temptable=ENFORCEMENT
Title Description Comments:

Letter responding to unsolicited interim remedial work plan, approving interim remediation with conditions in conjunction with requesting overdue full scale remediation and investigation

Action Type: Response Requested - Reports
Action Date: 11/15/2018
Received Issue Date: 11/13/2018
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5982710
Title Description Comments:

Third 2018

Action Type: Response Requested - Workplans
Action Date: 11/2/2018
Received Issue Date: 11/2/2018
Action: Interim Remedial Action Plan - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5979107
Title Description Comments:

Work Plan Interim Remedial Measure, 1216 Hillside Boulevard, Colma, California

Action Type: Response Requested - Other
Action Date: 10/17/2018
Received Issue Date: 10/17/2018
Action: Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5979108
Title Description Comments:

Change in Project Management Letter

Action Type: Response Requested - Workplans
Action Date: 9/14/2018
Received Issue Date: 4/18/2019
Action: Interim Remedial Action Plan - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5971960
Title Description Comments:

Timeline for remedial implementation

Action Type: Other Regulatory Actions
Action Date: 8/8/2018
Received Issue Date: 8/8/2018
Action: Staff Letter - #20180808
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6366162&temptable=ENFORCEMENT
Title Description Comments:

Response to partial site assessment implementation. request for remedial timeline and work plan addendum to complete characterization

Action Type: Response Requested - Other
Action Date: 5/29/2018
Received Issue Date: 5/29/2018
Action: Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5967632
Title Description Comments:

Pre-Trial Order

Action Type: Other Regulatory Actions
Action Date: 5/17/2018
Received Issue Date: 5/17/2018
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6396061&temptable=ENFORCEMENT
Title Description Comments:

13635 1st RSR Rationale for Additional Work May 2018

Action Type: Enforcement/Orders
Action Date: 5/10/2018
Received Issue Date: 5/10/2018
Action: Notice of Violation - #20180510
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6357619&temptable=ENFORCEMENT
Title Description Comments:

Third NOV

Action Type: Response Requested - Other
Action Date: 11/29/2017
Received Issue Date: 11/29/2017
Action: Correspondence

Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5962635
Title Description Comments:

Copy of pre-trial order to RP, filed with San Mateo County

Action Type: Response Requested - Other
Action Date: 11/20/2017
Received Issue Date: 11/20/2017
Action: Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5962633
Title Description Comments:

Copy of pre-trial order to RP from mediator page 1

Action Type: Response Requested - Other
Action Date: 11/20/2017
Received Issue Date: 11/20/2017
Action: Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5962634
Title Description Comments:

Copy of pre-trial order to RP from mediator page 2

Action Type: Response Requested - Reports
Action Date: 11/15/2017
Received Issue Date: 11/15/2017
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5965074
Title Description Comments:

third qtr 2017

Action Type: Response Requested - Other
Action Date: 9/7/2017
Received Issue Date: 9/7/2017
Action: Email Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5962631
Title Description Comments:

email correspondence to GPP regarding RP's consul

Action Type: Response Requested - Reports
Action Date: 5/15/2017
Received Issue Date: 5/15/2017
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5908069
Title Description Comments:

1st qtr, 2017

Action Type: Other Regulatory Actions
Action Date: 1/27/2017
Received Issue Date: 1/27/2017
Action: Email Correspondence - #20170127
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6310091&temptable=ENFORCEMENT
Title Description Comments:

LOP response to Chevron attorney's 1/9/17 response to second NOV

Action Type: Other Regulatory Actions
Action Date: 1/27/2017
Received Issue Date: 1/27/2017
Action: Email Correspondence - #20170127

Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6355892&temptable=ENFORCEMENT
Title Description Comments:

email correspondence from GPP to RP, addressing RP's questions regarding NOV

Action Type: Response Requested - Other
Action Date: 1/9/2017
Received Issue Date: 1/9/2017
Action: Correspondence - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5911345
Title Description Comments:

306584 NOV Response Letter Rogers Joseph O'Donnell - Stantec 20170109

Action Type: Response Requested - Reports
Action Date: 11/15/2016
Received Issue Date: 11/15/2016
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5908068
Title Description Comments:

3rd qtr 2016

Action Type: Response Requested - Other
Action Date: 10/28/2016
Received Issue Date: 10/28/2016
Action: Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5962630
Title Description Comments:

Invitation from State Water Board to participate in Expedited Claim Account Programd (ECAP)

Action Type: Enforcement/Orders
Action Date: 10/21/2016
Received Issue Date: 10/21/2016
Action: Notice of Violation - #20161021
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6301710&temptable=ENFORCEMENT
Title Description Comments:

2nd NOV

Action Type: Response Requested - Reports
Action Date: 5/15/2016
Received Issue Date: 5/13/2016
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5892867
Title Description Comments:

first half 2016 monitoring report

Action Type: Enforcement/Orders
Action Date: 5/3/2016
Received Issue Date: 5/3/2016
Action: Notice of Violation - #20160503
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6283764&temptable=ENFORCEMENT
Title Description Comments:

First NOV Failure to install remedial system and submit investigation report

Action Type: Response Requested - Reports
Action Date: 11/15/2015

Received Issue Date: 11/13/2015
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5871911
Title Description Comments:

second half 2015

Action Type: Response Requested - Other
Action Date: 6/26/2015
Received Issue Date: 6/26/2015
Action: Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5847002
Title Description Comments:

306584 Project Progress Update 06262015

Action Type: Enforcement/Orders
Action Date: 6/10/2015
Received Issue Date: 6/10/2015
Action: Warning Letter - #20150610
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6248216&temptable=ENFORCEMENT
Title Description Comments:

second letter to owners of 1232 Hillside to allow access

Action Type: Response Requested - Other
Action Date: 5/22/2015
Received Issue Date: 5/22/2015
Action: Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5844459
Title Description Comments:

Project Progress Update Letter

Action Type: Response Requested - Reports
Action Date: 5/15/2015
Received Issue Date: 5/15/2015
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5844484
Title Description Comments:

1st half 2015

Action Type: Other Regulatory Actions
Action Date: 4/7/2015
Received Issue Date: 4/7/2015
Action: Staff Letter - #20150407
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6241231&temptable=ENFORCEMENT
Title Description Comments:

Letters requesting access to 524 A Street and 1232 Hillside property to complete extent definition.

Action Type: Response Requested - Reports
Action Date: 3/5/2015
Received Issue Date: 3/5/2015
Action: Progress Report (Soil/GW/ Updates)
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5836877
Title Description Comments:

306584 Project Progress Update 03052015

Action Type: Response Requested - Other

Action Date: 2/5/2015
Received Issue Date: 2/5/2015
Action: Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5834639
Title Description Comments:

306584 Project Progress Update 02032015

Action Type: Other Regulatory Actions
Action Date: 12/16/2014
Received Issue Date: 12/16/2014
Action: Staff Letter - #20141216
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6230854&temptable=ENFORCEMENT
Title Description Comments:

Response to deadline extension

Action Type: Response Requested - Reports
Action Date: 11/15/2014
Received Issue Date: 11/13/2014
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5813107
Title Description Comments:

3Q14 Groundwater Monitoring

Action Type: Response Requested - Other
Action Date: 10/29/2014
Received Issue Date: 10/29/2014
Action: Correspondence - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5823773
Title Description Comments:

Project Progress Update and Request for Extension - see letter dated 12/16/2014

Action Type: Response Requested - Reports
Action Date: 10/14/2014
Received Issue Date: 10/14/2014
Action: Soil Vapor Intrusion Investigation Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5819549
Title Description Comments:

Addendum to Soil Vapor Assessment Report

Action Type: Response Requested - Reports
Action Date: 5/15/2014
Received Issue Date: 5/15/2014
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5813106
Title Description Comments:

1Q14 Groundwater Monitoring

Action Type: Other Regulatory Actions
Action Date: 5/7/2014
Received Issue Date: 5/7/2014
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6202303&temptable=ENFORCEMENT
Title Description Comments:

LOP staff email commenting on 3Q13 groundwater monitoring report

Action Type: Other Regulatory Actions
Action Date: 1/2/2014
Received Issue Date: 1/2/2014
Action: Staff Letter - #20140102
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6187392&temptable=ENFORCEMENT
Title Description Comments:

LOP staff comments on 9/30/13 soil vapor sampling report

Action Type: Other Regulatory Actions
Action Date: 11/27/2013
Received Issue Date: 11/27/2013
Action: Staff Letter - #20131127
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6184052&temptable=ENFORCEMENT
Title Description Comments:

LOP staff comments on 9/30/13 corrective action plan (CAP)/remedial action plan (RAP) document proposing a two-phase extraction system. LOP conditionally approved the CAP/RAP

Action Type: Response Requested - Reports
Action Date: 11/15/2013
Received Issue Date: 5/8/2014
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5776341
Title Description Comments:

3Q13 Groundwater Monitoring - Task will be complete when GeoWell is uploaded for the 4/3/13 gauging event - Completed 5/8/2014

Action Type: Response Requested - Reports
Action Date: *9/30/2013
Received Issue Date: 10/1/2013
Action: CAP/RAP - Feasibility Study Report - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5736125
Title Description Comments:

Corrective Action Plan - LOP staff 12/17/12 letter extended deadline and additionally required CAP to contain a RAP if CAP justifies a cost-effective technology, Refer to LOP staff letter dated 11/27/13, The LOP 5/28/13 letter further extended the deadline to 9/30/13.

Action Type: Other Regulatory Actions
Action Date: 9/11/2013
Received Issue Date: 9/11/2013
Action: Staff Letter - #20130911
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6174949&temptable=ENFORCEMENT
Title Description Comments:

LOP staff response to Consultant's 8/27/13 letter. LOP staff did not concur with changes to scope of work proposed by RP's consultant and did not consider an extension of the previously extended task completion deadline warranted.

Action Type: Other Regulatory Actions
Action Date: 7/16/2013
Received Issue Date: 7/16/2013
Action: Technical Correspondence / Assistance / Other - #20130716
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6167575&temptable=ENFORCEMENT
Title Description Comments:

LOP staff email regarding City in which LUFT site is located

Action Type: Other Regulatory Actions
Action Date: 7/15/2013
Received Issue Date: 7/15/2013
Action: Technical Correspondence / Assistance / Other - #20130715

Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6167321&temptable=ENFORCEMENT

Title Description Comments:

LOP staff response to consultant's 7/12/13 email regarding well permitting agency for onsite work

Action Type: Other Regulatory Actions
Action Date: 5/28/2013
Received Issue Date: 5/28/2013
Action: Staff Letter - #20130528
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6160401&temptable=ENFORCEMENT

Title Description Comments:

LOP staff comments on unsolicited 5/6/13 letters proposing revisions to the 7/9/12 revised workplan conditionally approved in the 12/17/12 LOP letter and an extension of the previously established deadlines. LOP staff approved some recommendations, but not others, and the revision resulted in some additional work required by LOP staff. LOP only agreed to extend the assessment completion deadline to 8/30/13 and the CAP completion deadline to 9/30/13.

Action Type: Response Requested - Reports
Action Date: 5/15/2013
Received Issue Date: 5/8/2014
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5758701
Title Description Comments:

1Q13 Groundwater Monitoring - Task will be complete when correct version of GeoWell #8739 is uploaded

Action Type: Response Requested - Other
Action Date: 1/17/2013
Received Issue Date: 3/28/2013
Action: Other Report / Document
Doc Link:
Title Description Comments:

Repair Well Boxes of Wells U-10 and U-11 - Repairs made on 3/28/13 according to consultant's 5/9/13 letter, LOP staff letter said immediately (considered 30 days reasonable)

Action Type: Other Regulatory Actions
Action Date: 12/20/2012
Received Issue Date: 12/20/2012
Action: Staff Letter - #20121220
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6145586&temptable=ENFORCEMENT

Title Description Comments:

LOP staff notify adjacent property owners of potential impact, provide instructions for accessing GeoTracker, and request they grant reasonable access to Chevron when requested

Action Type: Other Regulatory Actions
Action Date: 12/17/2012
Received Issue Date: 12/17/2012
Action: Staff Letter - #20121217
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6145217&temptable=ENFORCEMENT

Title Description Comments:

LOP staff comments on 5/15/12 and 11/14/12 monitoring reports, 6/26/12 QA/QC letter, 7/9/12 revised workplan, 7/26/12 revised pilot testing report, and 11/19/12 extension request. LOP staff indicated some of the work reported was not the standard of care expected (required future figures and tables to be accurate and reasonable). LOP staff instructed RP to upload various GeoTracker files, repair the well boxes of U-10 and U-11, and verify the NAPL drum is grounded. LOP directed RP to submit a letter from the laboratory indicating the 2011 assessment results are accurate (previous letter was not sufficient). LOP staff conditionally approved revised workplan, extended CAP submittal deadline to 6/15/13, and required CAP to contain a RAP if a cost-effective technology is justified in the CAP.

Action Type: Response Requested - Reports

Action Date: 11/15/2012
Received Issue Date: 11/14/2012
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5758700
Title Description Comments:

3Q12 Groundwater Monitoring - Task will be complete when correct version of 3Q12 NAPL gauging file is uploaded and the 2Q12 NAPL gauging GeoWell is uploaded

Action Type: Response Requested - Reports
Action Date: 7/26/2012
Received Issue Date: 7/26/2012
Action: Pilot Study/ Treatability Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5736124
Title Description Comments:

Revised pilot testing report table, figures, and text - Concentration changes were made in the revised report.

Action Type: Response Requested - Other
Action Date: 6/29/2012
Received Issue Date: 5/6/2013
Action: Correspondence
Doc Link:
Title Description Comments:

Letter from laboratory on 11/15/11 assessment report QA/QC problems - Laboratory letter in 5/6/13 document still not sufficient, but LOP phone call with lab QA/QC personnel resolved issue., LOP staff did not consider 6/26/12 letter sufficient

Action Type: Response Requested - Workplans
Action Date: 5/16/2012
Received Issue Date: 7/9/2012
Action: Soil and Water Investigation Workplan - Addendum - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5736123
Title Description Comments:

Revised Workplan - LOP letter indicated immediately, but considered 2 weeks reasonable considering base workplan in 11/15/11 assessment report. Workplan dated 7/9/12.

Action Type: Response Requested - Reports
Action Date: 5/15/2012
Received Issue Date: 5/15/2012
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5735411
Title Description Comments:

1Q12 GW Monitoring - Task will be complete when correct versions of 4Q11 and 1Q12 NAPL GeoWell files are uploaded.

Action Type: Other Regulatory Actions
Action Date: 5/2/2012
Received Issue Date: 5/2/2012
Action: Staff Letter - #20120502
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6120653&temptable=ENFORCEMENT
Title Description Comments:

LOP staff comments on 11/15/11 assessment and groundwater monitoring report and 11/15/11 SVE and TPE pilot testing report. GPP staff did not concur with many figures in the assessment report and considered the workplan inadequate. LOP directed RP to upload a revised workplan for site assessment and a letter from the laboratory detailing why the QA/QC problems from the analysis of the site assessment samples are not a problem. LOP also directed RP to verify vapor concentrations listed on Table 3 of the pilot testing report and, if incorrect, to upload corrected tables, figures, and text the incorrect concentrations were based on. LOP directed RP to upload a remedial screening analysis only if the registered professional can justify testing a non-SVE/TPE remedial option, otherwise a corrective action plan is necessary. Directed RP to add SVE and OBS wells to groundwater gauging program and potentially to groundwater sampling program. LOP indicated some GeoTracker files were missing (pilot test EDFs) or require correction (2Q11 NAPL GeoWell, 3Q11 NAPL GeoWell, EDF #6511)

Action Type: Response Requested - Reports

Action Date: 11/15/2011
Received Issue Date: 5/8/2012
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5735410
Title Description Comments:

3Q11 GW Monitoring

Action Type: Response Requested - Workplans
Action Date: *11/15/2011
Received Issue Date: 11/15/2011
Action: Soil and Water Investigation Workplan - Regulator Responded
Doc Link:
Title Description Comments:

Workplan for offsite assessment - LOP extended deadline in emails dated 6/30/11 and 9/19/11. LOP did not consider workplan sufficient.

Action Type: Response Requested - Reports
Action Date: *11/15/2011
Received Issue Date: 11/15/2011
Action: Site Assessment Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5702732
Title Description Comments:

Implementation of 5/14/10 assessment workplan - LOP extended deadline in emails dated 6/30/11 and 9/19/11. Task will be complete when correct verion of denied GeoMap #8061 is uploaded (GeoMap #2212 was uploaded to correct, but it introduced new errors)

Action Type: Response Requested - Reports
Action Date: *11/15/2011
Received Issue Date: 11/15/2011
Action: Pilot Study/ Treatability Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5702734
Title Description Comments:

Implementation of 5/14/10 pilot testing workplan - Task will be complete when EDFs for system vapor influent are uploaded to GeoTracker.

Action Type: Other Regulatory Actions
Action Date: 10/24/2011
Received Issue Date: 10/24/2011
Action: Technical Correspondence / Assistance / Other - #20111024
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6101716&temptable=ENFORCEMENT
Title Description Comments:

LOP email extending pilot test reporting deadline to 11/15/11 (3 additional weeks)

Action Type: Other Regulatory Actions
Action Date: 9/19/2011
Received Issue Date: 9/19/2011
Action: Technical Correspondence / Assistance / Other - #20110919
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6098859&temptable=ENFORCEMENT
Title Description Comments:

LOP email extending assessment and workplan completion deadlines to 11/15/11 (second extension)

Action Type: Other Regulatory Actions
Action Date: 7/21/2011
Received Issue Date: 7/21/2011
Action: Technical Correspondence / Assistance / Other - #20110721
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6092844&temptable=ENFORCEMENT
Title Description Comments:

LOP email responding to 7/19/11 letter on proposed destruction of well U-6

Action Type: Other Regulatory Actions
Action Date: 6/30/2011
Received Issue Date: 6/30/2011
Action: Technical Correspondence / Assistance / Other - #20110630
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6090934&temptable=ENFORCEMENT
Title Description Comments:

LOP email commenting on 6/15/11 letter requesting deadline extensions. LOP approved the requested 90 days extensions and indicated planned TPE testing must be justified in the SVE pilot testing report.

Action Type: Response Requested - Reports
Action Date: 5/15/2011
Received Issue Date: 6/16/2011
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5700017
Title Description Comments:

1Q11 GW Monitoring

Action Type: Other Regulatory Actions
Action Date: 1/10/2011
Received Issue Date: 1/10/2011
Action: Staff Letter - #20110110
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6074032&temptable=ENFORCEMENT
Title Description Comments:

LOP comments on the 5/14/10 assessment workplan, groundwater monitoring report, and vapor extraction pilot testing workplan. LOP conditionally approved the workplans and required RP to upload a workplan for offsite assessment. Reminded RP GeoBore that files for SV-8 through SV-11 have not been uploaded as required (refer to action date 6/12/06 for GeoBore deliverable).

Action Type: Response Requested - Reports
Action Date: 11/15/2010
Received Issue Date: 11/12/2010
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5700016
Title Description Comments:

3Q10 GW Monitoring

Action Type: Response Requested - Reports
Action Date: 5/15/2010
Received Issue Date: 7/15/2010
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5657442
Title Description Comments:

1Q10 GW Monitoring - Ensure report discusses 3Q09 PIANO analysis

Action Type: Response Requested - Workplans
Action Date: *5/15/2010
Received Issue Date: 5/14/2010
Action: Soil and Water Investigation Workplan - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5657439
Title Description Comments:

Workplan dated 5/14/10 (to assess perched water/NAPL-bearing zones and under former product piping)

Action Type: Response Requested - Workplans
Action Date: *5/15/2010
Received Issue Date: 5/14/2010
Action: Pilot Study / Treatability Workplan

Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5657440
Title Description Comments:

Workplan to evaluate the feasibility of a promising remedial alternative - Workplan dated 5/14/10

Action Type: Other Regulatory Actions
Action Date: 3/9/2010
Received Issue Date: 3/9/2010
Action: Staff Letter - #20100309
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6044866&temptable=ENFORCEMENT
Title Description Comments:

LOP approves request to extend workplan submittal deadlines in 12/17/09 letter to 5/15/10

Action Type: Other Regulatory Actions
Action Date: 12/17/2009
Received Issue Date: 12/17/2009
Action: Staff Letter - #20091217
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6038431&temptable=ENFORCEMENT
Title Description Comments:

LOP comments on February 2009 investigative report and 11/3/09 monitoring report. LOP did not concur with forensic analysis or vapor risk assessment and indicated an NOV would be issued for not performing assessment offsite and under former product piping. Directed RP to upload a pilot testing workplan to evaluate a promising remedial method and a workplan for additional and completion of previously required assessment. Approved request to pressure grout UV-1. Indicated report tables contained errors and omissions and that GeoMap and GeoBores from February 2009 investigation have not been uploaded as required. Required semi-annual monitoring for UV-1 and wells U-10 through U-13 and to include PIANO analysis results in 1Q10 monitoring report.

Action Type: Enforcement/Orders
Action Date: 12/17/2009
Received Issue Date: 12/17/2009
Action: Notice of Violation - #20091217
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6038430&temptable=ENFORCEMENT
Title Description Comments:

LOP issued Notice of Violation for RP's failure to assess contamination offsite and under former product piping as previously required

Action Type: Response Requested - Reports
Action Date: 11/16/2009
Received Issue Date: 11/3/2009
Action: Monitoring Report - Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5656780
Title Description Comments:

3Q09 Groundwater Monitoring

Action Type: Other Regulatory Actions
Action Date: 7/28/2009
Received Issue Date: 7/28/2009
Action: Staff Letter - #20090728
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6023882&temptable=ENFORCEMENT
Title Description Comments:

SWRCB Resolution 2009-042 letter

Action Type: Response Requested - Reports
Action Date: 3/31/2009
Received Issue Date: 11/15/2011
Action: Well Destruction Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5657441
Title Description Comments:

Destruction of UV-1 - Soft deadline (considered ~3 months reasonable)

Action Type: Response Requested - Reports
Action Date: 11/17/2008
Received Issue Date: 12/23/2008
Action: Monitoring Report - Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5586640
Title Description Comments:

3Q08 Groundwater Monitoring

Action Type: Response Requested - Reports
Action Date: 11/10/2008
Received Issue Date: 2/17/2010
Action: Risk Assessment Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5582634
Title Description Comments:

Warm season subsurface vapor sampling - Report dated February 2009 (included in report issued for soil & gw assessment and first round of vapor sampling)

Action Type: Other Regulatory Actions
Action Date: 4/23/2008
Received Issue Date: 4/23/2008
Action: Staff Letter - #20080423
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=5944887&temptable=ENFORCEMENT
Title Description Comments:

LOP comments on unsolicited 3/20/08 addendum to previously approved workplan dated 1/19/07. LOP did not consider proposed modifications justified and indicated they could not support for Cleanup Fund reimbursement unless modifications can be justified in the report as satisfying the objectives of the previously approved workplan. Also indicated NOV will be issued if proposed modifications do not satisfy objective of previously approved work. LOP agreed to extend the reporting deadline for the proposed dry season subsurface vapor sampling, but not for the wet season vapor sampling or the soil & groundwater sampling tasks. LOP indicated future proposed changes in approved work must be submitted promptly after workplan approval, not near the work completion deadline established in the workplan approval letter.

Action Type: Response Requested - Reports
Action Date: 3/28/2008
Received Issue Date: 11/15/2011
Action: Soil and Water Investigation Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5586639
Title Description Comments:

Implementation of 1/19/07 workplan - Report dated February 2009 (ESB-7 through ESB-11, SV-12 through SV-15, SS-1 through SS-3, U-10 through U-13). Task not complete because did not assess beneath dispensers, offsite in street, and offsite toward SW (required work). Considered these tasks somewhat completed by 11/15/11 assessment report, though still no ssessment SW of site.

Action Type: Other Regulatory Actions
Action Date: 3/25/2008
Received Issue Date: 3/25/2008
Action: Technical Correspondence / Assistance / Other - #20080325
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6037521&temptable=ENFORCEMENT
Title Description Comments:

LOP email indicating it is not acceptable to submit an addendum to the 1/19/07 workplan three days before the 6 month work completion deadline expires. LOP indicated it will not be able to review the addendum before the planned drilling. LOP indicates it is registered professional's responsibility to ensure the work proposed satisfies the objectives of the previous workplan approved by our 6/26/07 letter and that any deviations are justified in the report.

Action Type: Other Regulatory Actions
Action Date: 1/8/2008
Received Issue Date: 1/8/2008
Action: Staff Letter - #20080108

Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=5944877&temptable=ENFORCEMENT
Title Description Comments:

LOP email concurring with recommendation to return to annual groundwater monitoring frequency

Action Type: Response Requested - Reports
Action Date: 11/15/2007
Received Issue Date: 11/8/2007
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5582637
Title Description Comments:

3Q07 Groundwater Monitoring - 3Q07 GW Monitoring

Action Type: Other Regulatory Actions
Action Date: 9/26/2007
Received Issue Date: 9/26/2007
Action: Staff Letter - #20070926
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=5944879&temptable=ENFORCEMENT
Title Description Comments:

LOP conditionally approved 1/19/07 workplan

Action Type: Other Regulatory Actions
Action Date: 7/25/2007
Received Issue Date: 7/25/2007
Action: Technical Correspondence / Assistance / Other - #20070725
Doc Link:
Title Description Comments:

LOP email responding to consultant's 7/24/07 email. LOP confirms consultant's recollection that 1Q07 monitoring can be reported in 3Q07 monitoring report because site construction limited 1Q07 data collection.

Action Type: Response Requested - Reports
Action Date: 5/15/2007
Received Issue Date: 4/30/2007
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

1Q07 Groundwater Monitoring - NOTE: LOP agreed to waive GeoReport because consultant was not able to collect much data during 1Q07 because of site construction activities

Action Type: Response Requested - Other
Action Date: 3/15/2007
Received Issue Date: 3/8/2007
Action: Electronic Reporting Submittal Due
Doc Link:
Title Description Comments:

Correct vapor results table or EDF for SV-1 through SV-5 (whichever was incorrect) - Turned out EDF was incorrect

Action Type: Other Regulatory Actions
Action Date: 2/7/2007
Received Issue Date: 2/7/2007
Action: Staff Letter - #20070207
Doc Link:
Title Description Comments:

LOP comments on 11/28/06 letter. Indicated a correct GeoMap and the 3Q06 GeoWell have not been uploaded as required. Also required RP to upload either a corrected vapor sampling results table or EDF depending on which is incorrect.

Action Type: Response Requested - Workplans
Action Date: 1/19/2007
Received Issue Date: 1/19/2007
Action: Soil and Water Investigation Workplan
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5586246
Title Description Comments:

Workplan to assess hydrocarbons in soil, gw, vapor, & NAPL - Workplan dated 1/19/07

Action Type: Response Requested - Other
Action Date: 11/28/2006
Received Issue Date: 11/28/2006
Action: Other Report / Document
Doc Link:
Title Description Comments:

Letter explaining changes to GeoTracker files and Bench Mark used, inclusion of physical test data, and corrected tables and figures

Action Type: Other Regulatory Actions
Action Date: 11/22/2006
Received Issue Date: 11/22/2006
Action: Technical Correspondence / Assistance / Other - #20061122
Doc Link:
Title Description Comments:

LOP email responding to 11/20/06 consutant's email on building expansion, well damage, and planned vapor sampling, NAPL, and dispenser assessment.

Action Type: Other Regulatory Actions
Action Date: 10/16/2006
Received Issue Date: 10/16/2006
Action: Staff Letter - #20061016
Doc Link:
Title Description Comments:

LOP comments on February 2006 assessment report, 3/28/2006 monitoring report, and 6/9/06 subsurface vapor sampling report. Required RP to correct denied GeoTracker files because of reusing previously designated field point names and to upload correct GeoBore files. Also required a letter: 1) explaining the GeoTracker corrections; 2) including the physical soil testing data that was not included in the February 2006 report; 3) explaining the Bench Mark used for surveying; and 4) including corrections to many figures in February 2006 report. LOP also required RP to upload a a corrected version of Table 1 for the 6/9/06 report and a workplan to assess the vertical extent and impact of hydrocarbons beneath the dispenser islands (as previously required) and the NAPL reported in the January 2006 borings. Also required RP to either include in the workplan a scope of work for subslab vapor sampling or upload a separate workplan to test and evaluate the feasibility of reasonable remediation options.

Action Type: Other Regulatory Actions
Action Date: 7/31/2006
Received Issue Date: 7/31/2006
Action: Staff Letter - #20060731
Doc Link:
Title Description Comments:

LOP email responding to consultant's 7/27/06 email requesting approval to perform semi-annual groundwater monitoring. LOP approved semi-annual monitoring for U-7 through U-9 for 1Q07 and 3Q07, but kept U-6 on the annual frequency.

Action Type: Other Regulatory Actions
Action Date: 6/30/2006
Received Issue Date: 6/30/2006
Action: Staff Letter - #20060630
Doc Link:
Title Description Comments:

LOP specifies additional missing/incorrect GeoTracker files that were not specified in 3/30/06 NOV. Refer to previous work devliverable for completion date.

Action Type: Response Requested - Reports
Action Date: *6/12/2006

Received Issue Date: 3/31/2011
Action: Risk Assessment Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5585236
Title Description Comments:

Implementation of 7/28/05 revised vapor sampling workplan - Report dated 6/9/06 (vapor sampling wells SV-8 through SV-11). GeoBore files were not uploaded until 3/31/11.

Action Type: Other Regulatory Actions
Action Date: 5/22/2006
Received Issue Date: 5/22/2006
Action: Staff Letter - #20060522
Doc Link:
Title Description Comments:

LOP agreed to further extend the subsurface vapor sampling reporting deadline to 6/12/06 because significant precipitation also occurred during the first two weeks of April.

Action Type: Response Requested - Reports
Action Date: 5/15/2006
Received Issue Date: 11/22/2006
Action: Monitoring Report - Annually
Doc Link:
Title Description Comments:

1Q06 groundwater monitoring

Action Type: Other Regulatory Actions
Action Date: 5/4/2006
Received Issue Date: 5/4/2006
Action: Staff Letter - #20060504
Doc Link:
Title Description Comments:

LOP summary of main points from 5/2/06 meeting with Chevron (Unocal's purchaser) and consultant.

Action Type: Other Regulatory Actions
Action Date: 4/5/2006
Received Issue Date: 4/5/2006
Action: Technical Correspondence / Assistance / Other - #20060405
Doc Link:
Title Description Comments:

LOP email responding to consultant's 4/5/06 email requesting conference call for precise reasons why GeoTracker files were denied for field point errors. LOP explains definition of field point name and provides State reference.

Action Type: Enforcement/Orders
Action Date: 3/30/2006
Received Issue Date: 3/30/2006
Action: Notice of Violation - #20060330
Doc Link:
Title Description Comments:

LOP issued NOV for RP's failure to upload all 2005 & 2006 soil & gw assessment data to Geotracker as required, and as indicated in 12/16/05 LOP letter. LOP specified non-compliance and indicated which denied files required correction.

Action Type: Other Regulatory Actions
Action Date: 3/29/2006
Received Issue Date: 3/29/2006
Action: Staff Letter - #20060329
Doc Link:
Title Description Comments:

LOP comments on 3/17/06 letter requesting LOP to extend the subsurface vapor sampling reporting deadline because of excessive precipitation in

March. LOP agreed to extend the file reporting deadline from 3/29/06 to 5/29/06.

Action Type: Other Regulatory Actions
Action Date: 12/19/2005
Received Issue Date: 12/19/2005
Action: Staff Letter - #20051219
Doc Link:
Title Description Comments:

LOP letter to consultant indicating new permits will be necessary to complete the work approved in 6/16/05 because the permits expired on 11/18/05. This was caused by some of the work being perfomed in August 2005, that they now intended on completing in January 2006.

Action Type: Enforcement/Orders
Action Date: 12/6/2005
Received Issue Date: 12/6/2005
Action: Notice of Violation - #20051206
Doc Link:
Title Description Comments:

LOP issued NOV for RP's failure to complete corrective actions approved in LOP letter dated 6/16/05.

Action Type: Other Regulatory Actions
Action Date: 12/6/2005
Received Issue Date: 12/6/2005
Action: Staff Letter - #20051206
Doc Link:
Title Description Comments:

LOP comments on 7/7/05 monitoring report, 7/28/05 revised subsurface vapor sampling workplan, 9/30/05 preliminary assessment report, and 9/19/05 Unocal letter. LOP conditionally approved revised vapor sampling workplan, though LOP still considered the workplan deficient in detail. LOP indicated the submission of reports on partial completion of required work do not satisfy regulatory completion dealines. Unocal's argument against angle drilling to assess beneath dispensers (9/19/05 letter) was not considered justified.

Action Type: Response Requested - Reports
Action Date: 9/29/2005
Received Issue Date: 2/27/2007
Action: Soil and Water Investigation Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5585233
Title Description Comments:

Implementation of 3/28/05 soil & gw investigation workplan - ENSR uploaded a preliminary (incomplete) report on 10/10/05 (ESB-1, ESB-5, boring for well U-8, well U-7). Final report was uploaded on 2/16/06 (wells U-7 through U-9, ESB-1, ESB-4B, ESB-5, and ESB-6).

Action Type: Other Regulatory Actions
Action Date: 9/8/2005
Received Issue Date: 9/8/2005
Action: Staff Letter - #20050908
Doc Link:
Title Description Comments:

LOP indicates it is no longer necessary to submit paper copies of documents to LOP staff

Action Type: Other Regulatory Actions
Action Date: 8/23/2005
Received Issue Date: 8/23/2005
Action: Staff Letter - #20050823
Doc Link:
Title Description Comments:

LOP email responding to consultant's 8/15/05 email. LOP reiterates Unocal can install well U-7, but LOP cannot support for Cleanup Fund reimbursement at this time and that any decision to use conductor casing for the proposed monitoring wells rests with the consultant.

Action Type: Response Requested - Other
Action Date: 7/28/2005

Received Issue Date: 6/9/2006
Action: Other Report / Document
Doc Link:
Title Description Comments:

Clarify/Complete site plan in 2/25/05 letter - Corrected in 9/30/05 report, but correct and complete GeoMap not uploaded until 6/9/06

Action Type: Response Requested - Workplans
Action Date: 7/28/2005
Received Issue Date: 8/1/2005
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Revision of 3/28/05 vapor sampling workplan

Action Type: Other Regulatory Actions
Action Date: 6/16/2005
Received Issue Date: 6/16/2005
Action: Staff Letter - #20050616
Doc Link:
Title Description Comments:

LOP comments on 2/25/05 and 3/28/05 letters (the 3/28/05 letter contained three work plans). LOP conditionally approved soil & groundwater investigative workplan, but did not consider the subsurface vapor sampling workplan adequate or the risk assessment workplan necessary at this time. Required RP to submit a revised vapor sampling workplan. Indicated surveyor's site plan still contained incorrect/incomplete information.

Action Type: Response Requested - Reports
Action Date: 5/16/2005
Received Issue Date: 7/20/2005
Action: Monitoring Report - Annually
Doc Link:
Title Description Comments:

1Q05 Groundwater Monitoring

Action Type: Response Requested - Reports
Action Date: 3/28/2005
Received Issue Date: 3/30/2005
Action: Sensitive Receptor Survey Report
Doc Link:
Title Description Comments:

Evaluate receptors identified within 1000 feet of the site

Action Type: Response Requested - Workplans
Action Date: 3/28/2005
Received Issue Date: 3/28/2005
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Workplan to assess hydrocarbon extent, verify NAPL, obtain physical test data of soil - Workplan dated 3/28/05

Action Type: Response Requested - Other
Action Date: 2/28/2005
Received Issue Date: 6/9/2006
Action: Electronic Reporting Submittal Due
Doc Link:
Title Description Comments:

Hire surveyor to prepare accurate site plan (GeoMap) - Survey data provided in 2/25/05 letter was still incomplete/incorrect.

Action Type: Other Regulatory Actions

Action Date: 12/29/2004
Received Issue Date: 12/29/2004
Action: Staff Letter - #20041229
Doc Link:
Title Description Comments:

LOP comments on 4/23/04 monitoring report, 9/24/04 subsurface vapor sampling report, 10/15/04 soil assessment report, and 11/23/04 receptor survey report. Required RP to: 1) hire a surveyor to prepare an accurate site plan; 2) submit a letter justifying the vapor sampling data and conclusions, and the NAPL saturation conclusion in soil; 3) submit a workplan to assess hydrocarbon extent, verify NAPL, and obtain soil physical testing data useful for remedial evaluation. LOP also required RP to evauate the construction, use, and potential risk to the the two to three water supply wells identified within 1,000 feet of the site (was not done in receptor survey as required). LOP indicates it does not appear well U-6 has not been surveyed as required in LOP letter dated 11/13/03. Also indicated a current GeoMap and 2004 GeoWell data have not been uploaded.

Action Type: Other Regulatory Actions
Action Date: 12/14/2004
Received Issue Date: 12/14/2004
Action: Staff Letter - #20041214
Doc Link:
Title Description Comments:

LOP email approving consultant's 12/13/04 email request to postpone drilling boring in Hillside Boulevard pending LOP review of the soil assessment, vapor sampling, and receptor survey reports.

Action Type: Response Requested - Reports
Action Date: 10/14/2004
Received Issue Date: 11/24/2004
Action: Sensitive Receptor Survey Report
Doc Link:
Title Description Comments:

Sensitive Receptor Survey - No deadline established (assumed 4 months reasonable). Report dated 11/23/04.

Action Type: Response Requested - Reports
Action Date: 9/15/2004
Received Issue Date: 3/8/2007
Action: Risk Assessment Report
Doc Link:
Title Description Comments:

Subsurface vapor sampling - Report dated 9/24/04 (Borings SV-1 through SV-4, SV-7)

Action Type: Response Requested - Reports
Action Date: 6/29/2004
Received Issue Date: 7/31/2006
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Implement soil portion of 2/16/04 workplan - Report dated 10/15/04 (ESB-2 through ESB-4, ESB-3A)

Action Type: Other Regulatory Actions
Action Date: 6/14/2004
Received Issue Date: 6/14/2004
Action: Staff Letter - #20040614
Doc Link:
Title Description Comments:

LOP comments on 6/9/04 addendum for receptor survey and additional soil assessment. LOP conditionally approved addendum. Refer to LOP letter dated 2/24/04 for additional soil assessment deliverable.

Action Type: Other Regulatory Actions
Action Date: 6/9/2004
Received Issue Date: 6/9/2004
Action: Staff Letter - #20040609

Doc Link:
Title Description Comments:

LOP comments on revised June 2004 workplan for vapor sampling. LOP conditionally approved revised workplan. LOP indicated revised workplan did not include receptor survey or additional soil assessment as required in 11/13/03, 2/24/04, and 4/26/04; indicated an NOV will be issued if not received within 20 days.

Action Type: Response Requested - Reports
Action Date: 5/17/2004
Received Issue Date: 3/18/2005
Action: Monitoring Report - Annually
Doc Link:
Title Description Comments:

1Q04 Groundwater Monitoring

Action Type: Other Regulatory Actions
Action Date: 5/17/2004
Received Issue Date: 5/17/2004
Action: Technical Correspondence / Assistance / Other - #20040517
Doc Link:
Title Description Comments:

LOP email responding to consultant's email dated 5/13/04. LOP agrees to consider U-2 through U-5 properly destroyed if excavation surrounding two of these wells indicates the two wells were properly destroyed.

Action Type: Enforcement/Orders
Action Date: 4/26/2004
Received Issue Date: 4/26/2004
Action: Notice of Violation - #20040426
Doc Link:
Title Description Comments:

LOP issued NOV for RP's failure to submit addendum to 2/16/04 for subsurface vapor sampling, receptor survey, and additional soil sampling

Action Type: Other Regulatory Actions
Action Date: 4/26/2004
Received Issue Date: 4/26/2004
Action: Staff Letter - #20040426
Doc Link:
Title Description Comments:

LOP comments on 3/30/04 letter. LOP did not consider simple inclusion of DTSC vapor sampling advisory document as satisfying vapor sampling addendum requirements specified in LOP letter dated 2/24/04. LOP did not approve consultant's request to extend workplan addendum submittal deadline. Required the RP to remove the upper four feet of former wells U-2 through U-5 to verify proper destruction because RP was unable to provide any information on how these wells were destroyed.

Action Type: Response Requested - Reports
Action Date: 4/24/2004
Received Issue Date: 3/31/2004
Action: Well Installation Report
Doc Link:
Title Description Comments:

Report on installation of UV-1 - No deadline established (assumed 2 months reasonable). Report dated 7/16/92.

Action Type: Response Requested - Workplans
Action Date: 3/30/2004
Received Issue Date: 6/9/2004
Action: Soil and Water Investigation Workplan - Addendum
Doc Link:
Title Description Comments:

Addendum to 2/16/04 workplan for vapor sampling and receptor survey - LOP did not consider 3/30/04 addendum sufficient because it only included DTSC 2003 soil gas advisory and did not propose any of the required receptor survey work. Subsequently received three vapor sampling workplans in

early June 2004 and a receptor survey workplan on 6/9/04.

Action Type: Other Regulatory Actions
Action Date: 2/24/2004
Received Issue Date: 2/24/2004
Action: Staff Letter - #20040224
Doc Link:
Title Description Comments:

LOP comments on January 1998 UST/piping removal report and the 2/16/04 response and workplan. LOP conditionally approved soil investigation portion of the workplan, but not the vapor sampling porion. Also, workplan did not include the required receptor suvey work. Required RP to submit an addendum with the drilling permit application that would propose additional soil assessment, and would detail the subsurface vapor sampling and receptor survey. Also required submittal of the report on the March 1992 installation of well UV-1 and for Mr. Al Zgoul to submit a letter indicating where soil excavated from waste oil UST cavity was disposed.

Action Type: Enforcement/Orders
Action Date: 2/23/2004
Received Issue Date: 2/23/2004
Action: Notice of Violation - #20040223
Doc Link:
Title Description Comments:

LOP issues NOV to Mr. Al Zgoul for his failure to submit an unauthorized release report for the 1996 release

Action Type: Response Requested - Workplans
Action Date: 2/2/2004
Received Issue Date: 2/19/2004
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Workplan to assess hydrocarbon extent, inhalation risk, and receptors - Workplan dated 2/16/04. LOP considered workplan incomplete (refer to LOP letter dated 2/24/04).

Action Type: Response Requested - Other
Action Date: 12/31/2003
Received Issue Date: 3/3/2004
Action: Unauthorized Release Form
Doc Link:
Title Description Comments:

Unauthorized Release Form for 1996 release

Action Type: Response Requested - Reports
Action Date: 12/31/2003
Received Issue Date: 12/15/2003
Action: Tank Removal Report / UST Sampling Report
Doc Link:
Title Description Comments:

Reports on 1997 UST and line removal activities - Report dated 1/16/98

Action Type: Other Regulatory Actions
Action Date: 12/1/2003
Received Issue Date: 12/1/2003
Action: Staff Letter - #20031201
Doc Link:
Title Description Comments:

LOP mails Unauthorized Release Form to Ms. Al Zgoul per her request during our telephone conversation

Action Type: Other Regulatory Actions
Action Date: 11/13/2003
Received Issue Date: 11/13/2003

Action: Staff Letter - #20031113
Doc Link:
Title Description Comments:

LOP staff determines site does not satisfy RWQCB low-risk case closure criteria. Required RPs to submit a workplan to assess hydrocarbon extent, inhalation risk, and surrounding receptors, and to survey the site to comply with GeoTracker. Also required RP to submit reports on 1997 UST and piping removal activities and an unauthorized release form for the 1996 release.

Action Type: Response Requested - Reports
Action Date: 5/15/2003
Received Issue Date: 5/14/2003
Action: Monitoring Report - Annually
Doc Link:
Title Description Comments:

1Q03 Groundwater Monitoring

Action Type: Other Regulatory Actions
Action Date: 1/6/1998
Received Issue Date: 1/6/1998
Action: Staff Letter - #19980106
Doc Link:
Title Description Comments:

LOP required RPs to continue annual groundwater monitoring

Action Type: Notices
Action Date: 11/19/1997
Received Issue Date: 11/19/1997
Action: Notice of Responsibility - #19971119
Doc Link:
Title Description Comments:

Omar Al Zgoul named as additional Responsible Party for MTBE contamination. Also refer to companion letters dated 10/31/97 and 11/20/97.

Action Type: Other Regulatory Actions
Action Date: 10/2/1997
Received Issue Date: 10/2/1997
Action: File review
Doc Link:
Title Description Comments:

Holes observed in product piping during 10/2/97 LOP inspection

Action Type: Other Regulatory Actions
Action Date: 2/22/1996
Received Issue Date: 2/22/1996
Action: File review
Doc Link:
Title Description Comments:

Investigation of a UST system alarm identified a pin-hole leak reported in product piping

Action Type: Notices
Action Date: 10/22/1991
Received Issue Date: 10/22/1991
Action: Notice of Responsibility - #19911022
Doc Link:
Title Description Comments:

Naming of Responsible Party

Action Type: Other Regulatory Actions
Action Date: 12/30/1985

Received Issue Date: 12/30/1985
Action: File review
Doc Link:
Title Description Comments:

Spill/leak report indicating 2,800 gallon release from Unocal gasoline UST

Action Type: Other Regulatory Actions
Action Date: 2/3/1982
Received Issue Date: 2/3/1982
Action: File review
Doc Link:
Title Description Comments:

Unocal paperwork indicating a UST needs to be replaced because it is leaking. Other documents around the same period indicate the Super grade UST was leaking and the repair consited of re-lining the tank.

Action Type: Leak Action
Action Date: 12/27/1985
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 12/26/1985
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Response Requested - Workplans
Action Date: 11/2/2018
Received Issue Date:
Action: Preliminary Site Assessment Workplan - Addendum
Doc Link:
Title Description Comments:

Work plan addendum to complete characterization in all impacted media- 2/18/2020 work plan for vapor intrusion assessment only partially complies with request.

Action Type: Response Requested - Workplans
Action Date: 1/19/2007
Received Issue Date:
Action: Pilot Study / Treatability Workplan
Doc Link:
Title Description Comments:

Pilot testing workplan (contingent task) - Task not performed. Task was required only if RP elected to not propose recommended sub-slab vapor sampling work. RP recommended vapor sampling in 1/19/07 workplan.

Action Type: Response Requested - Reports
Action Date: *8/30/2013
Received Issue Date:
Action: Site Assessment Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5759186
Title Description Comments:

Implementation of 7/9/12 revised workplan in accordance with LOP letters dated 12/17/12 and 5/28/13. The 5/28/13 letter extended the deadline to 8/30/13. Consultant elected to upload the soil vapor sampling portion as a separate document (9/30/13 report). - LOP still waiting on well installation portion of the task as of 1/2/14.

Action Type: Cleanup Action
Action Date: 5/10/2011

Received Issue Date:
Action: Free Product Removal
Doc Link:
Title Description Comments:

Hand-bailed approximately 4.5 gallons of NAPL from U-12 after removing Soakease sock

Action Type: Response Requested - Other
Action Date: 2/28/2005
Received Issue Date:
Action: Other Report / Document
Doc Link:
Title Description Comments:

Justify vapor and NAPL conclusions in September 2004 and October 2004 reports - Task not performed. Consultant elected instead to prepare a workplan for additional sampling

Action Type: Cleanup Action
Action Date: 12/26/1997
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

Removed approximately 10 cu. yds. of soil during removal of w.o. UST. Excavation was approximately 10 feet deep.

Action Type: Cleanup Action
Action Date: 10/2/1997
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

Excavated 480 cu. yds. from fuel UST cavity and piping trenches. Excavated up to ~14 fbg beneath fuel UST cavity. Depth of excavation beneath product piping was not indicated, but may have been to 11 fbg based on field notes.

Action Type: Response Requested - Reports
Action Date: 7/15/2020
Received Issue Date:
Action: Soil Vapor Intrusion Investigation Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 5/22/2015
Received Issue Date:
Action: Verbal Communication
Doc Link:
Title Description Comments:

Contact Stantec to arrange access

Action Type: Response Requested - Reports
Action Date: 5/15/2015
Received Issue Date:
Action: Remedial Progress Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608100567&doc_id=5790978
Title Description Comments:

1Q15 TPE System O&M Report

Action Type: Cleanup Action
Action Date: 5/21/2008

Received Issue Date:
Action: Free Product Removal
Doc Link:
Title Description Comments:

Removed 1 liter of NAPL from well U-12 during well development

Action Type: Response Requested - Other
Action Date: 12/10/2014
Received Issue Date:
Action: Correspondence
Doc Link:
Title Description Comments:

System Start-up

Action Type: Cleanup Action
Action Date: 4/13/2012
Received Issue Date:
Action: Free Product Removal
Doc Link:
Title Description Comments:

Removed approximately 0.5 gallon of NAPL from wells U-12, and U-15

Action Type: Cleanup Action
Action Date: 10/21/2011
Received Issue Date:
Action: Free Product Removal
Doc Link:
Title Description Comments:

Removed approximately 0.6 to 1 gallon of NAPL from wells U-11, U-12, and U-15

LUST Sites from GeoTracker Search - Site Maps (as of Feb 24, 2020)

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/5579443812/T0608100567.PDF
Size : 218 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 8/15/2018

Title: U-35 (U-35)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6651077508/T0608100567.PDF
Size : 111 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 8/8/2018

Title: ESB-23 (ESB-23)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9768860101/T0608100567.PDF
Size : 124 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 8/8/2018

Title: ESB-22 U-40 (ESB22)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9095535516/T0608100567.PDF
Size : 144 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 5/25/2018

Title: U-37 (U-37)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8446930170/T0608100567.PDF
Size : 128 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 5/24/2018

Title: U-34 (U-34)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7799795746/T0608100567.PDF
Size : 111 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 5/24/2018

Title: U-25 (U-25)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9823251545/T0608100567.PDF
Size : 134 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 5/24/2018

Title: U-22 (U-22)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6313797235/T0608100567.PDF
Size : 142 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 5/24/2018

Title: MISLABELED SHOULD BE ESB-22/U-40 (U-35)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2143661737/T0608100567.PDF
Size : 1,075 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 5/24/2018

Title: U-31 (U-31)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2391678094/T0608100567.PDF
Size : 101 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 5/24/2018

Title: U-21 (U-21)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6768503010/T0608100567.PDF
Size : 187 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 5/24/2018

Title: U-36 (U-36)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5097885370/T0608100567.PDF
Size : 174 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 5/24/2018

Title: U-24 (U-24)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6598343133/T0608100567.PDF
Size : 123 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 5/24/2018

Title: U-39 (U-39)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4467004597/T0608100567.PDF
Size : 114 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 5/24/2018

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/9355233967/T0608100567.PDF
Size : 213 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 5/24/2018

Title: U-20 (U-20)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2725525140/T0608100567.PDF
Size : 140 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 5/24/2018

Title: U-32 (U-32)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6807367146/T0608100567.PDF

Size : 143 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 5/24/2018

Title: U-41 (U-41)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7433468759/T0608100567.PDF
Size : 124 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 5/24/2018

Title: U-23 (U-23)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2053738534/T0608100567.PDF
Size : 157 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 5/24/2018

Title: U-26 (U-26)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9563699543/T0608100567.PDF
Size : 164 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 5/24/2018

Title: GEO_BORE (SV-16)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6965676486/T0608100567.PDF
Size : 166 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 10/1/2013

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/3708332121/T0608100567.PDF
Size : 354 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 10/1/2013

Title: GEO_BORE (SV-18)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3819885194/T0608100567.PDF
Size : 167 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 10/1/2013

Title: GEO_BORE (SV-19)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2004800021/T0608100567.PDF
Size : 166 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 10/1/2013

Title: GEO_BORE (SV-17)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5511463224/T0608100567.PDF
Size : 167 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 10/1/2013

Title: GEO BORE (ESB-16)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9448688566/T0608100567.PDF
Size : 4,539 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 4/26/2012

Title: GEO BORE (ESB-18)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2375562310/T0608100567.PDF
Size : 3,023 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 4/26/2012

Title: GEO_BORE (SVE-1)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7058970153/T0608100567.PDF
Size : 302 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 11/15/2011

Title: GEO_BORE (SVE-2)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3689884960/T0608100567.PDF
Size : 434 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 11/15/2011

Title: GEO_BORE (OBS-3)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3283416032/T0608100567.PDF
Size : 383 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 11/15/2011

Title: GEO_BORE (OBS-4)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9899657487/T0608100567.PDF
Size : 371 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 11/15/2011

Title: GEO_BORE (U-15)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5672495543/T0608100567.PDF
Size : 235 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 11/15/2011

Title: GEO_BORE (ESB-14)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4796262383/T0608100567.PDF
Size : 275 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 11/15/2011

Title: GEO_BORE (ESB-19)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3949574291/T0608100567.PDF
Size : 226 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 11/15/2011

Title: GEO_BORE (DESTRUCTION) (U-6)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8993039727/T0608100567.PDF
Size : 257 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 11/15/2011

Title: GEO_BORE (U-18)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8722025573/T0608100567.PDF
Size : 276 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 11/15/2011

Title: GEO_BORE (U-19)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4018513500/T0608100567.PDF
Size : 273 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 11/15/2011

Title: GEO_BORE (ESB-15)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2540664613/T0608100567.PDF
Size : 502 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 11/15/2011

Title: GEO_BORE (OBS-1)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3732358813/T0608100567.PDF
Size : 241 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 11/15/2011

Title: GEO_BORE (U-14)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5691785454/T0608100567.PDF

Size : 235 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 11/15/2011

Title: GEO_BORE (ESB-17)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4549839794/T0608100567.PDF
Size : 261 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 11/15/2011

Title: GEO_BORE (U-17)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7902146697/T0608100567.PDF
Size : 242 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 11/15/2011

Title: GEO_BORE (U-16)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3118209123/T0608100567.PDF
Size : 241 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 11/15/2011

Title: GEO_BORE (OBS-2)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6199986279/T0608100567.PDF
Size : 238 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 11/15/2011

Title: GEO_BORE (DESTRUCTION) (UV-1)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1892272233/T0608100567.PDF
Size : 95 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 11/15/2011

Title: GEO_BORE (SV-11)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2821267664/T0608100567.PDF
Size : 38 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 3/31/2011

Title: GEO_BORE (SV-8)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4076603710/T0608100567.PDF
Size : 38 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 3/31/2011

Title: GEO_BORE (SV-9)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6609514534/T0608100567.PDF
Size : 38 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 3/31/2011

Title: GEO_BORE (SV-10)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2363276183/T0608100567.PDF
Size : 38 KB
Submitted By: REENA DELGADO (AUTH_RP)
Submitted: 3/31/2011

Title: GEO BORE (U-12)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1642274260/T0608100567.PDF
Size : 105 KB
Submitted By: MELISSA BLANCHETTE (AUTH_RP)
Submitted: 9/8/2010

Title: GEO BORE (U-13)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6340188562/T0608100567.PDF
Size : 71 KB
Submitted By: MELISSA BLANCHETTE (AUTH_RP)
Submitted: 9/8/2010

Title: GEO BORE (U-10)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7619889259/T0608100567.PDF
Size : 68 KB
Submitted By: MELISSA BLANCHETTE (AUTH_RP)
Submitted: 9/8/2010

Title: GEO BORE (U-11)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9502808570/T0608100567.PDF
Size : 422 KB
Submitted By: MELISSA BLANCHETTE (AUTH_RP)
Submitted: 9/8/2010

Title: GEO BORE (ESB-11)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6991815149/T0608100567.PDF
Size : 84 KB
Submitted By: MELISSA BLANCHETTE (AUTH_RP)
Submitted: 2/24/2010

Title: GEO BORE (SV-14)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2141399562/T0608100567.PDF
Size : 56 KB
Submitted By: MELISSA BLANCHETTE (AUTH_RP)
Submitted: 2/24/2010

Title: GEO BORE (ESB-9)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8559973478/T0608100567.PDF
Size : 87 KB
Submitted By: MELISSA BLANCHETTE (AUTH_RP)
Submitted: 2/24/2010

Title: GEO BORE (ESB-10)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4906945347/T0608100567.PDF
Size : 80 KB
Submitted By: MELISSA BLANCHETTE (AUTH_RP)
Submitted: 2/24/2010

Title: GEO BORE (SV-12)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1272683560/T0608100567.PDF
Size : 56 KB
Submitted By: MELISSA BLANCHETTE (AUTH_RP)
Submitted: 2/24/2010

Title: GEO BORE (SV-13)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4977194547/T0608100567.PDF
Size : 58 KB
Submitted By: MELISSA BLANCHETTE (AUTH_RP)
Submitted: 2/24/2010

Title: GEO BORE (ESB-8)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7867677092/T0608100567.PDF
Size : 79 KB
Submitted By: MELISSA BLANCHETTE (AUTH_RP)
Submitted: 2/24/2010

Title: GEO BORE (ESB-7)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7996217131/T0608100567.PDF
Size : 81 KB
Submitted By: MELISSA BLANCHETTE (AUTH_RP)
Submitted: 2/24/2010

Title: GEO BORE (SV-15)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4918749749/T0608100567.PDF
Size : 61 KB
Submitted By: MELISSA BLANCHETTE (AUTH_RP)
Submitted: 2/24/2010

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/9505759000/T0608100567.PDF

Size : 1,240 KB
Submitted By: MELISSA BLANCHETTE (AUTH_RP)
Submitted: 2/17/2010

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/5242200553/T0608100567.pdf
Size : 204 KB
Submitted By: AECOM (AUTH_RP)
Submitted: 2/27/2007

Title: GEO_BORE (U-8B)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4209564030/T0608100567.PDF
Size : 379 KB
Submitted By: AECOM (AUTH_RP)
Submitted: 11/22/2006

Title: GEO_BORE (U-8)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5956939518/T0608100567.PDF
Size : 474 KB
Submitted By: AECOM (AUTH_RP)
Submitted: 11/22/2006

Title: GEO_BORE (U-7)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5355634927/T0608100567.PDF
Size : 660 KB
Submitted By: AECOM (AUTH_RP)
Submitted: 11/22/2006

Title: GEO_BORE (ESB-1B)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6011463999/T0608100567.PDF
Size : 583 KB
Submitted By: AECOM (AUTH_RP)
Submitted: 11/22/2006

Title: GEO_BORE (ESB-3A)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2293429315/T0608100567.PDF
Size : 221 KB
Submitted By: AECOM (AUTH_RP)
Submitted: 11/22/2006

Title: GEO_BORE (ESB-6)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4465879678/T0608100567.PDF
Size : 669 KB
Submitted By: AECOM (AUTH_RP)
Submitted: 11/22/2006

Title: GEO_BORE (ESB-2)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2034838616/T0608100567.PDF
Size : 499 KB
Submitted By: AECOM (AUTH_RP)
Submitted: 11/22/2006

Title: GEO_BORE (U-8C)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6863370597/T0608100567.PDF
Size : 555 KB
Submitted By: AECOM (AUTH_RP)
Submitted: 11/22/2006

Title: GEO_BORE (ESB-1)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5347532510/T0608100567.PDF
Size : 475 KB
Submitted By: AECOM (AUTH_RP)
Submitted: 11/22/2006

Title: GEO_BORE (ESB-3)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9066624522/T0608100567.PDF
Size : 661 KB
Submitted By: AECOM (AUTH_RP)
Submitted: 11/22/2006

Title: GEO_BORE (ESB-4)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9537306070/T0608100567.PDF
Size : 168 KB
Submitted By: AECOM (AUTH_RP)
Submitted: 11/22/2006

Title: GEO_BORE (ESB-5)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4127441227/T0608100567.PDF
Size : 483 KB
Submitted By: AECOM (AUTH_RP)
Submitted: 11/22/2006

Title: GEO_BORE (U-9)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1067886173/T0608100567.PDF
Size : 671 KB
Submitted By: AECOM (AUTH_RP)
Submitted: 11/22/2006

Title: GEO_BORE (ESB-4B)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9135151743/T0608100567.PDF
Size : 687 KB
Submitted By: AECOM (AUTH_RP)
Submitted: 11/22/2006

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/7977658927/T0608100567.pdf
Size : 182 KB
Submitted By: AECOM (AUTH_RP)
Submitted: 6/9/2006

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/9541974723/T0608100567.pdf
Size : 29 KB
Submitted By: DOUGLAS J. LEE (AUTH_RP)
Submitted: 5/1/2002

LUST Sites from GeoTracker Search - Documents (as of Feb 24, 2020)

Document Type: Site Documents **Size :**
Document Date: 5/28/2020 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: RESPONSE TO DESIGN PLAN AND 1ST QTR 2020 MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6436779

Document Type: Monitoring Reports **Size :** 10,485 KB
Document Date: 5/15/2020 **Submitted By:** ARCADIS (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: FIRST QUARTER 2020 SEMI-ANNUAL GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3373086035/T0608100567.PDF

Document Type: Site Documents **Size :** 17,244 KB
Document Date: 4/17/2020 **Submitted By:** ARCADIS (CONTRACTOR)
Type: DESIGN REPORT AND OPERATIONS PLAN **Submitted:**
Title: REMEDIATION DESIGN REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2076561987/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 3/31/2020 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: RESPONSE TO REVISED RAP AND VAPOR ASSESSMENT WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6431287

Document Type: Site Documents **Size :** 3,899 KB
Document Date: 2/18/2020 **Submitted By:** ARCADIS (CONTRACTOR)
Type: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN - ADDENDUM **Submitted:**
Title: REMEDIATION WORK PLAN ADDENDUM, IMPLEMENTATION TIMELINE AND ADDITIONAL SITE

ASSESSMENT WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9987508952/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 1/16/2020 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: WARNING LETTER **Submitted:**
Title: REQUEST FOR UPDATED TIMELINE AND EVALUATION OF THE NEED FOR CONTINUING TPH-D ANALYSIS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6425284

Document Type: Monitoring Reports **Size :** 9,289 KB
Document Date: 11/15/2019 **Submitted By:** ARCADIS (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: THIRD QUARTER 2019 SEMI-ANNUAL GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5729757487/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 6/12/2019 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: EMAIL CORRESPONDENCE **Submitted:**
Title: REQUEST TO EVALUATE THE NEED FOR ONGOING DISSOLVED-PHASE TPH-DRO ANALYSIS DURING QUARTERLY MONITORING. REQUEST TO EVALUATE NAPTHALENE IN GROUNDWATER AT LEAST ONCE AND MAKE RECOMMENDATIONS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6405477

Document Type: Site Documents **Size :**
Document Date: 5/16/2019 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: COMMENTS TO RAP ADDENDUM AND TIMELINE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6402608

Document Type: Monitoring Reports **Size :** 10,630 KB
Document Date: 5/15/2019 **Submitted By:** ARCADIS (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: FIRST QUARTER 2019 GROUNDWATER MONITORING AND SAMPLING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4220955908/T0608100567.PDF

Document Type: Site Documents **Size :** 2,598 KB
Document Date: 4/18/2019 **Submitted By:** PETER MCINTYRE (AUTH_RP)
Type: CAP/RAP - OTHER REPORT **Submitted:**
Title: ADDENDUM CORRECTIVE ACTION PLAN, 1216 HILLSIDE, COLMA, CA
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9570996224/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 11/16/2018 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LETTER RESPONDING TO UNSOLICITED INTERIM REMEDIAL WORK PLAN, APPROVING INTERIM REMEDIATION WITH CONDITIONS IN CONJUNCTION WITH REQUESTING OVERDUE FULL SCALE REMEDIATION AND INVESTIGATION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6376043

Document Type: Monitoring Reports **Size :** 11,038 KB
Document Date: 11/13/2018 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: THIRD QUARTER 2018 SEMIANNUAL GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5471859872/T0608100567.PDF

Document Type: Site Documents **Size :** 3,545 KB
Document Date: 11/2/2018 **Submitted By:** PETER MCINTYRE (AUTH_RP)
Type: INTERIM REMEDIAL ACTION PLAN **Submitted:**
Title: WORK PLAN INTERIM REMEDIAL MEASURE, 1216 HILLSIDE BOULEVARD, COLMA, CALIFORNIA
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9601483285/T0608100567.PDF

Document Type: Site Documents **Size :** 47 KB
Document Date: 10/17/2018 **Submitted By:** ARCADIS (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: CHANGE IN PROJECT MANAGEMENT LETTER
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9830685555/T0608100567.PDF

Document Type: Site Documents **Size :** 59 KB
Document Date: 9/11/2018 **Submitted By:** PETER MCINTYRE (AUTH_RP)

Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: TIMELINE FOR SUBMISSION OF INTERIM-PILOT RAP-CAP
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9585937738/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 8/8/2018 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: RESPONSE TO PARTIAL SITE ASSESSMENT IMPLEMENTATION. REQUEST FOR REMEDIAL TIMELINE AND WORK PLAN ADDENDUM TO COMPLETE CHARACTERIZATION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6366162

Document Type: Site Documents **Size :**
Document Date: 5/29/2018 **Submitted By:** ANNE JUREK (REGULATOR)
Type: CORRESPONDENCE **Submitted:**
Title: PRE-TRIAL ORDER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&document_id=5967632

Document Type: Site Documents **Size :** 20,612 KB
Document Date: 5/25/2018 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: SITE ASSESSMENT REPORT **Submitted:**
Title: Q218 ASSESSMENT REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7818814218/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 5/17/2018 **Submitted By:** (REGULATOR)
Type: CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR) **Submitted:**
Title: 13635 1ST RSR RATIONALE FOR ADDITIONAL WORK MAY 2018
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6396061

Document Type: Monitoring Reports **Size :** 10,474 KB
Document Date: 5/15/2018 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: FIRST QUARTER 2018 SEMIANNUAL GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8351239144/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 5/10/2018 **Submitted By:** ANNE JUREK (REGULATOR)
Type: NOTICE OF VIOLATION **Submitted:**
Title: THIRD NOV
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6357619

Document Type: Site Documents **Size :**
Document Date: 11/29/2017 **Submitted By:** ANNE JUREK (REGULATOR)
Type: CORRESPONDENCE **Submitted:**
Title: COPY OF PRE-TRIAL ORDER TO RP, FILED WITH SAN MATEO COUNTY - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&document_id=5962635

Document Type: Site Documents **Size :**
Document Date: 11/20/2017 **Submitted By:** ANNE JUREK (REGULATOR)
Type: CORRESPONDENCE **Submitted:**
Title: COPY OF PRE-TRIAL ORDER TO RP FROM MEDIATOR PAGE 1 - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&document_id=5962633

Document Type: Site Documents **Size :**
Document Date: 11/20/2017 **Submitted By:** ANNE JUREK (REGULATOR)
Type: CORRESPONDENCE **Submitted:**
Title: COPY OF PRE-TRIAL ORDER TO RP FROM MEDIATOR PAGE 2 - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&document_id=5962634

Document Type: Monitoring Reports **Size :** 8,344 KB
Document Date: 11/15/2017 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: THIRD QUARTER 2017 SEMIANNUAL GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1287698566/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 9/7/2017 **Submitted By:** ANNE JUREK (REGULATOR)
Type: EMAIL CORRESPONDENCE **Submitted:**

Title: EMAIL CORRESPONDENCE TO GPP REGARDING RP'S CONSUL
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&document_id=5962631

Document Type: Monitoring Reports **Size :** 6,872 KB
Document Date: 5/15/2017 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: FIRST QUARTER 2017 SEMI-ANNUAL GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5863288581/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 1/27/2017 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: EMAIL CORRESPONDENCE **Submitted:**
Title: LOP RESPONSE TO CHEVRON ATTORNEY'S 1/9/17 RESPONSE TO SECOND NOV
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6310091

Document Type: Site Documents **Size :**
Document Date: 1/27/2017 **Submitted By:** ANNE JUREK (REGULATOR)
Type: EMAIL CORRESPONDENCE **Submitted:**
Title: EMAIL CORRESPONDENCE FROM GPP TO RP, ADDRESSING RP'S QUESTIONS REGARDING NOV
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6355892

Document Type: Site Documents **Size :** 360 KB
Document Date: 1/9/2017 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: 306584 NOV RESPONSE LETTER ROGERS JOSEPH O'DONNELL - STANTEC 20170109
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4068564057/T0608100567.PDF

Document Type: Monitoring Reports **Size :** 5,728 KB
Document Date: 11/15/2016 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: THIRD QUARTER 2016 SEMIANNUAL GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5244895637/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 10/28/2016 **Submitted By:** ANNE JUREK (REGULATOR)
Type: CORRESPONDENCE **Submitted:**
Title: INVITATION FROM STATE WATER BOARD TO PARTICIPATE IN EXPEDITED CLAIM ACCOUNT PROGRAMD (ECAP) - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&document_id=5962630

Document Type: Site Documents **Size :**
Document Date: 10/21/2016 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: NOTICE OF VIOLATION **Submitted:**
Title: 2ND NOV
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6301710

Document Type: Monitoring Reports **Size :** 5,215 KB
Document Date: 5/13/2016 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 306584 1Q16 SEMIANNUAL GROUNDWATER MONITORING REPORT 05132016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7614402532/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 5/3/2016 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: NOTICE OF VIOLATION **Submitted:**
Title: FIRST NOV FAILURE TO INSTALL REMEDIAL SYSTEM AND SUBMIT INVESTIGATION REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6283764

Document Type: Monitoring Reports **Size :** 4,697 KB
Document Date: 11/13/2015 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 306584 3Q15 SEMIANNUAL GROUNDWATER MONITORING REPORT 11132015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6449614107/T0608100567.PDF

Document Type: Site Documents **Size :** 116 KB
Document Date: 6/26/2015 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: 306584 PROJECT PROGRESS UPDATE 06262015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8901224493/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 6/10/2015 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: WARNING LETTER **Submitted:**
Title: SECOND LETTER TO OWNERS OF 1232 HILLSIDE TO ALLOW ACCESS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6248216

Document Type: Site Documents **Size :** 537 KB
Document Date: 5/22/2015 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: PROJECT PROGRESS UPDATE LETTER
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3450034856/T0608100567.PDF

Document Type: Monitoring Reports **Size :** 5,024 KB
Document Date: 5/15/2015 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 1Q15 SEMIANNUAL GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9426359713/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 4/7/2015 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LETTERS REQUESTING ACCESS TO 524 A STREET AND 1232 HILLSIDE PROPERTY TO COMPLETE EXTENT DEFINITION.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6241231

Document Type: Site Documents **Size :** 531 KB
Document Date: 3/5/2015 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: PROGRESS REPORT (SOIL/GW/ UPDATES) **Submitted:**
Title: 306584 PROJECT PROGRESS UPDATE 03052015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4732595860/T0608100567.PDF

Document Type: Site Documents **Size :** 582 KB
Document Date: 2/3/2015 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: 306584 PROJECT PROGRESS UPDATE 02032015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9833959996/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 12/16/2014 **Submitted By:** JACOB MADDEN (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: RESPONSE TO DEADLINE EXTENSION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6230854

Document Type: Monitoring Reports **Size :** 6,265 KB
Document Date: 11/13/2014 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 3Q14 SEMIANNUAL GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6857576489/T0608100567.PDF

Document Type: Site Documents **Size :** 605 KB
Document Date: 10/29/2014 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: PROJECT PROGRESS UPDATE AND REQUEST FOR EXTENSION
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8086419284/T0608100567.PDF

Document Type: Site Documents **Size :** 1,919 KB
Document Date: 10/14/2014 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: SOIL VAPOR INTRUSION INVESTIGATION REPORT **Submitted:**
Title: ADDENDUM TO SOIL VAPOR ASSESSMENT REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6828874707/T0608100567.PDF

Document Type: Monitoring Reports **Size :** 6,047 KB
Document Date: 5/15/2014 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 1Q14 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2108049511/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 5/7/2014 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP STAFF EMAIL COMMENTING ON 3Q13 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6202303

Document Type: Site Documents **Size :** 594 KB
Document Date: 3/28/2014 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: STATUS OF ONGOING ASSESSMENT ACTIVITIES (3/28/14)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9304475307/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 1/2/2014 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP STAFF COMMENTS ON 9/30/13 SOIL VAPOR SAMPLING REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6187392

Document Type: Site Documents **Size :**
Document Date: 11/27/2013 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP STAFF COMMENTS ON 9/30/13 CORRECTIVE ACTION PLAN (CAP)/REMEDIAL ACTION PLAN (RAP) DOCUMENT PROPOSING A TWO-PHASE EXTRACTION SYSTEM. LOP CONDITIONALLY APPROVED THE CAP/RAP
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6184052

Document Type: Monitoring Reports **Size :** 4,979 KB
Document Date: 11/15/2013 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 3Q13 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4848380386/T0608100567.PDF

Document Type: Site Documents **Size :** 9,651 KB
Document Date: 10/1/2013 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: SOIL VAPOR ASSESSMENT REPORT (9/30/13)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4123101413/T0608100567.PDF

Document Type: Site Documents **Size :** 20,288 KB
Document Date: 9/30/2013 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: CAP/RAP - OTHER REPORT **Submitted:**
Title: CORRECTIVE ACTION AND REMEDIAL ACTION PLAN (9/30/13)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3129388034/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 9/11/2013 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP STAFF RESPONSE TO CONSULTANT'S 8/27/13 LETTER. LOP STAFF DID NOT CONCUR WITH CHANGES TO SCOPE OF WORK PROPOSED BY RP'S CONSULTANT AND DID NOT CONSIDER AN EXTENSION OF THE PREVIOUSLY EXTENDED TASK COMPLETION DEADLINE WARRANTED.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6174949

Document Type: Site Documents **Size :** 1,815 KB
Document Date: 8/27/2013 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: RESPONSE LETTER AND STATUS UPDATE
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6513004362/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 7/16/2013 **Submitted By:** DENO MILANO (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: LOP STAFF EMAIL REGARDING CITY IN WHICH LUFT SITE IS LOCATED
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6167575

Document Type: Site Documents **Size :**
Document Date: 7/15/2013 **Submitted By:** DENO MILANO (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**

Title: LOP STAFF RESPONSE TO CONSULTANT'S 7/12/13 EMAIL REGARDING WELL PERMITTING AGENCY FOR ONSITE WORK
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6167321

Document Type: Site Documents **Size :**
Document Date: 5/28/2013 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP STAFF COMMENTS ON UNSOLICITED 5/6/13 LETTERS PROPOSING REVISIONS TO THE 7/9/12 REVISED WORKPLAN CONDITIONALLY APPROVED IN THE 12/17/12 LOP LETTER AND AN EXTENSION OF THE PREVIOUSLY ESTABLISHED DEADLINES. LOP STAFF APPROVED SOME RECOMMENDATIONS, BUT NOT OTHERS, AND THE REVISION RESULTED IN SOME ADDITIONAL WORK REQUIRED BY LOP STAFF. LOP ONLY AGREED TO EXTEND THE ASSESSMENT COMPLETION DEADLINE TO 8/30/13 AND THE CAP COMPLETION DEADLINE TO 9/30/13.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6160401

Document Type: Monitoring Reports **Size :** 8,048 KB
Document Date: 5/15/2013 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 1Q13 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4146591126/T0608100567.PDF

Document Type: Site Documents **Size :** 112 KB
Document Date: 5/6/2013 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: REQUEST FOR DEADLINE EXTENSION (5/6/13)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4729630947/T0608100567.PDF

Document Type: Site Documents **Size :** 2,174 KB
Document Date: 5/6/2013 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: RESPONSE TO 12/17/12 LOP LETTER (5/6/13)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5030984103/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 12/20/2012 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP STAFF NOTIFY ADJACENT PROPERTY OWNERS OF POTENTIAL IMPACT, PROVIDE INSTRUCTIONS FOR ACCESSING GEOTRACKER, AND REQUEST THEY GRANT REASONABLE ACCESS TO CHEVRON WHEN REQUESTED
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6145586

Document Type: Site Documents **Size :**
Document Date: 12/17/2012 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP STAFF COMMENTS ON 5/15/12 AND 11/14/12 MONITORING REPORTS, 6/26/12 QA/QC LETTER, 7/9/12 REVISED WORKPLAN, 7/26/12 REVISED PILOT TESTING REPORT, AND 11/19/12 EXTENSION REQUEST. LOP STAFF INDICATED SOME OF THE WORK REPORTED WAS NOT THE STANDARD OF CARE EXPECTED (REQUIRED FUTURE FIGURES AND TABLES TO BE ACCURATE AND REASONABLE). LOP STAFF INSTRUCTED RP TO UPLOAD VARIOUS GEOTRACKER FILES, REPAIR THE WELL BOXES OF U-10 AND U-11, AND VERIFY THE NAPL DRUM IS GROUNDED. LOP DIRECTED RP TO SUBMIT A LETTER FROM THE LABORATORY INDICATING THE 2011 ASSESSMENT RESULTS ARE ACCURATE (PREVIOUS LETTER WAS NOT SUFFICIENT). LOP STAFF CONDITIONALLY APPROVED REVISED WORKPLAN, EXTENDED CAP SUBMITTAL DEADLINE TO 6/15/13, AND REQUIRED CAP TO CONTAIN A RAP IF A COST-EFFECTIVE TECHNOLOGY IS JUSTIFIED IN THE CAP.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6145217

Document Type: Site Documents **Size :** 88 KB
Document Date: 11/19/2012 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: LETTER REQUESTING EXTENSION TO CAP SUBMITTAL DEALINE (11/19/12)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7070877015/T0608100567.PDF

Document Type: Monitoring Reports **Size :** 4,398 KB
Document Date: 11/14/2012 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 3Q12 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9442001283/T0608100567.PDF

Document Type: Site Documents **Size :** 75 KB
Document Date: 9/11/2012 **Submitted By:** REENA DELGADO (AUTH_RP)

Type: CORRESPONDENCE **Submitted:**
Title: NOTIFICATION OF CHANGE IN CHEVRON AND STANTEC PROJECT MANAGER (9/11/12)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6708602845/T0608100567.PDF

Document Type: Monitoring Reports **Size :** 1,091 KB
Document Date: 8/1/2012 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: ADDENDUM TO 1Q12 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8646137297/T0608100567.PDF

Document Type: Site Documents **Size :** 1,515 KB
Document Date: 7/26/2012 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: FEASIBILITY STUDY REPORT **Submitted:**
Title: REVISED SVE PILOT TESTING REPORT (7/26/12)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6406554460/T0608100567.PDF

Document Type: Site Documents **Size :** 4,332 KB
Document Date: 7/9/2012 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: REVISED WORKPLAN FOR ADDITIONAL ASSESSMENT (7/9/12)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5308120667/T0608100567.PDF

Document Type: Site Documents **Size :** 1,526 KB
Document Date: 6/26/2012 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: QA/QC LAB VALIDATION LETTER FOR 11/15/11 REPORT (6/26/12)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6575071215/T0608100567.PDF

Document Type: Monitoring Reports **Size :** 9,015 KB
Document Date: 5/15/2012 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 1Q12 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9949061095/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 5/2/2012 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP STAFF COMMENTS ON 11/15/11 ASSESSMENT AND GROUNDWATER MONITORING REPORT AND 11/15/11 SVE AND TPE PILOT TESTING REPORT. GPP STAFF DID NOT CONCUR WITH MANY FIGURES IN THE ASSESSMENT REPORT AND CONSIDERED THE WORKPLAN INADEQUATE. LOP DIRECTED RP TO UPLOAD A REVISED WORKPLAN FOR SITE ASSESSMENT AND A LETTER FROM THE LABORATORY DETAILING WHY THE QA/QC PROBLEMS FROM THE ANALYSIS OF THE SITE ASSESSMENT SAMPLES ARE NOT A PROBLEM. LOP ALSO DIRECTED RP TO VERIFY VAPOR CONCENTRATIONS LISTED ON TABLE 3 OF THE PILOT TESTING REPORT AND, IF INCORRECT, TO UPLOAD CORRECTED TABLES, FIGURES, AND TEXT THE INCORRECT CONCENTRATIONS WERE BASED ON. LOP DIRECTED RP TO UPLOAD A REMEDIAL SCREENING ANALYSIS ONLY IF THE REGISTERED PROFESSIONAL CAN JUSTIFY TESTING A NON-SVE/TPE REMEDIAL OPTION, OTHERWISE A CORRECTIVE ACTION PLAN IS NECESSARY. DIRECTED RP TO ADD SVE AND OBS WELLS TO GROUNDWATER GAUGING PROGRAM AND POTENTIALLY TO GROUNDWATER SAMPLING PROGRAM. LOP INDICATED SOME GEOTRACKER FILES WERE MISSING (PILOT TEST EDFS) OR REQUIRE CORRECTION (2Q11 NAPL GEOWELL, 3Q11 NAPL GEOWELL, EDF #6511)
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6120653

Document Type: Site Documents **Size :** 9,848 KB
Document Date: 4/16/2012 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: WASTE MANIFEST FOR JULY AND AUGUST 2011 ASSESSMENT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7656036317/T0608100567.PDF

Document Type: Site Documents **Size :** 14,770 KB
Document Date: 11/15/2011 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: FEASIBILITY STUDY REPORT **Submitted:**
Title: SVE PILOT TESTING REPORT (11/15/11)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8064228832/T0608100567.PDF

Document Type: Site Documents **Size :** 29,014 KB
Document Date: 11/15/2011 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: SITE ASSESSMENT REPORT **Submitted:**
Title: ASSESSMENT AND 3Q11 GROUNDWATER MONITORING REPORT AND ASSESSMENT WORKPLAN

(11/15/11)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9137446105/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 10/24/2011 **Submitted By:** DENO MILANO (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: LOP EMAIL EXTENDING PILOT TEST REPORTING DEADLINE TO 11/15/11 (3 ADDITIONAL WEEKS)
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6101716

Document Type: Site Documents **Size :**
Document Date: 9/19/2011 **Submitted By:** DENO MILANO (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: LOP EMAIL EXTENDING ASSESSMENT AND WORKPLAN COMPLETION DEADLINES TO 11/15/11 (SECOND EXTENSION)
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6098859

Document Type: Site Documents **Size :**
Document Date: 7/21/2011 **Submitted By:** DENO MILANO (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: LOP EMAIL RESPONDING TO 7/19/11 LETTER ON PROPOSED DESTRUCTION OF WELL U-6
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6092844

Document Type: Site Documents **Size :** 229 KB
Document Date: 7/19/2011 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: U-6 WELL DESTRUCTION LETTER (7/19/11)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4641703307/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 6/30/2011 **Submitted By:** DENO MILANO (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: LOP EMAIL COMMENTING ON 6/15/11 LETTER REQUESTING DEADLINE EXTENSIONS. LOP APPROVED THE REQUESTED 90 DAYS EXTENSIONS AND INDICATED PLANNED TPE TESTING MUST BE JUSTIFIED IN THE SVE PILOT TESTING REPORT.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6090934

Document Type: Site Documents **Size :** 350 KB
Document Date: 6/15/2011 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: EXTENSION REQUEST (6/15/11)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6957410454/T0608100567.PDF

Document Type: Monitoring Reports **Size :** 3,603 KB
Document Date: 5/13/2011 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 1Q11 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1690785229/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 1/10/2011 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP COMMENTS ON THE 5/14/10 ASSESSMENT WORKPLAN, GROUNDWATER MONITORING REPORT, AND VAPOR EXTRACTION PILOT TESTING WORKPLAN. LOP CONDITIONALLY APPROVED THE WORKPLANS AND REQUIRED RP TO UPLOAD A WORKPLAN FOR OFFSITE ASSESSMENT. REMINDED RP GEOBORE THAT FILES FOR SV-8 THROUGH SV-11 HAVE NOT BEEN UPLOADED AS REQUIRED (REFER TO ACTION DATE 6/12/06 FOR GEOBORE DELIVERABLE).
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6074032

Document Type: Monitoring Reports **Size :** 3,704 KB
Document Date: 11/12/2010 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 3Q10 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4637795865/T0608100567.PDF

Document Type: Site Documents **Size :** 506 KB
Document Date: 9/17/2010 **Submitted By:** REENA DELGADO (AUTH_RP)

Type: CORRESPONDENCE **Submitted:**
Title: CHANGE IN CHEVRON PROJECT MANAGER (9/17/10)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8089212000/T0608100567.PDF

Document Type: Site Documents **Size :** 4,575 KB
Document Date: 5/14/2010 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: PILOT STUDY / TREATABILITY WORKPLAN **Submitted:**
Title: SVE PILOT TESTING WORKPLAN (5/14/10)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4925286829/T0608100567.PDF

Document Type: Monitoring Reports **Size :** 3,845 KB
Document Date: 5/14/2010 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 1Q10 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6219340026/T0608100567.PDF

Document Type: Site Documents **Size :** 6,501 KB
Document Date: 5/14/2010 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: SOIL AND WATER INVESTIGATION WORKPLAN **Submitted:**
Title: WORKPLAN FOR FURTHER ASSESSMENT (5/14/10)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3764008879/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 3/9/2010 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP APPROVES REQUEST TO EXTEND WORKPLAN SUBMITTAL DEADLINES IN 12/17/09 LETTER TO 5/15/10
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6044866

Document Type: Site Documents **Size :** 299 KB
Document Date: 3/8/2010 **Submitted By:** REENA DELGADO (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: EXTENSION REQUEST LETTER (3/8/2010)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2411691129/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 12/17/2009 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP COMMENTS ON FEBRUARY 2009 INVESTIGATIVE REPORT AND 11/3/09 MONITORING REPORT. LOP DID NOT CONCUR WITH FORENSIC ANALYSIS OR VAPOR RISK ASSESSMENT AND INDICATED AN NOV WOULD BE ISSUED FOR NOT PERFORMING ASSESSMENT OFFSITE AND UNDER FORMER PRODUCT PIPING. DIRECTED RP TO UPLOAD A PILOT TESTING WORKPLAN TO EVALUATE A PROMISING REMEDIAL METHOD AND A WORKPLAN FOR ADDITIONAL AND COMPLETION OF PREVIOUSLY REQUIRED ASSESSMENT. APPROVED REQUEST TO PRESSURE GROUT UV-1. INDICATED REPORT TABLES CONTAINED ERRORS AND OMISSIONS AND THAT GEOMAP AND GEOBORES FROM FEBRUARY 2009 INVESTIGATION HAVE NOT BEEN UPLOADED AS REQUIRED. REQUIRED SEMI-ANNUAL MONITORING FOR UV-1 AND WELLS U-10 THROUGH U-13 AND TO INCLUDE PIANO ANALYSIS RESULTS IN 1Q10 MONITORING REPORT.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6038431

Document Type: Site Documents **Size :**
Document Date: 12/17/2009 **Submitted By:** DENO MILANO (REGULATOR)
Type: NOTICE OF VIOLATION **Submitted:**
Title: LOP ISSUED NOTICE OF VIOLATION FOR RP'S FAILURE TO ASSESS CONTAMINATION OFFSITE AND UNDER FORMER PRODUCT PIPING AS PREVIOUSLY REQUIRED
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6038430

Document Type: Monitoring Reports **Size :** 8,668 KB
Document Date: 11/3/2009 **Submitted By:** MELISSA BLANCHETTE (AUTH_RP)
Type: MONITORING REPORT - ANNUALLY **Submitted:**
Title: 3Q09 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3595780730/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 7/28/2009 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: SWRCB RESOLUTION 2009-042 LETTER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6023882

Document Type: Site Documents **Size :** 13,195 KB
Document Date: 2/6/2009 **Submitted By:** MELISSA BLANCHETTE (AUTH_RP)
Type: SITE INVESTIGATION **Submitted:**
Title: ENVIRONMENTAL INVESTIGATION REPORT (FEBRUARY 2009)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2548476278/T0608100567.PDF

Document Type: Site Documents **Size :** 808 KB
Document Date: 2/6/2009 **Submitted By:** MELISSA BLANCHETTE (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: TRANSMITTAL LETTER FOR FEBRUARY 2009 INVESTIGATION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7372002720/T0608100567.PDF

Document Type: Monitoring Reports **Size :** 7,494 KB
Document Date: 12/23/2008 **Submitted By:** MELISSA BLANCHETTE (AUTH_RP)
Type: MONITORING REPORT - ANNUALLY **Submitted:**
Title: 3Q08 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7124673008/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 4/23/2008 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP COMMENTS ON UNSOLICITED 3/20/08 ADDENDUM TO PREVIOUSLY APPROVED WORKPLAN DATED 1/19/07. LOP DID NOT CONSIDER PROPOSED MODIFICATIONS JUSTIFIED AND INDICATED THEY COULD NOT SUPPORT FOR CLEANUP FUND REIMBURSEMENT UNLESS MODIFICATIONS CAN BE JUSTIFIED IN THE REPORT AS SATISFYING THE OBJECTIVES OF THE PREVIOUSLY APPROVED WORKPLAN. ALSO INDICATED NOV WILL BE ISSUED IF PROPOSED MODIFICATIONS DO NOT SATISFY OBJECTIVE OF PREVIOUSLY APPROVED WORK. LOP AGREED TO EXTEND THE REPORTING DEADLINE FOR THE PROPOSED DRY SEASON SUBSURFACE VAPOR SAMPLING, BUT NOT FOR THE WET SEASON VAPOR SAMPLING OR THE SOIL & GROUNDWATER SAMPLING TASKS. LOP INDICATED FUTURE PROPOSED CHANGES IN APPROVED WORK MUST BE SUBMITTED PROMPTLY AFTER WORKPLAN APPROVAL, NOT NEAR THE WORK COMPLETION DEADLINE ESTABLISHED IN THE WORKPLAN APPROVAL LETTER.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=5944887

Document Type: Site Documents **Size :** 1,776 KB
Document Date: 4/8/2008 **Submitted By:** MELISSA BLANCHETTE (AUTH_RP)
Type: CORRESPONDENCE - OTHER **Submitted:**
Title: UNSOLICITED ADDENDUM TO APPROVED 1/19/07 WORKPLAN (3/20/08)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4819460809/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 3/25/2008 **Submitted By:** DENO MILANO (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: LOP EMAIL INDICATING IT IS NOT ACCEPTABLE TO SUBMIT AN ADDENDUM TO THE 1/19/07 WORKPLAN THREE DAYS BEFORE THE 6 MONTH WORK COMPLETION DEADLINE EXPIRES. LOP INDICATED IT WILL NOT BE ABLE TO REVIEW THE ADDENDUM BEFORE THE PLANNED DRILLING. LOP INDICATES IT IS REGISTERED PROFESSIONAL'S RESPONSIBILITY TO ENSURE THE WORK PROPOSED SATISFIES THE OBJECTIVES OF THE PREVIOUS WORKPLAN APPROVED BY OUR 6/26/07 LETTER AND THAT ANY DEVIATIONS ARE JUSTIFIED IN THE REPORT.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=6037521

Document Type: Site Documents **Size :** 1,749 KB
Document Date: 3/24/2008 **Submitted By:** MELISSA BLANCHETTE (AUTH_RP)
Type: CORRESPONDENCE - OTHER **Submitted:**
Title: UNSOLICITED INCOMPLETE ADDENDUM TO APPROVED 1/19/07 WORKPLAN (3/20/08)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6086995005/T0608100567.PDF

Document Type: Site Documents **Size :** 42 KB
Document Date: 1/14/2008 **Submitted By:** MELISSA BLANCHETTE (AUTH_RP)
Type: CORRESPONDENCE - OTHER **Submitted:**
Title: CONSULTANT CHANGE NOTIFICATION LETTER (1/8/08)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5145521402/T0608100567.PDF

Document Type: Site Documents **Size :** 41 KB
Document Date: 1/14/2008 **Submitted By:** MELISSA BLANCHETTE (AUTH_RP)
Type: CORRESPONDENCE - OTHER **Submitted:**
Title: CHEVRON PROJECT MANAGER CHANGE NOTIFICATION LETTER (1/14/08)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4871220469/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 1/8/2008 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP EMAIL CONCURRING WITH RECOMMENDATION TO RETURN TO ANNUAL GROUNDWATER MONITORING FREQUENCY
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=5944877

Document Type: Monitoring Reports **Size :** 3,643 KB
Document Date: 10/24/2007 **Submitted By:** AECOM (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUAL **Submitted:**
Title: 1Q07 AND 3Q07 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4249957025/T0608100567.PDF

Document Type: Site Documents **Size :**
Document Date: 9/26/2007 **Submitted By:** DENO MILANO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOP CONDITIONALLY APPROVED 1/19/07 WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100567&enforcement_id=5944879

Document Type: Site Documents **Size :** 25 KB
Document Date: 8/29/2007 **Submitted By:** AECOM (AUTH_RP)
Type: CORRESPONDENCE - OTHER **Submitted:**
Title: MONITORING WELL SAMPLING NOTIFICATION (9/13/07)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4060758829/T0608100567.PDF

Document Type: Site Documents **Size :** 23 KB
Document Date: 3/13/2007 **Submitted By:** AECOM (AUTH_RP)
Type: CORRESPONDENCE - DIRECTIVE RELATED **Submitted:**
Title: RESPONSE TO 2/7/07 LOP LETTER (3/13/06)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1252735972/T0608100567.PDF

Document Type: Site Documents **Size :** 3,703 KB
Document Date: 1/19/2007 **Submitted By:** AECOM (AUTH_RP)
Type: WORKPLANS - INVESTIGATION WP **Submitted:**
Title: WORKPLAN FOR ENVIRONMENTAL INVESTIGATION (1/19/07)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2253233194/T0608100567.PDF

Document Type: Monitoring Reports **Size :** 3,354 KB
Document Date: 12/15/2006 **Submitted By:** AECOM (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUAL **Submitted:**
Title: REVISED 3Q06 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6609861612/T0608100567.PDF

Document Type: Site Documents **Size :** 13,123 KB
Document Date: 11/28/2006 **Submitted By:** AECOM (AUTH_RP)
Type: REPORTS - OTHER **Submitted:**
Title: RESPONSE TO 10/16/06 LOP LETTER (11/28/06)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7985720574/T0608100567.PDF

Document Type: Site Documents **Size :** 3,335 KB
Document Date: 11/22/2006 **Submitted By:** AECOM (AUTH_RP)
Type: REPORTS - INVESTIGATION RPT. **Submitted:**
Title: SOIL VAPOR INVESTIGATION REPORT (9/24/04)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6197736442/T0608100567.PDF

Document Type: Site Documents **Size :** 3,064 KB
Document Date: 11/22/2006 **Submitted By:** AECOM (AUTH_RP)
Type: REPORTS - INVESTIGATION RPT. **Submitted:**
Title: SUBSURFACE ASSESSMENT REPORT (10/15/04)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2742536783/T0608100567.PDF

Document Type: Site Documents **Size :** 836 KB
Document Date: 8/9/2006 **Submitted By:** AECOM (AUTH_RP)
Type: WORKPLANS - RISK ASSESSMENT RELATED WP **Submitted:**
Title: VAPOR INTRUSION RISK ASSESSMENT WORKPLAN (3/25/05)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9540817081/T0608100567.PDF

Document Type: Site Documents **Size :** 2,703 KB
Document Date: 8/9/2006 **Submitted By:** AECOM (AUTH_RP)
Type: WORKPLANS - INVESTIGATION WP **Submitted:**
Title: ADDITIONAL SOIL & GW INVESTIGATION WORKPLAN (3/28/05)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9082059562/T0608100567.PDF

Document Type: Site Documents **Size :** 904 KB
Document Date: 8/9/2006 **Submitted By:** AECOM (AUTH_RP)
Type: WORKPLANS - INVESTIGATION WP **Submitted:**
Title: SUPPLEMENTAL SOIL VAPOR SURVEY WORKPLAN (3/28/05)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1678510367/T0608100567.PDF

Document Type: Site Documents **Size :** 567 KB
Document Date: 8/9/2006 **Submitted By:** AECOM (AUTH_RP)
Type: CORRESPONDENCE - OTHER **Submitted:**
Title: RESPONSE TO LOP LETTER (2/25/05)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6133054971/T0608100567.PDF

Document Type: Site Documents **Size :** 712 KB
Document Date: 8/9/2006 **Submitted By:** AECOM (AUTH_RP)
Type: CORRESPONDENCE - OTHER **Submitted:**
Title: RESPONSE LETTER TO LOP LETTER (3/28/05)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3322418034/T0608100567.PDF

Document Type: Site Documents **Size :** 1,657 KB
Document Date: 6/9/2006 **Submitted By:** AECOM (AUTH_RP)
Type: REPORTS - INVESTIGATION RPT. **Submitted:**
Title: SOIL VAPOR WELL SAMPLING REPORT (6/9/06)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9174894034/T0608100567.PDF

Document Type: Monitoring Reports **Size :** 2,383 KB
Document Date: 4/3/2006 **Submitted By:** AECOM (AUTH_RP)
Type: MONITORING REPORT - ANNUAL **Submitted:**
Title: 1Q06 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4581451237/T0608100567.PDF

Document Type: Site Documents **Size :** 223 KB
Document Date: 3/17/2006 **Submitted By:** AECOM (AUTH_RP)
Type: CORRESPONDENCE - DIRECTIVE RELATED **Submitted:**
Title: REQUEST FOR EXTENSION OF REPORT SUBMITTAL DATE (3/17/06)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6653747379/T0608100567.PDF

Document Type: Site Documents **Size :** 10,089 KB
Document Date: 2/16/2006 **Submitted By:** AECOM (AUTH_RP)
Type: REPORTS - INVESTIGATION RPT. **Submitted:**
Title: WELL INSTALLATION AND ADDITIONAL SUBSURFACE ASSESSMENT REPORT (FEBRUARY 2006)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2955749332/T0608100567.PDF

Document Type: Site Documents **Size :** 41 KB
Document Date: 1/6/2006 **Submitted By:** AECOM (AUTH_RP)
Type: CORRESPONDENCE - DIRECTIVE RELATED **Submitted:**
Title: ANGLE BORING LETTER (9/19/05)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4202757120/T0608100567.PDF

Document Type: Site Documents **Size :** 3,553 KB
Document Date: 10/10/2005 **Submitted By:** AECOM (AUTH_RP)
Type: REPORTS - OTHER **Submitted:**
Title: PRELIMINARY REPORT OF WELL INSTALLATION AND ADDITIONAL ASSESSMENT (9/30/05)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2649015128/T0608100567.PDF

Document Type: Site Documents **Size :** 496 KB
Document Date: 8/2/2005 **Submitted By:** AECOM (AUTH_RP)
Type: WORKPLANS - OTHER WP **Submitted:**
Title: REVISED WORKPLAN FOR SUBSURFACE VAPOR SAMPLING (7/28/05)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6836866080/T0608100567.PDF

Document Type:	Monitoring Reports	**Size :**	2,061 KB
Document Date:	7/20/2005	**Submitted By:**	AECOM (AUTH_RP)
Type:	MONITORING REPORT - ANNUAL	**Submitted:**	
Title:	1Q05 GROUNDWATER MONITORING REPORT		
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3635999381/T0608100567.PDF		

74	1 of 2	SSE	0.38 / 1,989.47	221.60 / 11	DAS AUTO SERVICE 1216 HILLSIDE BLVD B DALY CITY CA 94014	DELISTED HAZ

Siteid:	380365
Latitude:	37.685760
Longitude:	-122.459790
Original Source:	CHAZ
Record Date:	30-MAY-2017

74	2 of 2	SSE	0.38 / 1,989.47	221.60 / 11	WYNNS MOTORS 1216 HILLSIDE BLVD DALY CITY CA 94014	RCRA TSD

EPA Handler ID:	CAL000445536
Gen Status Universe:	No Report
Contact Name:	THOMAS NAVARRO
Contact Address:	489 RAYMOND AVE , , SAN FRANCISCO , CA, 94134 ,
Contact Phone No and Ext:	415-341-2593
Contact Email:	THOMNAV@YAHOO.COM
Contact Country:	
Land Type:	
County Name:	SAN MATEO
EPA Region:	09
Receive Date:	20190423

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190423
Handler Name:	WYNNS MOTORS
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	489 RAYMOND AVE
Name:	THOMAS NAVARRO	***Street 2:***	
Date Became Current:		***City:***	SAN FRANCISCO
Date Ended Current:		***State:***	CA
Phone:	415-341-2593	***Country:***	
Source Type:	Implementer	***Zip Code:***	94134

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	489 RAYMOND AVE
Name:	THOMAS NAVARRO	***Street 2:***	
Date Became Current:		***City:***	SAN FRANCISCO
Date Ended Current:		***State:***	CA
Phone:	415-341-2593	***Country:***	
Source Type:	Implementer	***Zip Code:***	94134

75	*1 of 2*	*SW*	*0.38 / 2,003.15*	*191.45 / -19*	***COLMA FIRE PROTECTION DIST.*** ***50 REINER*** ***COLMA CA***	***SANMATEO LOP***

Alias ID:	780019
Record ID:	RO0001201
Case Type:	S- Soil only affected
Funding Over:	LUSTLOPF

LUST Status

Status: 9- Case Closed

75	*2 of 2*	*SW*	*0.38 / 2,003.15*	*191.45 / -19*	***COLMA FIRE PROTECTION DIST.*** ***50 REINER*** ***COLMA CA 94014***	***LUST***

Global ID:	T0608100761	***County:***	SAN MATEO
Status:	COMPLETED - CASE CLOSED	***Latitude:***	37.688355
Status Date:	5/31/2002	***Longitude:***	-122.465254
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	41-0807	***Potential COC:***	Gasoline
Local Case No:	780019	***How Discovered:***	Other Means
Begin Date:	1/1/1994	***Stop Method:***	Other Means
Lead Agency:	SAN MATEO COUNTY LOP	***Stop Description:***	
Local Agency:	SAN MATEO COUNTY LOP	***Case Worker:***	JM
CUF Case:	NO	***File Location:***	Local Agency
Potential Media of Concern:	Soil		
How Discovered Description:			
Calwater Watershed Name:	South Bay - San Mateo Bayside (204.40)		
DWR GW Subbasin Name:	Westside (2-035)		
Disadvantaged Community:			
Site History:			

Regulatory Activity

Action Type:	ENFORCEMENT
Date :	5/5/1997

Action: Notice of Responsibility - #1

Action Type: Other
Date : 1/1/1994
Action: Leak Reported

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
City: OAKLAND
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Address: 1515 CLAY ST SUITE 1400
Email:
Phone No:

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
City: SAN MATEO
Organization Name: SAN MATEO COUNTY LOP
Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Email: jmadden@smcgov.org
Phone No: 6503995959

Status History

Status: Completed - Case Closed
Status Date: 5/31/2002

Status: Open - Case Begin Date
Status Date: 1/1/1994

LUST Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Site Facility Name: COLMA FIRE PROTECTION DIST.
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 50 REINER
City: COLMA
Zip: 94014
County: SAN MATEO
CUF Claim:
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608100761
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 5/31/2002
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608100761&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 780019
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 41-0807
CASEWORKER: Regional Water Board
Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 5/31/2002

Status: Open - Case Begin Date
Date : 1/1/1994

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Notices
Action Date: 5/5/1997
Received Issue Date: 5/5/1997
Action: Notice of Responsibility - #1
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 1/1/1994
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

76	1 of 1	SSE	0.39 / 2,040.82	220.22 / 9	UNOCAL #4527 1216 HILLSIDE COLMA CA	SANMATEO LOP

Alias ID: 780003
Record ID: RO0000830
Case Type: O- Other Groundwater affected (uses other than drinking water)
Funding Over: LUSTLOPS

LUST Status

Status: 5C- Pollution Characterization

77	1 of 1	SW	0.39 / 2,071.66	185.13 / -26	COLMA RIDGE 85 REINER STREET DALY CITY CA 94014	CLEANUP SITES

Global ID: T10000008387
Status: COMPLETED - CASE CLOSED
Status Date: 11/22/1995
Longitude: -122.46631
Site Facility Type: CLEANUP PROGRAM SITE
County: SAN MATEO
Latitude: 37.6866
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:
Local Case No:
Begin Date: 8/7/1995
CUF Case: NO
Case Worker:
File Location: All Files are on GeoTracker or in the Local Agency Database
Stop Method:
Lead Agency: SAN MATEO COUNTY LOP
Local Agency:
Potential COC: Waste Oil / Motor / Hydraulic / Lubricating
Potential Media of Concern: Soil
How Discovered:
How Discovered Description: Contamination found during construction
Stop Description: Unknown
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:

Heavy end hydrocarbons were detected in shallow soil samples at this site. Site may have historically been used for truck parking and maintenance (unclear). Impacted soil was removed from the site. Some or all of the stockpiled soil with concentrations <1,000 ppm was reused onsite under the asphalt parking lot. Debris was encountered in the soil also, which was sifted and removed for reuse and compaction.

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Acitivity

Action Type: RESPONSE
Date : 1995-11-22 00:00:00
Action: Other Report / Document

Action Type: Other
Date : 1995-08-07 00:00:00
Action: Leak Reported

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 1995-11-22 00:00:00

Status: Open - Eligible for Closure
Status Date: 1995-11-22 00:00:00

Status: Open - Case Begin Date
Status Date: 1995-08-07 00:00:00

Cleanup Program Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Project Status:
CUF Claim:
CUF Priority Assign:
CUF Amount Paid:
WDR Place Type:
WDR File:
WDR Order:
File Location: ALL FILES ARE ON GEOTRACKER OR IN THE LOCAL AGENCY DATABASE
Facility Type:
Composting Method:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC
Designated Beneficl Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000008387
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 11/22/1995
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000008387&tabname=regulatoryhistory
Potential COC: WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING
Potential Media of Concern: SOIL
GW Monitoring Freq:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD)
SAN FRANCISCO BAY RWQCB (REGION 2)
Site History:

Heavy end hydrocarbons were detected in shallow soil samples at this site. Site may have historically been used for truck parking and maintenance (unclear). Impacted soil was removed from the site. Some or all of the stockpiled soil with concentrations <1,000 ppm was reused onsite under the asphalt parking lot. Debris was encountered in the soil also, which was sifted and removed for reuse and compaction.

Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Response Requested - Other
Action Date: 11/22/1995
Received Issue Date: 11/22/1995
Action: Other Report / Document
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000008387&doc_id=5876434

Title Description Comments:

SMCo Drilling Permit File

Action Type: Leak Action
Action Date: 8/7/1995
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Sites from GeoTracker Search - Documents (as of Feb 24, 2020)

Document Type: Site Documents
Document Date: 11/22/1995
Size :
Title: SMCO DRILLING PERMIT FILE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000008387&document_id=5876434
Type: OTHER REPORT / DOCUMENT
Submitted:
Submitted By: LANI LEE (REGULATOR)

Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 11/22/1995

Status: Open - Eligible for Closure
Date : 11/22/1995

Status: Open - Case Begin Date
Date : 8/7/1995

78	1 of 2	SSW	0.42 / 2,220.29	142.92 / -68	MCCLENNAN PROPERTY 7649 MISSION COLMA CA	SANMATEO LOP

Alias ID: 780002
Record ID: RO0000246
Case Type: S- Soil only affected
Funding Over: LUSTLOPF

LUST Status

Status: 9- Case Closed

78	2 of 2	SSW	0.42 / 2,220.29	142.92 / -68	MCCLENNAN PROPERTY 7649 MISSION COLMA CA 94014	LUST

Global ID: T0608100322
Status: COMPLETED - CASE CLOSED
Status Date: 4/20/1990
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: SAN MATEO
Latitude: 37.6852
Longitude: -122.4629

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 41-0337
Local Case No: 780002
Begin Date: 2/19/1988
Lead Agency: SAN MATEO COUNTY LOP
Potential COC: Gasoline
How Discovered: Other Means
Stop Method: Other Means
Stop Description:

Local Agency: SAN MATEO COUNTY LOP
Case Worker: JM
CUF Case: NO
File Location: Local Agency
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:

Regulatory Activity

Action Type: ENFORCEMENT
Date : 4/20/1990
Action: Notice of Responsibility - #1

Action Type: Other
Date : 2/19/1988
Action: Leak Reported

Action Type: Other
Date : 2/19/1988
Action: Leak Discovery

Regulatory Contacts

Contact Type: Local Agency Caseworker
Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Contact Name: JACOB MADDEN
Email: jmadden@smcgov.org
City: SAN MATEO
Phone No: 6503995959
Organization Name: SAN MATEO COUNTY LOP

Contact Type: Regional Board Caseworker
Address: 1515 CLAY ST SUITE 1400
Contact Name: Regional Water Board
Email:
City: OAKLAND
Phone No:
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)

Status History

Status: Completed - Case Closed
Status Date: 4/20/1990

Status: Open - Case Begin Date
Status Date: 2/19/1988

LUST Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Site Facility Name: MCCLENNAN PROPERTY
Potential COC: GASOLINE
Site Facility Type: LUST CLEANUP SITE
Facility Type:
Cleanup Status: COMPLETED - CASE CLOSED
Composting Method:
Project Status:
Address: 7649 MISSION
WDR Place Type:
City: COLMA
WDR File:
Zip: 94014
WDR Order:
County: SAN MATEO
CUF Priority Assig:
CUF Claim:
CUF Amount Paid:
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608100322
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 4/20/1990
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608100322&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin: Westside (2-035)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 780002
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 41-0337
CASEWORKER: Regional Water Board
Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 4/20/1990

Status: Open - Case Begin Date
Date : 2/19/1988

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Notices
Action Date: 4/20/1990
Received Issue Date: 4/20/1990
Action: Notice of Responsibility - #1
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 2/19/1988
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 2/19/1988
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

79	1 of 1	WSW	0.43 / 2,276.48	183.03 / -28	A-1 TRANSFER CO 197 SAN PEDRO COLMA CA	SANMATEO LOP

Alias ID: 780001
Record ID: RO0001365
Case Type: S- Soil only affected
Funding Over: LUSTLOPF

LUST Status

Status: 9- Case Closed

80	1 of 1	WSW	0.43 / 2,283.47	183.03 / -28	A-1 TRANSFER CO 197 SAN PEDRO ROAD	LUST

COLMA CA 94014

Global ID:	T0608101056	***County:***	SAN MATEO
Status:	COMPLETED - CASE CLOSED	***Latitude:***	37.687759934696
Status Date:	5/1/1991	***Longitude:***	-122.46798992157
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	41-1153	***Potential COC:***	
Local Case No:	780001	***How Discovered:***	Other Means
Begin Date:	5/1/1991	***Stop Method:***	Other Means
Lead Agency:	SAN MATEO COUNTY LOP	***Stop Description:***	
Local Agency:	SAN MATEO COUNTY LOP	***Case Worker:***	JM
CUF Case:	NO	***File Location:***	Local Agency
Potential Media of Concern:	Soil		
How Discovered Description:			
Calwater Watershed Name:	South Bay - San Mateo Bayside (204.40)		
DWR GW Subbasin Name:	Westside (2-035)		
Disadvantaged Community:			
Site History:			

Regulatory Activity

Action Type:	ENFORCEMENT
Date :	5/1/1991
Action:	Closure/No Further Action Letter
Action Type:	ENFORCEMENT
Date :	2/8/1990
Action:	Notice of Responsibility - #1
Action Type:	Other
Date :	9/22/1987
Action:	Leak Reported
Action Type:	Other
Date :	8/28/1987
Action:	Leak Discovery

Regulatory Contacts

Contact Type:	Local Agency Caseworker	***Address:***	2000 ALAMEDA DE LAS PULGAS, Suite 100
Contact Name:	JACOB MADDEN	***Email:***	jmadden@smcgov.org
City:	SAN MATEO	***Phone No:***	6503995959
Organization Name:	SAN MATEO COUNTY LOP		
Contact Type:	Regional Board Caseworker	***Address:***	1515 CLAY ST SUITE 1400
Contact Name:	Regional Water Board	***Email:***	
City:	OAKLAND	***Phone No:***	
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)		

Status History

Status:	Open - Case Begin Date
Status Date:	5/1/1991
Status:	Completed - Case Closed
Status Date:	5/1/1991

LUST Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Site Facility Name:	A-1 TRANSFER CO	***Potential COC:***	,
Site Facility Type:	LUST CLEANUP SITE	***Facility Type:***	
Cleanup Status:	COMPLETED - CASE CLOSED	***Composting Method:***	
Project Status:		***Address:***	197 SAN PEDRO ROAD
WDR Place Type:		***City:***	COLMA
WDR File:		***Zip:***	94014
WDR Order:		***County:***	SAN MATEO
CUF Priority Assig:		***CUF Claim:***	
CUF Amount Paid:			

File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608101056
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 5/1/1991
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608101056&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
Post Closure Site Management: NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL
NO GROUNDWATER EXTRACTION AT ANY DEPTH WITHOUT APPROVAL
NOTIFY PRIOR TO DEVELOPMENT
NOTIFY PRIOR TO SUBSURFACE WORK
PERFORM H&S PLAN PRIOR TO SUBSURFACE WORK
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 780001
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 41-1153
CASEWORKER: Regional Water Board
Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 5/1/1991

Status: Open - Case Begin Date
Date : 5/1/1991

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Other Regulatory Actions
Action Date: 5/1/1991
Received Issue Date: 5/1/1991
Action: Closure/No Further Action Letter
Doc Link:
Title Description Comments:

Removal of site from LUFT database letter

Action Type: Notices
Action Date: 2/8/1990
Received Issue Date: 2/8/1990
Action: Notice of Responsibility - #1
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 9/22/1987
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 8/28/1987
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

81	1 of 1	SW	0.45 / 2,392.86	173.64 / -37	SAN MATEO HOUSING AUTHORITY 365 B COLMA CA 94014	LUST

Global ID: T0608182660
Status: COMPLETED - CASE CLOSED
Status Date: 4/5/2000
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: SAN MATEO
Latitude: 37.685372
Longitude: -122.464698

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 41-1241
Local Case No: 789003
Begin Date: 2/27/1997
Lead Agency: SAN MATEO COUNTY LOP
Local Agency: SAN MATEO COUNTY LOP
CUF Case: NO
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:
Potential COC:
How Discovered: Other Means
Stop Method: Other Means
Stop Description:
Case Worker: JM
File Location: Local Agency

Regulatory Activity

Action Type: Other
Date : 2/27/1997
Action: Leak Reported

Action Type: REMEDIATION
Date : 2/20/1997
Action:

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
City: OAKLAND
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Address: 1515 CLAY ST SUITE 1400
Email:
Phone No:

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
City: SAN MATEO
Organization Name: SAN MATEO COUNTY LOP
Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Email: jmadden@smcgov.org
Phone No: 6503995959

Status History

Status: Completed - Case Closed
Status Date: 4/5/2000

Status: Open - Case Begin Date
Status Date: 2/27/1997

LUST Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Site Facility Name: SAN MATEO HOUSING AUTHORITY
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608182660
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 4/5/2000
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608182660&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 789003
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 41-1241
CASEWORKER: Regional Water Board
Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Site History:

No site history available

Potential COC: ,
Facility Type:
Composting Method:
Address: 365 B
City: COLMA
Zip: 94014
County: SAN MATEO
CUF Claim:

LUST Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 4/5/2000

Status: Open - Case Begin Date
Date : 2/27/1997

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Feb 24, 2020)

Action Type: UNKNOWN
Phase:
Contaminant Mass Removed:
Description:
Begin Date: 2/20/1997
End Date: 1/1/1965

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Leak Action
Action Date: 2/27/1997

Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 2/20/1997
Received Issue Date:
Action:
Doc Link:
Title Description Comments:

82	1 of 1	SW	0.46 / 2,410.94	173.93 / -37	COLMA BART STATION APARTMENTS 360 B COLMA CA 94015	CLEANUP SITES

Global ID: T0608138236
Status: COMPLETED - CASE CLOSED
Status Date: 4/8/2003
Longitude: -122.464735
Site Facility Type: CLEANUP PROGRAM SITE
County: SAN MATEO
Latitude: 37.685372
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:
Local Case No: 789024
Begin Date: 10/15/2002
Stop Method: Other Means
Lead Agency: SAN MATEO COUNTY LOP
Local Agency: SAN MATEO COUNTY LOP
Potential COC: Lead
Potential Media of Concern: Soil
How Discovered: Other Means
How Discovered Description:
Stop Description:
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:
CUF Case: NO
Case Worker: JM
File Location: Local Agency Warehouse

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Acitivity

Action Type: ENFORCEMENT
Date : 2003-04-08 00:00:00
Action: Closure/No Further Action Letter - #2

Action Type: ENFORCEMENT
Date : 2002-10-22 00:00:00
Action: * Historical Enforcement - #1

Action Type: Other
Date : 2002-10-15 00:00:00
Action: Leak Reported

Action Type: Other
Date : 2002-10-15 00:00:00
Action: Leak Discovery

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed

Status Date: 2003-04-08 00:00:00

Status: Open - Site Assessment
Status Date: 2002-10-15 00:00:00

Status: Open - Case Begin Date
Status Date: 2002-10-15 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Phone No:
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Email:
Address: 1515 CLAY ST SUITE 1400
City: OAKLAND

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
Phone No: 6503995959
Organization Name: SAN MATEO COUNTY LOP
Email: jmadden@smcgov.org
Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
City: SAN MATEO

Cleanup Program Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Project Status:
CUF Claim:
CUF Priority Assign:
CUF Amount Paid:
Facility Type:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC
Designated Beneficl Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608138236
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 4/8/2003
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608138236&tabname=regulatoryhistory
Potential COC: LEAD
Potential Media of Concern: SOIL
GW Monitoring Freq:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 789024
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2)
CASEWORKER: Regional Water Board
WDR Place Type:
WDR File:
WDR Order:
File Location: LOCAL AGENCY WAREHOUSE
Composting Method:

Site History:

No site history available

Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Other Regulatory Actions
Action Date: 4/8/2003
Received Issue Date: 4/8/2003
Action: Closure/No Further Action Letter - #2
Doc Link:
Title Description Comments:

Case Closure Letter

Action Type: Enforcement/Orders
Action Date: 10/22/2002

Received Issue Date: 10/22/2002
Action: * Historical Enforcement - #1
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 10/15/2002
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 10/15/2002
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Sites from GeoTracker Search - Documents (as of Feb 24, 2020)

Document Type: Site Documents
Document Date: 7/24/2003
Size : 9,381 KB
Submitted:
Submitted By: GREG SMITH (REGULATOR)
Title: COLMA BART APTS CLOSURE 789024
Title Link: https://geotracker.waterboards.ca.gov/site_documents/6976117789/Colma%20BART%20Station%20Apartments%20Closure%2Epdf
Type:

Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 4/8/2003

Status: Open - Site Assessment
Date : 10/15/2002

Status: Open - Case Begin Date
Date : 10/15/2002

83	1 of 3	WNW	0.47 / 2,473.77	207.78 / -3	AGBAYANI CONSTRUCTION CORP 88 DIXON DALY CITY CA	SANMATEO LOP

Alias ID: 220056
Record ID: RO0001822
Case Type: O- Other Groundwater affected (uses other than drinking water)
Funding Over: LUSTLOPS

LUST Status

Status: 9- Case Closed

83	2 of 3	WNW	0.47 / 2,473.77	207.78 / -3	AGBAYANI CONSTRUCTION 88 DIXON COURT DALY CITY CA 94014	CLEANUP SITES

Global ID: T10000002674
Status: OPEN - REMEDIATION
Status Date: 5/31/2019
Site Facility Type: CLEANUP PROGRAM SITE
County: SAN MATEO
Latitude: 37.694665

Longitude: -122.469536
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 41S0203
CUF Case: NO
Local Case No:
Case Worker:
Begin Date: 4/16/1999
File Location: Local Agency
Stop Method:
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Local Agency:
Potential COC: Tetrachloroethylene (PCE), Trichloroethylene (TCE)
Potential Media of Concern: Aquifer used for drinking water supply, Other Groundwater (uses other than drinking water), Soil Vapor
How Discovered:
How Discovered Description:
Stop Description:
Calwater Watershed Name: San Mateo - San Francisco Coastal (202.10)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:

The Site subsurface has been the subject of significant investigation and remediation activities beginning in 1999 under the jurisdiction of San Mateo County Environmental Health, Groundwater Protection Program (GPP). The assessment and remediation work has addressed residual petroleum hydrocarbons and chlorinated solvents associated with historic Site operations. Low Threat Closure Assessment completed in 2018, impediments to closure included more delineation of COCs in soil vapor is needed. A workplan was submitted and approved for additional remedial actions to reduce PCE concentrations in soil vapor. Soil vapor extraction was restarted at the site on May 28, 2019 after receiving a new permit from BAAQMD. A completion report for additional remedial actions is required for submittal by May 21, 2020.

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Acitivity

Action Type: ENFORCEMENT
Date : 2020-05-22 00:00:00
Action: Annual Estimation Letter - #41S0203

Action Type: RESPONSE
Date : 2020-05-21 00:00:00
Action: Remedial Progress Report

Action Type: ENFORCEMENT
Date : 2019-06-28 00:00:00
Action: Annual Estimation Letter - #41S0203

Action Type: REMEDIATION
Date : 2019-05-28 00:00:00
Action: Dual Phase Extraction

Action Type: ENFORCEMENT
Date : 2019-04-05 00:00:00
Action: Staff Letter - #41S0203

Action Type: ENFORCEMENT
Date : 2019-01-17 00:00:00
Action: 13267 Requirement - #41S0203

Action Type: ENFORCEMENT
Date : 2018-06-29 00:00:00
Action: Annual Estimation Letter - #43S0203

Action Type: RESPONSE
Date : 2018-06-29 00:00:00
Action: Site Assessment Report

Action Type: ENFORCEMENT
Date : 2018-06-06 00:00:00
Action: 13267 Requirement - #43S0203

Action Type: ENFORCEMENT
Date : 2018-04-18 00:00:00
Action: Site Visit / Inspection / Sampling

Action Type: ENFORCEMENT
Date : 2017-12-04 00:00:00
Action: 13267 Requirement

Action Type: RESPONSE
Date : 2017-11-29 00:00:00
Action: Site Investigation Workplan - Regulator Responded

Action Type: ENFORCEMENT
Date : 2017-09-20 00:00:00
Action: 13267 Requirement

Action Type: ENFORCEMENT
Date : 2017-09-07 00:00:00
Action: Site Visit / Inspection / Sampling

Action Type: ENFORCEMENT
Date : 2017-07-24 00:00:00
Action: Annual Estimation Letter

Action Type: ENFORCEMENT
Date : 2017-04-19 00:00:00
Action: Referral to Regional Board

Action Type: ENFORCEMENT
Date : 2017-03-07 00:00:00
Action: Cost Recovery Agreement / N. of Reimbursement

Action Type: ENFORCEMENT
Date : 2017-01-06 00:00:00
Action: Staff Letter - #20170105

Action Type: RESPONSE
Date : 2016-11-15 00:00:00
Action: Monitoring Report - Semi-Annually - Regulator Responded

Action Type: RESPONSE
Date : 2016-11-15 00:00:00
Action: Monitoring Report - Quarterly - Regulator Responded

Action Type: ENFORCEMENT
Date : 2016-09-29 00:00:00
Action: Staff Letter - #20160929

Action Type: ENFORCEMENT
Date : 2016-07-05 00:00:00
Action: Staff Letter - #20160705

Action Type: ENFORCEMENT
Date : 2016-02-03 00:00:00
Action: Staff Letter - #20160203

Action Type: RESPONSE
Date : 2015-12-18 00:00:00
Action: Site Investigation Workplan - Regulator Responded

Action Type: ENFORCEMENT
Date : 2015-09-08 00:00:00
Action: Staff Letter - #20150908

Action Type: ENFORCEMENT
Date : 2015-06-03 00:00:00
Action: Notice of Violation - #20150603

Action Type: RESPONSE

Date : 2015-05-15 00:00:00
Action: Monitoring Report - Quarterly - Regulator Responded

Action Type: REMEDIATION
Date : 2014-03-01 00:00:00
Action: Dual Phase Extraction

Action Type: RESPONSE
Date : 2013-11-15 00:00:00
Action: Remedial Progress Report - Regulator Responded

Action Type: ENFORCEMENT
Date : 2013-05-15 00:00:00
Action: Staff Letter - #20130515

Action Type: RESPONSE
Date : 2012-10-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2012-04-16 00:00:00
Action: Soil and Water Investigation Report - Regulator Responded

Action Type: RESPONSE
Date : 2012-04-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 2012-01-12 00:00:00
Action: Staff Letter - #20120112

Action Type: ENFORCEMENT
Date : 2011-11-21 00:00:00
Action: Staff Letter - #20111121

Action Type: RESPONSE
Date : 2011-10-28 00:00:00
Action: Soil and Water Investigation Workplan - Addendum

Action Type: RESPONSE
Date : 2011-10-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 2011-08-30 00:00:00
Action: Staff Letter - #20110830

Action Type: RESPONSE
Date : 2011-03-21 00:00:00
Action: Site Investigation Workplan - Regulator Responded

Action Type: ENFORCEMENT
Date : 2011-01-13 00:00:00
Action: Staff Letter - #20110113

Action Type: REMEDIATION
Date : 2007-09-24 00:00:00
Action: Dual Phase Extraction

Action Type: Other
Date : 1999-04-16 00:00:00
Action: Leak Reported

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Open - Remediation
Status Date: 2019-05-31 00:00:00

Status: Open - Assessment & Interim Remedial Action
Status Date: 2010-12-06 00:00:00

Status: Open - Case Begin Date
Status Date: 1999-04-16 00:00:00

Cleanup Program Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Project Status:
CUF Claim:
CUF Priority Assign:
CUF Amount Paid:
Facility Type:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC
Designated Beneficl Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000002674
Cleanup Status Detail: OPEN - REMEDIATION AS OF 5/31/2019
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000002674&tabname=regulatoryhistory
Potential COC: TETRACHLOROETHYLENE (PCE), TRICHLOROETHYLENE (TCE)
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY, OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER), SOIL VAPOR
GW Monitoring Freq:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: San Mateo - San Francisco Coastal (202.10)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN FRANCISCO BAY RWQCB (REGION 2) (LEAD) - CASE #: 41S0203
CASEWORKER: PHYLLIS FLACK
SAN MATEO COUNTY LOP - CASE #: 229069

WDR Place Type:
WDR File:
WDR Order:
File Location: LOCAL AGENCY
Composting Method:

Site History:

The Site subsurface has been the subject of significant investigation and remediation activities beginning in 1999 under the jurisdiction of San Mateo County Environmental Health, Groundwater Protection Program (GPP). The assessment and remediation work has addressed residual petroleum hydrocarbons and chlorinated solvents associated with historic Site operations. Low Threat Closure Assessment completed in 2018, impediments to closure included more delineation of COCs in soil vapor is needed. A workplan was submitted and approved for additional remedial actions to reduce PCE concentrations in soil vapor. Soil vapor extraction was restarted at the site on May 28, 2019 after receiving a new permit from BAAQMD. A completion report for additional remedial actions is required for submittal by May 21, 2020.

Sites from GeoTracker Search - Cleanup Action Report (as of Feb 24, 2020)

Action Type: DUAL PHASE EXTRACTION
Phase: Soil Vapor
Begin Date: 5/28/2019
End Date:
Description: Latest round of DPE remediation implemented at the site. System operation is currently ongoing to address PCE rebound in soil vapor.
Contaminant Mass Removed:

Action Type: DUAL PHASE EXTRACTION
Phase: Soil Vapor
Begin Date: 3/1/2014
End Date: 3/31/2016
Description:
Contaminant Mass Removed: 350 Pounds

Action Type: DUAL PHASE EXTRACTION
Phase: Soil Vapor
Begin Date: 9/24/2007
End Date: 4/28/2008
Description: A negligible mass of PCE was removed from groundwater during DPe system operation. The system primarily removed TPH contaminants.
Contaminant Mass Removed: 24 Pounds

Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Other Regulatory Actions
Action Date: 5/22/2020
Received Issue Date: 5/22/2020

Action: Annual Estimation Letter - #41S0203
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6436396&temptable=ENFORCEMENT
Title Description Comments:

FY 20-21 Annual Estimate Letter

Action Type: Response Requested - Reports
Action Date: 5/21/2020
Received Issue Date:
Action: Remedial Progress Report
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 6/28/2019
Received Issue Date: 6/28/2019
Action: Annual Estimation Letter - #41S0203
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6404634&temptable=ENFORCEMENT
Title Description Comments:

Annual Estimate Letter FY 2019-2020

Action Type: Cleanup Action
Action Date: 5/28/2019
Received Issue Date:
Action: Dual Phase Extraction
Doc Link:
Title Description Comments:

Latest round of DPE remediation implemented at the site. System operation is currently ongoing to address PCE rebound in soil vapor.

Action Type: Other Regulatory Actions
Action Date: 4/5/2019
Received Issue Date: 4/5/2019
Action: Staff Letter - #41S0203
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6398344&temptable=ENFORCEMENT
Title Description Comments:

Additional Remedial Action Workplan Approval Letter

Action Type: Enforcement/Orders
Action Date: 1/17/2019
Received Issue Date: 1/17/2019
Action: 13267 Requirement - #41S0203
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6382515&temptable=ENFORCEMENT
Title Description Comments:

Comments on Low Threat Case Closure Evaluation and Remedial Action Plan Requirement for 88 Dixon Court, Daly City

Action Type: Other Regulatory Actions
Action Date: 6/29/2018
Received Issue Date: 6/29/2018
Action: Annual Estimation Letter - #43S0203
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6362866&temptable=ENFORCEMENT
Title Description Comments:

Cost Recovery Annual Estimate Letter

Action Type: Response Requested - Reports

Action Date: *6/29/2018
Received Issue Date: 6/29/2018
Action: Site Assessment Report
Doc Link:
Title Description Comments:

- deadline extended to 6/8/18 due to offsite access issues

Action Type: Enforcement/Orders
Action Date: 6/6/2018
Received Issue Date: 6/6/2018
Action: 13267 Requirement - #43S0203
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6360323&temptable=ENFORCEMENT
Title Description Comments:

Time Extension for Site Assessment Report submittal to June 29, 2018

Action Type: Other Regulatory Actions
Action Date: 4/18/2018
Received Issue Date: 4/18/2018
Action: Site Visit / Inspection / Sampling
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6355418&temptable=ENFORCEMENT
Title Description Comments:

Field visit during offsite soil vapor probe installation (74 Station Avenue)

Action Type: Enforcement/Orders
Action Date: 12/4/2017
Received Issue Date: 12/4/2017
Action: 13267 Requirement
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6342486&temptable=ENFORCEMENT
Title Description Comments:

Approval of investigation workplan, requirement for completion report

Action Type: Response Requested - Workplans
Action Date: *11/29/2017
Received Issue Date: 11/21/2017
Action: Site Investigation Workplan - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000002674&doc_id=5948623
Title Description Comments:

Investigation work plan

Action Type: Enforcement/Orders
Action Date: 9/20/2017
Received Issue Date: 9/20/2017
Action: 13267 Requirement
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6336793&temptable=ENFORCEMENT
Title Description Comments:

Requirement for work plan (need additional soil vapor delineation, rebound monitoring, and VI risk assessment).

Action Type: Other Regulatory Actions
Action Date: 9/7/2017
Received Issue Date: 9/7/2017
Action: Site Visit / Inspection / Sampling
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6335875&temptable=ENFORCEMENT
Title Description Comments:

Water Board staff, Kelly Archer and Cheryl Prowell, visit site accompanied by consultants and property owner. Discussed transfer of oversight (from San Mateo Groundwater Protection Program) and next steps, which will include more investigation (specifically for soil vapor plume lateral delineation and rebound monitoring).

Action Type: Other Regulatory Actions
Action Date: 7/24/2017
Received Issue Date: 7/24/2017
Action: Annual Estimation Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6327380&temptable=ENFORCEMENT
Title Description Comments:

ANNUAL ESTIMATE FOR SCP COST RECOVERY OVERSIGHT – Agbayani Construction Site, 88 Dixon Court, Daly City, San Mateo County

Action Type: Referral to Other Agency
Action Date: 4/19/2017
Received Issue Date: 4/19/2017
Action: Referral to Regional Board
Doc Link:
Title Description Comments:

Transfer case to RWQCB

Action Type: Agreements
Action Date: 3/7/2017
Received Issue Date: 3/7/2017
Action: Cost Recovery Agreement / N. of Reimbursement
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6327047&temptable=ENFORCEMENT
Title Description Comments:

Cost Recovery Agreement

Action Type: Other Regulatory Actions
Action Date: 1/6/2017
Received Issue Date: 1/6/2017
Action: Staff Letter - #20170105
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6307840&temptable=ENFORCEMENT
Title Description Comments:

Review of case and request to address remaining data gaps (vertical extent on and offsite and vapor extent and VI evaluation). Deadline for work plan extended 60 days to March 3, 2017

Action Type: Response Requested - Reports
Action Date: 11/15/2016
Received Issue Date: 11/15/2016
Action: Monitoring Report - Semi-Annually - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000002674&doc_id=5894067
Title Description Comments:

3rd qtr GW sampling

Action Type: Response Requested - Reports
Action Date: 11/15/2016
Received Issue Date: 9/1/2016
Action: Monitoring Report - Quarterly - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000002674&doc_id=5901197
Title Description Comments:

3rd qtr vapor report

Action Type: Other Regulatory Actions
Action Date: 9/29/2016

Received Issue Date: 9/29/2016
Action: Staff Letter - #20160929
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6299696&temptable=ENFORCEMENT
Title Description Comments:

letter requesting work plan to complete offsite vapor characterization

Action Type: Other Regulatory Actions
Action Date: 7/5/2016
Received Issue Date: 7/5/2016
Action: Staff Letter - #20160705
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6290606&temptable=ENFORCEMENT
Title Description Comments:

approval of additional vapor sampling and destruction of select probes request for GW monitoring

Action Type: Other Regulatory Actions
Action Date: 2/3/2016
Received Issue Date: 2/3/2016
Action: Staff Letter - #20160203
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6274556&temptable=ENFORCEMENT
Title Description Comments:

letter approving system shutdown and vapor rebound assessment with comments. Results will determine need for further work.

Action Type: Response Requested - Workplans
Action Date: 12/18/2015
Received Issue Date: 12/18/2015
Action: Site Investigation Workplan - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000002674&doc_id=5856132
Title Description Comments:

- see letter dated 2/3/2016

Action Type: Other Regulatory Actions
Action Date: 9/8/2015
Received Issue Date: 9/8/2015
Action: Staff Letter - #20150908
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6259705&temptable=ENFORCEMENT
Title Description Comments:

Letter requesting WP to address assessment data gaps and to justify DPE shut-down criteria

Action Type: Enforcement/Orders
Action Date: 6/3/2015
Received Issue Date: 6/3/2015
Action: Notice of Violation - #20150603
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6247272&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 5/15/2015
Received Issue Date: 6/29/2016
Action: Monitoring Report - Quarterly - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000002674&doc_id=5877224
Title Description Comments:

1 st qtr 2016 vapor report. _date recieved is date EDF was uploaded completing the submittal. - see letter dated 7-5-2016

Action Type: Cleanup Action
Action Date: 3/1/2014
Received Issue Date:
Action: Dual Phase Extraction
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 11/15/2013
Received Issue Date: 8/27/2015
Action: Remedial Progress Report - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000002674&doc_id=5770865
Title Description Comments:

DPE start-up report with results of pre-remediation soil gas sampling- recieved date reflects date that all associated files were uploaded - see letter dated 9/8/2015

Action Type: Other Regulatory Actions
Action Date: 5/15/2013
Received Issue Date: 5/15/2013
Action: Staff Letter - #20130515
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6159004&temptable=ENFORCEMENT
Title Description Comments:

Authorization to start-up remediation system with conditions

Action Type: Response Requested - Reports
Action Date: 10/15/2012
Received Issue Date: 3/20/2013
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000002674&doc_id=5749506
Title Description Comments:

Q3/4 12

Action Type: Response Requested - Reports
Action Date: 4/16/2012
Received Issue Date: 3/20/2013
Action: Soil and Water Investigation Report - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000002674&doc_id=5728925
Title Description Comments:

Report of findings

Action Type: Response Requested - Reports
Action Date: 4/15/2012
Received Issue Date: 4/18/2012
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000002674&doc_id=5725922
Title Description Comments:

Q1/2 12

Action Type: Other Regulatory Actions
Action Date: 1/12/2012
Received Issue Date: 1/12/2012
Action: Staff Letter - #20120112
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6108571&temptable=ENFORCEMENT
Title Description Comments:

Report of findings

Action Type: Other Regulatory Actions
Action Date: 11/21/2011
Received Issue Date: 11/21/2011
Action: Staff Letter - #20111121
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6104565&temptable=ENFORCEMENT
Title Description Comments:

Groundwater Monitoring - semiannual

Action Type: Response Requested - Workplans
Action Date: 10/28/2011
Received Issue Date: 10/28/2011
Action: Soil and Water Investigation Workplan - Addendum
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000002674&doc_id=5721098
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 10/15/2011
Received Issue Date: 10/20/2011
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000002674&doc_id=5725921
Title Description Comments:

Q3/4 11

Action Type: Other Regulatory Actions
Action Date: 8/30/2011
Received Issue Date: 8/30/2011
Action: Staff Letter - #20110830
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6097674&temptable=ENFORCEMENT
Title Description Comments:

Comments and Request for Workplan Addendum

Action Type: Response Requested - Workplans
Action Date: 3/21/2011
Received Issue Date: 5/16/2011
Action: Site Investigation Workplan - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000002674&doc_id=5703230
Title Description Comments:

Workplan

Action Type: Other Regulatory Actions
Action Date: 1/13/2011
Received Issue Date: 1/13/2011
Action: Staff Letter - #20110113
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6074695&temptable=ENFORCEMENT
Title Description Comments:

Request for Workplan

Action Type: Cleanup Action
Action Date: 9/24/2007
Received Issue Date:
Action: Dual Phase Extraction
Doc Link:
Title Description Comments:

A negligible mass of PCE was removed from groundwater during DPe system operation. The system primarily removed TPH contaminants.

Action Type: Leak Action
Action Date: 4/16/1999
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Sites from GeoTracker Search - Documents (as of Feb 24, 2020)

Document Type: Site Documents **Submitted:**
Document Date: 5/31/2020 **Submitted By:** SCS ENGINEERS (AUTH_RP)
Size : 4,512 KB
Title: REMEDIATION AND POST-REMEDIATION COMPLETION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4633022606/T10000002674.PDF
Type: REQUEST FOR CLOSURE

Document Type: Site Documents **Submitted:**
Document Date: 5/22/2020 **Submitted By:** PHYLLIS FLACK (REGULATOR)
Size :
Title: FY 20-21 ANNUAL ESTIMATE LETTER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6436396
Type: ANNUAL ESTIMATION LETTER

Document Type: Site Documents **Submitted:**
Document Date: 6/28/2019 **Submitted By:** PHYLLIS FLACK (REGULATOR)
Size :
Title: ANNUAL ESTIMATE LETTER FY 2019-2020
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6404634
Type: ANNUAL ESTIMATION LETTER

Document Type: Site Documents **Submitted:**
Document Date: 4/5/2019 **Submitted By:** PHYLLIS FLACK (REGULATOR)
Size :
Title: ADDITIONAL REMEDIAL ACTION WORKPLAN APPROVAL LETTER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6398344
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 3/7/2019 **Submitted By:** SCS ENGINEERS (AUTH_RP)
Size : 1,021 KB
Title: WORK PLAN FOR ADDITIONAL REMEDIAL ACTION, AGBAYANI CONSTRUCTION CORPORATION, 88 DIXON COURT,
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1260321259/T10000002674.PDF
Type: OTHER WORKPLAN

Document Type: Site Documents **Submitted:**
Document Date: 1/17/2019 **Submitted By:** PHYLLIS FLACK (REGULATOR)
Size :
Title: COMMENTS ON LOW THREAT CASE CLOSURE EVALUATION AND REMEDIAL ACTION PLAN REQUIREMENT FOR 88 DIXON COURT, DALY CITY
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6382515
Type: 13267 REQUIREMENT

Document Type: Site Documents **Submitted:**
Document Date: 10/19/2018 **Submitted By:** SCS ENGINEERS (AUTH_RP)
Size : 414 KB
Title: LOW THREAT EVALUATION
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7769357502/T10000002674.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents **Submitted:**
Document Date: 6/29/2018 **Submitted By:** PHYLLIS FLACK (REGULATOR)
Size :
Title: COST RECOVERY ANNUAL ESTIMATE LETTER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6362866
Type: ANNUAL ESTIMATION LETTER

Document Type: Site Documents **Submitted:**
Document Date: 6/29/2018 **Submitted By:** SCS ENGINEERS (AUTH_RP)
Size : 20,372 KB
Title: ADDITIONAL INVESTIGATION COMPLETION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2240149378/T10000002674.PDF
Type: SITE INVESTIGATION

Document Type: Site Documents **Submitted:**
Document Date: 6/6/2018 **Submitted By:** PHYLLIS FLACK (REGULATOR)
Size :
Title: TIME EXTENSION FOR SITE ASSESSMENT REPORT SUBMITTAL TO JUNE 29, 2018
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6360323
Type: 13267 REQUIREMENT

Document Type: Site Documents **Submitted:**
Document Date: 4/18/2018 **Submitted By:** KELLY ARCHER (REGULATOR)
Size :
Title: FIELD VISIT DURING OFFSITE SOIL VAPOR PROBE INSTALLATION (74 STATION AVENUE)
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6355418
Type: SITE VISIT / INSPECTION / SAMPLING

Document Type: Site Documents **Submitted:**
Document Date: 12/4/2017 **Submitted By:** KELLY ARCHER (REGULATOR)
Size :
Title: APPROVAL OF INVESTIGATION WORKPLAN, REQUIREMENT FOR COMPLETION REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6342486
Type: 13267 REQUIREMENT

Document Type: Site Documents **Submitted:**
Document Date: 11/21/2017 **Submitted By:** SCS ENGINEERS (AUTH_RP)
Size : 603 KB
Title: WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2059272468/T10000002674.PDF
Type: SITE INVESTIGATION WORKPLAN

Document Type: Site Documents **Submitted:**
Document Date: 9/20/2017 **Submitted By:** KELLY ARCHER (REGULATOR)
Size :
Title: REQUIREMENT FOR WORK PLAN (NEED ADDITIONAL SOIL VAPOR DELINEATION, REBOUND MONITORING, AND VI RISK ASSESSMENT).
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6336793
Type: 13267 REQUIREMENT

Document Type: Site Documents **Submitted:**
Document Date: 9/7/2017 **Submitted By:** KELLY ARCHER (REGULATOR)
Size :
Title: WATER BOARD STAFF, KELLY ARCHER AND CHERYL PROWELL, VISIT SITE ACCOMPANIED BY CONSULTANTS AND PROPERTY OWNER. DISCUSSED TRANSFER OF OVERSIGHT (FROM SAN MATEO GROUNDWATER PROTECTION PROGRAM) AND NEXT STEPS, WHICH WILL INCLUDE MORE INVESTIGATION (SPECIFICALLY FOR SOIL VAPOR PLUME LATERAL DELINEATION AND REBOUND MONITORING).
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6335875
Type: SITE VISIT / INSPECTION / SAMPLING

Document Type: Site Documents **Submitted:**
Document Date: 7/24/2017 **Submitted By:** KELLY ARCHER (REGULATOR)
Size :
Title: ANNUAL ESTIMATE FOR SCP COST RECOVERY OVERSIGHT – AGBAYANI CONSTRUCTION SITE, 88 DIXON COURT, DALY CITY, SAN MATEO COUNTY
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6327380
Type: ANNUAL ESTIMATION LETTER

Document Type: Site Documents **Submitted:**
Document Date: 3/7/2017 **Submitted By:** KELLY ARCHER (REGULATOR)
Size :
Title: COST RECOVERY AGREEMENT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6327047
Type: COST RECOVERY AGREEMENT / N. OF REIMBURSEMENT

Document Type: Site Documents **Submitted:**
Document Date: 1/6/2017 **Submitted By:** JACOB MADDEN (REGULATOR)
Size :
Title: REVIEW OF CASE AND REQUEST TO ADDRESS REMAINING DATA GAPS (VERTICAL EXTENT ON AND OFFSITE AND VAPOR EXTENT AND VI EVALUATION). DEADLINE FOR WORK PLAN EXTENDED 60 DAYS TO MARCH 3, 2017
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6307840
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 11/15/2016 **Submitted By:** SCS ENGINEERS (AUTH_RP)
Size : 3,347 KB
Title: GROUNDWATER SAMPLING, SOIL VAPOR PROBE SAMPLING AND SOIL VAPOR PROBE DECOMMISSIONING COMPLETION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7306993484/T10000002674.PDF
Type: STATUS / PROGRESS REPORTS

Document Type: Site Documents **Submitted:**
Document Date: 9/29/2016 **Submitted By:** JACOB MADDEN (REGULATOR)
Size :
Title: LETTER REQUESTING WORK PLAN TO COMPLETE OFFSITE VAPOR CHARACTERIZATION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6299696
Type: STAFF LETTER

Document Type: Monitoring Reports **Submitted:**
Document Date: 9/1/2016 **Submitted By:** SCS ENGINEERS (AUTH_RP)
Size : 1,149 KB
Title: SOIL VAPOR SAMPLE SUMMARY LETTER SUBMITTED 9-1-2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8382807135/T10000002674.PDF
Type: MONITORING REPORT - OTHER

Document Type: Site Documents **Submitted:**
Document Date: 7/5/2016 **Submitted By:** JACOB MADDEN (REGULATOR)
Size :
Title: APPROVAL OF ADDITIONAL VAPOR SAMPLING AND DESTRUCTION OF SELECT PROBES REQUEST FOR GW MONITORING
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6290606
Type: STAFF LETTER

Document Type: Monitoring Reports **Submitted:**
Document Date: 6/29/2016 **Submitted By:** JACOB MADDEN (REGULATOR)
Size : 48 KB
Title: 1 ST QTR 2016 VAPOR REPORT. _DATE RECIEVED IS DATE EDF WAS UPLOADED COMPLETING THE SUBMITTAL. - - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/2164065301/20160705%5FSEL%5FRO0002122%2Epdf
Type: MONITORING REPORT - QUARTERLY

Document Type: Site Documents **Submitted:**
Document Date: 5/18/2016 **Submitted By:** SCS ENGINEERS (AUTH_RP)
Size : 1,870 KB
Title: SOIL VAPOR SAMPLE SUMMARY
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6201735079/T10000002674.PDF
Type: STATUS / PROGRESS REPORTS

Document Type: Site Documents **Submitted:**
Document Date: 2/3/2016 **Submitted By:** JACOB MADDEN (REGULATOR)
Size :
Title: LETTER APPROVING SYSTEM SHUTDOWN AND VAPOR REBOUND ASSESSMENT WITH COMMENTS. RESULTS WILL DETERMINE NEED FOR FURTHER WORK.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6274556
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 12/18/2015 **Submitted By:** SCS ENGINEERS (AUTH_RP)
Size : 276 KB
Title: WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7380729019/T10000002674.PDF
Type: OTHER WORKPLAN

Document Type: Site Documents **Submitted:**
Document Date: 9/8/2015 **Submitted By:** JACOB MADDEN (REGULATOR)
Size :
Title: LETTER REQUESTING WP TO ADDRESS ASSESSMENT DATA GAPS AND TO JUSTIFY DPE SHUT-DOWN CRITERIA
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6259705
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 7/15/2015 **Submitted By:** EKI STAFF (AUTH_RP)
Size : 6,777 KB
Title: DUAL-PHASE EXTRACTION STATUS UPDATE AND SOIL GAS MONITORING
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8670661270/T10000002674.PDF
Type: STATUS / PROGRESS REPORTS

Document Type: Site Documents **Submitted:**
Document Date: 6/3/2015 **Submitted By:** JACOB MADDEN (REGULATOR)
Size :
Title: UNKNOWN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6247272
Type: NOTICE OF VIOLATION

Document Type: Site Documents **Submitted:**
Document Date: 5/15/2013 **Submitted By:** JACOB MADDEN (REGULATOR)
Size :
Title: AUTHORIZATION TO START-UP REMEDIATION SYSTEM WITH CONDITIONS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6159004
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 3/18/2013 **Submitted By:** APEX COMPANIES, LLC (AUTH_RP)
Size : 8,520 KB
Title: SITE INVESTIGATION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8572236537/T10000002674.PDF
Type: SITE INVESTIGATION

Document Type: Site Documents **Submitted:**
Document Date: 8/20/2012 **Submitted By:** APEX COMPANIES, LLC (AUTH_RP)
Size : 498 KB
Title: DATA QUALITY OBJECTIVE WORK PLAN - ADDENDUM
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1286575257/T10000002674.PDF
Type: OTHER WORKPLAN

Document Type: Monitoring Reports **Submitted:**
Document Date: 4/18/2012 **Submitted By:** APEX COMPANIES, LLC (AUTH_RP)
Size : 10,888 KB
Title: SEMI-ANNUAL MONITORING AND INVESTIGATION PROGRESS REPORT, FOURTH QUARTER 2011 AND FIRST QUARTER 2012
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7983916521/T10000002674.PDF
Type: MONITORING REPORT - SEMI-ANNUALLY

Document Type: Site Documents **Submitted:**
Document Date: 1/12/2012 **Submitted By:** (REGULATOR)
Size :
Title: REPORT OF FINDINGS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6108571
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 11/21/2011 **Submitted By:** (REGULATOR)
Size :
Title: GROUNDWATER MONITORING - SEMIANNUAL
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6104565
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 10/28/2011 **Submitted By:** APEX COMPANIES, LLC (AUTH_RP)
Size : 405 KB

Title: RESPONSE TO COMMENTS, DATA QUALITY OBJECTIVE-BASED WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2653177917/T10000002674.PDF
Type: OTHER WORKPLAN

Document Type: Site Documents **Submitted:**
Document Date: 10/28/2011 **Submitted By:** APEX COMPANIES, LLC (AUTH_RP)
Size : 467 KB
Title: RESPONSE TO COMMENTS, DATA QUALITY OBJECTIVE-BASED WORK PLAN (RE-SUBMITTAL)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4299102067/T10000002674.PDF
Type: CORRESPONDENCE

Document Type: Monitoring Reports **Submitted:**
Document Date: 10/20/2011 **Submitted By:** APEX COMPANIES, LLC (AUTH_RP)
Size : 2,861 KB
Title: SEMI-ANNUAL MONITORING REPORT, SECOND AND THIRD QUARTERS 2011
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8888093471/T10000002674.PDF
Type: MONITORING REPORT - SEMI-ANNUALLY

Document Type: Site Documents **Submitted:**
Document Date: 8/30/2011 **Submitted By:** (REGULATOR)
Size :
Title: COMMENTS AND REQUEST FOR WORKPLAN ADDENDUM
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6097674
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 5/16/2011 **Submitted By:** APEX COMPANIES, LLC (AUTH_RP)
Size : 4,726 KB
Title: DATA QUALITY OBJECTIVE-BASED WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5388223230/T10000002674.PDF
Type: SITE INVESTIGATION WORKPLAN

Document Type: Site Documents **Submitted:**
Document Date: 1/13/2011 **Submitted By:** (REGULATOR)
Size :
Title: REQUEST FOR WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000002674&enforcement_id=6074695
Type: STAFF LETTER

Sites from GeoTracker Search - Site Maps (as of Feb 24, 2020)

Title: SITE INVESTIGATION REPORT (V-12) **Submitted By:** APEX COMPANIES, LLC (AUTH_RP)
Size : 24 KB **Submitted:** 5/7/2013
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8242801725/T10000002674.PDF

Title: GEO_MAP **Submitted By:** APEX COMPANIES, LLC (AUTH_RP)
Size : 837 KB **Submitted:** 5/7/2013
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/6082614958/T10000002674.PDF

Title: SITE INVESTIGATION REPORT (V-13) **Submitted By:** APEX COMPANIES, LLC (AUTH_RP)
Size : 25 KB **Submitted:** 5/7/2013
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9598908901/T10000002674.PDF

Title: SITE INVESTIGATION REPORT (V-14) **Submitted By:** APEX COMPANIES, LLC (AUTH_RP)
Size : 24 KB **Submitted:** 5/7/2013
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3386275529/T10000002674.PDF

Title: SITE INVESTIGATION REPORT (SB-6) **Submitted By:** APEX COMPANIES, LLC (AUTH_RP)
Size : 24 KB **Submitted:** 5/7/2013
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1216530978/T10000002674.PDF

Title: SITE INVESTIGATION REPORT (SB-7) **Submitted By:** APEX COMPANIES, LLC (AUTH_RP)
Size : 24 KB **Submitted:** 5/7/2013
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2396821498/T10000002674.PDF

Title: SITE INVESTIGATION REPORT (SB-8) **Submitted By:** APEX COMPANIES, LLC (AUTH_RP)
Size : 22 KB **Submitted:** 5/7/2013
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7250503480/T10000002674.PDF

Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Open - Remediation
Date : 5/31/2019

Status: Open - Assessment & Interim Remedial Action
Date : 12/6/2010

Status: Open - Case Begin Date
Date : 4/16/1999

83	3 of 3	WNW	0.47 / 2,473.77	207.78 / -3	AGBAYANI CONSTRUCTION CORP 88 DIXON COURT DALY CITY CA 94015	LUST

Global ID: T0608119056
Status: COMPLETED - CASE CLOSED
Status Date: 2/25/2011
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: SAN MATEO
Latitude: 37.6947343955584
Longitude: -122.469553649426

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 41-4009
Local Case No: 220056
Begin Date: 4/30/1999
Lead Agency: SAN MATEO COUNTY LOP
Local Agency: SAN MATEO COUNTY LOP
CUF Case: YES
Potential Media of Concern: Other Groundwater (uses other than drinking water)
How Discovered Description:
Calwater Watershed Name: San Mateo - San Francisco Coastal (202.10)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:
Potential COC: Gasoline
How Discovered: Other Means
Stop Method: Close and Remove Tank
Stop Description:
Case Worker: JM
File Location: Local Agency

Extracted from LFR's January 22, 2010 ADDITIONAL SUBSURFACE INVESTIGATION REPORT, San Mateo County does not take responsibility for the accuracy of the statements made or any professional interpretations made in the referenced report. The Site is an approximately 7,000 square foot parcel located at 88 Dixon Court (formerly 10 Dixon Court) in a mixed commercial, light industrial and residential area of Daly City, California. The Site is occupied by an approximately 3,500 square foot two-story office/commercial building, and a second building approximately 2,600 square feet in size, both built in 1947. The Site is bounded on the north and east by residences, on the west by a surface drainage/storm water channel, and on the south by Dixon Court. The Site elevation is approximately 205 feet above mean sea level (msl). Situated west of the Site are a Bay Area Rapid Transit (BART) retaining wall, Interstate 280, and Junipero Serra Boulevard. According to as-built drawings obtained from Caltrans, the elevation at the bottom of the I-280 retaining wall section west of the Site is in the range of 172.1 to 175.4 feet above msl. Although the elevation of the Caltrans retaining wall may have changed, the elevation range is expected to be similar. According to as-built drawings obtained from BART, the bottom of the BART retaining wall section west of and adjacent to the Site is at approximately elevation 155 feet above msl. The main building at the Site has been used as an administrative office for the past ten years, and the property has had numerous owners and tenants since the building was constructed. Historical Site uses have included dry-cleaning, printing operations, and auto body repair. Past Site operations have used various chemicals, including solvents and petroleum hydrocarbons. Beginning in 1999, numerous subsurface investigations have been conducted at the Site. Figure 2 shows the locations of soil vapor probes, soil borings, and monitoring wells. Tables 1 through 4 include historical soil and groundwater data collected at the Site. The investigations conducted at the Site from 1999 to 2003 are summarized in the April 5, 2005 Summary Report, Additional Investigation prepared by SLR International Corporation (SLR). Other investigation and remedial activities at the Site include the following: • In July 2004, SLR conducted field activities including Cone Penetration Test/Membrane Interface Probe (CPT/MIP) soil boring advancement, depthdiscrete groundwater sampling, and the construction of soil vapor probes. Soil vapor sampling occurred in August 2004. • In November and December 2004, SLR installed two deep soil borings (SB-1 and SB-2) and four shallow groundwater monitoring wells (MW-1 through MW-4). Since First Quarter 2005, groundwater monitoring has been conducted at the Site on a quarterly basis. • In November 2005, LFR installed two monitoring wells and three soil vapor probes and collected soil vapor samples from the newly installed probes. On November 28 through December 3, 2005, LFR performed a five-day Dual Phase Extraction (DPE) Pilot Test. In February 2006, LFR collect additional soil vapor samples from the soil vapor probes. The activities conducted were presented in the Interim Remedial Measure (IRM) Summary Report dated June 19, 2006 and revised November 1, 2006, which included a Human Health Risk Assessment (HHRA). • A DPE system was installed and started up in September 2007. The DPE system was temporarily shut down on April 28, 2008 pending approval from the SMCHSA to further operate the system. During the two quarters of system operation, 1,441 pounds of total petroleum hydrocarbons (TPH) and 29 pounds of volatile organic compounds (VOCs) were removed from the subsurface, which is considered a significant amount of TPH and VOC mass removed given the short period of system operation. As requested by the SMCHSA in their February 28, 2008 letter, a Site Characterization Work Plan

was submitted on April 11, 2008, which recommended modeling for addressing the groundwater pathway. However, the SMCHSA requested the collection of field samples in their letter dated April 8, 2009. LFR subsequently prepared Site Investigation Work Plan dated July 6, 2009. The Work Plan describes our proposed approach and work scope for further subsurface investigation at the Site, and proposes to reduce the groundwater monitoring frequency to a semi-annual basis. LFR submitted an Addendum with a revised scope of the proposed investigation in an electronic mail dated October 1, 2009. The semi-annual monitoring frequency (first and third quarters) and the Work Plan and Addendum were subsequently approved by the SMCHSA. The SMCHSA requested for a report of findings for the investigation in their September 11, 2009 letter.

Regulatory Activity

Action Type: ENFORCEMENT
Date : 12/16/2011
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Action Type: ENFORCEMENT
Date : 2/14/2011
Action: Closure/No Further Action Letter - #20110214

Action Type: ENFORCEMENT
Date : 1/13/2011
Action: Staff Letter - #20110113

Action Type: RESPONSE
Date : 8/31/2010
Action: Conceptual Site Model

Action Type: ENFORCEMENT
Date : 4/26/2010
Action: Staff Letter - #20100426

Action Type: RESPONSE
Date : 2/15/2010
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 1/15/2010
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date : 9/11/2009
Action: Staff Letter - #20090911

Action Type: ENFORCEMENT
Date : 9/8/2009
Action: Notice of Violation - #20090908

Action Type: RESPONSE
Date : 8/15/2009
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 7/6/2009
Action: Staff Letter - #20090706

Action Type: RESPONSE
Date : 7/1/2009
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date : 5/15/2009
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 4/8/2009
Action: Staff Letter - #20090408

Action Type: RESPONSE
Date : 2/15/2009

Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 11/15/2008
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 8/15/2008
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 5/15/2008
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 5/15/2008
Action: Interim Remedial Action Report

Action Type: RESPONSE
Date : 4/11/2008
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 4/11/2008
Action: Risk Assessment Report

Action Type: ENFORCEMENT
Date : 2/20/2008
Action: Staff Letter - #20080220B

Action Type: ENFORCEMENT
Date : 2/20/2008
Action: Staff Letter - #20080220A

Action Type: RESPONSE
Date : 2/15/2008
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 11/15/2007
Action: Monitoring Report - Quarterly

Action Type: REMEDIATION
Date : 9/24/2007
Action: In Situ Physical/Chemical Treatment (other than SVE)

Action Type: ENFORCEMENT
Date : 9/7/2007
Action: Staff Letter - #20070907

Action Type: RESPONSE
Date : 8/15/2007
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 8/6/2007
Action: Interim Remedial Action Plan

Action Type: RESPONSE
Date : 6/30/2007
Action: Interim Remedial Action Report

Action Type: RESPONSE
Date : 5/15/2007
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2/15/2007
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 11/15/2006
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 9/6/2006
Action: Staff Letter - #20060906

Action Type: RESPONSE
Date : 8/26/2006
Action: Interim Remedial Action Report

Action Type: RESPONSE
Date : 8/15/2006
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 5/15/2006
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 3/21/2006
Action: Interim Remedial Action Plan

Action Type: RESPONSE
Date : 2/15/2006
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 11/21/2005
Action: Staff Letter - #20051121

Action Type: RESPONSE
Date : 11/15/2005
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 8/26/2005
Action: Other Report / Document

Action Type: RESPONSE
Date : 8/15/2005
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 6/30/2005
Action: Staff Letter - #20050630

Action Type: ENFORCEMENT
Date : 6/29/2005
Action: Staff Letter - #20050629

Action Type: RESPONSE
Date : 5/15/2005
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 12/31/2004
Action: Other Report / Document

Action Type: RESPONSE
Date : 9/26/2004
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date : 5/29/2004
Action: Staff Letter - #20040529

Action Type: ENFORCEMENT
Date : 5/24/2004
Action: Staff Letter - #20040524

Action Type: RESPONSE
Date : 7/22/2003
Action: Soil and Water Investigation Workplan

Action Type: ENFORCEMENT
Date : 6/4/2003
Action: Staff Letter - #20030604

Action Type: REMEDIATION
Date : 6/16/2000
Action: Excavation

Action Type: Other
Date : 6/13/2000
Action: Leak Stopped

Action Type: ENFORCEMENT
Date : 3/2/2000
Action: Notice of Responsibility - #1

Action Type: Other
Date : 2/23/2000
Action: Leak Reported

Action Type: REMEDIATION
Date : 1/1/2000
Action: Excavation

Action Type: Other
Date : 4/30/1999
Action: Leak Discovery

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
City: OAKLAND
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Address: 1515 CLAY ST SUITE 1400
Email:
Phone No:

Contact Type: Local Agency Caseworker
Contact Name: JACOB MADDEN
City: SAN MATEO
Organization Name: SAN MATEO COUNTY LOP
Address: 2000 ALAMEDA DE LAS PULGAS, Suite 100
Email: jmadden@smcgov.org
Phone No: 6503995959

Status History

Status: Completed - Case Closed
Status Date: 2/25/2011

Status: Open - Remediation
Status Date: 9/24/2007

Status: Open - Site Assessment
Status Date: 6/28/2002

Status: Open - Site Assessment
Status Date: 10/7/1999

Status: Open - Case Begin Date
Status Date: 4/30/1999

LUST Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Site Facility Name:	AGBAYANI CONSTRUCTION CORP	***Potential COC:***	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	***Facility Type:***	
Cleanup Status:	COMPLETED - CASE CLOSED	***Composting Method:***	
Project Status:		***Address:***	88 DIXON COURT
WDR Place Type:		***City:***	DALY CITY
WDR File:		***Zip:***	94015
WDR Order:		***County:***	SAN MATEO
CUF Priority Assig:	B	***CUF Claim:***	16377
CUF Amount Paid:	$560,726		

File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608119056
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 2/25/2011
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608119056&tabname=regulatoryhistory
Potential Media of Concern: OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)
User Defined Beneficial Use:
DWR GW Sub Basin: Westside (2-035)
Calwater Watershed Name: San Mateo - San Francisco Coastal (202.10)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN MATEO COUNTY LOP (LEAD) - CASE #: 220056
CASEWORKER: JACOB MADDEN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 41-4009
CASEWORKER: Regional Water Board
Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Site History:

Extracted from LFR's January 22, 2010 ADDITIONAL SUBSURFACE INVESTIGATION REPORT, San Mateo County does not take responsibility for the accuracy of the statements made or any professional interpretations made in the referenced report.

The Site is an approximately 7,000 square foot parcel located at 88 Dixon Court (formerly 10 Dixon Court) in a mixed commercial, light industrial and residential area
of Daly City, California. The Site is occupied by an approximately 3,500 square foot two-story office/commercial building, and a second building approximately 2,600
square feet in size, both built in 1947. The Site is bounded on the north and east by residences, on the west by a surface drainage/storm water channel, and on the south by Dixon Court.

The Site elevation is approximately 205 feet above mean sea level (msl). Situated west of the Site are a Bay Area Rapid Transit (BART) retaining wall, Interstate 280, and Junipero Serra Boulevard. According to as-built drawings obtained from Caltrans, the elevation at the bottom of the I-280 retaining wall section west of the Site is in the range of 172.1 to 175.4 feet above msl. Although the elevation of the Caltrans retaining wall may have changed, the elevation range is expected to be similar.
According to as-built drawings obtained from BART, the bottom of the BART retaining wall section west of and adjacent to the Site is at approximately elevation 155
feet above msl. The main building at the Site has been used as an administrative office for the past ten years, and the property has had numerous owners and tenants since the building was constructed. Historical Site uses have included dry-cleaning, printing operations, and auto body repair. Past Site operations have used various chemicals, including solvents and petroleum hydrocarbons.

Beginning in 1999, numerous subsurface investigations have been conducted at the Site. Figure 2 shows the locations of soil vapor probes, soil borings, and monitoring wells. Tables 1 through 4 include historical soil and groundwater data collected at the Site. The investigations conducted at the Site from 1999 to 2003 are summarized in the April 5, 2005 Summary Report, Additional Investigation prepared by SLR International Corporation (SLR). Other investigation and remedial activities at the Site include the following:
• In July 2004, SLR conducted field activities including Cone Penetration Test/Membrane Interface Probe (CPT/MIP) soil boring advancement, depthdiscrete
groundwater sampling, and the construction of soil vapor probes. Soil vapor sampling occurred in August 2004.
• In November and December 2004, SLR installed two deep soil borings (SB-1 and SB-2) and four shallow groundwater monitoring wells (MW-1 through MW-4). Since First Quarter 2005, groundwater monitoring has been conducted at the Site on a quarterly basis.
• In November 2005, LFR installed two monitoring wells and three soil vapor probes and collected soil vapor samples from the newly installed probes. On November 28 through December 3, 2005, LFR performed a five-day Dual Phase Extraction (DPE) Pilot Test. In February 2006, LFR collect additional soil vapor samples from the soil vapor probes. The activities conducted were presented in the Interim Remedial Measure (IRM) Summary Report dated June 19, 2006 and revised November 1, 2006, which included a Human Health Risk Assessment (HHRA).
• A DPE system was installed and started up in September 2007. The DPE system was temporarily shut down on April 28, 2008 pending approval from the SMCHSA to further operate the system. During the two quarters of system operation, 1,441 pounds of total petroleum hydrocarbons (TPH) and 29 pounds of volatile organic compounds (VOCs) were removed from the subsurface, which is considered a significant amount of TPH and VOC mass removed given the short period of system operation.

As requested by the SMCHSA in their February 28, 2008 letter, a Site Characterization Work Plan was submitted on April 11, 2008, which recommended modeling for
addressing the groundwater pathway. However, the SMCHSA requested the collection of field samples in their letter dated April 8, 2009. LFR subsequently prepared Site Investigation Work Plan dated July 6, 2009. The Work Plan describes our proposed approach and work scope for further subsurface investigation at the Site, and proposes to reduce the groundwater monitoring frequency to a semi-annual basis. LFR submitted an Addendum with a revised scope of the proposed investigation in an electronic mail dated October 1, 2009. The semi-annual monitoring frequency (first and third quarters) and the Work Plan and Addendum were subsequently approved by the SMCHSA. The SMCHSA requested for a report of findings for the investigation in their September 11, 2009 letter.

LUST Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 2/25/2011

Status: Open - Remediation
Date : 9/24/2007

Status: Open - Site Assessment
Date : 6/28/2002

Status: Open - Site Assessment
Date : 10/7/1999

Status: Open - Case Begin Date
Date : 4/30/1999

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Feb 24, 2020)

Action Type: IN SITU PHYSICAL/CHEMICAL TREATMENT (OTHER THAN SVE) ***Begin Date:*** 9/24/2007
Phase: Other (See Description), Water ***End Date:*** 4/28/2008
Contaminant Mass Removed: 1,441 Pounds
Description: TPHg, 29 pounds solvents via Soil Vapor Extraction. 0.45 pounds TPHg, 0 pounds solvents via Groundwater Extraction. Source of data - LFR's status report dated 7-31-08.

Action Type: EXCAVATION ***Begin Date:*** 6/16/2000
Phase: Soil ***End Date:*** 6/30/2000
Contaminant Mass Removed: 200 * Cubic Yards
Description: Quantity of soil excavated during removal of USTs T-3 through T-6.

Action Type: EXCAVATION ***Begin Date:*** 1/1/2000
Phase: Soil ***End Date:*** 1/1/2000
Contaminant Mass Removed: 90 * Cubic Yards
Description: Excavated during removal of USTs T-1 and T-2.

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Other Regulatory Actions
Action Date: 12/16/2011
Received Issue Date: 12/16/2011
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608119056&enforcement_id=6393497&temptable=ENFORCEMENT
Title Description Comments:

1st 5- year Review

Action Type: Other Regulatory Actions
Action Date: 2/14/2011
Received Issue Date: 2/14/2011
Action: Closure/No Further Action Letter - #20110214
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608119056&enforcement_id=6078903&temptable=ENFORCEMENT
Title Description Comments:

Includes summary to RB.

Action Type: Other Regulatory Actions
Action Date: 1/13/2011
Received Issue Date: 1/13/2011
Action: Staff Letter - #20110113
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608119056&enforcement_id=6078884&temptable=ENFORCEMENT
Title Description Comments:

Preparing to close UST site and open VCP site for remaining solvent contamination.

Action Type: Response Requested - Other
Action Date: 8/31/2010
Received Issue Date: 9/28/2010
Action: Conceptual Site Model
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608119056&doc_id=5666275
Title Description Comments:

Site Conceptual Model

Action Type: Other Regulatory Actions
Action Date: 4/26/2010
Received Issue Date: 4/26/2010
Action: Staff Letter - #20100426
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608119056&enforcement_id=6049272&temptable=ENFORCEMENT
Title Description Comments:

Site Conceptual Model

Action Type: Response Requested - Reports
Action Date: 1/15/2010
Received Issue Date: 1/22/2010
Action: Soil and Water Investigation Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608119056&doc_id=5650488
Title Description Comments:

Site Investigation Report

Action Type: Other Regulatory Actions
Action Date: 9/11/2009
Received Issue Date: 9/11/2009
Action: Staff Letter - #20090911
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608119056&enforcement_id=6029762&temptable=ENFORCEMENT
Title Description Comments:

Site Investigation

Action Type: Enforcement/Orders
Action Date: 9/8/2009
Received Issue Date: 9/8/2009
Action: Notice of Violation - #20090908
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608119056&enforcement_id=6029763&temptable=ENFORCEMENT
Title Description Comments:

Notice of Violation Failure to provide documentation for proposed cleanup goals, cost evaluation of remedial alternatives, and chromatograms.

Action Type: Other Regulatory Actions
Action Date: 7/6/2009
Received Issue Date: 7/6/2009

Action: Staff Letter - #20090706
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608119056&enforcement_id=6019392&temptable=ENFORCEMENT
Title Description Comments:

Resolution 2009-042 Ground Water Monitoring Review

Action Type: Other Regulatory Actions
Action Date: 4/8/2009
Received Issue Date: 4/8/2009
Action: Staff Letter - #20090408
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608119056&enforcement_id=6009140&temptable=ENFORCEMENT
Title Description Comments:

Site Investigation Workplan

Action Type: Response Requested - Reports
Action Date: 2/15/2009
Received Issue Date: 2/17/2009
Action: Monitoring Report - Quarterly
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608119056&doc_id=5634281
Title Description Comments:

Monitoring Report - Quarterly - Q408

Action Type: Response Requested - Reports
Action Date: 11/15/2008
Received Issue Date: 10/31/2008
Action: Monitoring Report - Quarterly
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608119056&doc_id=5634280
Title Description Comments:

Monitoring Report - Quarterly - Q308

Action Type: Response Requested - Reports
Action Date: 8/15/2008
Received Issue Date: 7/31/2008
Action: Monitoring Report - Quarterly
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608119056&doc_id=5634279
Title Description Comments:

Monitoring Report - Quarterly - Q208

Action Type: Response Requested - Reports
Action Date: 5/15/2008
Received Issue Date: 4/15/2008
Action: Monitoring Report - Quarterly
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608119056&doc_id=5597945
Title Description Comments:

Monitoring Report - Quarterly - 1st quarter 2008 gw mon report

Action Type: Response Requested - Reports
Action Date: 4/11/2008
Received Issue Date: 4/14/2008
Action: Risk Assessment Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608119056&doc_id=5597965
Title Description Comments:

Risk Assessment Report - Residential cleanup goals

Action Type: Response Requested - Reports
Action Date: 4/11/2008

Received Issue Date: 4/14/2008
Action: Soil and Water Investigation Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608119056&doc_id=5597964
Title Description Comments:

Soil and Water Investigation Report - Lateral extent definition and MW-6 reconstruction

Action Type: Other Regulatory Actions
Action Date: 2/20/2008
Received Issue Date: 2/20/2008
Action: Staff Letter - #20080220A
Doc Link:
Title Description Comments:

Lateral extent definition and MW-6 reconstruction

Action Type: Other Regulatory Actions
Action Date: 2/20/2008
Received Issue Date: 2/20/2008
Action: Staff Letter - #20080220B
Doc Link:
Title Description Comments:

Residential cleanup goals

Action Type: Response Requested - Reports
Action Date: 2/15/2008
Received Issue Date: 1/23/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - LFR's 1/23/08 report, denied geo_well

Action Type: Response Requested - Reports
Action Date: 11/15/2007
Received Issue Date: 11/9/2007
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - LFR's 11/9/07 report

Action Type: Other Regulatory Actions
Action Date: 9/7/2007
Received Issue Date: 9/7/2007
Action: Staff Letter - #20070907
Doc Link:
Title Description Comments:

IRA O&M

Action Type: Response Requested - Reports
Action Date: 8/15/2007
Received Issue Date: 8/13/2007
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - LFR's 8/13/07 report

Action Type: Response Requested - Workplans
Action Date: *8/6/2007

Received Issue Date: 8/7/2007
Action: Interim Remedial Action Plan
Doc Link:
Title Description Comments:

Interim Remedial Action Plan - LFR 11/1/06 report and 8/7/07 letter

Action Type: Response Requested - Reports
Action Date: *6/30/2007
Received Issue Date: 1/23/2008
Action: Interim Remedial Action Report
Doc Link:
Title Description Comments:

Interim Remedial Action Report - LFR's 1/23/08 report

Action Type: Response Requested - Reports
Action Date: 5/15/2007
Received Issue Date: 4/30/2007
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - LFR's 4/30/07 report

Action Type: Response Requested - Reports
Action Date: 2/15/2007
Received Issue Date: 1/22/2007
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - LFR's 1/22/07 report

Action Type: Response Requested - Reports
Action Date: 11/15/2006
Received Issue Date: 10/30/2006
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - LFR's 10/27/06 report

Action Type: Other Regulatory Actions
Action Date: 9/6/2006
Received Issue Date: 9/6/2006
Action: Staff Letter - #20060906
Doc Link:
Title Description Comments:

REVISED IRAP REQUEST

Action Type: Response Requested - Reports
Action Date: 8/26/2006
Received Issue Date: 9/19/2005
Action: Interim Remedial Action Report
Doc Link:
Title Description Comments:

Interim Remedial Action Report

Action Type: Response Requested - Reports
Action Date: 8/15/2006

Received Issue Date: 7/19/2006
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - LFR's 7/19/06 report

Action Type: Response Requested - Reports
Action Date: 5/15/2006
Received Issue Date: 5/11/2006
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - LFR's 5/11/06 report

Action Type: Response Requested - Workplans
Action Date: 3/21/2006
Received Issue Date: 6/20/2006
Action: Interim Remedial Action Plan
Doc Link:
Title Description Comments:

Interim Remedial Action Plan

Action Type: Response Requested - Reports
Action Date: 2/15/2006
Received Issue Date: 12/20/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - LFR's 12/20/05 report

Action Type: Other Regulatory Actions
Action Date: 11/21/2005
Received Issue Date: 11/21/2005
Action: Staff Letter - #20051121
Doc Link:
Title Description Comments:

IRAP APPROVAL

Action Type: Response Requested - Reports
Action Date: 11/15/2005
Received Issue Date: 10/13/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - LFR's 10/13/05 report

Action Type: Response Requested - Other
Action Date: 8/26/2005
Received Issue Date: 9/19/2005
Action: Other Report / Document
Doc Link:
Title Description Comments:

Other Type of Submission by RP - RESPONSE TO COMMENTS TO THE 04/05/05 SUMMARY REPORT

Action Type: Response Requested - Reports
Action Date: 8/15/2005

Received Issue Date: 7/14/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - LFR's 7/14/05 report

Action Type: Other Regulatory Actions
Action Date: 6/30/2005
Received Issue Date: 6/30/2005
Action: Staff Letter - #20050630
Doc Link:
Title Description Comments:

WORK PLAN REQUEST

Action Type: Other Regulatory Actions
Action Date: 6/29/2005
Received Issue Date: 6/29/2005
Action: Staff Letter - #20050629
Doc Link:
Title Description Comments:

RESPONSE TO COMMENTS FOR SUMMARY REPORT

Action Type: Response Requested - Reports
Action Date: 5/15/2005
Received Issue Date: 7/13/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - LFR's 5/19/05 report

Action Type: Response Requested - Other
Action Date: *12/31/2004
Received Issue Date: 1/3/2005
Action: Other Report / Document
Doc Link:
Title Description Comments:

Other Type of Submission by RP - FIELDWORK COMPLETION DEADLINE

Action Type: Response Requested - Reports
Action Date: 9/26/2004
Received Issue Date: 4/5/2005
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Soil and Water Investigation Report - INVESTIGATION REPORT DEADLINE

Action Type: Other Regulatory Actions
Action Date: 5/29/2004
Received Issue Date: 5/29/2004
Action: Staff Letter - #20040529
Doc Link:
Title Description Comments:

QUARTERLY GROUNDWATER MONITORING

Action Type: Other Regulatory Actions
Action Date: 5/24/2004

Received Issue Date: 5/24/2004
Action: Staff Letter - #20040524
Doc Link:
Title Description Comments:

SITE ASSESSMENT WP APPROVAL

Action Type: Response Requested - Workplans
Action Date: 7/22/2003
Received Issue Date: 7/21/2003
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Soil and Water Investigation Workplan

Action Type: Other Regulatory Actions
Action Date: 6/4/2003
Received Issue Date: 6/4/2003
Action: Staff Letter - #20030604
Doc Link:
Title Description Comments:

WORK PLAN REQUEST

Action Type: Notices
Action Date: 3/2/2000
Received Issue Date: 3/2/2000
Action: Notice of Responsibility - #1
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 6/16/2000
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

Quantity of soil excavated during removal of USTs T-3 through T-6.

Action Type: Leak Action
Action Date: 6/13/2000
Received Issue Date:
Action: Leak Stopped
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 2/23/2000
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 1/1/2000
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

Excavated during removal of USTs T-1 and T-2.

Action Type: Leak Action
Action Date: 4/30/1999
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 2/15/2010
Received Issue Date:
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - Q409

Action Type: Response Requested - Reports
Action Date: 8/15/2009
Received Issue Date:
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - Q209

Action Type: Response Requested - Workplans
Action Date: 7/1/2009
Received Issue Date:
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Workplan to Define Lateral and Vertical Extent of Contamination

Action Type: Response Requested - Reports
Action Date: 5/15/2009
Received Issue Date:
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - Q109

Action Type: Response Requested - Reports
Action Date: 5/15/2008
Received Issue Date:
Action: Interim Remedial Action Report
Doc Link:
Title Description Comments:

Interim Remedial Action Report - 1st quarter 2008 O&M report

Action Type: Cleanup Action
Action Date: 9/24/2007
Received Issue Date:
Action: In Situ Physical/Chemical Treatment (other than SVE)
Doc Link:
Title Description Comments:

TPHg, 29 pounds solvents via Soil Vapor Extraction. 0.45 pounds TPHg, 0 pounds solvents via Groundwater Extraction. Source of data - LFR's status report dated 7-31-08.

LUST Sites from GeoTracker Search - Site Maps (as of Feb 24, 2020)

Title: SB-5 BORING LOG (SB-5)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1801850676/T0608119056.PDF
Size : 145 KB
Submitted By: ARCADIS (AUTH_RP)
Submitted: 1/26/2010

Title: SB-3 BORING LOG (SB-3)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5722321867/T0608119056.PDF
Size : 234 KB
Submitted By: ARCADIS (AUTH_RP)
Submitted: 1/26/2010

Title: GEO_BORE (MW-6)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3250594913/T0608119056.pdf
Size : 52 KB
Submitted By: ARCADIS (AUTH_RP)
Submitted: 8/21/2006

Title: GEO_BORE (MW-5)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3981244742/T0608119056.pdf
Size : 747 KB
Submitted By: ARCADIS (AUTH_RP)
Submitted: 6/20/2006

LUST Sites from GeoTracker Search - Documents (as of Feb 24, 2020)

Document Type: Site Documents ***Size :***
Document Date: 12/16/2011 ***Submitted By:*** (REGULATOR)
Type: CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR) ***Submitted:***
Title: 1ST 5- YEAR REVIEW
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608119056&enforcement_id=6393497

Document Type: Site Documents ***Size :***
Document Date: 2/14/2011 ***Submitted By:*** (REGULATOR)
Type: CLOSURE/NO FURTHER ACTION LETTER ***Submitted:***
Title: INCLUDES SUMMARY TO RB.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608119056&enforcement_id=6078903

Document Type: Site Documents ***Size :***
Document Date: 1/13/2011 ***Submitted By:*** (REGULATOR)
Type: STAFF LETTER ***Submitted:***
Title: PREPARING TO CLOSE UST SITE AND OPEN VCP SITE FOR REMAINING SOLVENT CONTAMINATION.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608119056&enforcement_id=6078884

Document Type: Monitoring Reports ***Size :*** 3,387 KB
Document Date: 12/21/2010 ***Submitted By:*** APEX COMPANIES, LLC (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY ***Submitted:***
Title: SEMI-ANNUAL MONITORING REPORT, SECOND AND THIRD QUARTERS 2010
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8380488097/T0608119056.PDF

Document Type: Site Documents ***Size :*** 11,293 KB
Document Date: 9/28/2010 ***Submitted By:*** APEX COMPANIES, LLC (AUTH_RP)
Type: SITE CONCEPTUAL MODEL ***Submitted:***
Title: SITE CONCEPTUAL MODEL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7149470031/T0608119056.PDF

Document Type: Monitoring Reports ***Size :*** 4,252 KB
Document Date: 5/12/2010 ***Submitted By:*** ARCADIS (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY ***Submitted:***
Title: SEMI-ANNUAL STATUS REPORT, REPORTING PERIOD OCTOBER 2009 TO MARCH 2010
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7059457242/T0608119056.PDF

Document Type: Site Documents ***Size :***
Document Date: 4/26/2010 ***Submitted By:*** (REGULATOR)
Type: STAFF LETTER ***Submitted:***

Title: SITE CONCEPTUAL MODEL
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608119056&enforcement_id=6049272

Document Type: Site Documents **Size :** 7,902 KB
Document Date: 1/22/2010 **Submitted By:** ARCADIS (AUTH_RP)
Type: SOIL AND WATER INVESTIGATION REPORT **Submitted:**
Title: ADDITIONAL SUBSURFACE INVESTIGATION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6693259000/T0608119056.PDF

Document Type: Monitoring Reports **Size :** 4,930 KB
Document Date: 11/13/2009 **Submitted By:** ARCADIS (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: SEMI-ANNUAL STATUS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1930611729/T0608119056.PDF

Document Type: Site Documents **Size :** 594 KB
Document Date: 10/22/2009 **Submitted By:** ARCADIS (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: RESPONSE TO NOTICE OF VIOLATION
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4609643399/T0608119056.PDF

Document Type: Site Documents **Size :**
Document Date: 9/11/2009 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: SITE INVESTIGATION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608119056&enforcement_id=6029762

Document Type: Site Documents **Size :**
Document Date: 9/8/2009 **Submitted By:** (REGULATOR)
Type: NOTICE OF VIOLATION **Submitted:**
Title: NOTICE OF VIOLATION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608119056&enforcement_id=6029763

Document Type: Site Documents **Size :**
Document Date: 7/6/2009 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: RESOLUTION 2009-042 GROUND WATER MONITORING REVIEW
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608119056&enforcement_id=6019392

Document Type: Site Documents **Size :** 3,522 KB
Document Date: 7/6/2009 **Submitted By:** ARCADIS (AUTH_RP)
Type: SITE INVESTIGATION WORKPLAN **Submitted:**
Title: SITE INVESTIGATION WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1304903328/T0608119056.PDF

Document Type: Monitoring Reports **Size :** 7,525 KB
Document Date: 5/29/2009 **Submitted By:** ARCADIS (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY STATUS REPORT, FIRST QUARTER 2009
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9072136998/T0608119056.PDF

Document Type: Site Documents **Size :**
Document Date: 4/8/2009 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: SITE INVESTIGATION WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608119056&enforcement_id=6009140

Document Type: Monitoring Reports **Size :** 4,831 KB
Document Date: 2/17/2009 **Submitted By:** ARCADIS (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY STATUS REPORT FOURTH QUARTER 2008
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3995766758/T0608119056.PDF

Document Type: Site Documents **Size :** 603 KB
Document Date: 1/23/2009 **Submitted By:** ARCADIS (AUTH_RP)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: GROUNDWATER DISCHARGE TO SANITARY SEWER, FOURTH QUARTER 2008
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5401979744/T0608119056.PDF

Document Type: Monitoring Reports **Size :** 4,823 KB
Document Date: 10/31/2008 **Submitted By:** ARCADIS (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY STATUS REPORT, THIRD QUARTER 2008
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3584865748/T0608119056.PDF

Document Type: Site Documents **Size :** 619 KB
Document Date: 10/29/2008 **Submitted By:** ARCADIS (AUTH_RP)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: GROUNDWATER DISCHARGE TO SANITARY SEWER, THIRD QUARTER 2008
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6546417713/T0608119056.PDF

Document Type: Monitoring Reports **Size :** 5,533 KB
Document Date: 7/31/2008 **Submitted By:** ARCADIS (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY STATUS REPORT, SECOND QUARTER 2008
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8161542594/T0608119056.PDF

Document Type: Site Documents **Size :** 1,015 KB
Document Date: 7/1/2008 **Submitted By:** ARCADIS (AUTH_RP)
Type: REPORTS - QUARTERLY STATUS REPORT **Submitted:**
Title: GROUNDWATER DISCHARGE TO SANITARY SEWER, SECOND QUARTER 2008
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3446293711/T0608119056.PDF

Document Type: Site Documents **Size :** 4,222 KB
Document Date: 4/18/2008 **Submitted By:** ARCADIS (AUTH_RP)
Type: REPORTS - QUARTERLY STATUS REPORT **Submitted:**
Title: QUARTERLY STATUS REPORT, 1Q08
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8818209588/T0608119056.PDF

Document Type: Site Documents **Size :** 1,399 KB
Document Date: 4/18/2008 **Submitted By:** ARCADIS (AUTH_RP)
Type: REPORTS - QUARTERLY STATUS REPORT **Submitted:**
Title: GROUNDWATER DISCHARGE TO SANITARY SEWER, FIRST QUARTER 1Q08
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3154524087/T0608119056.PDF

Document Type: Site Documents **Size :** 1,881 KB
Document Date: 4/14/2008 **Submitted By:** ARCADIS (AUTH_RP)
Type: WORKPLANS - RISK ASSESSMENT RELATED WP **Submitted:**
Title: SITE CHARACTERIZATION WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3651875376/T0608119056.PDF

Document Type: Site Documents **Size :** 2,048 KB
Document Date: 4/3/2008 **Submitted By:** ARCADIS (AUTH_RP)
Type: REPORTS - QUARTERLY STATUS REPORT **Submitted:**
Title: ADDENDUM TO QUARTERLY STATUS REPORT, 4Q07
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8341306924/T0608119056.PDF

Document Type: Site Documents **Size :** 3,098 KB
Document Date: 1/23/2008 **Submitted By:** ARCADIS (AUTH_RP)
Type: REPORTS - QUARTERLY STATUS REPORT **Submitted:**
Title: QUARTERLY STATUS REPORT, 4Q07
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1825550675/T0608119056.PDF

Document Type: Monitoring Reports **Size :** 1,326 KB
Document Date: 1/18/2008 **Submitted By:** ARCADIS (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: PUBLICLY OWNED TREATMENT WORKS
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3210966348/T0608119056.PDF

Document Type: Monitoring Reports **Size :** 8,796 KB
Document Date: 11/9/2007 **Submitted By:** ARCADIS (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: GROUNDWATER MONITORING REPORT 3Q07
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6941238880/T0608119056.PDF

Document Type: Monitoring Reports **Size :** 2,926 KB

Document Date: 10/10/2007 **Submitted By:** ARCADIS (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: GROUNDWATER MONITORING REPORT, SECOND QUARTER 2007
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8807264566/T0608119056.PDF

Document Type: Site Documents **Size :** 2,822 KB
Document Date: 8/7/2007 **Submitted By:** ARCADIS (AUTH_RP)
Type: CORRESPONDENCE - DIRECTIVE RELATED **Submitted:**
Title: RESPONSE TO COMMENTS ON REVISED INTERIM REMEDIAL MEASURE REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2034962534/T0608119056.PDF

Document Type: Monitoring Reports **Size :** 2,327 KB
Document Date: 4/30/2007 **Submitted By:** ARCADIS (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY GROUNDWATER MONITORING REPORT, FIRST QUARTER 2007
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3177320182/T0608119056.PDF

Document Type: Site Documents **Size :** 709 KB
Document Date: 2/26/2007 **Submitted By:** ARCADIS (AUTH_RP)
Type: CORRESPONDENCE - DIRECTIVE RELATED **Submitted:**
Title: REQUEST FOR AN EXTENSION TO IMPLEMENT INTERIM REMEDIAL MEASURE ACTIVITIES
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7132220208/T0608119056.PDF

Document Type: Monitoring Reports **Size :** 2,239 KB
Document Date: 1/22/2007 **Submitted By:** ARCADIS (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY GROUNDWATER MONITORING REPORT - FOURTH QUARTER 2006
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8318588078/T0608119056.PDF

Document Type: Site Documents **Size :** 7,558 KB
Document Date: 11/1/2006 **Submitted By:** ARCADIS (AUTH_RP)
Type: REPORTS - OTHER **Submitted:**
Title: REVISED INTERIM REMEDIAL MEASURE REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6680526554/T0608119056.PDF

Document Type: Monitoring Reports **Size :** 9,099 KB
Document Date: 10/30/2006 **Submitted By:** ARCADIS (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY GROUNDWATER MONITORING REPORT, THIRD QUARTER 2006
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7084841668/T0608119056.PDF

Document Type: Site Documents **Size :** 905 KB
Document Date: 10/17/2006 **Submitted By:** ARCADIS (AUTH_RP)
Type: CORRESPONDENCE - OTHER **Submitted:**
Title: EXTENTION LETTER TO IMPLEMENT THE IRM
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7701765298/T0608119056.PDF

Document Type: Monitoring Reports **Size :** 4,040 KB
Document Date: 7/19/2006 **Submitted By:** ARCADIS (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY GROUNDWATER MONITORING REPORT SECOND QUARTER 2006
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7863538444/T0608119056.PDF

Document Type: Site Documents **Size :** 7,255 KB
Document Date: 6/20/2006 **Submitted By:** ARCADIS (AUTH_RP)
Type: REPORTS - OTHER **Submitted:**
Title: INTERIM REMEDIAL MEASURE SUMMARY REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6005476236/T0608119056.PDF

Document Type: Monitoring Reports **Size :** 1,761 KB
Document Date: 5/11/2006 **Submitted By:** ARCADIS (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY GROUNDWATER MONITORING REPORT, FIRST QUARTER 2006
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1321825921/T0608119056.PDF

Document Type: Monitoring Reports **Size :** 1,390 KB
Document Date: 12/20/2005 **Submitted By:** ARCADIS (AUTH_RP)

Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY GROUNDWATER MONITORING REPORT FOURTH QUARTER 2005
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9643009781/T0608119056.PDF

Document Type: Monitoring Reports **Size :** 3,564 KB
Document Date: 10/13/2005 **Submitted By:** ARCADIS (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 3Q05 QMR
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5659132242/T0608119056.PDF

Document Type: Site Documents **Size :** 154 KB
Document Date: 9/19/2005 **Submitted By:** ARCADIS (AUTH_RP)
Type: CORRESPONDENCE - DIRECTIVE RELATED **Submitted:**
Title: RESPONSE LETTER TO SMCHSA LETTER DATED JUNE 29, 05
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3963529288/T0608119056.PDF

Document Type: Site Documents **Size :** 515 KB
Document Date: 9/19/2005 **Submitted By:** ARCADIS (AUTH_RP)
Type: WORKPLANS - REMEDIAL ACTION PLAN **Submitted:**
Title: WORK PLAN FOR IMPLEMENTATION OF INTERIM REMEDIAL ACTIVITIES
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5277160465/T0608119056.PDF

Document Type: Monitoring Reports **Size :** 1,720 KB
Document Date: 7/14/2005 **Submitted By:** ARCADIS (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY GROUNDWATER MONITORING REPORT, SECOND QUARTER 2005
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1445737540/T0608119056.PDF

Document Type: Monitoring Reports **Size :** 6,670 KB
Document Date: 7/13/2005 **Submitted By:** ARCADIS (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY GROUNDWATER MONITORING REPORT, FIRST QUARTER 2005
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2292509317/T0608119056.PDF

84	1 of 1	ESE	0.47 / 2,482.73	294.87 / 84	OLIVET MEMORIAL PARK 1601 HILLSIDE COLMA CA 94014	LUST

Global ID: T0608184609 **County:** SAN MATEO
Status: COMPLETED - CASE CLOSED **Latitude:** 37.688162572
Status Date: 5/27/2011 **Longitude:** -122.45415139
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: **Potential COC:** Gasoline
Local Case No: 780026 **How Discovered:** Tank Closure
Begin Date: 3/30/2004 **Stop Method:** Close and Remove Tank
Lead Agency: SAN MATEO COUNTY LOP **Stop Description:**
Local Agency: SAN MATEO COUNTY LOP **Case Worker:** JM
CUF Case: NO **File Location:** Local Agency
Potential Media of Concern: Aquifer used for drinking water supply, Soil
How Discovered Description:
Calwater Watershed Name: South Bay - San Mateo Bayside (204.40)
DWR GW Subbasin Name: Westside (2-035)
Disadvantaged Community:
Site History:

Can be extracted from most recent report in Geotracker or at San Mateo County offices if submitted prior to 2005, San Mateo County does not take responsibility for the accuracy of the statements made or any professional interpretations made in the referenced report.

Regulatory Activity

Action Type: ENFORCEMENT
Date : 5/24/2011
Action: Closure/No Further Action Letter - #20110524

Action Type: RESPONSE
Date : 5/9/2011
Action: Well Destruction Report

Action Type: ENFORCEMENT
Date : 3/9/2011
Action: Staff Letter - #20110309

Action Type: RESPONSE
Date : 2/28/2011
Action: Well Destruction Workplan

Action Type: ENFORCEMENT
Date : 1/31/2011
Action: Staff Letter - #20110131

Action Type: ENFORCEMENT
Date : 8/17/2009
Action: Staff Letter - #20090817

Action Type: ENFORCEMENT
Date : 7/21/2009
Action: Staff Letter - #20090721

Action Type: ENFORCEMENT
Date : 7/9/2009
Action: Notification - Fee Title Owners Notice

Action Type: ENFORCEMENT
Date : 4/21/2009
Action: LOP Case Closure Summary to RB - #20090421

Action Type: RESPONSE
Date : 8/15/2007
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 6/5/2007
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 5/15/2007
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2/6/2007
Action: Staff Letter - #20070206A

Action Type: ENFORCEMENT
Date : 2/6/2007
Action: Staff Letter - #20070206B

Action Type: RESPONSE
Date : 1/27/2007
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date : 10/3/2006
Action: Staff Letter - #20061003

Action Type: RESPONSE
Date : 9/3/2006
Action: Soil and Water Investigation Workplan

Action Type: ENFORCEMENT
Date : 8/3/2006
Action: Warning Letter - #20060803

Action Type: RESPONSE
Date : 5/3/2006
Action: Soil and Water Investigation Workplan

Action Type: ENFORCEMENT
Date : 2/8/2006
Action: Staff Letter - #20060208

Action Type: RESPONSE
Date : 1/26/2006
Action: Electronic Reporting Submittal Due

Action Type: ENFORCEMENT
Date : 12/1/2005
Action: Staff Letter - #20051201

Action Type: RESPONSE
Date : 5/19/2005
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date : 5/19/2005
Action: Notice of Violation - #20050519

Action Type: RESPONSE
Date : 10/25/2004
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 8/18/2004
Action: Soil and Water Investigation Workplan

Action Type: ENFORCEMENT
Date : 8/16/2004
Action: Staff Letter - #20041608

Action Type: RESPONSE
Date : 7/15/2004
Action: Unauthorized Release Form

Action Type: ENFORCEMENT
Date : 6/9/2004
Action: Staff Letter - #20040609A

Action Type: ENFORCEMENT
Date : 6/9/2004
Action: Staff Letter - #20040609B

Action Type: ENFORCEMENT
Date : 5/27/2004
Action: Notice of Responsibility - #20040527

Action Type: Other
Date : 4/6/2004
Action: Leak Reported

Action Type: REMEDIATION
Date : 3/30/2004
Action: Excavation

Action Type: Other
Date : 3/30/2004
Action: Leak Discovery

Regulatory Contacts

Contact Type:	Local Agency Caseworker	***Address:***	2000 ALAMEDA DE LAS PULGAS, Suite 100
Contact Name:	JACOB MADDEN	***Email:***	jmadden@smcgov.org
City:	SAN MATEO	***Phone No:***	6503995959
Organization Name:	SAN MATEO COUNTY LOP		

Contact Type:	Regional Board Caseworker	***Address:***	1515 CLAY ST SUITE 1400
Contact Name:	Regional Water Board	***Email:***	
City:	OAKLAND	***Phone No:***	
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)		

Status History

Status:	Completed - Case Closed
Status Date:	5/27/2011
Status:	Open - Verification Monitoring
Status Date:	10/10/2008
Status:	Open - Site Assessment
Status Date:	8/16/2004
Status:	Open - Site Assessment
Status Date:	5/10/2004
Status:	Open - Case Begin Date
Status Date:	3/30/2004

LUST Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Site Facility Name:	OLIVET MEMORIAL PARK	***Potential COC:***	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	***Facility Type:***	
Cleanup Status:	COMPLETED - CASE CLOSED	***Composting Method:***	
Project Status:		***Address:***	1601 HILLSIDE
WDR Place Type:		***City:***	COLMA
WDR File:		***Zip:***	94014
WDR Order:		***County:***	SAN MATEO
CUF Priority Assig:		***CUF Claim:***	
CUF Amount Paid:			

File Location:	LOCAL AGENCY
Designated Beneficial Use:	MUN, AGR, IND, PROC
Project Oversight Agencies:	
Report Link:	https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608184609
Cleanup Status Detail:	COMPLETED - CASE CLOSED AS OF 5/27/2011
Cleanup History Link:	https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608184609&tabname=regulatoryhistory
Potential Media of Concern:	AQUIFER USED FOR DRINKING WATER SUPPLY, SOIL
User Defined Beneficial Use:	
DWR GW Sub Basin:	Westside (2-035)
Calwater Watershed Name:	South Bay - San Mateo Bayside (204.40)
Post Closure Site Management:	
Future Land Use:	
Cleanup Oversight Agencies:	SAN MATEO COUNTY LOP (LEAD) - CASE #: 780026 CASEWORKER: JACOB MADDEN SAN FRANCISCO BAY RWQCB (REGION 2) CASEWORKER: Regional Water Board
Gndwater Monitoring Freque:	
Designated Beneficial Use Desc:	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Site History:	

Can be extracted from most recent report in Geotracker or at San Mateo County offices if submitted prior to 2005, San Mateo County does not take responsibility for the accuracy of the statements made or any professional interpretations made in the referenced report.

LUST Sites from GeoTracker Search - Cleanup Status History (as of Feb 24, 2020)

Status: Completed - Case Closed
Date : 5/27/2011

Status: Open - Verification Monitoring
Date : 10/10/2008

Status: Open - Site Assessment
Date : 8/16/2004

Status: Open - Site Assessment
Date : 5/10/2004

Status: Open - Case Begin Date
Date : 3/30/2004

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Feb 24, 2020)

Action Type: EXCAVATION
Begin Date: 3/30/2004
Phase: Soil
End Date: 5/5/2004
Contaminant Mass Removed:
Description: Overexcavation of UST removal

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 24, 2020)

Action Type: Other Regulatory Actions
Action Date: 5/24/2011
Received Issue Date: 5/24/2011
Action: Closure/No Further Action Letter - #20110524
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608184609&enforcement_id=6088012&temptable=ENFORCEMENT
Title Description Comments:

Closure letter

Action Type: Response Requested - Reports
Action Date: *5/9/2011
Received Issue Date: 4/4/2011
Action: Well Destruction Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608184609&doc_id=5648881
Title Description Comments:

Well Destruction permit application

Action Type: Other Regulatory Actions
Action Date: 3/9/2011
Received Issue Date: 3/9/2011
Action: Staff Letter - #20110309
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608184609&enforcement_id=6081257&temptable=ENFORCEMENT
Title Description Comments:

Well destruction workplan approval

Action Type: Response Requested - Workplans
Action Date: 2/28/2011
Received Issue Date: 3/9/2011
Action: Well Destruction Workplan
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608184609&doc_id=5704922
Title Description Comments:

Well Destruction permit application

Action Type: Other Regulatory Actions
Action Date: 1/31/2011
Received Issue Date: 1/31/2011
Action: Staff Letter - #20110131
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608184609&enforcement_id=6076110&temptable=ENFORCEMENT
Title Description Comments:

Well Destruction permit application

Action Type: Other Regulatory Actions
Action Date: 8/17/2009
Received Issue Date: 8/17/2009
Action: Staff Letter - #20090817
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608184609&enforcement_id=6027858&temptable=ENFORCEMENT
Title Description Comments:

Case Closure Pending Well Destruction

Action Type: Other Regulatory Actions
Action Date: 7/21/2009
Received Issue Date: 7/21/2009
Action: Staff Letter - #20090721
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608184609&enforcement_id=6022100&temptable=ENFORCEMENT
Title Description Comments:

Resolution 2009-042 Ground Water Monitoring Review

Action Type: Notices
Action Date: 7/9/2009
Received Issue Date: 7/9/2009
Action: Notification - Fee Title Owners Notice
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608184609&enforcement_id=6020284&temptable=ENFORCEMENT
Title Description Comments:

Owner notification of pending case closure

Action Type: Other Regulatory Actions
Action Date: 4/21/2009
Received Issue Date: 4/21/2009
Action: LOP Case Closure Summary to RB - #20090421
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608184609&enforcement_id=6020279&temptable=ENFORCEMENT
Title Description Comments:

RB notification - case closure summary

Action Type: Response Requested - Reports
Action Date: 8/15/2007
Received Issue Date: 8/24/2007
Action: Monitoring Report - Quarterly
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608184609&doc_id=5576198
Title Description Comments:

Monitoring Report - Quarterly - 3rd quarter 2007 gw mon report

Action Type: Response Requested - Reports
Action Date: 6/5/2007
Received Issue Date: 6/1/2007
Action: Soil and Water Investigation Report
Doc Link:

Title Description Comments:

Soil and Water Investigation Report - TEC Accutite's 6/1/07 report

Action Type: Response Requested - Reports
Action Date: 5/15/2007
Received Issue Date: 6/1/2007
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - TEC Accutite's 6/1/07 report

Action Type: Other Regulatory Actions
Action Date: 2/6/2007
Received Issue Date: 2/6/2007
Action: Staff Letter - #20070206B
Doc Link:
Title Description Comments:

Gw sampling

Action Type: Other Regulatory Actions
Action Date: 2/6/2007
Received Issue Date: 2/6/2007
Action: Staff Letter - #20070206A
Doc Link:
Title Description Comments:

Additional lateral extent definition

Action Type: Response Requested - Reports
Action Date: 1/27/2007
Received Issue Date: 1/31/2007
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Soil and Water Investigation Report - TEC Accutite's 1/31/07 report

Action Type: Other Regulatory Actions
Action Date: 10/3/2006
Received Issue Date: 10/3/2006
Action: Staff Letter - #20061003
Doc Link:
Title Description Comments:

Gw investigation

Action Type: Response Requested - Workplans
Action Date: 9/3/2006
Received Issue Date: 9/22/2006
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Soil and Water Investigation Workplan - Failure to submit groundwater investigation wp

Action Type: Enforcement/Orders
Action Date: 8/3/2006
Received Issue Date: 8/3/2006
Action: Warning Letter - #20060803
Doc Link:

Title Description Comments:

Warning letter

Action Type: Response Requested - Workplans
Action Date: 5/3/2006
Received Issue Date: 9/22/2006
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Soil and Water Investigation Workplan - TEC Accutite's 9/20/06 wp

Action Type: Other Regulatory Actions
Action Date: 2/8/2006
Received Issue Date: 2/8/2006
Action: Staff Letter - #20060208
Doc Link:
Title Description Comments:

Gw investigation wp

Action Type: Response Requested - Other
Action Date: 1/26/2006
Received Issue Date: 12/14/2005
Action: Electronic Reporting Submittal Due
Doc Link:
Title Description Comments:

Electronic Reporting Submittal Due - Claim site in Geotracker

Action Type: Other Regulatory Actions
Action Date: 12/1/2005
Received Issue Date: 12/1/2005
Action: Staff Letter - #20051201
Doc Link:
Title Description Comments:

Geotracker

Action Type: Response Requested - Reports
Action Date: 5/19/2005
Received Issue Date: 12/19/2005
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Soil and Water Investigation Report - Failure to implement approved work plan

Action Type: Enforcement/Orders
Action Date: 5/19/2005
Received Issue Date: 5/19/2005
Action: Notice of Violation - #20050519
Doc Link:
Title Description Comments:

Notice of violation

Action Type: Response Requested - Reports
Action Date: 10/25/2004
Received Issue Date: 12/19/2005
Action: Soil and Water Investigation Report
Doc Link:

Title Description Comments:

Soil and Water Investigation Report - TEC Accutite's 12/13/05 report

Action Type: Response Requested - Workplans
Action Date: 8/18/2004
Received Issue Date: 8/4/2004
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Soil and Water Investigation Workplan - TEC Accutite's 7/20/04 wp

Action Type: Other Regulatory Actions
Action Date: 8/16/2004
Received Issue Date: 8/16/2004
Action: Staff Letter - #20041608
Doc Link:
Title Description Comments:

Site characterization

Action Type: Response Requested - Other
Action Date: 7/15/2004
Received Issue Date: 6/15/2004
Action: Unauthorized Release Form
Doc Link:
Title Description Comments:

Unauthorized Release Form - URF

Action Type: Other Regulatory Actions
Action Date: 6/9/2004
Received Issue Date: 6/9/2004
Action: Staff Letter - #20040609B
Doc Link:
Title Description Comments:

Site characterization wp

Action Type: Other Regulatory Actions
Action Date: 6/9/2004
Received Issue Date: 6/9/2004
Action: Staff Letter - #20040609A
Doc Link:
Title Description Comments:

URF

Action Type: Notices
Action Date: 5/27/2004
Received Issue Date: 5/27/2004
Action: Notice of Responsibility - #20040527
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 4/6/2004
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 3/30/2004
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 3/30/2004
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

Overexcavation of UST removal

LUST Sites from GeoTracker Search - Site Maps (as of Feb 24, 2020)

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/6608781218/T0608184609.PDF
Size : 125 KB
Submitted By: TEC ACCUTITE (AUTH_RP)
Submitted: 4/1/2011

Title: GEO_BORE (B-5)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6117262125/T0608184609.pdf
Size : 50 KB
Submitted By: TEC ACCUTITE (AUTH_RP)
Submitted: 5/29/2007

Title: GEO_BORE (B-7)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4325762689/T0608184609.pdf
Size : 50 KB
Submitted By: TEC ACCUTITE (AUTH_RP)
Submitted: 5/29/2007

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/5985563516/T0608184609.pdf
Size : 137 KB
Submitted By: TEC ACCUTITE (AUTH_RP)
Submitted: 5/29/2007

Title: GEO_BORE (B-6)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7935444712/T0608184609.pdf
Size : 50 KB
Submitted By: TEC ACCUTITE (AUTH_RP)
Submitted: 5/29/2007

Title: GEO_BORE (B-8)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5313062906/T0608184609.pdf
Size : 50 KB
Submitted By: TEC ACCUTITE (AUTH_RP)
Submitted: 5/29/2007

Title: GEO_BORE (MW-2)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6813891351/T0608184609.pdf
Size : 64 KB
Submitted By: TEC ACCUTITE (AUTH_RP)
Submitted: 1/31/2007

Title: GEO_BORE (MW-3)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3583224236/T0608184609.pdf
Size : 66 KB
Submitted By: TEC ACCUTITE (AUTH_RP)
Submitted: 1/31/2007

Title: GEO_BORE (MW-1)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8671803355/T0608184609.pdf
Size : 66 KB
Submitted By: TEC ACCUTITE (AUTH_RP)
Submitted: 1/31/2007

Title: GEO_BORE (B-1)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1020567178/T0608184609.pdf
Size : 45 KB
Submitted By: TEC ACCUTITE (AUTH_RP)
Submitted: 12/14/2005

Title: GEO_BORE (B-4)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6851834952/T0608184609.pdf
Size : 45 KB
Submitted By: TEC ACCUTITE (AUTH_RP)
Submitted: 12/14/2005

Title: GEO_BORE (B-2)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5657307267/T0608184609.pdf
Size : 41 KB
Submitted By: TEC ACCUTITE (AUTH_RP)
Submitted: 12/14/2005

Title: GEO_BORE (B-3)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4113177239/T0608184609.pdf
Size : 46 KB
Submitted By: TEC ACCUTITE (AUTH_RP)
Submitted: 12/14/2005

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8646314859/T0608184609.pdf
Size : 57 KB
Submitted By: TEC ACCUTITE (AUTH_RP)
Submitted: 12/13/2005

LUST Sites from GeoTracker Search - Documents (as of Feb 24, 2020)

Document Type: Site Documents **Size :**
Document Date: 5/24/2011 **Submitted By:** (REGULATOR)
Type: CLOSURE/NO FURTHER ACTION LETTER **Submitted:**
Title: CLOSURE LETTER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608184609&enforcement_id=6088012

Document Type: Site Documents **Size :** 4,223 KB
Document Date: 4/4/2011 **Submitted By:** TEC ACCUTITE (AUTH_RP)
Type: WELL DESTRUCTION REPORT **Submitted:**
Title: 2011 WELL DESTRUCTION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1571363091/T0608184609.PDF

Document Type: Site Documents **Size :** 625 KB
Document Date: 3/9/2011 **Submitted By:** TEC ACCUTITE (AUTH_RP)
Type: WELL DESTRUCTION WORKPLAN **Submitted:**
Title: 2011 WELL DESTRUCTION WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1327466607/T0608184609.PDF

Document Type: Site Documents **Size :**
Document Date: 3/9/2011 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: WELL DESTRUCTION WORKPLAN APPROVAL
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608184609&enforcement_id=6081257

Document Type: Site Documents **Size :**
Document Date: 1/31/2011 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: WELL DESTRUCTION PERMIT APPLICATION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608184609&enforcement_id=6076110

Document Type: Site Documents **Size :**
Document Date: 8/17/2009 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: CASE CLOSURE PENDING WELL DESTRUCTION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608184609&enforcement_id=6027858

Document Type: Site Documents **Size :**
Document Date: 7/21/2009 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: RESOLUTION 2009-042 GROUND WATER MONITORING REVIEW
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608184609&enforcement_id=6022100

Document Type: Site Documents **Size :**
Document Date: 7/9/2009 **Submitted By:** (REGULATOR)
Type: NOTIFICATION - FEE TITLE OWNERS NOTICE **Submitted:**
Title: OWNER NOTIFICATION OF PENDING CASE CLOSURE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608184609&enforcement_id=6020284

Document Type: Site Documents **Size :**
Document Date: 4/21/2009 **Submitted By:** (REGULATOR)
Type: LOP CASE CLOSURE SUMMARY TO RB **Submitted:**
Title: RB NOTIFICATION - CASE CLOSURE SUMMARY
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608184609&enforcement_id=6020279

Document Type: Site Documents **Size :** 1,711 KB
Document Date: 7/3/2008 **Submitted By:** TEC ACCUTITE (AUTH_RP)
Type: REPORTS - CLOSURE RPT. **Submitted:**
Title: CASE CLOSURE SUMMARY REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3268877923/T0608184609.PDF

Document Type: Monitoring Reports **Size :** 1,548 KB
Document Date: 5/6/2008 **Submitted By:** TEC ACCUTITE (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SECOND QUARTER 2008 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3274220347/T0608184609.PDF

Document Type: Monitoring Reports **Size :** 1,938 KB
Document Date: 2/19/2008 **Submitted By:** TEC ACCUTITE (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FIRST QUARTER 2008 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2329670786/T0608184609.PDF

Document Type: Monitoring Reports **Size :** 1,518 KB
Document Date: 11/21/2007 **Submitted By:** TEC ACCUTITE (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FOURTH QUARTER 2007 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1143984735/T0608184609.PDF

Document Type: Monitoring Reports **Size :** 3,026 KB
Document Date: 8/24/2007 **Submitted By:** TEC ACCUTITE (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: THIRD QUARTER 2007 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6521229624/T0608184609.PDF

Document Type: Monitoring Reports **Size :** 2,190 KB
Document Date: 6/1/2007 **Submitted By:** TEC ACCUTITE (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: ADDITIONAL SUBSURFACE INVESTIGATION AND SECOND QUARTER 2007 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1989796280/T0608184609.PDF

Document Type: Site Documents **Size :** 2,495 KB
Document Date: 1/31/2007 **Submitted By:** TEC ACCUTITE (AUTH_RP)
Type: REPORTS - INVESTIGATION RPT. **Submitted:**
Title: SUBSURFACE INVESTIGATION AND FIRST QUARTER 2007 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7968321084/T0608184609.PDF

Document Type: Site Documents **Size :** 813 KB

Document Date:	9/22/2006	**Submitted By:**	TEC ACCUTITE (AUTH_RP)
Type:	WORKPLANS - INVESTIGATION WP	**Submitted:**	
Title:	GROUNDWATER INVESTIGATION WORKPLAN		
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4067565739/T0608184609.PDF		

Document Type:	Site Documents	**Size :**	2,730 KB
Document Date:	12/19/2005	**Submitted By:**	TEC ACCUTITE (AUTH_RP)
Type:	REPORTS - INVESTIGATION RPT.	**Submitted:**	
Title:	SUBSURFACE INVESTIGATION REPORT - OCTOBER 2005		
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9791913688/T0608184609.PDF		

85	1 of 1	WSW	0.47 / 2,492.30	179.74 / -31	DBA CC AITO COLLISION 254 SAN PEDRO RD DALY CITY CA 94014	RCRA TSD

EPA Handler ID:	CAL000444561
Gen Status Universe:	No Report
Contact Name:	CRISTIAN CAMPOS
Contact Address:	254 SAN PEDRO RD , , DALY CITY , CA, 94014 ,
Contact Phone No and Ext:	650-270-8349
Contact Email:	CCAMPOS@COLLISIONCC.COM
Contact Country:	
Land Type:	
County Name:	SAN MATEO
EPA Region:	09
Receive Date:	20190320

Violation/Evaluation Summary

Note: NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190320
Handler Name:	DBA CC AITO COLLISION
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	111 EUCLID AVE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Name:	CRISTIAN CAMPOS	**Street 2:**	
Date Became Current:		**City:**	SAN BRUNO
Date Ended Current:		**State:**	CA
Phone:	650-270-8349	**Country:**	
Source Type:	Implementer	**Zip Code:**	94066
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	254 SAN PEDRO RD
Name:	CRISTIAN CAMPOS	**Street 2:**	
Date Became Current:		**City:**	DALY CITY
Date Ended Current:		**State:**	CA
Phone:	650-270-8349	**Country:**	
Source Type:	Implementer	**Zip Code:**	94014

86	1 of 1	SSW	0.49 / 2,611.99	138.70 / -72	LEROY GREENWOOD PROPERTY 7800 EL CAMINO REAL COLMA CA	SANMATEO LOP

Alias ID:	780014
Record ID:	RO0000782
Case Type:	S- Soil only affected
Funding Over:	LUSTLOPF

LUST Status

Status: 9- Case Closed

87	1 of 1	S	0.49 / 2,613.34	185.92 / -25	TOWN OF COLMA 427 D COLMA CA	SANMATEO LOP

Alias ID:	780015
Record ID:	RO0000783
Case Type:	S- Soil only affected
Funding Over:	LUSTLOPF

LUST Status

Status: 9- Case Closed

Unplottable Summary

Total: 3 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
ERNS		3RD AVENUE CROSSING	SAN MATEO CA		867626429
HHSS	ISLAND GRISSOM	SAN PEDRO BAY	LONG BEACH CA	90801	822967988
SANMATEO LOP	BART	0 HILL & B ***Alias ID:*** 780007 ***Status:*** 9- Case Closed	COLMA CA		820063770

Unplottable Report

Site:

3RD AVENUE CROSSING SAN MATEO CA ERNS

NRC Report No:	1201679	***Latitude Degrees:***	
Type of Incident:	RAILROAD NON-RELEASE	***Latitude Minutes:***	
Incident Cause:	TRESPASSER	***Latitude Seconds:***	
Incident Date:	1/11/2018 1:40:00 PM	***Longitude Degrees:***	
Incident Location:	MILE POST: 17.80 SUBDIVISION: SAN FRANCISCO PENINSULA CORRIDOR	***Longitude Minutes:***	
Incident Dtg:	OCCURRED	***Longitude Seconds:***	
Distance from City:		***Lat Quad:***	
Distance Units:		***Long Quad:***	
Direction from City:		***Location Section:***	
Location County:	SAN MATEO	***Location Township:***	
Potential Flag:	No	***Location Range:***	
Year:	Year 2018 Reports		

Description of Incident: CALLER STATED THAT A PASSENGER TRUCK DROVE THROUGH THE GATE AT A GRADE CROSSING BREAKING THE CROSSING GATE. THERE WERE NO INJURIES OR FATALITIES REPORTED.

Calls Information

Date Time Received:	1/11/2018 7:52:57 PM	***Responsible City:***	
Date Time Complete:	1/11/2018 8:01:31 PM	***Responsible State:***	XX
Call Type:	INC	***Responsible Zip:***	
Resp Company:		***Source:***	TELEPHONE
Resp Org Type:	UNKNOWN		

Incident Information

Tank ID:		***Building ID:***	
Tank Regulated:	U	***Location Area ID:***	
Tank Regulated By:		***Location Block ID:***	
Capacity of Tank:		***OCSG No:***	
Capacity Tank Units:		***OCSP No:***	
Description of Tank:		***State Lease No:***	
Actual Amount:		***Pier Dock No:***	
Actual Amount Units:		***Berth Slip No:***	
Tank Above Ground:	ABOVE	***Brake Failure:***	N
NPDES:		***Airbag Deployed:***	U
NPDES Compliance:	U	***Transport Contain:***	U
Init Contin Rel No:		***Location Subdiv:***	SF PENINSULA
Contin Rel Permit:		***Platform Rig Name:***	
Contin Release Type:		***Platform Letter:***	
Aircraft ID:		***Allision:***	U
Aircraft Runway No:		***Type of Structure:***	
Aircraft Spot No:		***Structure Name:***	
Aircraft Type:		***Structure Oper:***	U
Aircraft Model:		***Transit Bus Flag:***	
Aircraft Fuel Cap:		***Date Time Norm Serv:***	
Aircraft Fuel Cap U:		***Serv Disrupt Time:***	
Aircraft Fuel on Brd:		***Serv Disrupt Units:***	
Aircraft Fuel OB U:		***CR Begin Date:***	
Aircraft Hanger:		***CR End Date:***	
Road Mile Marker:		***CR Change Date:***	
Power Gen Facility:	U	***FBI Contact:***	
Generating Capacity:		***FBI Contact Dt Tm:***	
Type of Fixed Obj:		***Passenger Handling:***	
Type of Fuel:		***Passenger Route:***	NO
DOT Crossing No:	754902M	***Passenger Delay:***	NO
DOT Regulated:	U	***Sub Part C Test Req:***	NO

Pipeline Type:		***Conductor Test:***	
Pipeline Abv Ground:	ABOVE	***Engineer Test:***	
Pipeline Covered:	U	***Trainman Test:***	
Exposed Underwater:	N	***Yard Foreman Test:***	
Railroad Hotline:		***RCL Operator Test:***	
Railroad Milepost:	17.80	***Brakeman Test:***	
Grade Crossing:	Y	***Train Dispat Test:***	
Crossing Device Ty:	GATES	***Signalman Test:***	
Ty Vehicle Involved:	PASSENGER TRUCK	***Oth Employee Test:***	
Device Operational:	Y	***Unknown Test:***	

Incident Details Information

Release Secured:	U	***State Agen Report No:***	
Release Rate:		***State Agen on Scene:***	PD
Release Rate Unit:		***State Agen Notified:***	
Release Rate Rate:		***Fed Agency Notified:***	
Est Duration of Rel:		***Oth Agency Notified:***	
Desc Remedial Act:	LOCAL PD RESPONDED	***Body of Water:***	
Fire Involved:	N	***Tributary of:***	
Fire Extinguished:	U	***Near River Mile Make:***	
Any Evacuations:	N	***Near River Mile Mark:***	
No Evacuated:		***Offshore:***	N
Who Evacuated:		***Weather Conditions:***	
Radius of Evacu:		***Air Temperature:***	
Any Injuries:	N	***Wind Direction:***	
No. Injured:		***Wind Speed:***	
No. Hospitalized:		***Wind Speed Unit:***	
No. Fatalities:		***Water Supp Contam:***	U
Any Fatalities:	N	***Water Temperature:***	
Any Damages:	N	***Wave Condition:***	
Damage Amount:		***Current Speed:***	
Air Corridor Closed:	N	***Current Direction:***	
Air Corridor Desc:		***Current Speed Unit:***	
Air Closure Time:		***EMPL Fatality:***	
Waterway Closed:	N	***Pass Fatality:***	
Waterway Desc:		***Community Impact:***	
Waterway Close Time:		***Passengers Transfer:***	NO
Road Closed:	N	***Passenger Injuries:***	
Road Desc:		***Employee Injuries:***	
Road Closure Time:		***Occupant Fatality:***	
Road Closure Units:		***Sheen Size:***	
Closure Direction:		***Sheen Size Units:***	
Major Artery:	No	***Sheen Size Length:***	
Track Closed:	N	***Sheen Size Length U:***	
Track Desc:		***Sheen Size Width:***	
Track Closure Time:		***Sheen Size Width U:***	
Track Closure Units:		***Sheen Color:***	
Track Close Dir:		***Dir of Sheen Travel:***	
Media Interest:	UNKNOWN	***Sheen Odor Desc:***	
Medium Desc:	RAIL REPORT (N/A)	***Duration Unit:***	
Addl Medium Info:	NON-RELEASE	***Additional Info:***	

Site: ***ISLAND GRISSOM***
SAN PEDRO BAY LONG BEACH CA 90801

HHSS

County:
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028d33.pdf

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Site: ***BART***
0 HILL & B COLMA CA

SANMATEO LOP

Alias ID:	780007
Record ID:	RO0000043
Case Type:	S- Soil only affected
Funding Over:	LUSTLOPF

LUST Status

Status: 9- Case Closed

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

Facility Response Plan: FRP

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Mar 26, 2020

National Priority List: NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Jun 26, 2020

National Priority List - Proposed: PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Jun 26, 2020

Deleted NPL: DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Jun 26, 2020

SEMS List 8R Active Site Inventory: SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: May 22, 2020

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites: SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: May 22, 2020

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jul 27, 2020

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Jul 27, 2020

RCRA Generator List: RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jul 27, 2020

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jul 27, 2020

RCRA Conditionally Exempt and Very Small Quantity Generators List: RCRA CESQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt and Very Small Quantity Generators (VSQG and CESQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG and CESQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Jul 27, 2020

RCRA Non-Generators: RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jul 27, 2020

Federal Engineering Controls-ECs: FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 26, 2020

Federal Institutional Controls- ICs: FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Feb 26, 2020

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Nov 25, 2019

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Sep 3, 2019

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Petroleum Refineries: REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Jul 10, 2020

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Apr 28, 2020

LIEN on Property: SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: May 22, 2020

Superfund Decision Documents: SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Jun 26, 2020

State

State Response Sites: RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: Jul 14, 2020

EnviroStor Database: ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: Jul 14, 2020

Delisted State Response Sites: DELISTED ENVS

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

Government Publication Date: Jul 14, 2020

Solid Waste Information System (SWIS): SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.
Government Publication Date: May 1, 2020

EnviroStor Hazardous Waste Facilities: HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.
Government Publication Date: Jul 14, 2020

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report: SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.
Government Publication Date: Dec 31, 1995

Land Disposal Sites: LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.
Government Publication Date: Jul 15, 2020

Leaking Underground Fuel Tank Reports: LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.
Government Publication Date: Jul 15, 2020

Delisted Leaking Storage Tanks: DELISTED LST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.
Government Publication Date: Jul 15, 2020

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels: SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.
Government Publication Date: Sep 20, 2006

Permitted Underground Storage Tank (UST) in GeoTracker: UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).
Government Publication Date: Jul 12, 2020

Proposed Closure of Underground Storage Tank Cases: UST CLOSURE

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.
Government Publication Date: Jul 7, 2020

Historical Hazardous Substance Storage Information Database: HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.
Government Publication Date: Aug 27, 2015

Aboveground Storage Tanks: AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

Oil and Gas Facility Tanks: TANK OIL GAS

Locations of oil and gas tanks that fall under the jurisdiction of the Geologic Energy Management Division of the California Department of Conservation (CalGEM) (CCR 1760). CalGEM was formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR).

Government Publication Date: Jul 21, 2020

Delisted Storage Tanks: DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Aug 19, 2020

California Environmental Reporting System (CERS) Tanks: CERS TANK

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Aug 7, 2020

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions: LUR

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Jul 14, 2020

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions: HLUR

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Government Publication Date: Apr 8, 2020

Deed Restrictions and Land Use Restrictions: DEED

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Jul 15, 2020

Voluntary Cleanup Program: VCP

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Jul 14, 2020

GeoTracker Cleanup Program Sites: CLEANUP SITES

A list of Cleanup Program sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Jul 15, 2020

Delisted County Records: DELISTED COUNTY

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Sep 16, 2020

Delisted California Environmental Reporting System (CERS) Tanks: DELISTED CTNK

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: Aug 7, 2020

Historical Hazardous Substance Storage Container Information - Facility Summary: HIST TANK

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in th 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

Government Publication Date: May 27, 1988

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands: INDIAN LUST

LUSTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Apr 8, 2020

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST

USTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Apr 8, 2020

Delisted Tribal Leaking Storage Tanks: DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Apr 14, 2020

Delisted Tribal Underground Storage Tanks: DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Apr 14, 2020

County

San Mateo County - LOP List: SANMATEO LOP

A list of Leaking Underground Storage Tank (LUST) facilities in San Mateo County. This list is made available by San Mateo County Environmental Health Services Division.

Government Publication Date: Aug 27, 2019

San Mateo County - CUPA Facilities List: SANMATEO CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Mateo County. This list is made available by San Mateo County Environmental Health Department which has been designated as the CUPA for the County.

Government Publication Date: Feb 20, 2020

Additional Environmental Record Sources

Federal

PFOA/PFOS Contaminated Sites: PFAS NPL

List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).

Government Publication Date: Jul 7, 2020

Facility Registry Service/Facility Index: FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Mar 25, 2020

Toxics Release Inventory (TRI) Program: TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U. S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Feb 19, 2020

Perfluorinated Alkyl Substances (PFAS) Releases: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Feb 19, 2020

Perfluorinated Alkyl Substances (PFAS) Water Quality: PFAS WATER

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

Hazardous Materials Information Reporting System: HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Jan 8, 2020

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Mar 19, 2020

Toxic Substances Control Act: TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.
Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP
An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.
Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP
Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.
Government Publication Date: Jul 29, 2020

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER
The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.
Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS
The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.
Government Publication Date: Nov 18, 2016

Drycleaner Facilities: FED DRYCLEANERS
A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.
Government Publication Date: Jan 20, 2020

Delisted Drycleaner Facilities: DELISTED FED DRY
List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).
Government Publication Date: Jan 20, 2020

Formerly Used Defense Sites: FUDS
Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.
Government Publication Date: Jan 28, 2020

PHMSA Pipeline Safety Flagged Incidents: PIPELINE INCIDENT
A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.
Government Publication Date: Jul 7, 2020

Material Licensing Tracking System (MLTS): MLTS
A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.
Government Publication Date: Oct 31, 2019

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.
Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES
The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.
Government Publication Date: May 1, 2020

Alternative Fueling Stations: ALT FUELS
List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.
Government Publication Date: Jun 22, 2020

Registered Pesticide Establishments: SSTS
List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.
Government Publication Date: Mar 31, 2020

Polychlorinated Biphenyl (PCB) Notifiers: PCB
Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.
Government Publication Date: Oct 9, 2019

State

Dry Cleaning Facilities: DRYCLEANERS
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.
Government Publication Date: Aug 12, 2020

Delisted Drycleaners: DELISTED DRYCLEANERS
Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.
Government Publication Date: Aug 12, 2020

Non-Toxic Dry Cleaning Incentive Program: DRYC GRANT
A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.
Government Publication Date: Feb 28, 2018

Per- and Polyfluoroalkyl Substances (PFAS): PFAS
List of sites from the State Water Resources Control Board (SWRCB)'s GeoTracker at which one or more of the potential contaminants of concern are in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).
Government Publication Date: Jul 15, 2020

PFOA/PFOS Groundwater: PFAS GW

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.Y

Government Publication Date: Jul 28, 2020

Hazardous Waste and Substances Site List - Site Cleanup: HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: Aug 19, 2020

List of Hazardous Waste Facilities Subject to Corrective Action: DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement: INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

Government Publication Date: Jul 20, 2020

School Property Evaluation Program Sites: SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Jul 14, 2020

California Hazardous Material Incident Report System (CHMIRS): CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jul 22, 2020

Hazardous Waste Manifest Data: HAZNET

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Oct 24, 2016

Historical California Hazardous Material Incident Report System (CHMIRS): HIST CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Historical Hazardous Waste Manifest Data: HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Dec 31, 1992

Historical Cortese List: HIST CORTESE

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders: CDO/CAO

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.
Government Publication Date: Feb 16, 2012

California Environmental Reporting System (CERS) Hazardous Waste Sites: CERS HAZ
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.
Government Publication Date: Aug 7, 2020

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites: DELISTED HAZ
This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.
Government Publication Date: Nov 29, 2018

Sites in GeoTracker: GEOTRACKER
GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.
Government Publication Date: Jul 15, 2020

Waste Discharge Requirements: WASTE DISCHG
List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.
Government Publication Date: Jul 15, 2020

Toxic Pollutant Emissions Facilities: EMISSIONS
A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.
Government Publication Date: Dec 31, 2018

Clandestine Drug Lab Sites: CDL
The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/clandestine drug laboratories.
Government Publication Date: Jun 30, 2018

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental databases were selected to be included in the search.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX D

HISTORICAL SOURCES

Aerial Photograph

2016

0 Feet 500 1000 2000

N

AERIAL PHOTOGRAPH - 2016

141 Third Avenue, Daly City, CA 94014

Project Number: 4427321

AEI Consultants

Aerial Photograph

2012

0 Feet 500 1000 2000

N

AERIAL PHOTOGRAPH - 2012

141 Third Avenue, Daly City, CA 94014

Project Number: 4427321

AEI Consultants

Aerial Photograph

2009

0 Feet 500 1000 2000

N

AERIAL PHOTOGRAPH - 2009

141 Third Avenue, Daly City, CA 94014

Project Number: 4427321

AEI Consultants

Aerial Photograph

2005

0 Feet 500 1000 2000

N

AERIAL PHOTOGRAPH - 2005

141 Third Avenue, Daly City, CA 94014

Project Number: 4427321

AEI Consultants

Aerial Photograph

1998

0 Feet 500 1000 2000

N

AERIAL PHOTOGRAPH - 1998

141 Third Avenue, Daly City, CA 94014

Project Number: 4427321

AEI Consultants

Aerial Photograph

1993

0 Feet 500 1000 2000

N

AERIAL PHOTOGRAPH - 1993

141 Third Avenue, Daly City, CA 94014

Project Number: 4427321

AEI Consultants

Aerial Photograph

1982

0 Feet 500 1000 2000

N

AERIAL PHOTOGRAPH - 1982

141 Third Avenue, Daly City, CA 94014

Project Number: 4427321

AEI Consultants

Aerial Photograph

1974

0 Feet 500 1000 2000

N

AERIAL PHOTOGRAPH - 1974

141 Third Avenue, Daly City, CA 94014

Project Number: 4427321

AEI Consultants

Aerial Photograph

1968

0 Feet 500 1000 2000

N

AERIAL PHOTOGRAPH - 1968

141 Third Avenue, Daly City, CA 94014

Project Number: 4427321

AEI Consultants

Aerial Photograph

1963

0 Feet 500 1000 2000

N

AERIAL PHOTOGRAPH - 1963

141 Third Avenue, Daly City, CA 94014

Project Number: 4427321

AEI Consultants

Aerial Photograph

1956

0 Feet 500 1000 2000

N

AERIAL PHOTOGRAPH - 1956

141 Third Avenue, Daly City, CA 94014

Project Number: 4427321

AEI Consultants

Aerial Photograph

1946

0 Feet 500 1000 2000

N

AERIAL PHOTOGRAPH - 1946

141 Third Avenue, Daly City, CA 94014

Project Number: 4427321

AEI Consultants

Aerial Photograph

1943

0 Feet 500 1000 2000

N

AERIAL PHOTOGRAPH - 1943

141 Third Avenue, Daly City, CA 94014

Project Number: 4427321

AEI Consultants

ENVIRONMENTAL RISK INFORMATION SERVICES

FIRE INSURANCE MAPS

Project Property:	427321 141 3rd Avenue Daly City CA 94014
Project No:	234837
Requested By:	AEI Consultants
Order No:	20291600341
Date Completed:	September 16, 2020

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

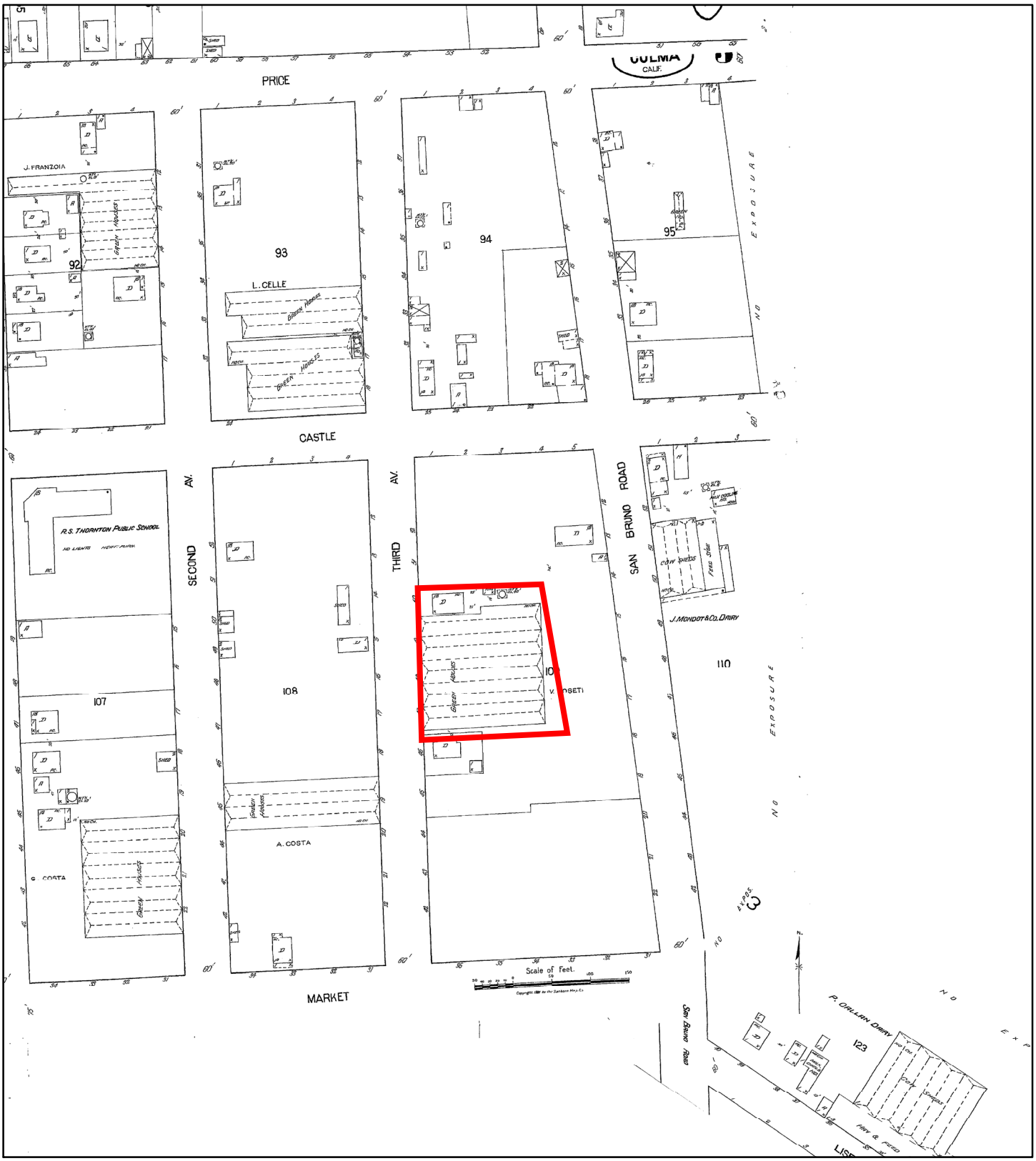
Listed below, please find the results of our search for historic fire insurance maps from our in-house collection, performed in conjuction with your ERIS report.

Date	City	State	Volume	Sheet Number(s)
1926	Colma	California		1, 3
1945	Colma	California		1, 3
1953	Colma	California		3

Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Fire Insurance Map

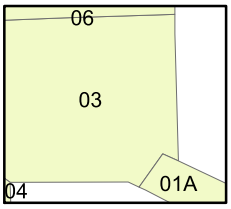


1926

Address: 141 3rd Avenue Daly City CA 94014

N

Feet 0 80 160 320 480 640

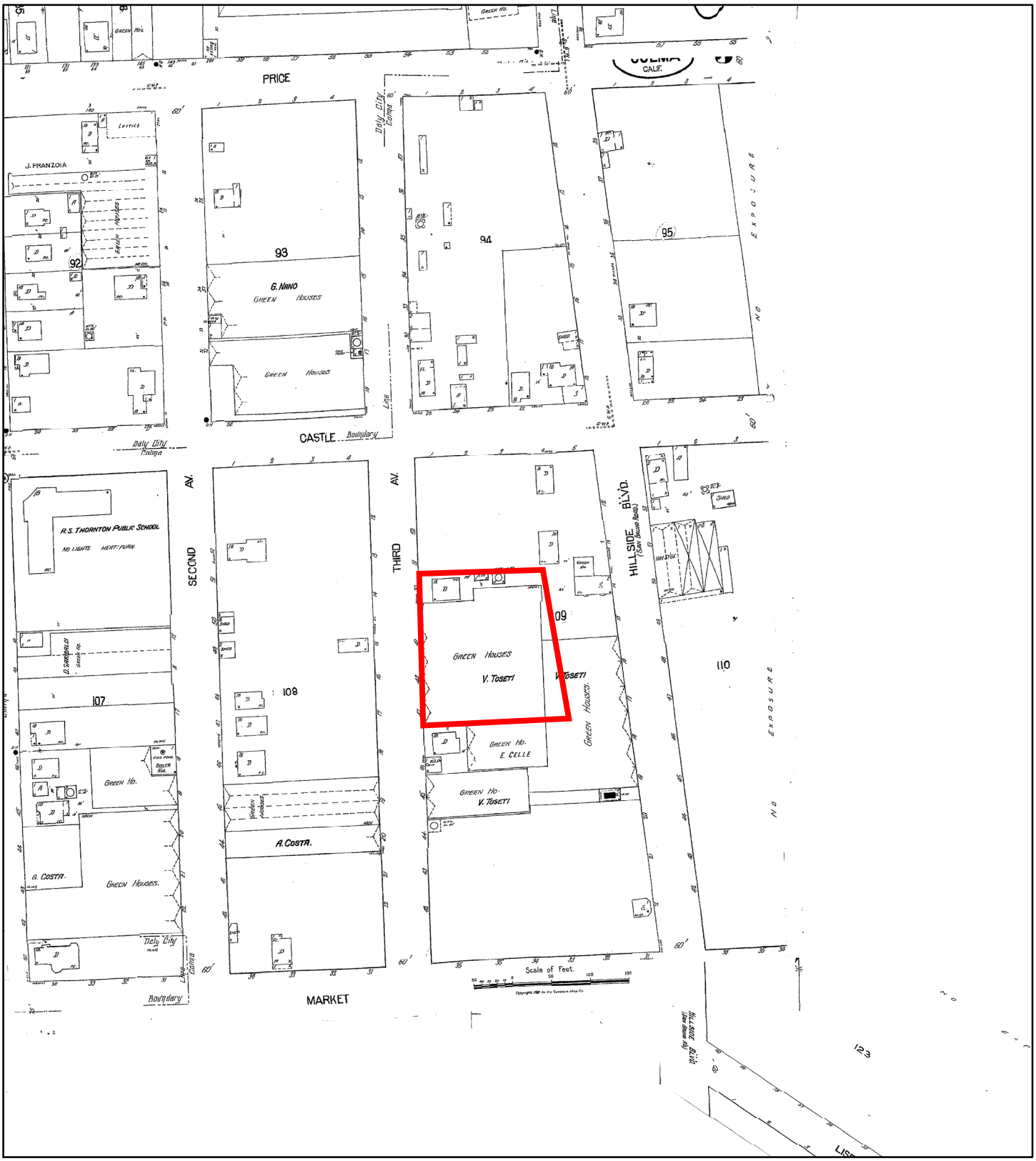


Map sheet(s):
Volume NA:1,3;

Order Number 20291600341

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map

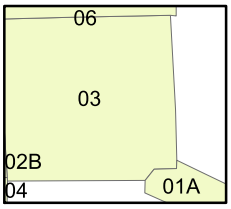


1945

Address: 141 3rd Avenue Daly City CA 94014

N

Feet 0 80 160 320 480 640

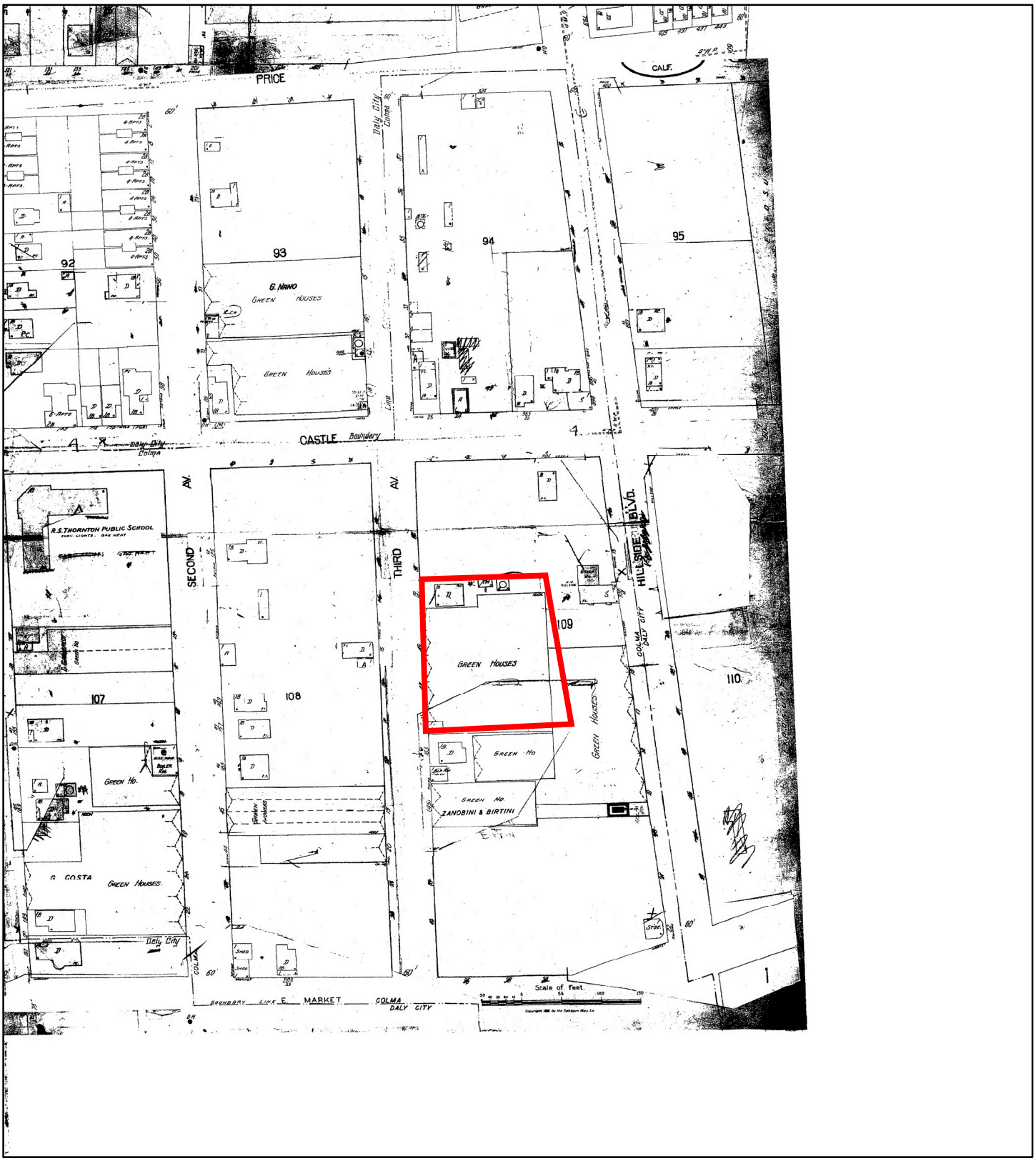


Map sheet(s):
Volume NA:1,3;

Order Number 20291600341

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



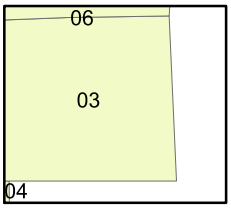
1953

Address: 141 3rd Avenue Daly City CA 94014

N

0 80 160 320 480 640

Feet



Map sheet(s):
Volume NA:3;

Order Number 20291600341

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

ENVIRONMENTAL RISK INFORMATION SERVICES

CITY DIRECTORY

Project Property:	*427321* *141 3rd Avenue* *Daly City, CA 94014*
Project No:	*234837*
Requested By:	*AEI Consultants*
Order No:	*20291600341*
Date Completed:	*September 18, 2020*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

September 18, 2020
RE: CITY DIRECTORY RESEARCH
427321
141 3rd Avenue Daly City, CA

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:
All of 3rd Avenue

Search Results Summary

Date	Source	Comment
2018	DIGITAL BUSINESS DIRECTORY	
2013	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2006	HAINES	
2001	HAINES	
1996	HAINES	
1991	HAINES	
1986	HAINES	
1981	HAINES	
1975	HAINES	
1970	HAINES	
1964	PACIFIC TELEPHONE	
1961	PACIFIC TELEPHONE	
1955	PACIFIC TELEPHONE	
1951	PACIFIC TELEPHONE	
1947	PACIFIC TELEPHONE	
1942	PACIFIC TELEPHONE	

2018
SOURCE: DIGITAL BUSINESS DIRECTORY

3RD AVENUE

5 **GRANT, ANDREW**...*Attorneys*
131 **DALY CITY IRO**...*Nonclassified Establishments*

2013
SOURCE: DIGITAL BUSINESS DIRECTORY

3RD AVENUE

374 **IN CHINESE TRANSLATIONS**...*Business Services Nec*

2008
SOURCE: DIGITAL BUSINESS DIRECTORY

3RD AVENUE

358 **DAVID ALBA SIGNS & GRAPHICS**...*App Computer Software*

2006
SOURCE: HAINES

3RD AVENUE

	★ TRUE BRAND LLC	415-543-7705	3
	★ T-TAG CORP	415-495-0600	+6
577	. . . . .		

X BRANNAN ST

611	FASUYI Bayo	415-543-4848	4
	★ PUBLIC STORAGE	415-495-2780	7
625	★ CGTIME	415-348-6500	2
	★ LOOKSMART	415-348-7000	1
	★ RAPT INC	415-832-2700	3
640	★ PLAN B	415-546-6500	5
	★ RENEWABLE VENTURES	415-495-4953	+6
	★ SIMPLEXIS COM	415-593-1641	1
	★ TSH ARCHITECTS INC	415-356-6400	5
	★ VITAE ARCHITECTURE INC	415-356-6400	5
650	. . . . . APARTMENTS		
	ADELMAN Craig	415-546-6662 ●	1
605	AGARWAL Manish	415-777-0394	2
403	★ DOHERTY MELANIE DESIGN	415-764-1717	+6
303	ENGROFF Julie	415-543-7578	4
	FAINGOLD Noma	415-546-6662	1
604	FRAKES Garrett R M	415-357-9886	1
	GASPARINI J	415-896-1101	1
205	HINGLEY John	415-896-6046	4
	MERRITT Richard J	415-243-9222	1
	OJARD Eric	415-284-9799	2
	ROYER Brady	415-243-4030	1
	WELCH Will	415-546-9172	1
	YOUNG Paul	415-904-0501	+6
650	. . . . .		
680	★ PRIORITY PARKING SERVICES	415-495-4772	4
698	★ SF CTY&CO AMBULANCE PARAMEDIC	415-651-5922	3

X TOWNSEND ST

699	★ VERIZON WIRELESS	415-957-2991	1
701	★ PARAGON RESTAURANT&BAR	415-537-9020	1
750	★ MGI STUDIOS BCKDRPS-W E T STDS	415-764-1992	4
	★ WET STUDIOS	415-764-1992	4
757	CLARK Zanne	415-928-6369	
760	★ MOMO'S	415-227-8660	1

X KING ST

800	★ DELANCEY STREET MOVING&TRUCKING	415-454-6133	4

X BERRY ST

★ 203 BUS 124 RES 39 NEW

3RD AVE 94014
DALY CITY

WEALTH CODE 5

X PRICE ST

7	● ASUNCION Wilfred	OO	0
8	KINTANAR Oscar	650-755-4337	4
14	BRADLEY Norma	650-755-8189	+6
	CRESSE Edward	650-731-8203	+6
	MENDOZA Shaun	650-994-0514	2
15	● SANTIAGO Danilo	OO	9
	SILVESTRE Florence	650-994-2463	3
20	ALLEN Michelle	650-757-3143	4
	ATWOOD Mark	650-997-0594	+6
	BALLOUT Hadi	650-731-6017	+6
	CONDON Margaret	650-991-3603	4
21	● HUANG Wen	OO	0
25	● LEE Carl	OO	
26	BAGALACSA Elvira	650-756-3979	4
	CACHYLA Ma Honourata	650-731-8169	+6
	VELASQUEZ Aurea	650-755-8734	2
31	● MEDINA Bernabe	OO	0
32	RAUDEZ Edith	650-755-8512	2
37	● SOMERA Rita	OO	0
38	OBLANCA Steve	650-757-6482	3
	PADILA Mr Jose	650-731-8170	+6
	SUKREZ Bonnie	650-756-6493	+6
43	● PRADUA Christopher	OO	0
44	ABUEL Lilia	650-757-5152	4
50	ACCHER Eric	650-731-8112	+6
	SARMIENTO Lorna R	650-994-6235	9
	STEVENS Janice	650-756-1742	+6
51	● OMILA Noel	OO	0
56	CURTIS Richard	650-994-1480	4
	TOLENTINO Aileen	650-731-6006	5
57	● BANGOT Cirilo	OO	● 0
61	● FRANCIS Lazarus	650-994-4698	
62	LEE Daniel	650-731-8787	4
	LOPEZ Kimberly	650-758-1105	8
	NELSON Olivia	650-994-2943	+6
67	● YAPANA Amador	OO	9
68	GARNER Lilian	650-994-7565	3
	KALADUYAN Danny	650-756-7734	0
	KALADUYAN Danny	650-756-7759	0
73	● BUGARIN Paulino	OO	1
75	PORRAS Frank	650-756-1049	+6
83	SAMPSON Kenneth	650-994-8744	5
	SAMPSON Valencia	650-994-8744	5
	● SEYRANIAN Donald	OO	0
85	CLARK Kapresha	650-992-3886	+6

X CASTLE ST

101	● CUEJILO Christopher S	650-757-4510	0
110	● LEE William	OO	9
112	● MOYA Precy	650-301-5004	1
114	● BAUTISTA Ramon	OO	0
116	CORTEZ Ana	650-997-0497	4
	● MEDRANO Salvador	OO	2
121	● LEE Mary	OO	0
	VALDEZ Manuel	650-755-7317	+6
131	● PONICE Felipe	OO	0
165	XXXX	OO	
170	DANRIDGE Nikon	650-992-3664	5
	GREENWOOD Miguela	650-756-6934	5
	KON Yuk	650-992-5440	3
	RICO Jose J	650-758-1432	5

X E MARKET ST

216	BAUTISTA Jacinto	650-755-5752	0
	● PACIS Teresa	OO	0
220	● FERRARI Andrew	OO	0
224	● THIMIS Thomas	OO	9
228	● AGUAS Juanito	OO	9

X COBBLESTONE CT

232	ESTRADA Daniel	650-758-4953	+6
	● TARANTINO James	OO	7
240	● HO Peter	OO	0
247	● MARTINEZ Nathanael	OO	7
248	● BACANI A	650-758-2873	
251	● RODRIGUEZ Javier	OO	1
	SALINAS Raquel L	650-756-4417	4
	SEGURA Salvador	650-757-1959	4
252	● JOO Leonora	650-755-7217	0
253	● NAVARRO Antonio	OO	8
255	● PABALATE Romeo	OO	7
256	● SEGURA Sal	650-756-9515	9

X CRAIG CT

260	SCHLEIGER Donald	650-997-3714	
	● SUMMERS Timothy	OO	0
263	● BIASBAS Daniel	OO	1
264	● HUERTA Luis	650-994-6151	
268	● HERRERA Carlos	OO	0
272	● LOPEZ Rigoberto	650-992-0788	0
275	● MADAYAG Eleodoro	650-756-0558	0
276	● PARENTI John A	650-992-9391	
279	● BAUTISTA Benjamin A	650-994-2989	
281	● GOMEZ Eberardo	OO	8
282	● CAYABYAB Cheryl	OO	3
286	● LEE Harry	OO	0
287	● PROANO Gustavo	OO	● 9
290	● LOPEZ Antonia	OO	0
294	● WONG Wilbur	OO	0
298	LION Jacobus H	650-755-2686	4

X VALLEY ST

305	● GUERRA Nancy	650-994-1274	3
315	● CHEUNG Gordon	OO	0
320	● DONINNER Don	650-756-6446	7
	● DONINNER Peggy	650-756-6446	7
327	XXXX	OO	
333	● MISOLA Oscar	OO	8
339	● BANZON Tim	OO	0
341	XXXX	OO	
347	● FLORES Ernesto	650-755-2806	
351	GUERRERO Manuela M	650-997-0437	4
355	● GOMEZ Atanacio	OO	0
358	XXXX	OO	
359	● CRUZ Tirso	OO	0
363	TOMANENG A	650-756-8561	
365	GAGUI Nat	650-758-2329	1
	● SANTIAGO Victor I	650-994-2375	1
368	LI Bin	650-992-8623	9
	● WONG Kwok	OO	8
369	● DORSEY Merle	OO	0
372	● WONG Chun	OO	1
373	ALVARADO Ana Maria	650-755-2597	+6
374	★ WONG CHUN HUNG DC	650-755-8518	8
379	XXXX	OO	
380	● AGUILAR Pedro	OO	1
	DIAZ Jose G	650-997-4686	4
381	● KOGA T T	650-755-8579	
388	● BAIONI William	OO	0
391	● ARELLANO Aurora	OO	0
392	● GONZALEZ-PICAZ David	OO	3
395	● ABARQUEZ Leonor	OO	0
396	● MISKE Danielle	OO	2

X A ST

★ 1 BUS 122 RES 15 NEW

3RD AVE 94044
PACIFICA

WEALTH CODE 5

X DAHLBERG DR

305	LAMB Sonoko S	650-355-1671	
315	XXXX	OO	
317	XXXX	OO	
321	LEEPER T	650-359-3112	
325	MILLER Howard	650-359-5443	+6
	O'LENO Larry	650-359-5443	4
329	XXXX	OO	
332	TAYLOR John E	650-355-4258	4
344	WATSON Barbara J	650-355-1865	
345	SIEBERT Andrea	650-738-9819	3
348	XXXX	OO	
349	● KANNE Carole	650-359-9506	1
352	XXXX	OO	
353	XXXX	OO	
356	XXXX	OO	

X 5TH AVE

★ 0 BUS 15 RES 1 NEW

3RD AVE 94118
SAN FRANCISCO

WEALTH CODE 5.2

1	● REID S	415-668-4144	
2	JERABECK Gary	415-876-7313	+6
3	● RIABOFF A J	415-387-7739	
5	XXXX	OO	
7	BASSARAB Christine	415-221-3142	4
	● CELIKKAYA Umit	OO	9
	★ IMAGE INTERGRATION	415-750-1274	0
	● LEVY Gertrude	OO	8
	● WAGGENER Cheryl	415-221-7894	7
8	● MENDELSOHN Richard	OO	0
9	● SCHOW Robert	OO	8
11	XXXX	OO	
33	★ OFFICE DEPOT	415-777-1728	4

X LAKE ST

102	STOLAROV Jakim	415-668-6802	
103	● SHULMAN Harry	OO	4
104	● SKINNER Robert	415-387-4230	4
105	XXXX	OO	
106	● SVENDSEN P	415-876-4317	3
107	★ POLYGONS CONST CO AND ASSCTE	415-751-5197	
111	● GUERRA Filemon	OO	0
115	● PERLISS Steven	OO	0
116	● WONG Jason	OO	0
117	● PALEFSKY Cliff	OO	8
120	● JUDSON Frank	OO	3
121	XXXX	OO	
122	XXXX	OO	
123	XXXX	OO	
124	● MORGAN Jack	OO	0
125	BACA Yvette	415-422-0365	4
	FEIGENBAUM Robt	415-387-1254	
	GALLION Stuart	415-221-0247	
126	XXXX	OO	
130	SMALL Shannon	415-933-8123	4
131	● SCHLOBOHM E P	415-751-7674	
132	MCKENZIE J E	415-668-7864	
	● SQUYER Miguel	OO	
134	XXXX	OO	
135	● RIGGINS Edward	OO	7
137	● STROH Frances	OO	0
140	● SQUYER Miguel	OO	
141	● YANG Mark	OO	
142	XXXX	OO	
143	XXXX	OO	
145	● ALLSMAN Peter	OO	2
146	LIANG Aron	415-933-8133	4
148	● MAJALYA Sidney A	415-933-6491	
149	XXXX	OO	
152	FLODIN Jas	415-751-7277	
153	● LO Hisa	OO	
155	XXXX	OO	
156	XXXX	OO	
167	BRIDGES Thelma	415-221-8593	
	BRIDGES Thelma	415-221-7914	
169	XXXX	OO	
171	WINSLOW Emily	415-752-0453	5
180	HUYNH Anh	415-379-6518	4
	ZHANG Danny G	415-387-2839	3

X CALIFORNIA ST

X CORNWALL ST

200	● LIM Stephen	OO	9
202	XXXX	OO	
204	● DRISCOLL Michael	OO	7

2001
SOURCE: HAINES

3RD AVENUE

3RD AV 94122 CONT.

1308 XXXX OO
1309 •ORTEGA Elizabeth OO 8
1310 XXXX OO
1311 XXXX OO
1315 •BROWN Raymond OO 0
1319 DEASY Bernard T 415-731-1750 0
1320 KUEBLER Peter 415-664-5712 0
SATITPUNWAYCHA Rick 415-566-1514 0
YIN Grace 415-759-6018 +1
1322 DAVIDSON James N 415-242-5294 +1
1324 SPALDING James 415-759-5965 +1
1325 BARPAL Donna 415-753-2868 4
CALLAHAN Peter 415-731-6354 2
DANN Jonathan 415-665-7987
KING Robert 415-731-6354 2
STEWART S 415-665-8280 6
1326 • INST FOR HEALTH 415-476-4921
POLICY STUDIES
PANDIT Devna U 415-504-9469 +1
1331 JAMES Schroder 415-753-3082 +1
•PANKOPF Lesley OO 0
1332 KIM Jang-Wook 415-661-2943 +1
1333 XXXX OO
1335 XXXX OO
1337 •KOLLINS John OO 8
1338 XXXX OO
1343 •BELOTE Betsy OO 0
DOUFAS Anthony 415-682-0156 0
ENDO Mariko 415-753-5568 0
PEARSSON Kent 415-753-5935 0
1344 DU Jennifer H 415-664-4087 +1
HUNG Trasa 415-242-3385 9
1347 XXXX OO
1349 SEITA Naoki 415-682-0276 0
•SHINTAKU Joe OO 9
1350 XXXX OO
1355 •SUTTON John OO 0
1356 CHO Sallie H 415-564-5042 +1
FIGUEROA Christina 415-566-3785 +1
WONG Janice 415-504-9531 0
1361 •STICKLES Monty OO 8
1362 XXXX OO
1363 XXXX OO
1367 •BIROSALL Allen OO 0
BOLSTER Karen 415-665-4028 +1
1373 •BUZBY David OO 0
1379..... APARTMENTS
DANG Tien 415-681-8577 +1
PHAN Tuan A 415-566-1148 9
SALIOU Anne 415-564-7065 8
SALIOU Anne 415-753-3602 +1
SIAUW Vicky M 415-566-2975 +1
VO Phoung 415-681-7737 9
•WYDLER Alon OO 0
ZHU Xiaosong 415-665-3356 +1
1379.....

X PARNASSUS AV

1430 XXXX OO
NO # • GRUMBACH M M MD 415-476-2244
NO # O Neil Elaine 415-387-6673 7
• 24 BUS 647 RES 111 NEW

3RD AV 94014 DALY CITY

WEALTH CODE 4 0

X PRICE

7 •ASUNCION Federico OO 0
8 •NAND Brahma OO 0
14 BRADLEY Norma A 650-755-8189 +1
GERONIMO Leon S 650-755-8607
WILLIAMS Kevin R 650-758-4832 +1
•WOO Tyler OO 0
15 SANTIAGO D 650-991-7032 +1
•SANTIAGO Danny 650-991-4780
•SANTIAGO Marilyn 650-991-4780
20 VIRZI Derek 650-994-7628 +1
21 •HUANG Hui OO 0
JIANG Yong 650-756-5233 +1
25 •LEE Carl OO 5
26 •CHENG Florence OO +1
31 BRUMMETT Billy 650-992-4128
•MEDINA Bernabe OO 0
32 •LOBO Richard OO 0
37 •SOMERA Rita OO 0
38 •CAJILIG Carlos OO 0
LABAYAN Marissa O 650-758-6491 +1
43 •PRADIA Christopher OO 0
44 •FLORENDO Rose OO 0
50 •DUMANTAY Delia OO 0
GRANDE Irene B 650-991-4428 0
PIAMONTE Antonia 650-758-3051 9
51 •OMILA Noel OO 0
56 •CRISOLOGO Felix OO 0
57 DELMUNDO Jeffrey 650-994-5314 0
•MENDOZA Antonio OO 0
61 •FRANCIS Lazarus 650-994-4698
62 LOPEZ Kimberly 650-758-1105 8
VIDA Lalaine 650-994-7541 9
67 •YAPANA Amador OO 9
68 •STEEG Arnold OO 0
TAYLOR Carlos M 650-994-3089 8
WILSON Betty E 650-992-8519
73 •BUGARIN Paulino OO 8
83 SAMPSON Kenneth 650-994-8744
•SEYRANIAN Donald OO 0
85 SAMPSON Kenneth 650-757-3157 8

X CASTLE

101 •CUEJILO Jose OO 0
110 •LEE William OO 9
112 •IQBAL Mohammed OO 0
114 •BAUTISTA Ramon OO 0
116 •FELLMAN Richard OO 0
121 •VALDEZ Manuel 650-755-7317 9
131 •PONCE Felipe OO 0
140 •JOHNSON Carl OO 0
PRESCOTT Geo G 650-994-2906
141 •CHOW Ann OO 0
MORIA Richard 650-758-6592 0
165 • RODRIGUEZ FAMILY 650-991-3027 6
ORCHIDS
SANCHEZ Toribio 650-755-5113
170 •BOYLE Mary OO 0
CHUNG Duong N 650-755-3072 0
TRUNG Ngi A 650-997-4682 +1
173 •OTTOBONI Albert OO 0

X MARKET E

216 •PACIS Teresa OO 0
220 •FERRARI Andrew OO 0
224 •THIMIS Thomas OO 9
228 •AGUAS Juanito OO 0

X COBBLESTONE CT

232 •TARANTINO James OO 7
240 •HO Peter OO 0
243 XXXX OO

X CRAIG CT

247 •MARTINEZ Nathaniel OO 7
248 •BACIOCCO Eugene OO 5
251 •GALLARDO Teodolfo OO 8
252 •JOO Alfonso OO 0
253 •NAVARRO Antonio OO 8
255 •PABALATE Romeo OO 7
256 •SEGURA Sal 650-756-9515 9

3RD AV 94014 CONT.

260 SCHLEIGER Donald 650-997-3714 6
•SUMMERS Timothy OO 0
263 •BIASBAS Daniel OO +1
264 •HUERTA Luis OO 5
268 •HERRERA Carlos OO 0
269 XXXX OO
271 XXXX OO
272 •LOPEZ Rigoberto OO 0

X VALLEY

275 •MADAYAG Mivic OO 0
276 •PARENTI John A 650-992-9391
279 •BAUTISTA Benjamin A 650-994-2989
MALLARI Reynaldo 650-757-3255 +1
281 •GOMEZ Eberardo OO 8
282 •PARODI Ben D 650-991-4216
286 •LEE Harry OO 0
287 •PROANO Gustavo OO 9
290 •LEMOS M 650-755-3692 0
LEMOS Michael R 650-994-3362 +1
294 •WONG Joseph OO 0
300 XXXX OO
301 XXXX OO
305 •MARCO Dolores Reyes 650-991-1563
315 •CHEUNG Gordon OO 0
MOK Gorette 650-756-8988 0
320 •DONNER Donald OO 0
O Neill Peggy K 650-756-6446 7
321 XXXX OO
327 •VARGAS Paul OO 0
329 XXXX OO
333 •MISOLA Oscar OO 8
339 •BANZON Tim OO 5
341 •GANDINGCO G OO 0
347 •FLORES Ernesto 650-755-2605
FLORES Ernesto 650-991-3852 +1
351 •GUERRERO Julio OO 0
355 •GOMEZ Atanacio OO 0
358 • ALBA D 650-991-3236 3
SIGNS&GRPHCS
358 •CRUZ Tirso OO 0
360 •CADEMARTORI Fred OO 0
363 •TOMANENG A 650-756-8561
365 GAGUI Nat 650-758-2329 +1
•SANTIAGO Susan OO 9
SANTIAGO Victor I 650-994-2375 +1
368 LI Yu Qing 650-992-8623 9
•WONG Kwok OO 8
369 •DORSEY Merle OO 0
372 BELTRAN Kristine 650-757-3690 0
•WONG Hon OO 0
373 •HAWTHORNE Steven OO 0
374 WONG Chun Hung 650-756-0584 0
WONG Chun Hung DC 650-755-8518 8
375 •KOGA Tadashi OO 0
380 •AGUILAR Pedro OO +1
MICHELETTI Lidamo 650-755-8644
381 •KOGA T T 650-755-8579 3
388 •BAIONI William OO 0
391 •ARELLANO Aurora OO 0
392 •ZAHND Dorothy OO 5
395 •ABARQUEZ Leonor OO 0
396 •MISKE William T 650-756-3011 0

X A

• 2 BUS 129 RES 15 NEW

4TH 94103 SAN FRANCISCO

WEALTH CODE 1 0

10 XXXX OO
12 • FIFTH FLOOR 415-348-1555 0
RESTAURANT
• HOTEL PALOMAR 415-348-1111 0
• KIMPTON HOTEL 415-348-1529 +1
GROUP
• PALOMAR HOTEL 415-348-1111 0

X STEVENSON

22 • AKA EURO RSCG 415-705-6600 +1
• C M G MORTGAGE 415-284-2500 +1
INSURANCE
• FOOD COM 415-403-5200 +1
• FOOD COM 415-896-5187 +1
• PAC RESOURCES 415-357-0700 +1
ASSET DEVLP
• PAC RESOURCES PCX 415-908-8230 +1
DEVLP INC
44 XXXX OO
49 XXXX OO
54 • ANNABELL'S 415-777-1200 +1
BAR&BISTRO
• MOSSER VICTORIAN 415-986-4400 +1
HOTEL
• PROPERTY 415-284-9000 +1
MANAGEMENT MDSE
• VICTORIAN HOTEL 415-986-4400 +1
55 • AMER TOURS INTL 415-896-1380 3
• BOVIS CONSTRUCTION 415-908-1070 +1
CORP
• HERTZ RENT CAR 415-957-9425 8
• SAN FRAN MARRIOTT 415-896-1600 2

X JESSIE

67 XXXX OO
68 XXXX OO
70 • ACE HARDWARE 415-777-4400 9
• COLE FOX HARDWARE 415-777-4401 7
• COLE FOX HARDWARE 415-777-4403 7
• COLE FOX HARDWARE 415-777-4404 7
• COLE FOX HARDWARE 415-777-4402 7
• COLE FOX HARDWARE 415-777-4405 7
• COLE FOX HARDWARE 415-777-4400 7
• COLE HARDWARE 415-777-4400 7
71 XXXX OO
75 XXXX OO
79 XXXX OO
81 • CONCESSION&PRGRM 415-621-5230 +1
EMP CHPL 468

X MISSION

101..... BUILDING
• BUCKHORN AT 415-369-6150 0
METREON
• DISCOVERY CHANNEL 415-442-0706 +1
STORE NO 219
• FREWOOD AT 415-369-6199 0
METREON
• HEAR MUSIC AT 415-369-6070 +1
METREON
• IN THE NIGHT KITCHEN 415-369-6079 +1
• JILLIAN'S AT METREON 415-369-6100 0
• LONG LIFE NOODLE 415-369-6188 0
COJOOK JOINT
• M O N T A G E AT 415-369-6111 0
METREON
• METREON A SONY 415-369-6030 +1
ENTERTAINMNT CT
• METREON A SONY 415-369-6050 +1
ENTERTAINMNT CT
• METREON A SONY 415-369-6000 0
ENTRTNMNT CTR
• MICROSOFTSF 415-369-6030 +1
• PLAYSTATION 415-369-6040 +1
• SANRAKU AT 415-369-6166 0
METREON

60

1996
SOURCE: HAINES

3RD AVENUE

3RD AV 94122 CONT.

1238 DAILOR Kevin 681-7033 5
1239 GROSS Spencer H 665-0656
MCAMIS Craig 731-3978 2
1240 XXXX OO
1241 FRY A 661-4804 5
WHITE Ellis 731-2690 2
1242 XXXX OO
1243 XXXX OO
1251 •U C MKT 566-2819
1253 LEVE Eric P 731-7879 +6
1256 XXXX OO
1259 CHANG Jean Chiying 242-0239 5
MCLAUGHLIN John R 731-9524 5
1261 XXXX OO
1263 NELSON Mark Evan 566-5186 +6
1264 XXXX OO
1265 WILSON Allan 566-2436 8
1266 XXXX OO
1270 XXXX OO
1271 XXXX OO
1272 XXXX OO
1275 CLARK Frederic R 665-2608
1277 XXXX OO
1278 XXXX OO
1279 BUI Patrick 664-0688 +6
OUM Alexander 731-7777 0
1280 GHANAYEM Freddy 681-9986
1282 XXXX OO
1283 CHU Kathryn 759-8543 +6
ORSINE C 665-9051 +6
1284 XXXX OO
1285 XXXX OO
1286 XXXX OO
1287 TURNER Edw H Jr 566-6599 8
1288 XXXX OO
1289 XXXX OO
1290 CHAPPELL Martin 564-9563 2
1306 XXXX OO
1308 •A M P A C INC 759-1001 3
1309 XXXX OO
1310 •BEESON JOHN MBA CFP 564-2846 +6
1311 XXXX OO
1315 XXXX OO
1320 XXXX OO
1324 BECERRA Alfonso 759-9516 +6
CHANG Lihchun 759-1590 5
1325 BARPAL Donna 753-2868 4
CALLAHAN Peter 731-6354 2
DANN Jonathan 665-7987
KING Robert 731-6354 2
STEWART S 665-8280 +6
1326 CHAN Miranda 759-7433 4
•INST HLTH STUDIES 476-4921
WANG Betty 731-0526 +6
1331 •LINTON HUGH ATTY 665-8558
1332 SORRIC David 566-9331 +6
1333 XXXX OO
1337 XXXX OO
1338 FALCON Edgardo 664-2687 +6
FAY Jeffrey 564-5533 5
RICHMAN Mark 664-0303 +6
1343 BELOTE Betsy DR 664-4752 0
FINK R 564-1291 +6
FRILOUX Louis 242-9060 +6
KADKADE Prajoy 242-1142 +6
1344 TRUONG Phuongtu 759-7102 5
YAM Frances 665-8929 3
1347 XXXX OO
1349 XXXX OO
1350 BREINER C 665-6212 +6
1355 RUDDORF Ann 681-1375 +6
1356 XXXX OO
1363 XXXX OO
1367 XXXX OO
1373 EICHMAN Jennifer 759-7182 +6
KOSOY Daniel H MD 242-1175 +6
1379..... APARTMENTS
ATWELL Shane 664-2960 5
CAMPBELL Shelagh 665-4493 2
LIN Chinyu 242-9720 5
PARK Sangtae 664-1566 +6
PATIL Sunita 681-2934 5
SALIOU Ann 564-7065 1
1379.....
NO # •GRUMBACH M M MD 476-2244 8
• 22 BUS 459 RES 69 NEW

3RD AV 94014 DALY CITY

WEALTH CODE 4.0

7 • ASUNCION Federico OO 5
8 XXXX OO
14 BRADLEY Sam 755-8189
GERONIMO Leon S 755-8607
15 SANTIAGO Danny 991-4780
SANTIAGO Marilyn 991-4780
20 XXXX OO
21 • FERRECCIO Elvira OO 5
25 • LEE Carl OO 5
SANCHEZ Edilia V 757-5691 +6
26 ULI Manaisa 992-7410 +6
ZAMBALES Conrado 755-7647 9
31 BRUMMETT Billy 992-4128 1
32 XXXX OO
37 • SOMERA Ely OO 5
38 XXXX OO
43 PRADIA C 992-8032 +6
PRADIA L 992-8032 +6
• SANTARINA Romeo OO 5
44 XXXX OO
50 CALANGIAN Candida 757-9674 +6
51 • OMILA Noel OO 5
56 XXXX OO
57 ENRIQUEZ Marcelino 997-4678 +6
61 FRANCIS Lazarus 994-4698
62 XXXX OO
67 • SALGADO Nelson OO 5
68 NATORILLA G 994-9574 5
WILSON Betty E 992-8519
73 XXXX OO
83 •SAMPSON KENNETH 994-8744 7
•SAMPSON VALENCIA 994-8744
85 SAMPSON Kenneth 757-3157 +6
101 • JIMENEZ Jose OO 5
114 • BAUTISTA Ramon OO 5
116 XXXX OO
121 JENKINS Matthew L 992-0821
JENKINS Ruby L 992-0821
131 • PONCE Felipe OO 5
132 XXXX OO
140 PRESCOTT Geo G 994-2906
141 XXXX OO
165 • RODRIGUEZ FAMILY 991-3027 +6
SANCHEZ Toribio 755-5113 0
170 CHAW Ba Phyu Fred 997-4541 5
FERNANDEZ Jose Luis 756-2209 5
MARTIN Edgar 992-9267 5
SANTANA Salomon 755-0592 5
216 THIMIS Iola 755-3385
220 DENATALE N 994-2479
224 • THIMIS Thomas OO 5
228 • GALLICANO Theresa OO 5
236 DELACRUZ Allan 756-5045 1
DELACRUZ Augustine 756-4450 9
240 • HO Peter OO 5
243 XXXX OO
244 • STOUT Dorothy OO 5
248 • BACIOCCO Eugene OO 5
251 XXXX OO
252 • JOO Alfonso OO 5
256 BUTTON Joe H 756-7810 8
260 SCHLEIGER Donald 997-3714 +6
264 • HUERTA Luis OO 5

3RD AV 94014 CONT.

268 •HERRERA Carlos OO 5
269 XXXX OO
271 XXXX OO
272 •LOPEZ Rigoberto OO 5
275 XXXX OO
276 PARENTI John A 992-9391
279 BAUTISTA Benjamin A 994-2989 9
281 XXXX OO
282 PARODI Ben D 991-4216
286 •LEE Harry OO 5
290 •LOPEZ Rafael OO 5
294 WONG Joe H 756-1382
298 •LEMOS Jacobus H OO 5
300 XXXX OO
301 XXXX OO
305 •MARCO April OO 5
MARCO Dolores Reyes 991-1563 0
315 MENDOZA Carlos 757-6932 5
320 ONEILL Harriette K 756-6446
ONEILL Peggy K 756-6446
321 XXXX OO
329 XXXX OO
339 •BANZON Tim OO 5
341 XXXX OO
347 FLORES Ernesto 755-2605 7
351 • GUERRERO Julio OO 5
355 • NICOLAS Antonio OO 5
358 •ALBA D SIGNS&GRPHCS 991-3236 3
360 XXXX OO
363 TOMANENG A 756-8561 7
365 • DAVID Susan OO 5
373 •HAWTHORNE Steven OO 5
375 XXXX OO
380 MICHELETTI Lidamo 755-8644
381 KOGA T T 755-8579 3
388 •BAIONI William OO 5
391 XXXX OO
392 • ZAHND Kenneth OO 5
395 DELOATCH M R 994-3577 2
396 XXXX OO
• 4 BUS 99 RES 9 NEW

4TH 94103 SAN FRANCISCO

WEALTH CODE 0 0

10 XXXX OO
22 •A M P C O PARKING 546-7099 +6
•CAMELLIAS FLOWERS 546-0189 +6
•CLOSNER DALE 543-5856 2
•PAC CT ASSOCIATES 543-1070 4
44 XXXX OO
49 XXXX OO
54 •ANNABELLES 777-1200 5
•MARKET ROASTERY 777-1200 +6
•MOSSER VICTORIN HTL 986-4400
•PROPERTY MNG MDSE 546-1784 8
•PROPERTY MNG MDSE 284-9000 5
•VICTORIAN HOTEL 986-4400 2
55 •AMER MNG ASCTN 442-6770 +6
•AMER TOURS INTL 896-1380 3
•DESERT SPRNGS VLLAS 543-8531 4
•HERTZ RENT A CAR 957-9425 5
•KINOKO 896-1600 1
•MARRIOTT CORP HOTEL 896-1600
•MARRIOTT HOTELS 896-1600
•MARRIOTT HTLS&RSRTS 896-1600
•SAN FRAN MARRIOTT 896-1600 2
67 XXXX OO
68 XXXX OO
70 •FOX HARDWARE 777-4403
•FOX HARDWARE 777-4404
•FOX HARDWARE 777-4402
•FOX HARDWARE 777-4401
•FOX HARDWARE 777-4400
71 XXXX OO
75 XXXX OO
79 XXXX OO
84 XXXX OO
150 BUILDING
•A M P C O PARKING 896-0414 +6
•AD VANTAGE CORP 543-2727 +6
•BAY AREA BUSNS DVLP 541-0694 0
•BOISE CASCADE OFC 546-9580 0
•CHEVYS MEXICAN REST 543-8060 9
•COMPENSATION INS 974-8100 3
•COMPENSATION INS 974-8000 3
•COMPENSATION INS 974-8150 3
•COMPENSATION INS 974-8200 3
•COMPENSATION INS 974-8250 3
•FIRST AMER TITLE CO 281-3711 +6
•FIRST AMER TITLE CO 989-1300 +6
•FRESH CHOICE REST 777-2075 +6
•GIGANTIC ART&DESIGN 896-1528 +6
•GILMORE ASSOCTS INC 541-0930
•GILMORE SHARON 541-0930
•HA LO 543-2727 5
•NISHKIAN BYRON L 543-6560
•STATE COMPENSTN INS 974-8000 3
•SUMITOMO BK CORP SV 227-2351 +6
•TERRA BUENA WEST 495-3433
•ZIM CONTAINER SERV 777-1110 +6
150
200 •SOUTH MKT GROCERY 495-0849
210 •ESTEEM CLEANERS 882-9864 4
230 •T O D C O 896-1880
•TENANT&OWNERS DVLP 896-1880
250 •ANSEL ADAMS CENTER 495-7000 0
•ANSEL ADAMS CENTER 495-7242 2
•CENTER ELCTRNC ART 512-9300 +6
•FRIENDS OF PHOTO 495-7000 0
262 XXXX OO

ZIP CODE 94107

WEALTH CODE 0 0

300 •ASIAN AMER RCVRY SV 896-5213 0
•ELEVATOR CONST UN 974-5095 0
309 XXXX OO
310 •MODERN MACHINE SHOP 781-1376
•SHERWIN WILLIAMS CO 495-5720 9
314 XXXX OO
345 XXXX OO
360 •SALVATN ARMY SR CTR 777-2677
370 •STEWART HOLLY PHOTO 777-1233 +6
390 •BAKER&HELLER TAX 543-0465 9
•KIMURA LOWELL G CPA 243-9252 8
•ONLINE IMAGES 764-1080 +6
393 XXXX OO
399 XXXX OO
425 XXXX OO
455 XXXX OO
475 •COMFORM 495-0799 9
•SPEEDWAY COPY SYSTM 495-4330 8
•SPEEDWAY COPY SYSTM 495-0799
•SPEEDWAY COPY SYSTM 543-5928
•SPEEDWAY COPY SYSTM 495-4129 +6
•SPEEDWAY COPY SYSTS 495-7751 4
•SPEEDWAY FORMS 495-0799
•SPEEDWAY TYPESETTNG 495-7751
487 XXXX OO
488 VIERELA Paul 781-8433 +6
489 JONES Cecil P Jr 291-9765 +6
500 •HOTEL UTAH SALOON 421-8308
TOSEL Telos 896-0850
504 MILLER Ed 777-4568 +6
SCHMIDT Michael 974-1774 +6

3RD AV 94122 CONT
1259 XXXX 00
1261 XXXX 00
1263 SWOBODA Rolf 564-2650 +1
1264 ALLINSON R 564-5863 +1
1264½ BEEBY David 753-8363 +1
1265 WILSON Allan 566-2436 1
1266 XXXX 00
1269 FREYMANN Douglas 759-6113 +1
1270 BIEWENER M A 731-8882
HOLLAND M A 731-8882
1271 SARCONI Matthew 664-3703 0
1272 MASSEY Norma 753-6016 5
VARGAS Frank X 664-8826 7
1274 XXXX 00
1275 CLARK Frederic R 665-2508
1277 XXXX 00
1278 ROWE V 681-2273
1279 OUM Alexander 731-7777 8
1280 GHANAYEM Freddy 661-9986 6
1282 SHINN Richard A 731-6118
1283 POWERS Brian A 759-0378 8
1284 SMITH Stephen C 759-0706 8
1285 XXXX 00
1286 XXXX 00
1287 GOULD C 661-9718 6
TURNER Edw H Jr 566-6599 8
1288 CAMPBELL Aurelia P 661-4126 +1
1289 XXXX 00
1309 XXXX 00
1311 XXXX 00
1315 CHINN David 665-4518 +1
KAPADIA Ketan 753-5012 +1
1317 XXXX 00
1319 VLAMIS Anthony 664-9063 7
1320 *PHI DELTA CHI 731-8388 7
TAM Iris 564-6852 0
TAYLOR Mark D 566-1573 +1
1325 DANN Jonathan 665-7987
HOMRIGHAUSEN Kate 664-5319 +1
JOHNSON Carl K 664-5319 +1
WEBBER Eastman 664-1117 0
1326 *INST HLTH STUDIES 476-4921 6
1331 LINTON Hugh Atty 665-8558
SCHEATZLE Ken 661-3037 7
1332 JUNG Adam C 759-5716 +1
MCGREEVY Robert 664-5485 +1
WILLIAMS Dave 759-5958 0
1333 BIRCHCOUTY Helaine 566-5717 6
COUTY Pierre 566-5717 6
1337 XXXX 00
1338 EDWARDS Chas 566-0389 0
GHERMAY Abbey 665-9135 0
VAZQUEZ Martin 566-7302 +1
1343 BELOTE Betsy DR 664-4752 0
GREGORY Don 759-8871 +1
JACKSON S M 564-3471 +1
1344 CHA Heesun 664-6002 +1
1347 XXXX 00
1349 XXXX 00
1350 LEDBETTER Dawn 681-4088 +1
1355 DIERSSEN William 759-6501 9
1356 XXXX 00
1363 XXXX 00
1367 XXXX 00
1373 GLASS Nick 564-7736 +1
INCHAUSTI Robert 564-7736 +1
KRAUSE Bob 564-7736 +1
KRAUSE Robert L 566-9207 +1
ROBERTS Lora J 564-7736 +1
1379 APARTMENTS
HONG Si Hui 661-7861 +1
KHASHAYAR Ramin 564-7240 0
KOPF J 664-6269 +1
MAI Tiffany Nhat 731-7554 +1
SHEEHY Peter 564-7065 +1
WALKER Jim 566-9618 +1
WILSON Kristen 681-3907 +1
WONG William 564-5435 0
1379
NO # *DAVID MICHAEL AGNCY 957-9500 6
NO # *GRUMBACH M M MD 476-2244 8
NO # *MICHAEL DAVID AGCY 957-9500 6
NO # *SF CTY&CO REC MNTNC 753-7013 +1
NO # *ST PAUL SHPWRCK SC 467-1798 6
* 24 BUS 579 RES 134 NEW

3RD AV 94014 DALY CITY

7 BERNAL Constantina 992-5968 +1
CALICA Luz 994-7931 0
8 XXXX 00
14 BRADLEY Sam 755-8189
GERONIMO Leon S 755-8607 6
HONEYMAN Alistair 991-7146 0
15 SANTIAGO Danny 991-4780 0
SANTIAGO Marilyn 991-4780
20 CRUZ Jennifer 994-9051 8
25 CASADOS Thomas J 756-9062 6
26 ULI Richard S 992-7410 +1
ZAMBALES Conrado 755-7647 9
31 BRUMMETT Billy 992-4128 +1
32 ALLARD Brent 994-3182 +1
LEOTTA Marcus 994-3182 +1
37 SOMERA Ely D 756-5484 5
38 XXXX 00
43 XXXX 00
44 MALINIS Leandro G 997-3170 8
RUIZ Marissa 992-4073 0
50 AMADOR J 994-7628 9
WELDEN Elna 756-4009 +1
56 XXXX 00
57 REYES Conrado 992-1903 +1
61 FRANCIS Lazarus 994-4698
62 WRIGHT Audrey 756-2843 8
WRIGHT Maceo 756-2843
67 XXXX 00
68 WILSON Betty E 992-8519
73 XXXX 00
83 SAMPSON Kenneth 994-8744 7
85 XXXX 00
101 XXXX 00
114 PAREDES Maria O 994-9579 6
116 XXXX 00
121 JENKINS Matthew L 992-0821
JENKINS Ruby L 992-0821
132 XXXX 00
140 PRESCOTT George G 994-2906
141 MORENO B 992-7867 8
MORENO Sara 994-4727 +1
165 *OTTOBONI A J NURSRY 994-1752
SANCHEZ Toribio 755-5113 0
170 CASTRO Katherine B 992-7912 8
216 THIMIS Iola 755-3385
220 DENATALE N 994-2479 6
224 XXXX 00
228 XXXX 00
236 DELACRUZ Allan 756-5045 +1
DELACRUZ Augustine 756-4450 9
240 XXXX 00
243 XXXX 00
248 BACIOCCO E 755-4034
251 XXXX 00
252 COSTALOUPES Peter J 756-0344
256 BUTTON Jos H 756-7810 8
260 SUMMERS Earl E 756-4654
263 ARAGON Marguerita 992-1973
ARAGON Rey 992-1973
264 XXXX 00
268 XXXX 00
269 XXXX 00
271 XXXX 00
276 PARENTI John A 992-9391
279 BAUTISTA Benjamin A 994-2989 9
281 GOMEZ Gustavo 992-4056 0
282 PARODI Ben D 991-4216 3

3RD AV 94014 CONT
286 XXXX 00
290 XXXX 00
294 WONG Joseph H 756-1382 3
300 XXXX 00
301 XXXX 00
305 MARCO Dolores Reyes 991-1563 0
315 CHEUNG Gordon 756-6538 +1
320 ONEILL Harriette K 756-6446
ONEILL Peggy K 756-6446
321 XXXX 00
329 XXXX 00
339 XXXX 00
341 GANDINGCO Loreto E 992-0699 7
347 FLORES Ernesto 755-2605 7
355 XXXX 00
360 XXXX 00
363 TOMANENG A 756-8561 7
375 XXXX 00
380 MICHELETTI Lidamo 755-8644
381 XXXX 00
388 XXXX 00
391 MORABE Celerino Jr 756-0350 +1
395 XXXX 00
396 XXXX 00
* 1 BUS 90 RES 11 NEW

4TH 94103 SAN FRANCISCO

10 XXXX 00
22 BUILDING
*ARROW CO THE DIV 541-0231 2
*BASSANO JEWELRY 974-5046 3
*BINI VANESS IMPORTS 777-9581 9
*CARTERS KNITWEAR 495-8687 3
*CLUETT PEABODY&CO 541-0231 2
*EDWIN JEANS INTL 495-3381 +1
*GABRIELAS FLOWERS 543-5936 7
*HEALTH TEX INC 957-0441 8
*LADYARROW DIV 541-0231 2
*OCEAN PAC CHLD WEAR 777-9626 8
*OCEAN PAC SUNWEAR 495-3208 3
*SAN FRAN APPAREL 398-7333 9
*SCOOTERS 777-0857 9
*STUDEBAKERS 777-0880 9
22
44 XXXX 00
49 XXXX 00
54 *KEYSTONE BAR&GRILL 986-4400
*KEYSTONE ROOM 986-4400
*KEYSTONE ROTISSERIE 777-0464 8
*MOSSERS KEYSTN CLUB 986-4400
*MOSSERS VICTORN HTL 986-4400
*PROPERTY MNG MDSE 546-1784 8
55 *KINOKO 896-1600 +1
*MARRIOTT HTLS&RSRTS 442-6790 +1
*MARRIOTT HTLS&RSRTS 896-1600 +1
*SAN FRAN MARRIOTT 442-6790 +1
67 XXXX 00
68 XXXX 00
70 *FOX HARDWARE 777-4403
*FOX HARDWARE 777-4404
*FOX HARDWARE 777-4402
*FOX HARDWARE 777-4401
*FOX HARDWARE 777-4400
71 XXXX 00
75 XXXX 00
79 XXXX 00
84 *ALTA BOOK CT DWNTWN 541-9470 9
*E S L BOOKS 541-9470 9
85 XXXX 00
140 XXXX 00
150 BUILDING
*AD VANTAGE CORP 543-2727 8
*ADVANTAGE CORP 543-2727
*BAY AREA BUSNS DVLP 541-0694 0
*BOISE CASCADE OFC 546-9580 0
*CA ARCHTCTRL LGHTNG 777-5111 0
*CHEVYS MEXICAN REST 543-8060 9
*DECKER BERT 546-6100
*DECKER COMMNCTNS 546-6100
*DORSEY NEVIN&ASSOC 957-5901 0
*FINANCL MNG&TAX SRV 541-0108 0
*FISHER&PHILLIPS 974-6160
*GILMORE ASSOCTS INC 541-0930
*GILMORE SHARON 541-0930 0
*HEALD INST OF TECH 441-5555 4
*HOSPITALITY INST 978-9600 0
*HOSPITALITY PLACMNT 978-9673 0
*JAIS CA INC 227-2551 0
*LAWSON PETER EA 541-0108 +1
*LAWSON&ASSOCIATES 541-0108 +1
*MCLACHLAN JOHN ATTY 974-6160 8
*NISHKIAN BYRON L 543-6560 4
*NISHKIAN&ASSOCIATES 541-9477 +1
*PARKING PLACE THE 896-0414 0
RUMPH M M Atty 974-6160 +1
*STERLING DIVERSFD 541-0825 0
*SUMITOMO BANK OF CA 227-2594 0
*YERBA BUENA WEST 495-3433 6
*ZIM AMER ISRAELI CO 777-1110 0
*ZIM CONTAINER SERV 777-1110
150
200 *SOUTH MKT GROCERY 495-0849 2
210 *BUCK N CHANGE CLNRS 882-9864 0
230 *T O D C O 896-1880
*TENANT&OWNERS DVLP 896-1880
250 *ANSEL ADAMS CENTER 495-7000 0
*CROWN POINT PRESS 974-6273 +1
*FRIENDS PHOTOGRAPHY 495-7000 0
262 XXXX 00

ZIP CODE 94107

300 *ASIAN AIDS PROJECT 227-0946 +1
*ASIAN AMER RCVRY SV 896-5213 0
*ASIAN AMER RCVRY SV 541-9285
*ASIAN YOUTH ABUSE 541-9285 0
*ELEVATOR UNION 974-5095 0
*KALMAN COMMNCTNS 541-4921 +1
*RAINBEAU FCTRY STR 777-9786 9
309 *OMNI INS AGENCY 355-4313 0
310 *MODERN MACHINE SHOP 781-1376
*SHERWIN WILLIAMS CO 495-5720 9
314 *KLEMM ROGER W AIA 543-4845 0
*SYNTHESIS DSGN GRP 543-4845 0
345 XXXX 00
360 *SALVATN ARMY SR CTR 777-2677 0
370 *MADDEN JOANNE&ASSO 957-9549 +1
*SWARTHOUT WALTER 543-2525
*SWARTHOUT&ASSOC 543-2525
390 *BAKER&HELLER TAX 543-0465 9
BOESE Edward A 777-1717 0
*BRAUNTHAL MARGOT 543-0890
*BRIZZI RAY E 543-0993 5
*BRIZZI RAY E INS AG 543-0890 5
*CA ASCTD INS BROKRS 543-0890
*CLARK WM F 543-0890
*CRUDEN&CO 777-1717 0
*DALTON AINE 543-0890 9
*FARRELL BOESE 777-1717 0
*INSURANCE UNLIMITED 777-1717 0
*JABER MAY 543-0890 7
*KEOGAN KEVIN 543-0890
*KIMURA LOWELL G CPA 243-9252 8
*KNOX JAMES B 543-0890 0
*KNOX ROBERT L 543-0890
*KNOX ROBERT L&CO 788-0444 0
*LEVIN WILLIAM 543-0890 0
*LITHGOW&RAYHILL 777-1717 3
*LITHGOW&RAYHILL INC 982-3166 8
*MAGNER TOBY JR 543-0890 5
PAULSON Donn F 777-1717 0

4TH
393
399
455
475
487
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NO
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3RD AV 94014 DALY CITY

7 XXXX 00
8 MARTINEZ CARLOS 994-3449 +6
14 BRADLEY SAM 755-8189 0
GERONIMO LEON S 755-8607 +6
15 XXXX 00
20 GUEVARA FEDERICO 992-1059 5
25 CASADOS THOMAS J 756-9062 +6
26 BASCARA VIRGILIO 992-2193 +6
32 ALTAMIRANO JUANA 992-4484 5
37 SOMERA ELY D 756-5484 5
38 XXXX 00
43 XXXX 00
44 MALINIS PEDRO G 994-7598 3
50 XXXX 00
56 MARANAN ELIZABETH 997-3038 5
57 GARCIA EMELINDA 756-3904 +6
61 FRANCIS LAZARUS 994-4698 1
62 FRANCES BARBARA 992-1417 +6
FRANCES JERRY 992-1417 +6
67 SALGADO NELSON J 755-2374 6
68 WILSON BETTY E 992-8519
73 TERCIANO VIRGINIA 994-7548 9
75 TERCIANO R 992-5942 0
83 XXXX 00
101 JIMENEZ JOSE E 992-0997 8
114 PAREDES MARIA O 994-9579 +6
116 ADONA LANI 994-9563 4
RIBBLE STORMY B 994-8785 4
121 JENKINS MATTHEW L 992-0821
JENKINS PREVIS 755-5363 5
JENKINS RUBY L 992-0821 0
132 XXXX 00
140 PRESCOTT GEORGE G 994-2906 0
141 XXXX 00
165 MAGGI LUIGI 994-0842 3
OTTOBONI A J NURSRY 994-1752 7
170 BARBA JUAN 756-4740 +6
BUENDIA R G 994-1622 4
UHL JOHN W 755-3237 3
216 THIMIS IOLA 755-3385
THIMIS SANDRA L 991-1151 +6
220 DENATALE N 994-2479 +6
224 XXXX 00
228 XXXX 00
236 XXXX 00
240 REYES E F 991-4089 4
243 XXXX 00
248 BACIOCCO E 755-4034
251 XXXX 00
252 COSTALOUPES PETER J 756-0344
256 XXXX 00
260 SUMMERS EARL E 756-4654
263 XXXX 00
264 SOLIS LUIS 756-4660
268 XXXX 00
269 XXXX 00
271 XXXX 00
272 PADILLA DAVID 756-2581 +6
276 PARENTI JOHN A 992-9391 7
282 PARODI BEN D 991-4216 3
286 XXXX 00
290 XXXX 00
294 WONG JOSEPH H 756-1382 3
375 KOGA JANICE 992-0489 4
380 MICHELETTI LIDAMO 755-8644
381 XXXX 00
388 XXXX 00
391 XXXX 00
395 TYLER HOWARD 756-5741 2
396 XXXX 00
NO # HOWARD H MED INST 564-7814 +6
* 2 BUS 69 RES 13 NEW

1981
SOURCE: HAINES

3RD AVENUE

3RD AV 94014 DALY CITY

7	MAYORA MAURICIO	994-0274	0
8	HUDSON EDITH M	756-1480	9
	MONTGOMERY GRACE	755-8939	8
14	BRADLEY SAM	755-8189	0
	SAMBAD DAVE M	994-7958	8
15	PACHECO NORBERTO	755-8609	8
20	AGUILAR IRMA	755-3732	5
	MONTALVO R	756-2704	8
	RODRIGUEZ MONICA	756-0618	+1
25	SCHUBACK W A	756-4373	0
26	CRAWFORD PIERRE	994-9614	0
	HARRISON M A	991-0496	+1
32	BROWN ANNIE	755-1226	9
	MINGAO ERNESTINE	756-2984	+1
	STAGNER EDWIN	992-0257	4
37	SOMERA ELY	756-8946	0
	SOMERA ELY D	**756-3306**	**9**
38	**HILLMAN TYRONE**	994-1699	0
	PRESTON J	992-7629	0
44	VILLAFRANCA HECTOR	991-0569	+1
50	ESTORES JOSEFINO	994-3065	+1
56	IGNACIO ALFREDOJR	994-5074	+1
61	FRANCIS LAZARUS	994-4698	+1
62	SARTAIN MARTHA	992-7646	2
67	SALGADO NELSON J	755-2374	8
68	RILEY JOS C	992-1991	4
	RILEY WANDA	992-6644	9
	WILSON BETTY E	992-8519	5
73	TERCIANO VIRGINIA	994-7548	9
75	TERCIANO WILSON	992-5942	0
83	FLOYD MINNIE	992-3928	+1
101	JIMENEZ JOSE E	992-0997	8
121	JENKINS MATTHEW	992-0821	0
132	XXXX	00	
140	PRESCOTT GEORGE G	994-2906	0
141	HERNANDEZ M	994-0688	+1
165	FELKER MARVIN	992-3418	3
	OTTOBONI A J NURSRY	**994-1752**	**7**
170	BOWERS C A	994-8051	+1
	BRUNO GIOVANNI	994-7848	+1
	HOSFORD I	756-4032	8
	MCMANNIS PAUL	994-6345	9
216	THIMIS IOLA	755-3385	
220	XXXX	00	
224	THIMIS SANDRA L	994-5657	+1
228	XXXX	00	
236	XXXX	00	
240	BARDON BRUCE	992-5092	+1
243	**MAHONEY ELECTRIC CO**	**756-4166**	
248	BACIOCCO E	755-4034	
251	XXXX	00	
252	COSTALOUPES PETER J	756-0344	
256	XXXX	00	
260	SUMMERS EARL E	756-4654	
263	XXXX	00	
264	SOLIS LUIS	756-4660	5
268	XXXX	00	
269	**G&M AUTO BODY**	**755-9615**	**8**
271	**RELIANCE DRY CLN EQ**	**994-0665**	**4**
272	XXXX	00	
276	PARENTI JOHN A	992-9391	7
282	PARODI BEN D	755-8184	
286	XXXX	00	
290	XXXX	00	
294	SOTTILE FRANK A	756-2037	
300	XXXX	00	
301	**DALY CTY AUTO WRCKR**	**755-2545**	
320	BONONI FRED	756-9607	2
321	XXXX	00	
329	**A&O WASTE MATERIAL**	**755-4686**	
355	XXXX	00	
360	XXXX	00	
375	XXXX	00	
380	MICHELETTI LIDAMO	755-8644	
381	XXXX	00	
388	XXXX	00	
391	**VAUGHN ROOFING CO**	**994-0219**	**+1**
395	XXXX	00	
396	XXXX	00	

* 8 BUS 71 RES 14 NEW

1975
SOURCE: HAINES

3RD AVENUE

..3RD AV 94122 CONT..

1241	PAGAN JOHN	661-9461+5
	A ROBBICHEAUX COCO	665-7514+5
1242	GUSTAFSON J H	665-4095 4
1243	GREENE MICHAEL	665-1669+5
1251	*SHATARAS TV	566-3253 3
	*U C MKT	566-2819
1253	DOHERTY I	731-0444 2
1256	HERMAN STEPHEN J	661-4815+5
1258	XXXX	00
1259	BRITO A C	681-1561 4
	ISLAS ROBT	661-0872+5
	KIM B D	731-1485+5
	SHAH VINOD P	564-0763 4
1261	XXXX	00
1263	IVANOFF ANDREW	664-8415
1263½	CUMMINGS FORREST W	661-8328 4
1264½	DANELLE ROSEMARIE	664-4230+5
	A MARQUE JEFFREY	665-6945 4
	B PIRRUCCELLO M C	664-5805+5
1266	AHRENS W	731-5271 4
	SIMMONS T	566-5953+5
1269	SCHULTZ M A	665-9246+5
1270	MIRANDE Y	731-8892+5
1271	XXXX	00
1272	WOO CYNTHIA	681-2794+5
1274	KISH R E	681-3108
1275	WILSON ETHAN B	681-8371+5
	WILSON LORI S	681-8371+5
1277	MARTINEZ ANITA	661-5028 2
1278	KRETSCHMER FRITZ DR	681-7923
	RAPF WM	664-3849+5
	SALMONA ENRIQUE	564-1279 4
	SOMOFF MARIE	731-9221 2
1279	SKILES JOYCE MRS	566-2436
1280	BOVINAS FRANCES	564-2175
1282	SHINN RICHARD A	564-3113
1283	KESSLER DEENA	731-7280 4
	KRAMER ROBT	731-7280 4
1284	LEVIN ALAN	731-5042 4
1285	LEPOW GARY	661-5331 4
	STESS MARC	661-5331 3
1286	KODROS GEO	665-3582+5
1287	SANBORN D	665-7959 3
	B EGYED M J	664-5371 4
1288	KLEINBERG MOE	566-9375
1289A	FRANK TISH	564-3856 3
1290	XXXX	00
1311	XXXX	00
1320	CATAMBAY GEORGE DDS	665-0796+5
	REYES GEO	681-2438
1325....	APARTMENTS	
	BURNS CHAS H	661-3367+5
3	DERTHICK N	664-8149
1	JAMES ROBT D	566-2872 2
4	ROBERTS H E	681-4596
6	WHITMER RAY	664-0733
1325.....		
1331	CZEKALA KAY	564-8535+5
1331½	SCOTT MABEL LAVERNE	664-7209
1333	FERNS ROBT B	664-4459
1338	XXXX	00
1350	BENNETT CHAS REX	665-8826+5
1361	XXXX	00
1367	XXXX	00
1378	XXXX	00
1379	XXXX	00

* 14 BUS 565 RES 166 NEW

3RD AV 94014 DALY CITY

8	GEARHART DONALD G	756-2613
14	EDMONDSON ANITA	994-1548 4
	HYLAND GLORIA	992-5746 2
20	AGUILAR IRMA	755-3732+5
	BRUCE WM W	992-5296 3
	BURGESS THOS J	756-3414
	MARTIN ROBT K	992-9842 4
26	FRANK A M	994-6598+5
	WHITAKER CAROLYN	994-6199+5
32	ALARCON ALEX	992-0828 2
	RIVERA RICARDO	756-6366+5
	STAGNER EDWIN	992-0257 4
38	BEARD JEAN	756-8676 4
44	DANDY ELVA GAIL	756-4397+5
	HODGE ROD	994-6574+5
50	BURKE DAVID M	994-6582+5
	GOUAILHARDOU JOHN	755-2654 4
	RIDER RUTH E	756-7972
56	COPELAND NEIL	922-4736+5
	NOBLE CLINTON L	755-6091 3
	ROSS SHELLIE	994-6283 4
62	SARTAIN MARTHA	992-7646 2
68	RILEY JOS C	992-1991 4
	SMYTH ESTHER MRS	756-4122
	WILSON BETTY E	992-8519+5
132	XXXX	00
140	TITZE BERNHARD	992-6794 2
141	XXXX	00
165	FELKER MARVIN	992-3418 3
170....	APARTMENTS	
	AMBROSE J	994-1148+5
320	COLEMAN EZRA	992-1344 4
5	CRUM RICHARD	755-9113 4
330	DELORIO MICHAEL L	992-6755 4
	HILL ANNIE	994-2020+5
331	KING C	994-3398 4
14	LEE RUTH N	992-7659 4
	MASSEY HOWARD	994-0772+5
	VARGAS ANDY M	994-6542+5
170.....		
216	THIMIS IOLA	755-3385
220	XXXX	00
224	XXXX	00
228	GALLICANO THERESA	992-4288+5
232	PERRY WALTER C	755-1595
236	XXXX	00
240	THIEM V R	756-0194
243	*MAHONEY ELECTRIC CO	756-4166
248	BACIOCCO E	755-4034
251	*BUG MACHINE SHOP	994-2097+5
	MAXON BRUCE	994-2097+5
	ROSS LARRY	994-2097+5

..3RD AV 94014 CONT..

	*WAGON WERKS	994-2097 4
	WOOD CHRIS	994-2097+5
252	COSTALOUPES PETER J	756-0344
256	XXXX	00
260	SUMMERS EARL E	756-4654
263	XXXX	00
264	SOLIS LUIS	756-4660+5
268	HERRERA CARLOS	756-4274
269	*CARLS AUTO BODY	755-9615
271	*RELIANCE DRY CLN EQ	994-0665 4
272	XXXX	00
282	PARODI BEN D	755-8184
286	SANCHEZ BEN Q	992-9903 4
	SANCHEZ LUIS Q	992-9903 4
290	XXXX	00
294	SOTTILE FRANK A	756-2037
300	MORGAN JERRY	992-5272+5
301	*DALY CITY AUTO WRCK	755-2545
320	BONONI FRED	756-9607 2
329	*A&O WASTE MATERIAL	755-4686
355	*BAY AREA TOWING	994-0797+5
360	XXXX	00
375	XXXX	00
380	MICHELETTI LIDAMO	755-8644
381	RYAN JOHN F	756-1071+5
391	GLYNN WALTER E	992-2085+5
395	ARTHUR FAY A MRS	755-0693
	FOPPIANO EDWIN MRS	755-0693 2
396	MISKE THEODORE	756-3011 2

* 8 BUS 71 RES 23 NEW

3RD AV 94019 HALF MOON BAY

420	ROSS DAYTON T JR	726-2394+5
428	HIPPS JAS C	726-5534
440	HICKS HAROLD R	726-2554
601	GIOVANNONI KEN	726-5113+5
605	YERIAN ROBT G	726-2708
609	AFFOLTER DALLAS	726-2603
613	HEUMAN HOPE	726-2338
617	THOMAS DALE C	726-6860+5
625	*HILL JIM PHOTO	726-6882+5
629	SAGLI DWIGHT J	726-5067+5
750	XXXX	00
855	CENTONI JOS	726-4617 2
888	MICALLEF JOS SR	726-4105
907	DONAHOE MICHAEL	726-5912
949	MODENA TOM	726-2239
1035	LEETE JACK	726-5753+5

* 1 BUS 15 RES 6 NEW

3RD AV 94044 PACIFICA

301	HAMBELTON CLINTON A	359-3217
315	NELSON BRUCE R	355-8553 3
321	CLARK D F	355-5092
325	CLET A MRS	359-5640 2
328	HILKE CLIFFORD F	355-0409 2
329	BROWN BURL M	355-5741
332	BRADLEY GEO M	355-2365+5
333	XXXX	00
336	LESLIE HARRY E JR	355-3311
337	WALKER MILDRED E	355-5635
340	COLUMBUS CHRIS L	359-6152 4
341	EVANS H R	359-6573
344	WATSON WES	355-1885
348	BOUFFARD C W	355-5526
349	SUTHERLAND DAVID	359-3099+5
352	XXXX	00
353	OLSON BERNEICE A	355-4638
357	DONNELLAN JOHN G	359-0348 3

* 0 BUS 18 RES 2 NEW

3RD AV 94063 REDWOOD CITY

200	FORD LAWRENCE	368-0530+5
	ROONEY PATRICK	368-0050 4
201	ADAMS JESS	369-8502
	ADAMS REBA	369-8502
204	HOWARD CHAS A MRS	366-4045
210	ARTIGUES CHUCK	365-3547+5
211	BRADLEY R C	369-1881+5
	SCHLEETER DAVID C	366-5337+5
223	XXXX	00
225	XXXX	00
232	DALY TERENCE A	364-4405+5
234	BICKFORD RANDELLA	366-9709+5
238	XXXX	00
241	PACHECO FRANCISCO	365-3259 2
248	XXXX	00
249	MEDINA URBANA	369-4535 2
260	XXXX	00
264	XXXX	00
265	LILLEBERG HAROLD	366-7047
273	MORSER G C	368-0433
280	NEWQUIST DONALD E	366-9612+5
282	XXXX	00
288	MOSHER MARTHA D	368-7915
289	RALSTON R E	366-1853
324	DIAZ ALFONSO MENDEZ	369-3165
325	CARROLL DOUG	368-9767+5
	MANLEY DEBORAH	368-9767+5
327	POLVERARI RICHARD	364-0653 2
333	TROXELL WILBERT H	366-1431
340	SELTON WALTER J	366-6370
356	CHARTRAND IDA L	365-4883
364	SCHULZE R	366-6338
369	EWING C	368-9865+5
373	XXXX	00
393	ROBISON RAND	368-7636 4
398	CABRERA ESTHER	369-9389 4
409	*COMMUNITY CH OF GOD	366-2240
	*HEAD START	365-2383
416	COMIN GINO P	366-2500
421	JONES WM C	368-1915
427	SOUSA JOHN M	366-7114
428	PARKER HARRY L	366-5085

1970
SOURCE: HAINES

3RD AVENUE

3RD AV 94014 DALY CITY

8	GEARHART DONALD G	756-2613
	MORTON KATHRYN	994-0218
14	BUCH FRED L	755-1253
	FUNDERBURK ROBT	755-1253
	GABRIELSON MONTE R	755-1793
	JONES LEONARD	992-0502
20	NIEDHAMER W	994-1892
26	FRANCO JEROME S MRS	992-6386
	PINA MODESTO A JR	994-0210
32	KEARNS GARY F	992-1430
	MCCROSSEN DARRYL	756-1308
38	BACA ROBT D	992-7949
	WARMOTH MARTIN D	992-8753
44	GRIFFITH JEFFREY E	755-2298
50	RIDER RUTH E	756-7972
	RYTTER DOUGLAS	756-8373
	SKUZA DANIEL S	756-8373
56	JURIC MARKO	755-4058
	MANGIOLA VINCENZO	756-3398
	MUNIZ GLORIA	992-8972
62	SARTAIN MARTHA	992-7646
	WALLACE JAY	756-9399
68	DUVAUCHELLE M K	992-5669
	HUGHES C J MRS	756-2894
	NUGENT W J	755-4237
132	KAHLE FRANK	755-1286
140	LUDSTOCK ALFONS	992-6794
141	RIOS AGUSTIN	992-1214
	RIOS PAULITA	992-1214
	RIOS PETRA	992-1214
	RIOS PHILIP	992-1214
165	FELKER MARVIN	992-3418
170	AFFOLTER JOHN J	992-5769
	BENTON RICHARD MRS	994-2161
	BRIA RICHARD MRS	992-7584
	HANSEN DAVID K	755-8261
	KLEIN JAS	756-5337
	NEHRING EDMUND	992-8874
	SCOLINI ROBT J	992-3977
	WILLIAMS DORIS	755-0517
	YEE BING	756-4946
216	THIMIS IOLA	755-3385
220	JARMAN C R	755-7584
228	GALLICANO EDMUND	992-4288
232	PERRY WALTER C	755-1595
240	RANZENBERG M J	756-0194
243*	MAHONEY ELECTRIC CO	756-4166
248	BACIOCCO E	755-4034
252	COSTALOUPES PETER J	756-0344
256	BUTTON BLANCHE	755-8736
	BUTTON JOS H JR	755-8736
260	SUMMERS EARL E	756-4654
264	FLESCHUTE ARTHUR L	755-8609
269*	CARLS AUTO BODY	755-9615
282	PARODI BEN D	755-8184
286	CELLI JANICE	992-7060
	DUPONT SHIRLEY	755-9564
290	OLIVERI B J	992-2422
294	SOTTILE FRANK A	756-2037
301*	DALY CITY AUTO WRCK	755-2545
320	NEUER W H	755-8122
329*	A&O WASTE MATERIAL	755-4686
375	DAVIES JOHN	755-8951
380	MICHELETTI LIDAMO	755-8644
381	RYAN JOHN F	756-1071
395	ARTHUR FAY A MRS	755-0693
	FOPPIANO EDWIN MRS	755-0693
396	MISKE THEO	756-3011

* 4 BUS 64 RES

1964
SOURCE: PACIFIC TELEPHONE

3RD AVENUE

1ST AV CONTD

290	LEWIS R	PL5-7652
298	MEIRANA M	PL5-5270
317	DE VOLDER JOHNNY	PL5-0847
318	BANCONI D B	WY2-1697
321	MURTAGH H	PL5-6986
322	CUNEC MARY V	PL5-7630
326	COCCELLATO J JR	PL6-4468
329	LEONCUDAKIS J C	PL5-0115
330	WIGGIN EVELYN	992-4986
333	BENEDETTI L	PL5-5872
334	CAVIS I M MRS	PL5-1246
337	MECCHI F	PL5-1325
338	LEWIS G W	WY2-4568
341	MENCCNI F	PL5-7573
342	MEEK CECILIA	PL5-7429
345	WALCRINTA J H	PL5-3661
345	WAYMAN N MRS	PL5-8671
346	BLOWERS L	PL5-1903
353	ZCLEZZI VICTOR	PL5-7609
357	GERUGHTY C F JR	PL5-7348
361	CAVIES E R	756-4348

2NC AV

2	BURCCN N J	755-6307
8	THCMPSON S E	755-9309
12	TERRILL C L	755-2570
12	CARPENTER H T	PL6-9516
20	MOI J	PL5-6554
25	NANC GUISEPPE	PL5-5978
26	ANDERSON ALMA L	755-4957
26	POST B	755-9359
32	STOIA G	756-0193
32	PENDERGAST F E	PL6-4636
38	SKANGOS H L	756-0821
38	HAMMEREL NELLIE M	WY2-4395
44	ESLICK R G	992-1433
56	CCNTI AGOSTINO	PL5-1123
89	DENTCN E E	PL5-3318
98	DU PCNT C F	PL6-8075
125	KAHLE WILLIAM H JR	PL5-0112
141	KAHLE W H JR	PL5-1983
157	FOX R L	WY2-2476
175	CASTLE ARMS APARTMENT	PL6-9045
175	PLEICH W S	756-5514
175	PHELPS JEAN	992-2480
175	CALIF A J	992-4669
175	STEPHENS W E	PL6-4092
175	SEVERANCE R M	755-8578
175	MULLARKEY T	WY2-3977
175	CASHMORE SHARON	WY2-4963
175	GIRARD JUNE	PL6-7252
175	RAY AGNES	WY2-1511
175	CLSCA D H	756-7407
216	ANGERMANN A R	PL5-5644
217	DEMATTEI G	PL5-0915
220	CAPURRO UMBERTO	PL6-1145
221	RIGACINI E JOSEPH	PL5-3551
224	MOLINARI H	PL5-6980
225	KETTELL S E	PL5-0449
229	BENEDETTI R	WY2-0430
232	FLYNN B	PL5-6896
233	SPERAW E R	PL5-0939
236	RCYLANCE E L JR	PL5-5479
240	BANFIELD A E	PL5-5466
241	CRSI D J	PL6-4652
244	JACCBSON J E	PL5-4913
245	REVETRIA F	PL5-8053
248	FERNANDEZ A A	PL5-4877
249	EGLI K	756-4300
253	SMITH A N	PL6-4043
256	ZANCBINI N	PL5-1268
260	MORCH A L	PL5-4914
261	CRGANISCIAK N F	PL5-8639
265	SMITH W E	PL5-7358
268	BALLETTC ALFRED	PL5-7649
269	KOCH E	PL5-2474
273	COUGCULE F	PL6-1457
276	CASERZA LAWRENCE J	PL5-3645
277	GREENSTRAND B	WY2-5094
280	JOHNSCN W D	PL5-5979
284	URIE J W	PL5-4520
287	O NEILL P A	WY2-0650
294	SOTTILE F A	PL6-2037
295	FUERTES R MRS	PL5-9781
299	NCLI L	756-4949
301	BARNCLI G	PL5-0973
304	FIGCNE A	PL5-7890
305	BELLUOMINI L	PL5-2883
308	LE BAUGH M W	PL6-2342
309	BARBER E R	PL5-4623
312	CAFFERATA J R	PL5-0456
313	MERLC R J JR	PL6-0755
317	AGUILERA A	PL5-3405
320	LAGCMARSINO R	PL5-1880
333	STEVENSCN J F	WY2-5380
340	MC CURDY C M	PL6-7595
353	EBERLE J	PL5-0575
353	PREWETT H W	WY2-4981
361	GENTILE C S	PL6-1218
361	GENTILE ROSE	PL6-9691
370	BRYANT A	PL5-2433
374	HUDELSON ADELINE V	WY2-4087
380	VIERRA A D	PL5-3128
381	SILICANI S	PL5-6859
389	FONTANA G E	PL5-5993
393	FCNTANA G	PL5-4275
395	LANEY E J	PL5-6654

3RC AV

8	CRAK B	WY2-4057
8	CHLSEN D R	PL6-1240
8	ASPATORE J R	PL6-2390
8	LINCENBERG L L	WY2-2346
14	HOWARC F	WY2-0529
14	RUTHE E	756-0325
14	SCHULTZ L J	992-1634
20	ALBERIGI D F	992-0378
20	BAILEY J S	756-7342
20	PUGLIARISSI F J	992-3224
26	BAKER G MRS	756-2158
26	ARJC W S	PL5-9332
32	MOTLACH WIESLAWA	756-3697
32	NIEVES L A MRS	WY2-3684
32	ACORC R A	755-5895
38	COURTNEY S L	756-4045
38	PRCPHET L M	PL6-2594
44	C BRIEN W JR	PL6-9058
44	ANCERSON N	PL5-9008
44	FRANCESCHI R	WY2-3552
44	CCSPER P J	WY2-1256
50	SOLYAN M A	756-9125
50	EVANS G	WY2-0966
50	DCNNELLY W F	WY2-5463
50	RICER RUTH E	PL6-7972
56	MANCIOLA V	756-3398
56	CCCK M MRS	PL6-5538
56	C ANTONIC M	PL6-9150
62	PETTYPLACE W A	992-2525
62	BECKER C	756-1359
62	CUMAS S N	756-1695
68	IVEY JANET	756-8266
68	BEUTLER M L	756-7233
68	DCERR W	WY2-2766

3RC AV CONTD

68	SALISBURY G	756-1955
132	KAHLE F	PL5-1286
140	LUDSTOCK A	992-0474
170	MIERISCH H	756-0310
170	ARTHUR A A	PL5-3484
170	CADIENTE F J	PL6-2967
170	PAJAK W J	WY2-3019
170	C NEILL L R	PL5-1485
170	PRICE R N	755-4561
170	ZIEGLER J F	755-7555
170	ROSEMCNT J M	WY2-1771
170	BORRUSO L W	756-2823
170	PACATTE R L	992-0820
216	THIMIS ICLA	PL5-3385
220	JARMAN C R	PL5-7584
224	THIMIS T JR	PL6-0841
232	PERRY W C	PL5-1595
240	RANZENBERG L K	PL6-0194
248	BACICCCC E	PL5-4034
252	COSTALOUPES P J	PL6-0344
260	SUMMERS E E	PL6-4654
261	GEORGES AUTO POLISH	PL5-7582
264	BACIGALUPI L	WY2-1855
282	PARCCI B D	PL5-8184
286	CU PCNT SHIRLEY	PL5-9564
290	TREVISANI F	PL5-7826
294	SOTTILE F A	PL6-2037

87TH ST

516	MC DCNALD G	WY2-4080
536	MARTICORENA L	PL6-6750
840	ROSENBERG L	PL5-3409
844	TARANTINC L JR	PL6-4782
999	ELDER D	WY2-0582
1008	MALCNEY R A	WY2-1738
1015	CIAMCND S J	PL5-1518
1023	JCNES LINDA	PL5-9113
1023	JCNES WANDA M	PL6-9403
1031	TOBIN J W	WY2-4235
1039	ROCHE M	PL6-7563
1047	LEUPP M M	WY2-0565
1048	IRVINE J P	PL6-0952
1055	TERRY J E	PL5-2506
1063	WAGNER B	PL6-1310
1064	VARGC A R JR	PL6-1914
1071	MURRAY E F	WY2-0627
1095	TAXIER E A	PL5-0736
1098	FASSLER J	PL5-5554
1106	RCOF C H	WY2-0985
1107	CE MARTINI F W	PL6-0402
1112	CHAMPAGNE J	PL5-4421
1113	DOTUR OLETHA	PL5-4190
1118	O CEA J H	PL6-1297
1121	CCNWAY J F	PL6-1520
1124	DELLA SANTA A	PL5-2707
1129	ADELSTEIN B	756-1913
1130	GEORGE W L	PL5-4446
1135	PCPE W R	PL5-9285
1136	HANNAH H L	PL6-0281
1141	MC GILL D G	PL5-2888
1142	WADE J C	PL5-1098
1147	TRACY PAT J	PL5-9135
1148	SPRINZ G	PL5-0242
1153	CLIVER BARBARA R	756-4376
1154	TURNER J S	PL5-9627
1154	TURNER PHYLLIS	PL6-1414
1157	GRADC A J	PL5-9796
1160	GRANTLEY R	PL5-0904
1165	PEYTCN R	PL5-3271
1166	KING E M	756-8054
1171	OLKEIN N	PL6-3197
1172	MC INERNEY T J	PL5-1414
1178	BCUCCU A	PL5-6724
1183	GRAY F	PL6-1225
1184	FALGIAND V	PL5-0467
1189	HAMILTON FRANCIS	PL6-2373
1189	COMMERCIAL ELECTRONIC	756-2133
1190	MAINIS G J	PL5-6797
1195	KELLEHER J C	PL6-2093

88TH ST

226	LARSEN E W JR	755-3415
230	BRENNAN LORRIE	756-2566
230	HARRISON H N JR	756-2994
301	TOMCZAK S	755-5949
301	SEGAL H	755-1245
301	RABEN I B	755-3824
424	MC GCWAN JULIA A	756-5644

89TH ST

434	CUTRCNE B P	756-7193
434	BRUCKER A L	756-1031
434	GALLICN S	756-6106
434	GEHRE D N	755-1024
438	EDGEVIEW TERRACE APTS	756-4927
438	LATCRRE M	992-2618
438	CURRAN J P	992-0548
440	KENNEDY J H	756-0865
440	FARINEAU G J	756-4309
440	BECKER G	755-7179
440	CZINKE LILLIAN	992-2659
442	TERWILLIGER R L	755-9305
442	PIERCE J M	755-9062
444	JACCBY G	992-0805
444	EARNSHAW M	756-3874
444	FERGUSON BETTE	755-1507
444	FARRELL KATHY A	755-2060

1961 3RD AVENUE

SOURCE: PACIFIC TELEPHONE

	3RD AV	PL5-2485
132	KAHLE F	
140	MC MILLEN C	
141	AGUINIGA R	PL5-1286
216	THIMIS IOLA	PL6-3963
220	JARMAN C R	PL5-4210
224	THIMIS T JR	PL5-3385
228	WALTER S R MRS	PL5-7584
232	PERRY W C	PL6-0841
240	RANZENBERG L K	PL5-0431
248	BACIOCCO E	PL5-1595
252	COSTALOUPES P J	PL6-0194
260	SUMMERS E E	PL5-4034
264	CRAMER A H	PL6-0344
282	PARODI B D	PL6-4654
290	TREVISANI F	PL5-0876
294	SOTTILE F A	PL5-8184
298	VELEZ ORLANDO R	PL5-7826
		PL6-2037
	87TH ST	PL5-1815

1955 3RD AVENUE

SOURCE: PACIFIC TELEPHONE

3RD AVE (Daly City)

216	Riccomi Geo L	PL 5-1992
220	Fontana Bob Jr	PL 5-3269
224	Thimis Tom Jr	PL 6-0841
228	Walter Steven R Mrs	PL 5-0431
232	Perry Walter C	PL 5-1595
240	Ranzenberg L K	PL 6-0194
244	Stout Jas D Jr	PL 5-7128
248	Baciocco E	PL 5-4034
252	Costaloupes Peter J	PL 6-0344
256	Button Jos H Jr	PL 5-5889
260	Brown Fred V	PL 5-5529
264	Cramer Arthur H	PL 5-0876
272	Eckhardt Varna	PL 5-8269
282	Parodi Ben D	PL 5-8184
294	Sottile Frank A	PL 6-2037
298	Masini E J	PL 6-2065

1951 3RD AVENUE
SOURCE: PACIFIC TELEPHONE

STREET NOT LISTED

1947 3RD AVENUE
SOURCE: PACIFIC TELEPHONE

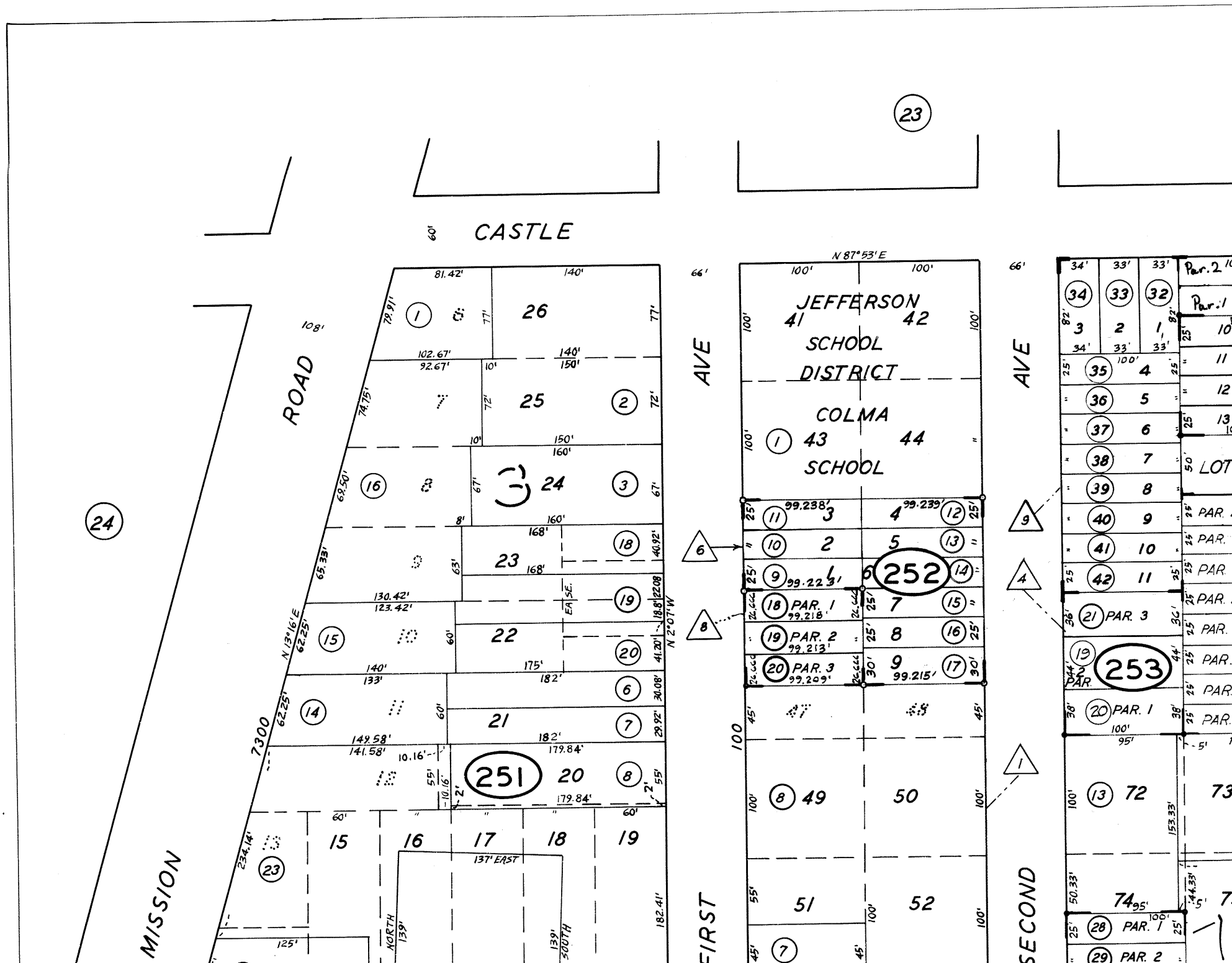
STREET NOT LISTED

--- END REPORT ---

STREET NOT LISTED

APPENDIX E

REGULATORY AGENCY RECORDS


CASTLE
ROAD
MISSION
7300
AVE
FIRST
AVE
SECOND
JEFFERSON
SCHOOL
DISTRICT
COLMA
SCHOOL
N 87°53'E
N 2°07'W
N 13°16'E
137' EAST
NORTH 139'
SOUTH 139'
251
252
253
PAR. 1
PAR. 2
PAR. 3
LOT

Property Maps Portal
San Mateo County

HOME | PROPERTY MAPS | MEASUREMENT & ANNOTATION

Home | Zoom to County | Draw Zoom Box | Print | Find parcels by APN | Find parcels by ADDRESS | Query Data

ACTIVE PARCELS (1)

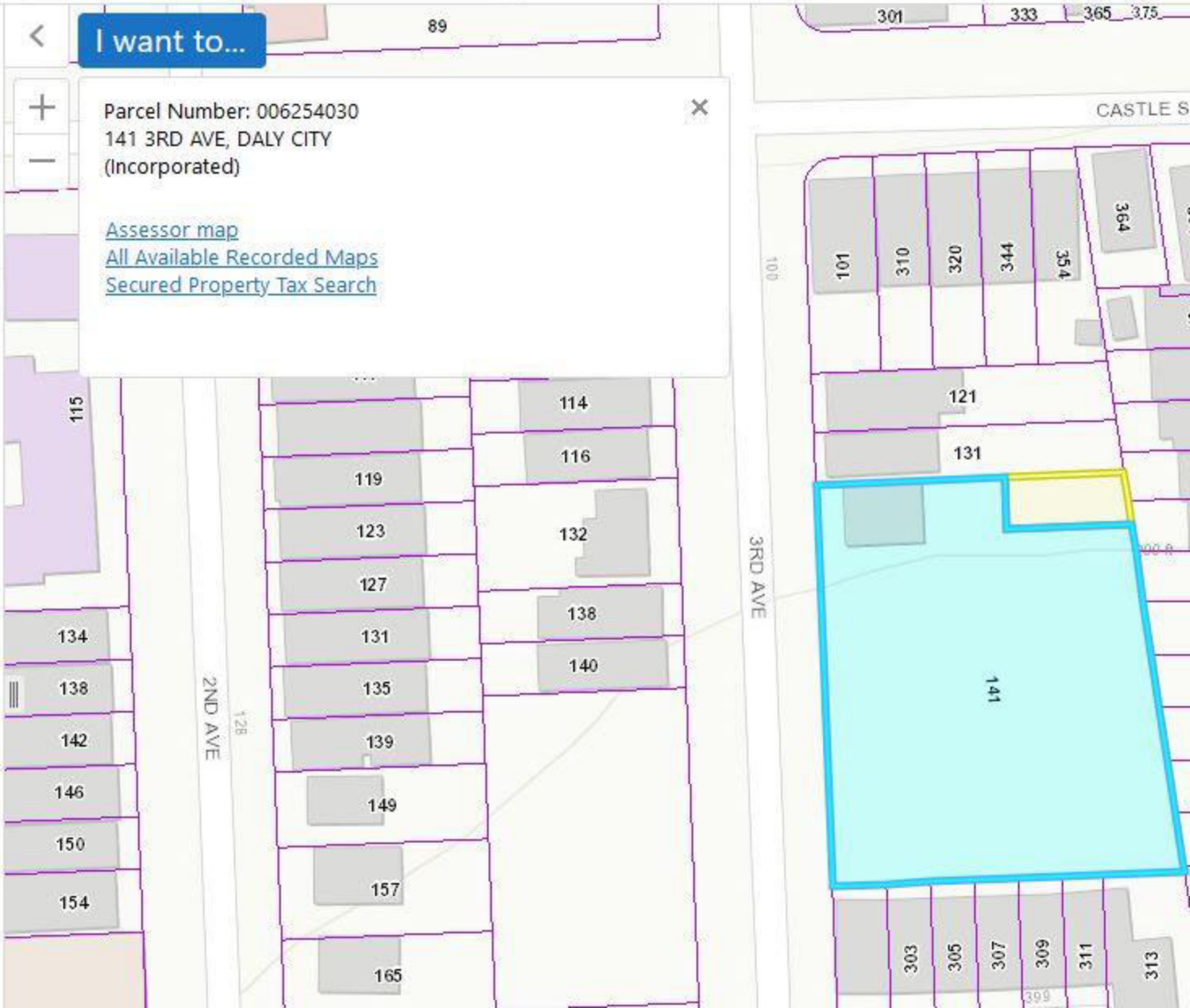
Parcel Number: 006254020
, NO DATA
(Incorporated)

Assessor map
All Available Recorded Maps
Secured Property Tax Search

I want to...

Parcel Number: 006254030
141 3RD AVE, DALY CITY
(Incorporated)

Assessor map
All Available Recorded Maps
Secured Property Tax Search



SAN MATEO COUNTY HEALTH
ENVIRONMENTAL HEALTH SERVICES

Environmental Records Request

Asterisks (*) indicate required fields

This form was succesfully submitted and saved

Section 6256 of the Public Records Act requires access to public records within 10 days the date of receipt. The Division will make every effort to provide access within 10 days with advance notification for an appointment to review records. This allows us time to retrieve files from off-site and review files. Should the request take longer than 10 days, the department will inform the requestor of additional time needed to perform the request.

A valid mailing address must be provided, as it may be used to mail a CD containing the requested files in the event that the total file size exceeds e-mail limits.

Provide complete address (street number, street name and city) or Assessor's Parcel Number.

The requesting party will be notified as soon as files/documents are available.

Canceling a records request, contact Environmental Health at 650-372-6200.

Date of Request * (required)

09/16/2020

Name of Person/Entity Requesting * (required)

Elizabeth Hoggatt

Mailing Address * (required)

768 60th Street

Suite/Apt (If none, please type N/A) * (required)

N/A

Mailing City * (required)

Oakland

Mailing State * (required)

California

Mailing Zip * (required)

94609

Phone Number * (required)

510-334-6625

Email * (required)

ehoggatt@aeiconsultants.com

Confirm Email*

Record Request Location: Enter up to 9 address(es) and/or APN(s)

Address	City	Zip	APN
	Daly City	94014	006-254-020

Additional Address

Record Type * (required)

- ○ Food Facility
- ○ Housing
- ○ Hazardous Waste
- ○ Groundwater Protection
- ○ Landuse
- ○ Medical Waste
- ○ Swimming Pools
- ○ Solid Waste
- ◉ Other (if requesting more than one record type. List below in comments.)

Comments:(Text limited to 300 characters)

AEI has been contracted to perform a Phase I ESA. Please indicate if you have any current/archived records pertaining to aboveground storage tanks, underground storage tanks, hazardous materials storage/disposal, industrial waste discharges and/or spills/releases, inspection records, & landuse info

Close this window

Elizabeth Hoggatt

From: HS_EH_EnvHealth <EnvHealth@smcgov.org>
Sent: Tuesday, September 22, 2020 7:51 AM
To: Elizabeth Hoggatt
Subject: File Review

Ms. Hoggatt;

The records request you submitted is complete. We have no files for 141 3rd Avenue, Daly City /APN 006-254-030, 006-254-020

Jean DeTar
Office Assistant II
San Mateo County Environmental Health Services
2000 Alameda de las Pulgas
Suite 100
San Mateo, CA 94403
Main Tel: (650)372-6200
Fax: (650)627-8244

Elizabeth Hoggatt

From: Peter Schuurmans <pschuurmans@dalycity.org>
Sent: Wednesday, September 16, 2020 3:44 PM
To: Elizabeth Hoggatt
Subject: 141 3rd Ave
Attachments: 141 3rd Ave - permit history.pdf

Peter Schuurmans
Code Enforcement Office Assistant
City of Daly City 333 90th Street Daly City, CA 94015
(650) 991-8260 direct (650) 991-8070 fax
www.dalycity.org

OFFICIAL NOTICE- Due to the COVID-19 Shelter In Place Order (c19-5) City Hall non-emergency services will be closed to the public on a walk-in basis until further notice. In person meetings are by appointment only until the current order is lifted or amended.

PERMIT APPLICATION

Building Division, CITY OF DALY CITY, 333 90th Street, Daly City, CA 94015-1895
(650) 991-8061 FAX (650) 991-8070 www.dalycity.org

ELEQ-5-10-
APP/PERMIT NUMBER
12179

➔ ***Please select one contact for this permit application:*** *[ ] Owner [ ] Contractor [ ] Agent [ ] Arch/Engineer*

PLEASE PRINT

AGENT NAME KAN CHAN CHOW
ADDRESS
PHONE ( ) FAX ( )
E-MAIL

OWNER NAME
ADDRESS P O BOX 6842 San Carlos. CA 94070
PHONE (415) 3866149 FAX ( )
E-MAIL W CHOW1234@yahoo.com

ARCH/ENGR NAME
LICENSE # AND CLASS
ADDRESS
PHONE ( ) FAX ( )
E-MAIL

CONTRACTOR NAME K.C CHOW ELECTRIC.
DALY CITY BUSINESS LICENSE #
ADDRESS 54 ZITA MANOR DALY CITY CA 94015
PHONE (415) 2053238 FAX ( )
E-MAIL KCCHOW1@gmail.com

JOB ADDRESS 141 Third AVE.
IS THIS BUILDING SPRINKLERED? YES ☐ NO ☑
DESCRIPTION OF WORK
ELECTRIC. SEVICE change. 125 AMP.
CAFE 1278

PERMIT TYPE	VALUATION	FEES DUE
	$1100	

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
LICENSE CLASS C10 LICENSE # 583062
DATE CONTRACTOR SIGNATURE

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction-lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civ. C.)
LENDER'S NAME/ADDRESS

WORKERS COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations.
☑ I have and will maintain a certificate of consent to self-insure for county which requires a permit to construct, alter, improve, workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier State Fund Policy No. 1484492
(Do not complete this section if the permit is for one hundred dollars ($100) or less.)
☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provision of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Date Applicant

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I declare under penalty of perjury that I have read this application and state that the information is true and correct. I agree to comply with all local ordinances and the State laws relating to Building Construction and I make this statement under penalty of law. I hereby authorize representatives of this City/County to enter on the above-mentioned property for inspection purposes.

NOTICE: This permit becomes null and void if work is not commenced in 180 calendar days (60 days for enforcement permits, 60 days for maintenance permits) from date of issuance, or if work is suspended at any time for more than 180 calendar days or work is performed in violation of any City or State laws thereto.

5-24-10
OWNER/AGENT SIGNATURE DATE

OWNER-BUILDER DECLARATION

I hereby affirm **under penalty of perjury** that I am exempt from the Contractor's License Law for the following reasons: (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who constructs for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec._____, B.&P.C. for this reason_____

Date_____ Owner_____

ASSESSOR PARCEL NUMBER	ZONING	SUBDIVISION NAME	PERMIT NUMBER
006-254-030	ID		74023

TYPE OF WORK	APPLICANT NAME	JOB ADDRESS
QUICK SEWER PERMIT	CLAUSEN-PATTEN	141 3RD AVE

OCCGRP	TYPCON		SQUARE FT	VALUATION	DESCRIPTION OF WORK
		Lvng		3,900	REPLACE SEWER LATERAL FROM HOUSE TO SIDEWALK
		Total		3,900	

Permit Issued By: RICHARD HALLORN Date: 07/03/2000

Owner Name CHOW ANN

Address 619 22ND AVE
SAN FRANCISCO CA 941213702

Phone

Signature _____ Date: _____

FOR CONSTRUCTION VALUATION EXCEEDING $1,000, BATTERY OPERATED SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH EXISTING BEDROOM OR SLEEPING AREA.

A CERTIFICATE OF OCCUPANCY MUST BE ISSUED BEFORE A BUILDING OR STRUCTURE IS USED OR OCCUPIED.

Contractor CLAUSEN-PATTEN

License Number and Class 691287

Business License Number 510981

Name CLAUSEN-PATTEN

Address 633 TARAVAL STREET
SAN FRANCISCO CA 94116

Phone (415) 661-2050

Signature _____ Date: _____

Approvals

QUICK PERMIT APPROVA Approved RICHARD HALLORN 07/03/00

Permit Fees

QC -SEWER REPAIR PERMIT Issued: 07/03/00 RH
QUICK SEWER REPAIR 1 46.00

02-57621 0700 SLC 01-300-340-3323
07-03-2000/$49.00

$49.00

DALY CITY, CA 94015

APPLICANT: —OWNER —CONTRACTOR —AGENT — ARCH / ENGR

AGENT NAME

ADDRESS

PHONE

OWNER NAME Ray Chow

ADDRESS 619 22nd Ave
San Francisco, CA 94121

PHONE 415-386-6149

ARCH/ENGR NAME

LICENSE # and CLASS

ADDRESS

PHONE

CONTRACTOR NAME OMPP, INC DBA CLAUSEN-PATTEN

DALY CITY BUSINESS LICENSE # 510981

ADDRESS 633 Taraval Street
SAN Francisco, CA 94116

PHONE 415-661-2050

JOB ADDRESS 141 3rd Ave.
Daly City, CA 94014

DESCRIPTION OF WORK
Sewer replacement

SR # 131035

LOT SIZE: FRONT REAR DEPTH AREA %OCC

BLDG SET BACKS: FRONT REAR LEFT RIGHT

BLDG SIZE: FRONT DEPTH HEIGHT #STORIES

FLOOR AREA: FIRST SECOND THIRD BSMT

GARAGE OTHER TOTAL AREA

DWELLING UNITS # OF ROOMS BEDRMS BATHRMS

PARKING PROVIDED: OUTSIDE INSIDE

PERMIT TYPE	VALUATION	FEES DUE
	SWC	

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

LICENSE CLASS C20 C36 LICENSE # 691287

EXP DATE 6/02 CONTRACTOR SIGN

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reasons: (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

— I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

— I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who constructs for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

— I am exempt under Sec.___, B.&P.C. for this reason_____

Date_____ Owner_____

WORKERS COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations.

— I have and will maintain a certificate of consent to self-insure for county which requires a permit to construct, alter, improve, workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

✱ I have and will maintain a workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier Truck Insurance Exchange

Policy Number A19126262

(This section need not be completed if the permit is for one hundred dollars ($100) or less)

— I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers'

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name

Lender' Address

I declare under penalty of perjury that I have read this application and state that the information is true and correct. I agree to comply with all local ordinances and the State laws relating to Building Construction and I make this statement under penalty of law. I hereby authorize representatives of this City/County to enter on the above mentioned property for inspection purposes. NOTICE: This permit becomes null and void if work is not commenced in 180 calendar days from date of issuance, or if work is suspended at any time for more than 180 calendar days or work is performed in violation of any City or State laws thereto.

Elizabeth Hoggatt

From: Public Records <PublicRecords@baaqmd.gov>
Sent: Wednesday, September 16, 2020 3:30 PM
To: Elizabeth Hoggatt
Subject: Public Records Request No. 2020-09-0172

Dear Elizabeth Hoggatt,

Thank you for your request. We have searched our records and have no records that respond to your below request for:

141 3rd Avenue
Daly City

If you have any questions or concerns, please call or e-mail me.

Sincerely,

Rochele Henderson
Public Records Section
BAAQMD
415-516-1916

STATE WATER RESOURCES CONTROL BOARD
GEOTRACKER

Tools Reports UST Case Closures Information

PROJECT SEARCH RESULTS

SEARCH CRITERIA: 3RD AVE, 94014, LUFT, SLIC, LANDFILL, DOD, DODPRIV, DODUST, WDR, IRRIGATED_LANDS, AGDW, SAMPPOINTPUBLIC, UST, NONCLEANUP, PROJECT, CAF, WATERPONDS, INJECTION, GWMPLAN, GWMPEX, OTHEROILGAS

0 RECORDS FOUND VIEW RESULTS ON MAP EXPORT TO EXCEL PAGE 1 OF 1

NO PROJECTS FOUND WITH THOSE SEARCH PARAMETERS.

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DEPARTMENT OF TOXIC SUBSTANCES CONTROL
ENVIROSTOR

Tools Reports Community Involvement How to Use EnviroStor ESI DTSC Web

PROJECT SEARCH RESULTS

STATUS: All Statuses GO

SEARCH CRITERIA: 3RD, 94014

0 RECORDS FOUND EXPORT TO EXCEL PAGE 1 OF 1

NO PROJECTS FOUND WITH THOSE SEARCH PARAMETERS.

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6.640625E-02 seconds

HEALTH SERVICES AGENCY

December 4, 2003

Omar Guzman
City of Daly City
Building Department
333 90th Street
Daly City, CA 94015

SUBJECT: CASE CLOSURE OF OTTOBANI NURSERY, 165 THIRD STREET, DALY CITY, CALIFORNIA

Dear Mr. Guzman:

The enclosed case closure letter is a result of intensive review by San Mateo County Groundwater Protection Program (GPP) staff. San Mateo GPP staff has determined that the water quality objectives of the San Francisco Bay Regional Water Quality Control Board have been satisfied. However, an undetermined quantity of soil with residual pesticide concentrations remains at the site. Should any change in use of the property or development of the subject site occur which may impact these soils, city building departments must notify the Environmental Health Division for approval pursuant to Government Code Section 65850.2. County oversight costs for management of contaminated soil or groundwater will be billed directly to the current property owner.

Should you have questions, you may reach me at (650) 599-1641. Thank you for your cooperation.

Sincerely,

Pat Ledesma

Patrick Ledesma
Hazardous Materials Specialist
Groundwater Protection Program

Enclosure

cc: RP

HEALTH SERVICES AGENCY

December 4, 2003

Maria Alcalde
City of Daly City
333 90th Street
Daly City, CA 94015

SUBJECT: CASE CLOSURE OF OTTOBANI NURSERY, 165 THIRD STREET, DALY CITY, CALIFORNIA

Dear Ms. Alcalde:

This letter confirms the completion of site investigation and remedial action for the surface contamination located at the above-described location. Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information, and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the soil and groundwater remediation at the subject site is required. However, an undetermined quantity of soil with residual pesticide concentrations remains at the site (see attached figure). Should any change in use of the property or development of the subject site occur which may impact site soil in this area, notification must be made to this office for approval. County oversight costs for management of contaminated soil or groundwater will be billed directly to the current property owner.

This notice is issued pursuant to regulations contained in the Title 23, California Code of Regulations. Please contact our office if your have any question regarding this matter.

Sincerely,

Dean Peterson, REHS, PE
Director, Environmental Health

Enclosure

cc: RWQCB
SWRCB
DTSC
City of Daly City Building Department

SAN MATEO COUNTY CASE CLOSURE SUMMARY
GROUNDWATER PROTECTION PROGRAM

SOILS ONLY

I. AGENCY INFORMATION

455 County Center, Redwood City, CA 94063
County Project Manager: Patrick Ledesma
Title: Hazardous Materials Specialist
Telephone Number: 650-599-1641

II. CASE INFORMATION

Site *Name:* Ottobani Nursery
Site *Address.* 165 Third Avenue
Daly City, CA 94014-2662

LUSTIS Case #:	Local Case #: 229061	RWQCB Case #: 41-
Record ID#: 001951	URF Filing Date:	APN #: 021-164-240/050

Responsible Party Information

Name	*Address*	*Phone #*
City of Daly City c/o Maria Alcalde	333 90th Street Daly City, CA 94015	(650) 991-8034

Tank Information

Tank #	*Size (Gallons)*	*Contents*	*Closed in Place/Removed*	*Date*
None	Pesticide Contamination			

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: *Unknown*
Site Characterization Complete: *09/18/03*
Number of Monitoring Wells Installed: *0*
Proper Screen Interval: *n/a*
Highest GW Depth BGS: *n/a*
Flow Direction: *n/a*
Most Sensitive GW Use: *Drinking water*
Is Drinking Water Affected: *No*
Off-site Beneficial Use Impacts (location): *None*
Report(s) On File: *Yes* Where Filed: *SMCo*

Treatment and Disposal of Affected Material

Material	*Amount (Include Units)*	*Treatment or Disposal*	*Date*
Soil	1,237 Tons	Disposal	09/2003

Maximum Documented Contaminant Concentrations — Before and After Cleanup

	SOIL (PPM)		GROUNDWATER (PPB)	
Contaminant	*Before*	*After*	*Before*	*After*
	0.45	0.28	NA	NA
	0.18	0.017	NA	NA
	2.20	0.083	NA	NA
DDT	12.00	0.110	NA	NA

NA = Not analyzed

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? *Yes*
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? *Yes*
Does corrective action protect public health for current land use? *Yes*
Site Management Requirements: *Building Department Notification*
Should corrective action be reviewed if land use changes? *No*
Monitoring wells to be decommissioned: *0* Number Decommissioned: *0* Number Retained: *0*
List enforcement actions taken: *None*
List enforcement actions rescinded: *None*

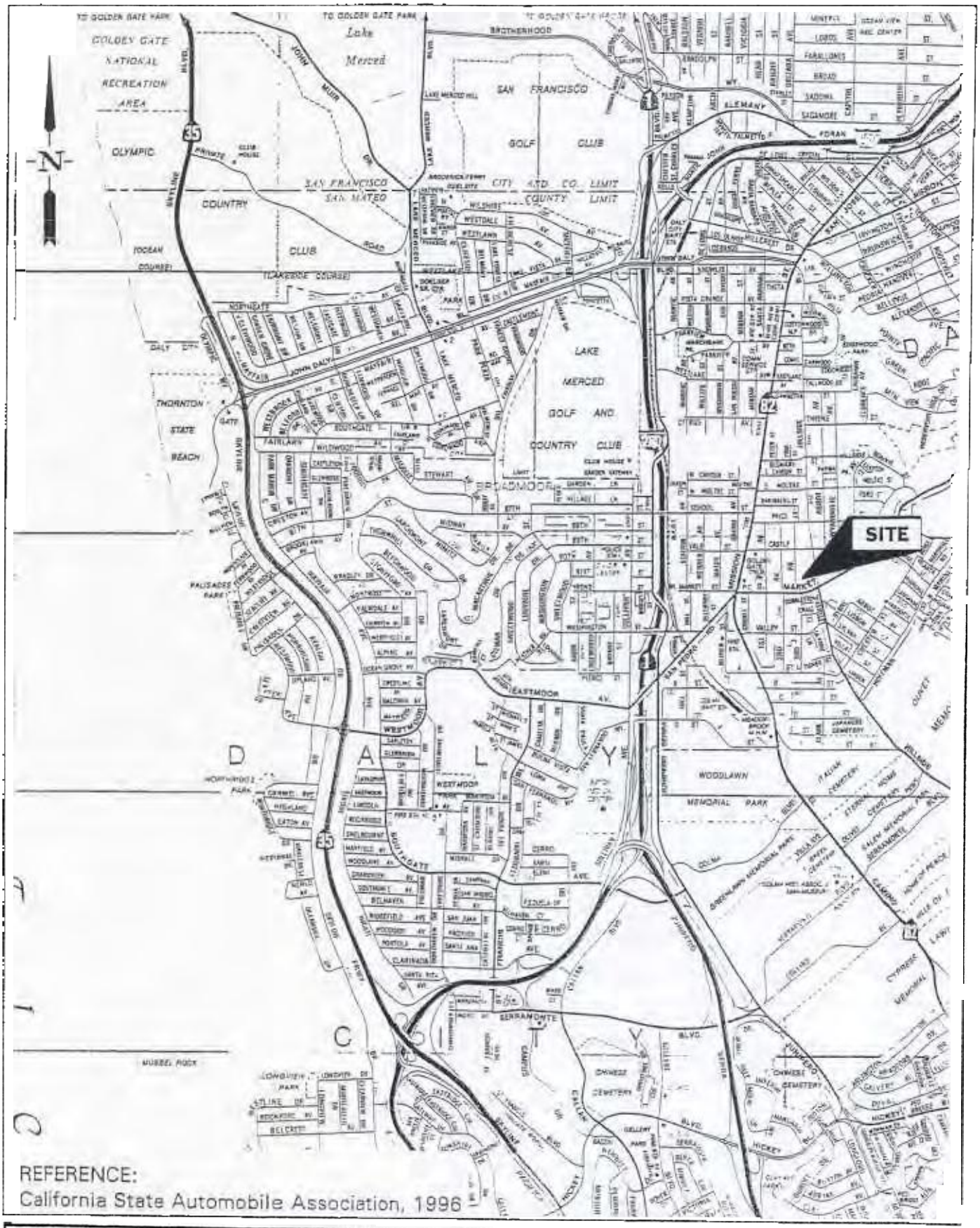
V. RWQCB NOTIFICATION

Date Submitted to RWQCB: N/A	*RWQCB Response:*
RWQCB Staff:	*Title:*

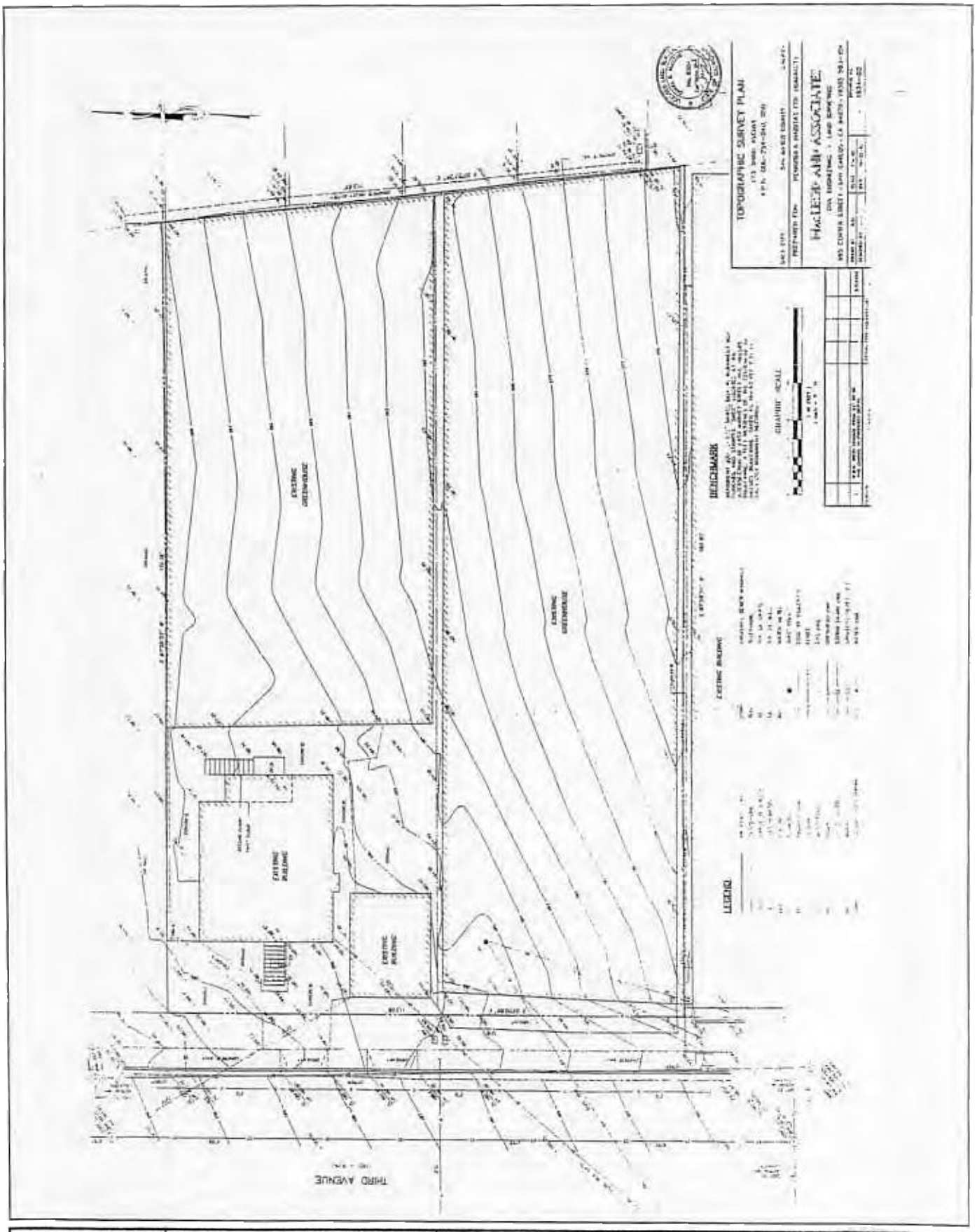
The City of Daly City Building Department was sent a letter with a caveat that should excavation or development of the property be proposed, the San Mateo County Environmental Health Division will be notified to ensure proper disposal or handling of contaminated soils. The volume of contaminated soil was not determined. Please refer to Figures 6 and 7 for details delineating the extent of remaining soil contamination. Should any change in use of the property or development of the subject site occur which may impact these soils, City Building Departments must notify the Environmental Health Division for approval pursuant to Government Code Section 65850.2.2.

Dean D. Peterson
Director, Environmental Health

12/4/03
Date:

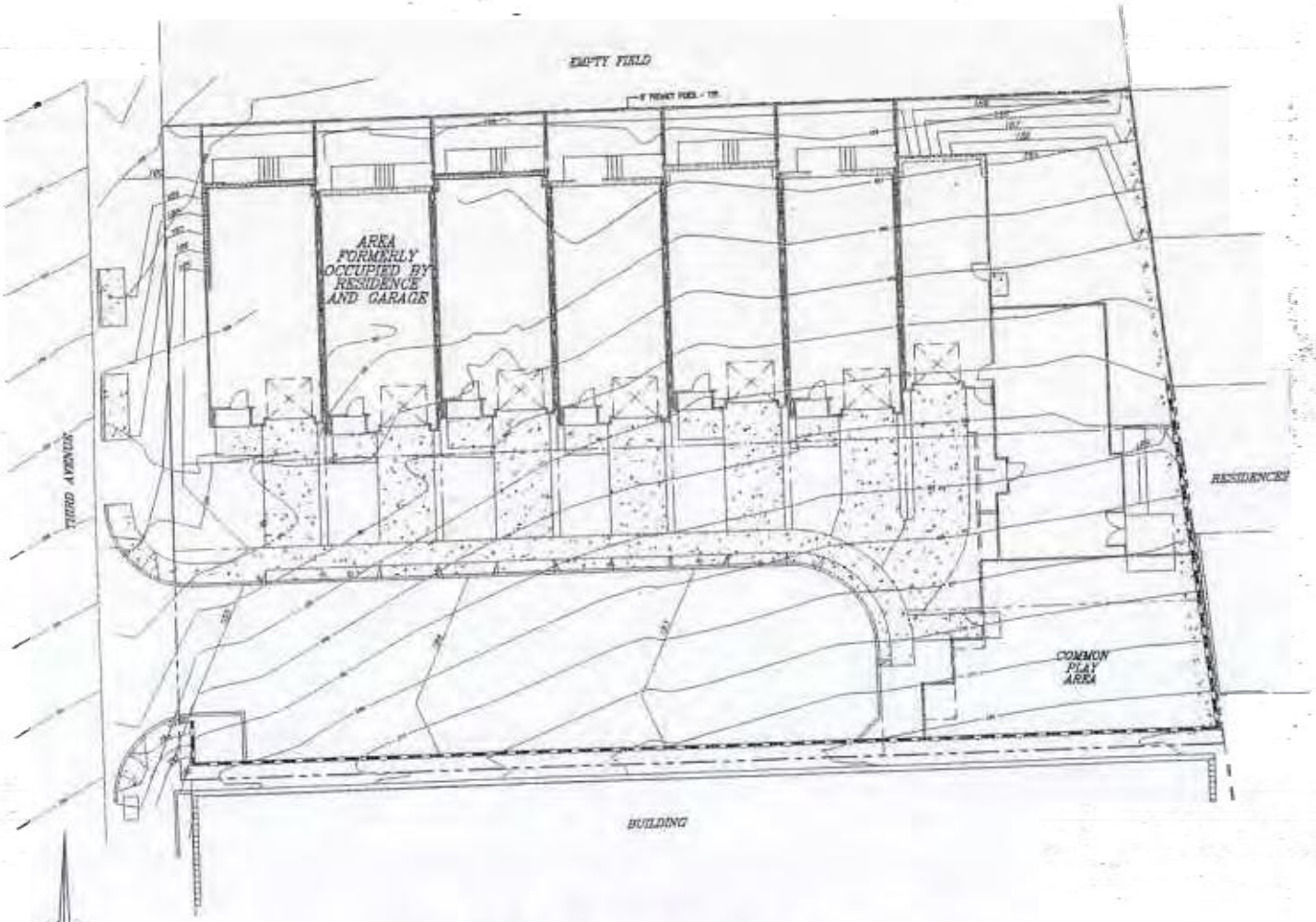


ENVIROMETRIX	DRAWN njs	JOB NUMBER 203761	**SITE LOCATION MAP** City of Daly City 165 Third Street, Parcels 85 and 86 Daly City, California	PLATE 1
	APPROVED	DATE 5/03		
	REVISED	DATE		



ENVIROMETRIX	DRAWN njs	JOB NUMBER 203761	**SITE PLAN**
	APPROVED	DATE 5/03	City of Daly City 165 Third Street, Parcels 85 and 86 Daly City, California
	REVISED	DATE	

PLATE **2**



LEGEND

PROPERTY LINE

NOTE

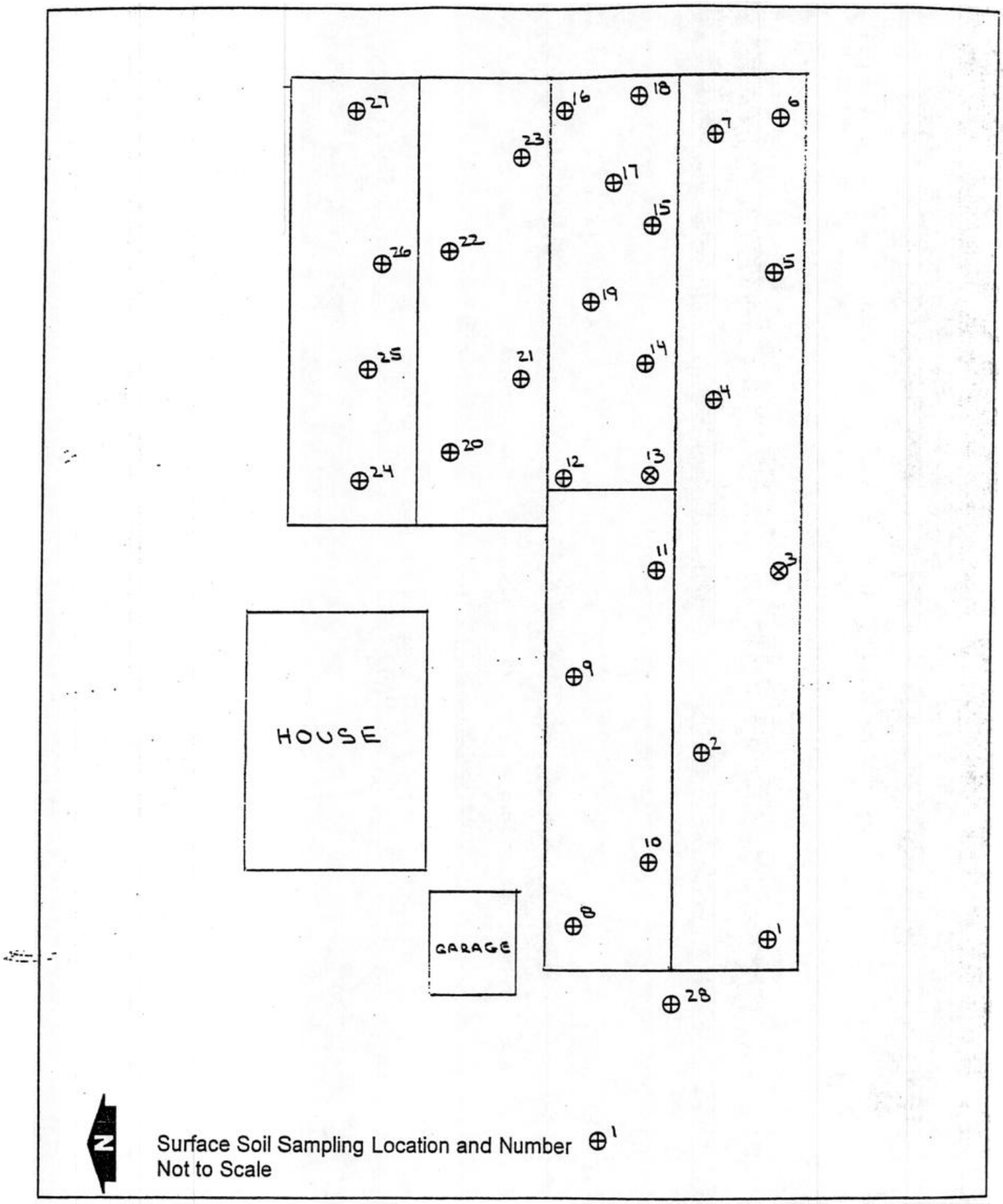
DEVELOPEMENT LINES SHOWN IN GRA
DEPICT THE PLAN FOR PROSPECTIVE
HABITAT FOR HUMANITY HOUSES

N

SCALE IN FEET

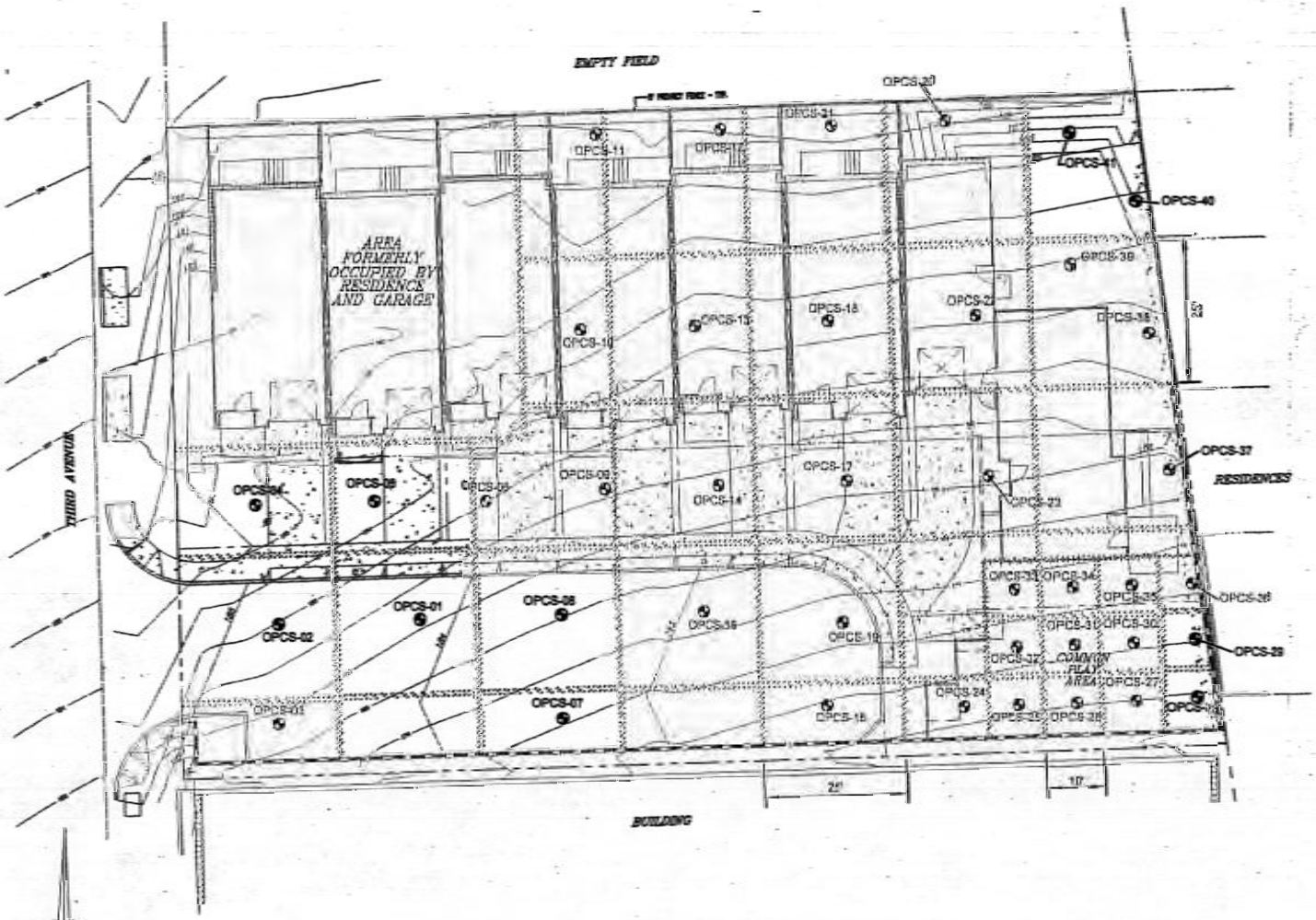
20 0 20

SCS ENGINEERS ENVIRONMENTAL CONSULTANTS	SOURCE: TRIAD/HOLMES ASSOC. CIVIL ENGINEERING SURVEYING SEVEN HOUSES FOR PENINSULA HABITAT FOR HUMANITY	SHEET TITLE: SITE PLAN	DATE: 08/05/03
PROJ. NO. 01203097.00 · DWN. BY CRD · ACAD FILE: Fig. – 02.dwg		PROJECT TITLE: OTTOBONI PROPERTY, FORMER NURSERY 165 3rd AVENUE DALY CITY, CALIFORNIA	SCALE: 1" = 20'
CHK. BY — · CHK. BY EH · APP. BY JAL			FIGURE: 3



ENVIROMETRIX	DRAWN nts	JOB NUMBER 202753	**SITE PLAN** City of Daly City – Ottoboni Nursery 165 Third Street Daly City, California
	APPROVED	DATE 6/02	
	REVISED	DATE	

PLATE 4



SCS ENGINEERS
ENVIRONMENTAL CONSULTANTS
6001 KELL CREEK PKWY, SUITE 140
PLEASANTON, CALIFORNIA 94566
PH. (925) 829-0661 FAX. (925) 829-0440

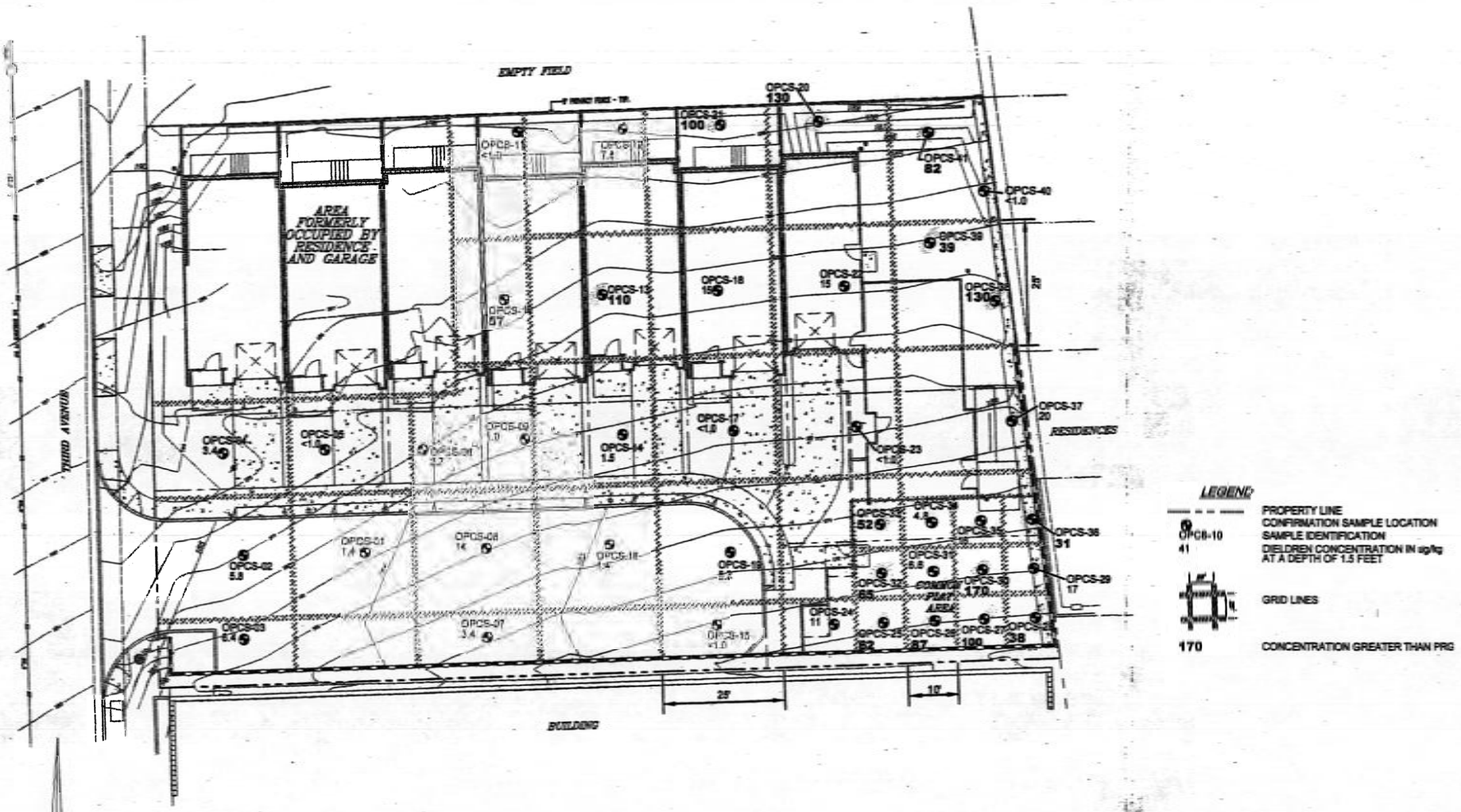
PROJ. NO. 01203097.00	DWN. BY: CRD	ACAD FILE: Fig - 03.dwg	
DSN. BY: —	CHK. BY: EH	APR. BY: JM	

SOURCE:
TRIAD/HOLMES ASSOC.
CIVIL ENGINEERING SURVEYING
SEVEN HOUSES FOR PENINSULA
HABITAT FOR HUMANITY

SHEET TITLE: CONFIRMATION SAMPLE LOCATIONS

PROJECT TITLE: OTTOBONI PROPERTY, FORMER NURSERY
165 3rd AVENUE
DALY CITY, CALIFORNIA

DATE: 08/05/03
SCALE: 1" = 20'
FIGURE: 5



SCS ENGINEERS
ENVIRONMENTAL CONSULTANTS

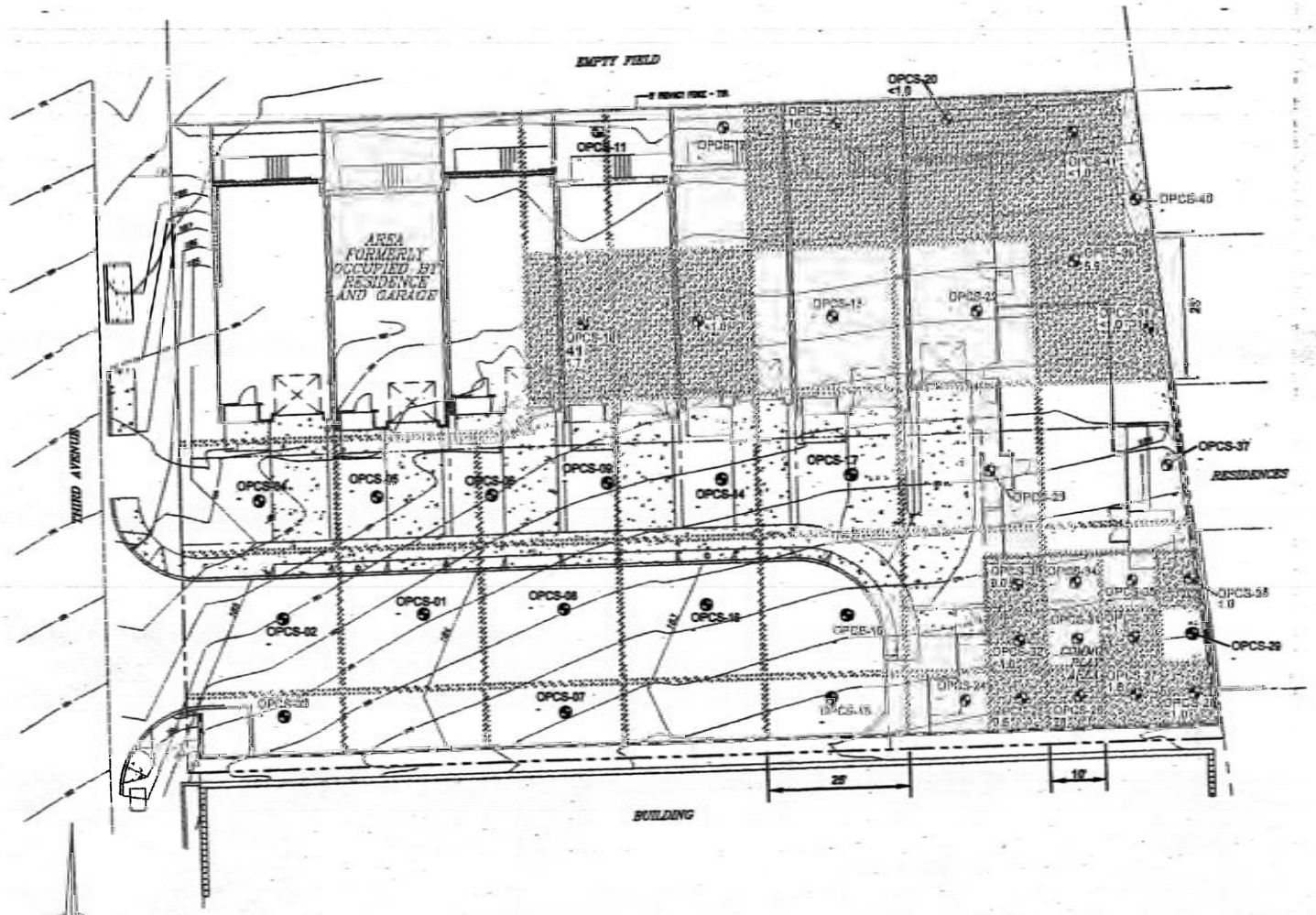
PROJ. NO. 01203097.00	DWN. BY: CRD	ACAD FILE: Fig – 04.dwg	
CHK. BY: —	CHK. BY: EH	APP. BY: JAL	

SOURCE:
TRIAD/HOLMES ASSOC.
CIVIL ENGINEERING SURVEYING AND SEVEN HOUSES FOR PENINSULA HABITAT FOR HUMANITY

SHEET TITLE:
DIELDRIN CONCENTRATIONS IN INITIAL CONFIRMATION SAMPLES (1.5')

PROJECT TITLE:
OTTOBONI PROPERTY, FORMER NURSERY
165 3rd AVENUE
DALY CITY, CALIFORNIA

DATE: 09/05/03
SCALE: 1" = 20'
FIGURE: 6



SCS ENGINEERS
ENVIRONMENTAL CONSULTANTS

PROJ. NO. 01203067.00	DWN. BY CRD	ACAD FILE Fig – 05.dwg	
DSN. BY —	CHK. BY EH	APP. BY JG	

SOURCE:
TRIAD/HOLMES ASSOC.
CIVIL ENGINEERING SURVEYING
SEVEN HOUSES FOR PENINSULA
HABITAT FOR HUMANITY

SHEET TITLE:
DIELDRIN CONCENTRATIONS IN ADDITIONAL CONFIRMATION SAMPLES

PROJECT TITLE:
OTTOBONI PROPERTY, FORMER NURSERY
165 3rd AVENUE
DALY CITY, CALIFORNIA

DATE: 08/05/03
SCALE: 1" = 20'
FIGURE: 7

Table 1: Phase II Investigation Laboratory Analytical Results for Shallow Soil Samples Collected on May 15, 2002.

(µg/kg)

Sample Number	Dieldrin	4,4-DDE	4,4-DDD	4,4-DDT
SS-1	21	56	3.8	96
SS-2	50	190		260
SS-3	77	280		660
SS-4	120	510	66	1,200
SS-5	51	170		260
SS-6	290	100		400
SS-7	73	150		560
SS-8				130
SS-9	34	210		440
SS-10	450	200	62	780
SS-11	51	130		190
SS-12	42	310		740
SS-13	57	160	64	470
SS-14	62	330		680
SS-15	61	190		450
SS-16	470	700	94	2,100
SS-17	40	200		500
SS-18	96	51		200
SS-19	35	89		540
SS-20	200	370	36	1,300
SS-21		830		3,500

Table 1: Phase II Investigation Laboratory Analytical Results for Shallow Soil Samples Collected on May 15, 2002.

Sample Number	Dieldrin	4,4-DDE	4,4-DDD	4,4-DDT
SS-22	110	270		610
SS-23	150	320		1,600
SS-24	70		75	120
SS-25	430	980	180	4,500
SS-26		2,200	170	12,000
SS-27			160	510
SS-28		11		35
EPA Residential PRGs	30	1,700	2,400	1,700

TABLE 2
SUMMARY OF CONFIRMATION SAMPLE ANALYTICAL RESULTS
165 THIRD STREET
DALY CITY, CALIFORNIA

Sample Identification	Sample Depth (feet)	Sample Date	Chlordane (Technical)	a-Chlordane	g-Chlordane	p,p-DDD	p,p-DDE	p,p-DDT	Dieldren	Endosulfan II	Endosulfan sulfate	Endrin
			ug/Kg									
	PRGs		1,600	1,600	1,600	2,400	1,700	1,700	30	370,000	370,000	18,000
OPCS-01	1.5	7/31/2003	<25	<1.0	<1.0	<1.0	1.1	1.6	1.4	<1.0	<1.0	<1.0
OPCS-02	1.5	8/1/2003	<25	<1.0	<1.0	<1.0	3.0	<1.0	5.8	<1.0	<1.0	<1.0
OPCS-03	1.5	8/1/2003	<25	<1.0	<1.0	<1.0	2.9	<1.0	6.4	<1.0	<1.0	<1.0
OPCS-04	1.5	8/1/2003	<25	<1.0	<1.0	<1.0	<1.0	<1.0	3.4	<1.0	<1.0	<1.0
OPCS-05	1.5	8/1/2003	<25	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
OPCS-06	1.5	8/4/2003	<25	<1.0	<1.0	<1.0	4.9	6.0	2.7	<1.0	<1.0	<1.0
OPCS-07	1.5	8/4/2003	<25	<1.0	<1.0	<1.0	3.7	4.1	3.4	<1.0	<1.0	<1.0
OPCS-08	1.5	8/4/2003	<25	5.0	2.7	2.5	29	30	14	<1.0	<1.0	<1.0
OPCS-09	1.5	8/4/2003	<25	<1.0	<1.0	<1.0	1.0	<1.0	1.0	<1.0	<1.0	<1.0
OPCS-10	1.5	8/4/2003	<120	<5.0	<5.0	16	57	140	57	6.8	<5.0	<5.0
	3.0	8/21/2003	<120	14	13	27	42	160	41	10	9.5	<5.0
	4.5	8/26/2003	<25	<1.0	<1.0	<1.0	1.6	4.5	1.7	<1.0	<1.0	<1.0
OPCS-11	1.5	8/4/2003	<25	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
OPCS-12	1.5	8/4/2003	<25	1.4	<1.0	<1.0	3.2	6.8	7.8	<1.0	<1.0	<1.0
OPCS-13	1.5	8/4/2003	<250	<10	<10	22	71	170	110	<10	<10	<10
	3.0	8/21/2003	<25	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
OPCS-14	1.5	8/4/2003	<25	<1.0	<1.0	<1.0	2.0	1.9	1.5	<1.0	<1.0	<1.0
OPCS-15	1.5	8/4/2003	<25	<1.0	<1.0	<1.0	1.4	<1.0	<1.0	<1.0	<1.0	<1.0
OPCS-16	1.5	8/4/2003	<25	<1.0	<1.0	<1.0	1.1	<1.0	1.4	<1.0	<1.0	<1.0
OPCS-17	1.5	8/4/2003	<25	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
OPCS-18	1.5	8/4/2003	<25	<1.0	<1.0	1.7	4.7	5.0	15	<1.0	<1.0	<1.0
OPCS-19	1.5	8/4/2003	<25	4.1	1.8	2.5	58	36	5.2	<1.0	<1.0	<1.0
OPCS-20	1.5	8/4/2003	<250	<10	<10	22	91	200	130	17	23	<10
	3.0	8/21/2003	<25	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
OPCS-21	1.5	8/4/2003	<50	4.0	3.0	4.1	26	82	100	4.5	3.9	<2.0
	3.0	8/21/2003	<25	<1.0	<1.0	2.9	3.6	4.0	16	<1.0	<1.0	<1.0
OPCS-22	1.5	8/4/2003	<25	<1.0	<1.0	5.5	9.5	45	15	2.3	<1.0	<1.0
OPCS-23	1.5	8/4/2003	<25	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
OPCS-24	1.5	8/4/2003	<25	3.9	3.1	2.3	21	9.2	11	<1.0	<1.0	<1.0
OPCS-25	1.5	8/4/2003	55	9.1	5.4	11	45	68	62	<1.0	<1.0	2.0
	3.0	8/21/2003	<25	2.1	1.1	4.3	6.8	6.4	9.6	<1.0	<1.0	<1.0
OPCS-26	1.5	8/4/2003	<50	17	5.3	17	46	130	87	13	5.1	<2.0
	3.0	8/21/2003	<25	4.6	2.2	7.0	13	24	28	1.3	<1.0	<1.0

TABLE 2
SUMMARY OF CONFIRMATION SAMPLE ANALYTICAL RESULTS
165 THIRD STREET
DALY CITY, CALIFORNIA

Sample Identification	Sample Depth (feet)	Sample Date	Chlordane (Technical)	a-Chlordane	g-Chlordane	p,p-DDD	p,p-DDE	p,p-DDT	Dieldren	Endosulfan II	Endosulfan sulfate	Endrin
			ug/Kg									
	PRGs		1,600	1,600	1,600	2,400	1,700	1,700	30	370,000	370,000	18,000
OPCS-27	1.5	8/4/2003	<120	7.9	5.7	17	77	160	**100**	<5.0	<5.0	<5.0
	3.0	8/21/2003	<25	<1.0	<1.0	1.3	1.4	<1.0	1.8	<1.0	<1.0	<1.0
OPCS-28	1.5	8/4/2003	43	6.0	4.5	7.5	17	72	**38**	5.7	7.6	1.0
	3.0	8/21/2003	<25	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
OPCS-29	1.5	8/4/2003	<25	5.7	3.7	7.2	16	24	17	2.2	2.9	<1.0
OPCS-30	1.5	8/4/2003	<120	9.2	5.8	31	58	170	**170**	<5.0	<5.0	<5.0
	3.0	8/21/2003	<25	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
OPCS-31	1.5	8/4/2003	<25	1.8	<1.0	1.6	5.1	<1.0	6.6	<1.0	<1.0	<1.0
OPCS-32	1.5	8/4/2003	39	9.2	4.3	25	37	82	**65**	8.3	2.3	<1.0
	3.0	8/21/2003	<25	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
OPCS-33	1.5	8/4/2003	<50	<2.0	2.2	6.8	36	72	**52**	<2.0	<2.0	<2.0
	3.0	8/21/2003	<25	1.2	<1.0	4.1	8.7	5.6	9.0	<1.0	<1.0	<1.0
OPCS-34	1.5	8/4/2003	<25	1.7	<1.0	<1.0	3.9	1.1	4.8	<1.0	<1.0	<1.0
OPCS-35	1.5	8/4/2003	<50	27	16	17	83	110	16	<2.0	<2.0	<2.0
OPCS-36	1.5	8/4/2003	<25	3.2	1.8	4.5	46	59	**31**	<1.0	<1.0	<1.0
	3.0	8/21/2003	<25	<1.0	<1.0	<1.0	<1.0	<1.0	1.9	<1.0	<1.0	<1.0
OPCS-37	1.5	8/4/2003	<25	<1.0	<1.0	<1.0	15	35	20	<1.0	<1.0	<1.0
OPCS-38	1.5	8/4/2003	<120	<5.0	<5.0	14	100	380	**130**	23	8.3	<5.0
	3.0	8/21/2003	<25	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
OPCS-39	1.5	8/4/2003	<120	<5.0	<5.0	15	35	130	**39**	9.0	<5.0	<5.0
	3.0	8/21/2003	<25	<1.0	<1.0	4.5	3.9	6.2	5.9	1.1	<1.0	<1.0
OPCS-40	1.5	8/4/2003	<25	<1.0	<1.0	<1.0	<1.0	1.2	<1.0	<1.0	<1.0	<1.0
OPCS-41	1.5	8/4/2003	<120	6.6	5.1	10	54	200	**82**	28	39	<5.0
	3.0	8/21/2003	<25	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0

Notes: Bold indicates concentrations greater than or equal to PRGs
8081B analytes not reported were not detected.
8140B analytes were not detected.
ug/kg = micrograms per kilogram
PRGs = Preliminary Remedial Goals for Residential Soil

HEALTH DEPARTMENT

January 7, 2005

Mr. David Hamdi
1165 Hillside Boulevard
Colma, CA 94014-3061

Mr. Omar Alzgoul
161 Tulare Drive
San Bruno, CA 94066

SUBJECT: CASE CLOSURE OF SITE #220049, ONE (1) 350-GALLON WASTE OIL UST, TWO (2) 2,500-GALLON GASOLINE USTS, AND TWO (2) 5,000-GALLON GASOLINE USTS AT HAMDI PROPERTY, 1055 HILLSIDE BLVD., DALY CITY, CALIFORNIA

Dear Mssrs. Hamdi and Alzgoul:

This letter confirms the completion of site investigation and corrective action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on the information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivision (a) and (b) or Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code.

Please contact our office if you have any questions regarding this matter.

Sincerely,

Dean D. Peterson, PE, REHS
Director, Environmental Health

cc: RWQCB
SWRCB
Michael Stone, 3425 South Bascom Avenue, Suite 1, Campbell, CA 95008
Razi Shah, Esq., 2140 Shattuck Avenue, Suite 411, Berkeley, CA 94704

PUBLIC HEALTH AND ENVIRONMENTAL PROTECTION DIVISION

Board of Supervisors: Mark Church • Rose Jacobs Gibson • Richard S. Gordon • Jerry Hill • Adrienne Tissier • **Health Director:** Charlene Silva

455 County Center • Redwood City, CA 94063 • PHONE 650.363.4305 • TDD 650.573.3206 • FAX 650.363.7882
http://www.smhealth.org

HEALTH DEPARTMENT

SMCo Site #220049
APN #006-473-010

January 7, 2005

Bill Cameron
Building Inspection Manager
San Mateo County Planning and Building Division
455 County Center, 2nd Floor
Redwood City, CA 94063

SUBJECT: BUILDING DEPARTMENT NOTIFICATION FOR CASE CLOSURE OF SITE #220049, ONE (1) 350-GALLON WASTE OIL UST, TWO (2) 2,500-GALLON GASOLINE USTS, AND TWO (2) 5,000-GALLON GASOLINE USTS AT HAMDI PROPERTY, 1055 HILLSIDE BLVD., DALY CITY, CALIFORNIA

Dear Mr. Cameron:

The enclosed case closure letter is a result of intensive review by San Mateo County Groundwater Protection Program (GPP) staff with concurrence from the Regional Water Quality Control Board staff. San Mateo GPP staff has determined that the water quality objectives of the San Francisco Bay Regional Water Quality Control Board have been satisfied. However, an undetermined volume of contaminated soil and ground water remains at the site. Should any change in use of the property or development of the subject site occur which may impact these soils or groundwater, city and county building departments must notify the Environmental Health Division for approval pursuant to Government Code Section 65850.2. County oversight costs for management of contaminated soil or groundwater will be billed directly to the current property owner.

Should you have questions, you may reach me at (650) 599-1641. Thank you for your cooperation.

Sincerely,

Pat Ledesma

Patrick Ledesma
Hazardous Materials Specialist
Groundwater Protection Program

Enclosure

cc: RP
Michael Stone, 3425 South Bascom Avenue, Suite 1, Campbell, CA 95008
Razi Shah, Esq., 2140 Shattuck Avenue, Suite 411, Berkeley, CA 94704

SAN MATEO COUNTY CASE CLOSURE SUMMARY
GROUNDWATER PROTECTION PROGRAM

Response requested by 8/31/04

I. AGENCY INFORMATION

455 County Center, Redwood City, CA 94063
County Project Manager: Patrick Ledesma
Title: Hazardous Materials Specialist
Telephone Number: 650-599-1641

II. CASE INFORMATION

Site *Name:* Hamdi Property
Site *Address:* 1055 Hillside Boulevard
Daly City, CA 994015-3002

LUSTIS Case #:	Local Case #: 220049	RWQCB Case #: 41-1036
Record ID#: 001572	URF Filing Date:	APN #: 006-473-010

Responsible Party Information

Name	*Address*	*Phone #*
Omar Al Zghoul and David Hamdi	161 Tulare Drive San Bruno, CA 94066	650-794-9043

Tank Information

Tank #	*Size (Gallons)*	*Contents*	*Closed in Place/Removed*	*Date*
1	5,000	Gasoline	Removed	c. 03/13/96
2	2,500	Gasoline	Removed	c. 03/13/96
3	2,500	Gasoline	Removed	c. 03/13/96
4	350	Waste Oil	Removed	c. 03/13/96
5	5,000-8,000	Gasoline	Removed	08/13/97

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: *Unknown*
Site Characterization Complete: *12/23/03*
Number of Monitoring Wells Installed: *6*
Proper Screen Interval: *yes*
Highest GW Depth BGS: 16.79 *feet bgs*
Flow Direction: *West*
Most Sensitive GW Use: *Drinking water*
Is Drinking Water Affected: *No*
Off-site Beneficial Use Impacts (location): *None*
Report(s) On File: *Yes* Where Filed: *SMCo*

Treatment and Disposal of Affected Material

Material	*Amount (Include Units)*	*Treatment or Disposal*	*Date*
Soil	None	--	--
Groundwater	None	--	--

Maximum Documented Contaminant Concentrations — Before and After Cleanup

	SOIL (PPM)		GROUNDWATER (PPB)	
Contaminant	*Before*	*After*	*Before*	*After*
TPH-diesel	5,500	NA	130,000	2,700
TPH-gasoline	9,900	80	110,000	2,400
Benzene	<6.2	<0.62	68	5.4
Toluene	10	<0.62	2,200	2.4
Ethylbenzene	66	<0.62	1,400	130
Total Xylenes	550	0.67	6,800	4.7
MTBE	<31	<0.62	<500	<5.0

NA = Not analyzed
ND = Not detected above laboratory detection limits.
Maximum soil concentrations detected predominantly between 15 feet and 20 feet bgs.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? *Yes*
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? *Yes*
Does corrective action protect public health for current land use? *Yes*
Site Management Requirements: *Building Department Notification*
Should corrective action be reviewed if land use changes? *No*
Monitoring wells to be decommissioned: *6* Number Decommissioned: *0* Number Retained: *0*
List enforcement actions taken: *Yes, § 25298, § 25189.6(a), 25189.6(b)*
List enforcement actions rescinded: *None*

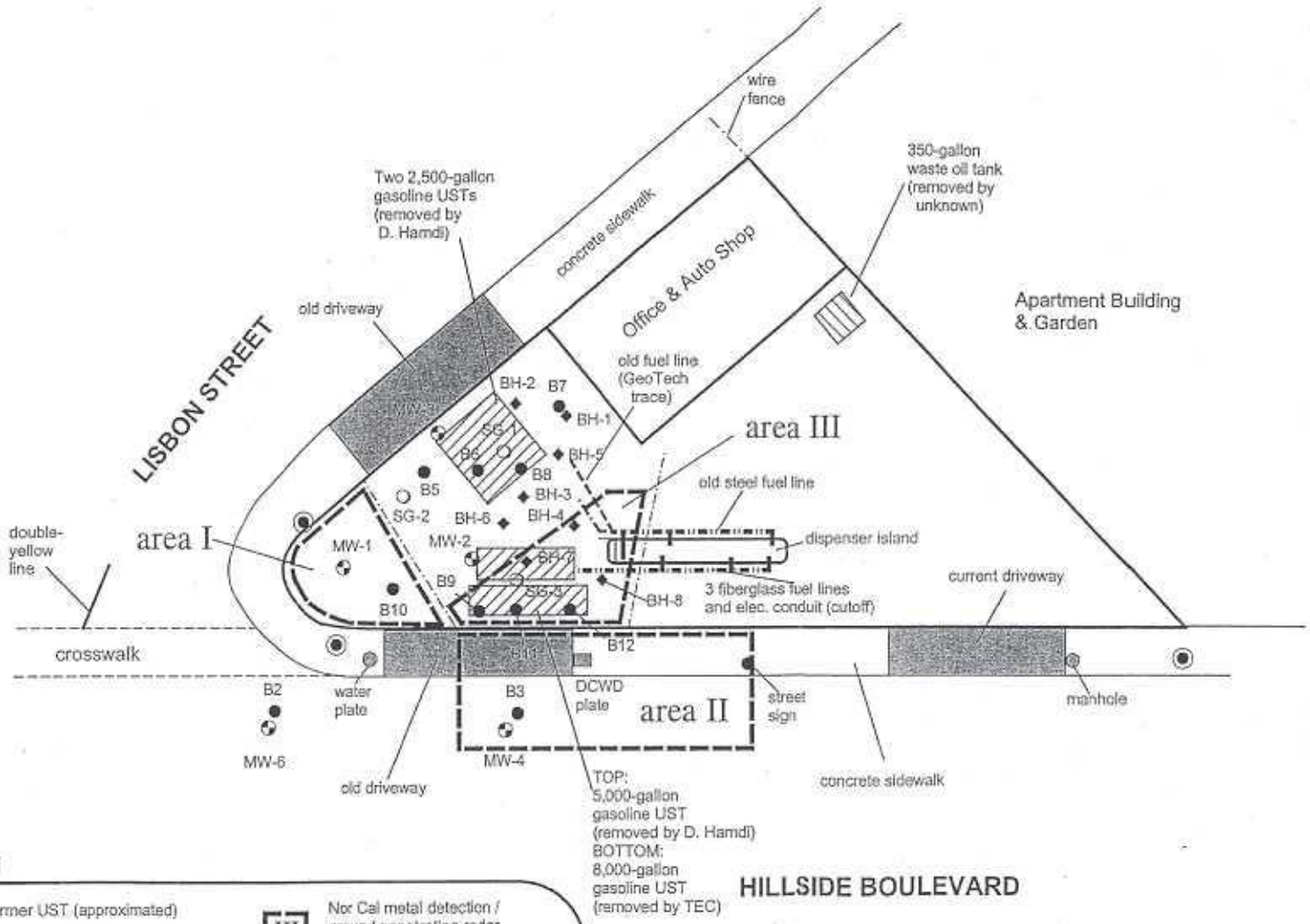
V. RWQCB NOTIFICATION

Date Submitted to RWQCB:	*RWQCB Response:*
RWQCB Staff: Nancy Katyl	*Title:* Engineering Geologist

The City of Daly City Building Department was sent a letter with a caveat that should excavation or development of the property be proposed, the San Mateo County Environmental Health Division will be notified to ensure proper disposal or handling of contaminated soils. The volume of contaminated soil and groundwater was not determined. Should any change in use of the property or development of the subject site occur which may impact these soils or groundwater; City Building Departments must notify the Environmental Health Division for approval pursuant to Government Code Section 65850.2.2.

Dean D. Peterson
Director, Environmental Health

7/28/04
Date:



Legend

- former UST (approximated)
- Accutite Soil Boring Location (B9)
- ACC Soil Boring Location (B9)
- ACC Soil-Gas Sample Location (SG-2)
- Nor Cal metal detection / ground penetrating radar survey areas (III)
- Overhead powerline
- chain-link fence
- Groundwater Monitoring Well

Sources: ACC 6/04, NORCAL 6/04, Accutite 9/98

Note: All previous soil boring are plotted based upon previously reported locations compared to known site parameters

Title: **Revised Site Plan 1055 Hillside Boulevard Colma, CA**	Date: 6/18/
Figure Number: 2	Scale: 1" = 20'
Project No: 6596-001.06	Drawn By: TRB

A·C·C ENVIRONMENTAL CONSULTANTS

Table 1: Comparison of Maximum Soil Concentrations at the Site to Guidance Cleanup Levels.

	Date	Depth (Feet)	TPH-d (mg/kg)	TPH-g (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	MTBE (mg/kg)	HVOCs (mg/kg)
Surface Soil— 0.5 feet to 10 feet bgs										
Dis-1-5	08/1/97	5	1.0	0.5	0.005	0.005	0.005	0.01	0.005	NA
Dis-2-5	08/1/97	5	1.0	0.5	0.005	0.005	0.005	0.01	0.005	NA
WO-9	08/1/97	9	1.0	0.5	0.005	0.005	0.005	0.01	0.005	ND[10]
RWQCB, Region 2 ESLs—Human Health[1]		--	500[6] NE[7] 100[8]	500[6] NE[7] 100[8]	0.18[6] 0.18[9] 0.044[8]	130[6] 180[9] 2.9[8]	8.7[6] 4.7[9] 3.3[8]	54[6] 45[9] 1.5[8]	31[6] 2.0[9] 0.023[8]	-- -- --
RWQCB, Region 2 ESLs—Ecological[2]		--	NE[7]	NE[7]	25	NE[7]	NE[7]	NE[7]	NE[7]	--
Subsurface Soil—Greater than 10 feet bgs										
BH3-15	07/28/98	15	**5,500**	**2,800**	**<6.2**	**<6.2**	**12**	**110**	**<31**	
BH3-20[3]	07/28/98	20	**3,900**	**12,000**	**<6.2**	**58**	**52**	**360**	**<31**	
BH4-15	07/28/98	15	**2,800**	**3,000**	**<6.2**	**<6.2**	**16**	**110**	**<31**	
BH6-15	07/28/98	15	**2,400**	**9,900**	**<2.5**	**10**	**66**	**550**	**<12**	
B8-15	10/13/03	15	NA[5]	80	**<0.62**	<0.62	<0.62	0.67	**<0.62**	
B8-20	10/13/03	20	NA[5]	**290**	**<1.2**	<0.62	<0.62	<0.62	**<0.62**	
B9-20	10/13/03	20	NA[5]	37	**<0.62**	<0.62	<0.62	<0.62	**<0.62**	
RWQCB, Region 2 ESLs—Human Health[4]		--	23,000[6] NE[7] 100[8]	23,000[6] NE[7] 100[8]	17[6] 0.18[9] 0.044[8]	650[6] 180[9] 2.9[8]	400[6] 4.7[9] 3.3[8]	420[6] 45[9] 1.5[8]	2,800[6] 2.0[9] 0.023[8]	-- -- --

1 Environmental Screening Levels (ESLs) for impacted surface soil less than 10 feet bgs (predominated by coarse-grained materials), where groundwater IS a current or potential drinking water resource (residential category).
2 Ecological ESLs are intended to represent a broad range of land-use scenarios, including residential, agricultural, and parkland and are considered adequate only for general screening purposes in and around urban areas (i.e., Urban Area Ecotoxicity Criteria).
3 Tested positively for ignitability. Flash point was 40° C.
4 ESLs for impacted subsurface soil greater than 10 feet bgs (predominated by coarse-grained materials), where groundwater IS a current or potential drinking water resource (residential category).
5 NA = Not Analyzed.
6 The benzene ESL was determined based on direct-exposure criteria for surface soil (maximum depth of 16 feet bgs).
7 NE = Not Established. Use chemical-specific soil gas screening ESLs for indoor air impacts.
8 ESL based on soil contamination leaching to groundwater.
9 ESL based on soil contamination volatilization to indoor air.\
10 Below the respective detection limit for each halogenated volatile organic compound (HVOC).

Table 2: Comparison of Maximum Groundwater Concentrations at the Site to Guidance Cleanup Levels.

	Date	Depth to Water (Feet BGS)	TPH-wo (µg/L)	TPH-d (µg/L)	TPH-g (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Xylenes (µg/L)	MTBE (µg/L)
BH9-W[1]	09/09/98	20-25	NA[6]	**36,000**	**110,000**	**68**	**2,200**	**1,400**	**6,800**	<0.5
B2-W[1,2]	03/15/01	18.5-20	NA[6]	**130,000**	**17,000**	**<50**	53	440	**2,100**	<500
MW-1[3]	01/04/00	38.03	NA[6]	**970**	**850**	**2.2**	8.7	<1.0	420	<5.0
MW-2[3]	01/04/00	39.20	NA[6]	NA[6]	**860**	**1.6**	6.8	<1.0	400	<5.0
MW-3[3]	01/04/00	39.30	NA[6]	NA[6]	62	0.72	1.7	1.3	4.8	<5.0
MW-4[3]	09/26/02	47.3	NA[6]	<50	<50	<0.50	<0.50	<0.50	<0.50	<5.0
MW-5[3]	09/26/02	48.19	NA[6]	<50	<50	<0.50	<0.50	<0.50	<0.50	<5.0
MW-6[3]	03/15/02	17.51	NA[6]	**2,700**	**2,400**	**4.5**	2.4	130	4.7	<5.0
RWQCB, Region 2 RBSLs—Human Health[4]				210[7] NE[8] 100[9]	210[7] NE[8] 100[9]	1.0[7] 530[8] 170[9]	150[7] 500,000[8] 40[9]	700[7] 14,000[8] 30[9]	1,800[7] 150,000[8] 170[9]	13[7] 24,000[8] 5.0[9]
RWQCB, Region 2 RBSLs—Ecological[5]				640	500	46	130	290	13	8,000

1 Maximum concentrations of petroleum hydrocarbons detected in groundwater sample collected from temporary borings.
2 Free product in sample, laboratory noted as "not diesel pattern."
3 Maximum concentrations detected in on-site groundwater monitoring wells during nine quarterly groundwater monitoring events conducted between January 4, 2000, and September 26, 2002.
4 Environmental Screening Levels (ESLs) for impacted groundwater at 10 feet bgs, where groundwater IS a current or potential drinking water resource. The final ESL reflects the lowest of the chemicals screening level for drinking water toxicity, aquatic habitat protection , indoor-air impacts, and a "ceiling level" for tastes & odors or other nuisance concerns.
5 ESLs, where groundwater IS a current or potential drinking water resource (residential category). ESLs are intended to represent a broad range of land-use scenarios, including residential, agricultural, and parkland and are considered adequate only for general screening purposes in and around urban areas (i.e., Urban Area Ecotoxicity Criteria).
6 NA = Not analyzed.
7 ESL for drinking water quality, based on 10-foot depth to groundwater (predominated by coarse-grained materials).
8 ESL for volatilization to indoor air, based on 10-foot depth to groundwater (predominated by coarse-grained materials). An indoor-air ESL has not been established for total petroleum hydrocarbons.
9 ESL ceiling level (taste and odor threshold) is based on 10-foot depth to groundwater (predominated by coarse-grained materials).

APPENDIX F

ASTM USER QUESTIONNAIRE

ASTM E 1527-05 User Questionnaire

In order to qualify for the protection offered under the EPA All Appropriate Inquiry (AAI) Standard, the **User** (entities seeking to use the ASTM E1527-05 Practice to complete an environmental site assessment of the property; i.e. Lenders and/or Borrowers) must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that AAI is not complete. This information should be the collective knowledge of the entities relying on the Phase I. **Please note that you are not being asked to evaluate the property, but rather to provide your knowledge of information on the property.**

Site Name/Address: 141 3rd Ave Daly City

Person Interviewed/Title: Nicole Gittleson Date: 09/29/2020

If known, when was the property initially developed? unknown

If different, when were the current building(s) on the property constructed? unknown

1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (**Note:** If unknown, a review of title records or an environmental lien search is recommended)

Yes ☐ No ☑ If you answer yes, please include an explanation in the space provided below:

2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Engineering Controls are defined as physical modifications to a site or facility to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property). *Institutional Controls* are defined as a legal or administrative restriction on the use of, or access to, a site or facility to 1) reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property, or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.

Yes ☐ No ☑ If you answer yes, please include an explanation in the space provided below:

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the *User* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes___ No✔ If you answer yes, please include an explanation in the space provided below:

4. Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).

a) Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*?

Yes✔ No___ If you answer no, please include an explanation in the space provided below, including whether the lower purchase price is because contamination is known or believed to be present at the *property*?

5. Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *User*:

a. Do you know the past uses of the *property*?

Yes___ No✔

b. Do you know of specific chemicals that are present or once were present at the *property*?

Yes___ No✔

c. Do you know of spills or other chemical releases that have taken place at the *property*?

Yes___ No✔

d. Do you know of any environmental cleanups that have taken place at the *property*?

Yes___ No✔

If you answered yes to any of the questions above, please include an explanation in the space provided below:

6. The degree of obviousness of the presence of likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the *User* of this *ESA*, based on your knowledge and experience related to the *property,* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

Yes ☐ No ☑ If you answer yes, please include an explanation in the space provided below:

_____
_____
_____
_____

Please provide the following property contact information:

Property Owner: Winston Chow et al Phone Number: unknown

Key Site Personnel: vacant Phone Number: _____

Past Owner: unknown Phone Number: _____

Signature: _____ Date: _____

APPENDIX G

OTHER SUPPORTING DOCUMENTATION

AEI Consultants

PRE-SURVEY QUESTIONNAIRE (Environmental)

Instructions: Please complete the following questionnaire to the best of your knowledge.

SITE INFORMATION			
Street Address(es)/Location: 141-3rd Avenue			
City: Daly City	County: San Mateo	State: CA	Zip: 94014
Parcel Number(s): 006-254-030			

Contact	**Name**	**Phone Number**	**Yrs. Associated w/Site**
Owner:	Chow & Chow	650-367-7898	9 years
Site Contact:	Juan de Leon	415-305-6275	2 years as Agent
Key Site Manager:	N/A		
Previous Owners, Operators and/or Occupants:	Chow & Chow	N/A	55 years

PROPERTY USE AND SPECIFICATIONS

☐ Residential ☐ Office/Retail ☐ Industrial ☒ Vacant Land ☐ Agricultural ☒ Other: One Abandoned House

Provide all known current/former addresses and/or parcel numbers:
None to current owners knowledge.

Are there any plans for site redevelopment or change in use? ☒ No ☐ Yes If yes, describe:
NO, so far as current owners are concerned.

Total Property Size (acres): 0.66 Acres	Electricity Provider: PG&E
Number of Buildings: One Abandoned House	Heating System Fuel Source(s): N/A
Building Size(s) (SF): Unknown	Gas Provider: PG&E
Original Construction Date(s): Unknown	Cooling System Power Source: N/A
Date(s) of Renovation(s): N/A	Potable Water Source/Provider: Public
Number of vacant units: One Abandoned House	Sanitary Sewer Provider: Public

Any waste water discharge at the site? ☐ Septic Tank/Leachfield ☐ Sanitary Sewer ☐ Other ☒ None

PROPERTY HISTORY

Current and Previous Occupant(s)	**Years of occupancy**	**Brief description of on-site operations**
Richard Morua	11	Residential Tenant until 2019

Has the subject site ever been occupied by the following?
☐ Dry Cleaner ☐ Gas Station ☐ Printing Facility ☐ Manufacturing Facility
If yes, provide years of occupancy:

Have any previous investigations been performed at the subject property? ☒ No ☐ Yes
If Yes, are copies available? ☐ No ☐ Yes
If Yes, what type: ☐ Phase I ESA ☐ Phase II ☐ Asbestos Survey ☐ Lead Paint Survey ☐ Radon Sampling
☐ Other: _____

Project Number:	427321	Return via Fax:	
Project Manager:	Elizabeth Hoggatt	Return via Email:	ehoggatt@aeiconsultants.com

AEI Consultants

ON-SITE ENVIRONMENTAL CONDITIONS			
Are you aware of any of the following environmental conditions, **either current or former**, on the subject site?			
Environmental Condition/Issue	**Response**	**Environmental Condition/Issue**	**Response**
Aboveground Storage Tanks (ASTs)	☒ No ☐ Yes	Polychlorinated Biphenyls (PCBs)	☒ No ☐ Yes
Underground Storage Tanks (USTs)	☒ No ☐ Yes	Electrical Transformers	☒ No ☐ Yes
Hazardous/Toxic Substances/Chemicals	☒ No ☐ Yes	Hydraulic Lifts	☒ No ☐ Yes
Chemical Spills/Releases	☒ No ☐ Yes	Elevators	☒ No ☐ Yes
Dump Areas/Landfills	☒ No ☐ Yes	Asbestos	☒ No ☐ Yes
Waste Treatment Systems	☒ No ☐ Yes	Lead-Based Paint	☒ No ☐ Yes
Wastewater Discharges	☒ No ☐ Yes	Oil/Gas Wells	☒ No ☐ Yes
Floor Drains, Sumps, Clarifiers/Oil Water Separators	☒ No ☐ Yes	Flooding, Leaks, Other Water Intrusion	☒ No ☐ Yes
Pits, Ponds, Lagoons	☒ No ☐ Yes	Environmental Permits	☒ No ☐ Yes
Stained Soil, Stressed Vegetation	☒ No ☐ Yes	Environmental Cleanups	☒ No ☐ Yes
Pesticide/Herbicide Use	☒ No ☐ Yes	Water Damage, Mold	☒ No ☐ Yes

OTHER ENVIRONMENTAL CONDITIONS

Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? ☒ No ☐ Yes If yes, provide brief explanation.

Are you aware of any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property? ☒ No ☐ Yes If yes, provide brief explanation.

Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? ☒ No ☐ Yes If yes, provide brief explanation.

SIGNATURE INFORMATION

Person completing questionnaire: Winston Chow

Title/Affiliation to property: Managing Owner

Number of years associated with property: 9 years

Date: September 19, 2020

SITE VISIT INFORMATION

- A person knowledgeable of current property use/business operations should be present during the site visit.
- Access to a percentage of units should be provided as requested by the field professional.
- Access to the following areas should be provided: all common areas, storage areas, and utility areas; all underground features and chemical storage/disposal areas.
- The following documentation should be provided for review if applicable: all hazardous waste manifests, environmental permits, and any previous environmental reports.

Project Number:	427321	Return via Fax:	
Project Manager:	Elizabeth Hoggatt	Return via Email:	ehoggatt@aeiconsultants.com

Geologic Map of California

California Geological Survey

Explanation

California Geological Su

Compilation and Interpre

Updated version by: Ca
George Sauce

Graphics by: Milind Patel,
Barbara Wanish

DESCRIPTI

QUATERN

Qs	Extensive marine an generally near the
Q	Alluvium, lake, playa unconsolidated an
Qls	Selected large lands
Qg	Glacial till and morai in the Sierra Neva
Qoa	Older alluvium, lake,
QPc	Pleistocene and/or P gravels deposits; n

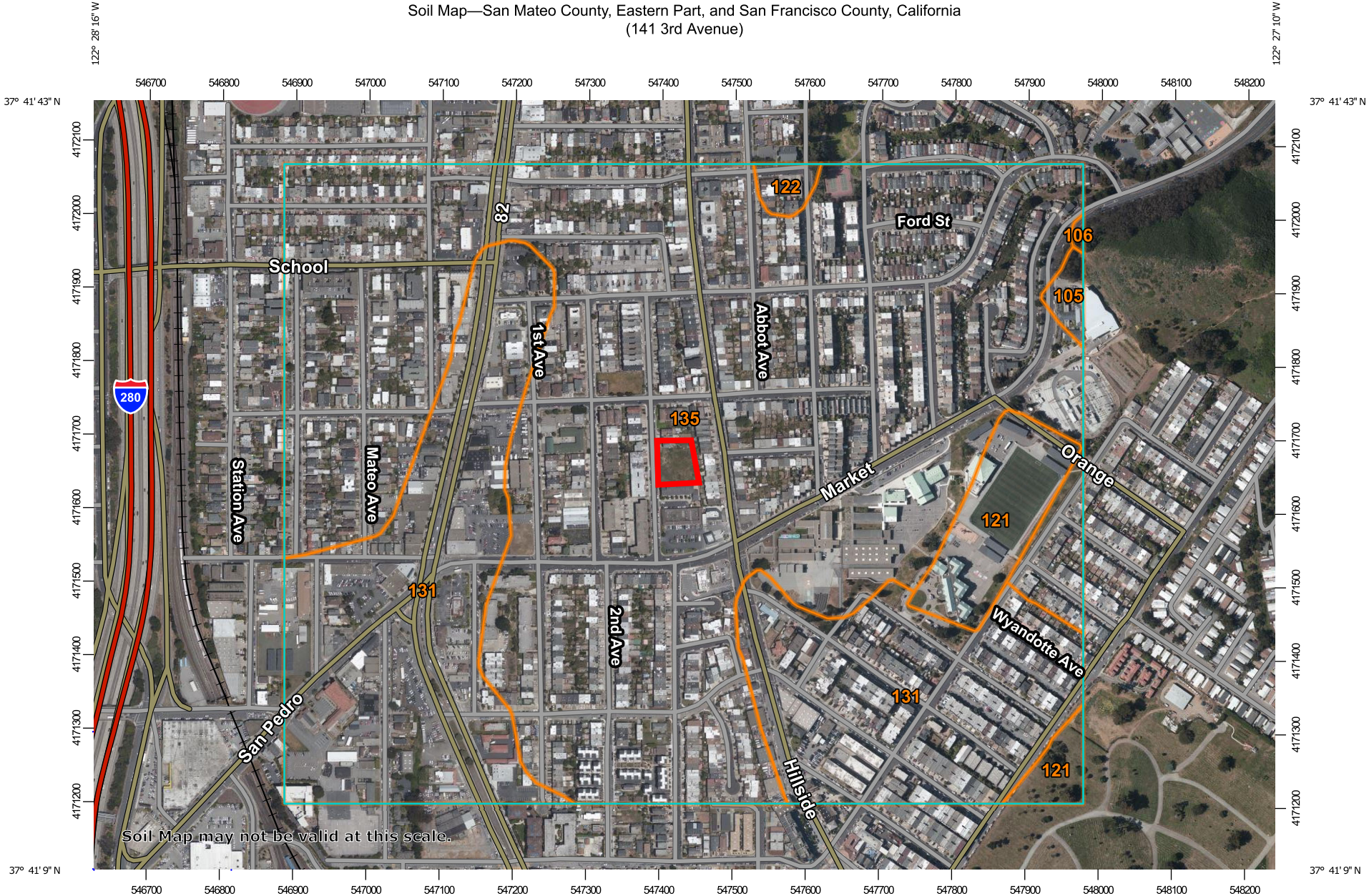
QUATERNAR

Qrv	Recent (Holocene) v deposits
Qrv^p	Recent (Holocene) p deposits
Qv	Quaternary volcanic deposits
Qv^p	Quaternary pyroclas

TERTIARY SE

Tc	Undivided Tertiary no conglomerate, bree
P	Pliocene marine san conglomerate; mos

Soil Map—San Mateo County, Eastern Part, and San Francisco County, California
(141 3rd Avenue)



Map Scale: 1:7,380 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 350 700 1400 2100

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

9/16/2020
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: San Mateo County, Eastern Part, and San Francisco County, California
Survey Area Data: Version 16, May 29, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 29, 2019—Jun 5, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
105	Barnabe-Candlestick complex, 30 to 75 percent slopes	1.1	0.5%
106	Barnabe-Rock outrock complex, 15 to 75 percent slopes	0.2	0.1%
121	Orthents, cut and fill, 0 to 15 percent slopes	9.7	4.1%
122	Orthents, cut and fill, 15 to 75 percent slopes	1.2	0.5%
131	Urban land	66.8	28.4%
135	Urban land-Orthents, smoothed complex, 5 to 50 percent slopes	156.4	66.4%
Totals for Area of Interest		**235.5**	**100.0%**

San Mateo County, Eastern Part, and San Francisco County, California

135—Urban land-Orthents, smoothed complex, 5 to 50 percent slopes

Map Unit Setting

National map unit symbol: h9hk
Elevation: 100 to 500 feet
Mean annual precipitation: 25 to 35 inches
Mean annual air temperature: 54 to 57 degrees F
Frost-free period: 300 to 350 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 65 percent
Orthents and similar soils: 25 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Marine terraces, hills, ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandstone

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: No

Description of Orthents

Setting

Landform: Terraces, ridges, hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Crest, side slope, tread
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Parent material: Sandstone

Typical profile

H1 - 0 to 60 inches: variable

Properties and qualities

Slope: 5 to 50 percent
Depth to restrictive feature: More than 80 inches

Drainage class: Well drained
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8e
Hydric soil rating: No

Minor Components

Unnamed

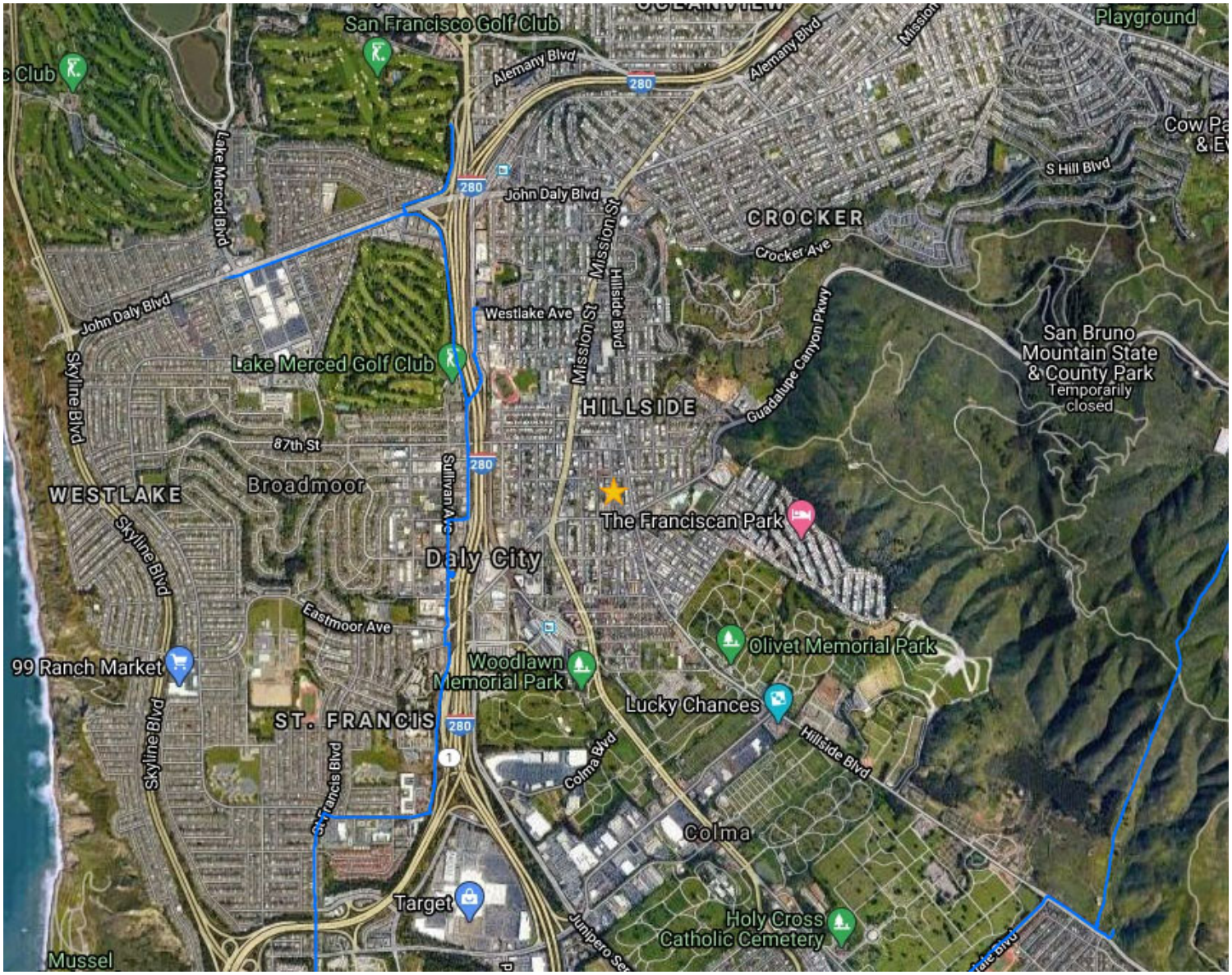
Percent of map unit: 10 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: San Mateo County, Eastern Part, and San Francisco County, California
Survey Area Data: Version 16, May 29, 2020

Pipeline and Hazardous Materials Safety Administration

NATIONAL PIPELINE MAPPING SYSTEM



Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines

500 m
1000 ft

Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to npms@dot.gov.

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at www.npms.phmsa.dot.gov

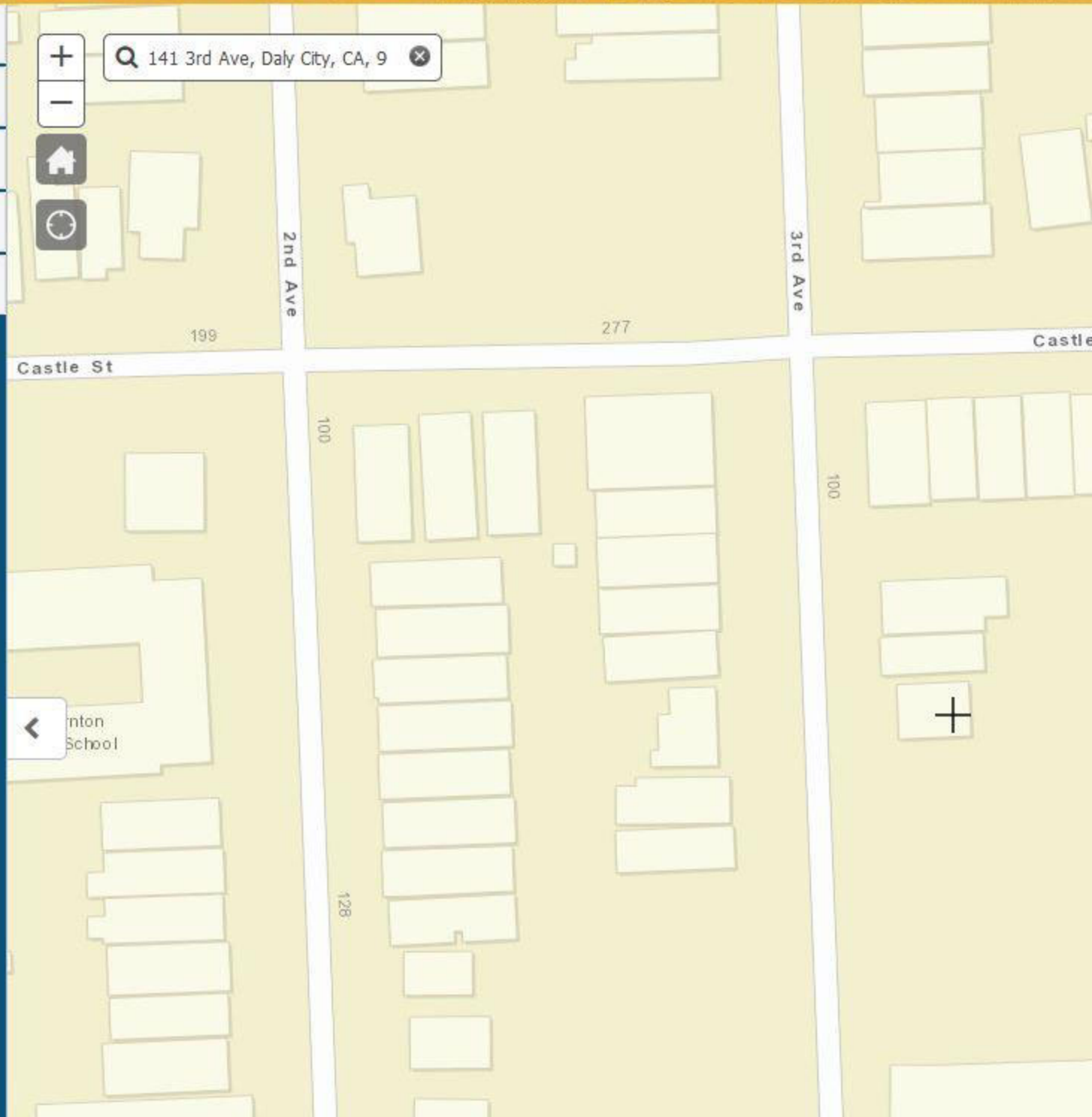
Date Printed: Sep 16, 2020

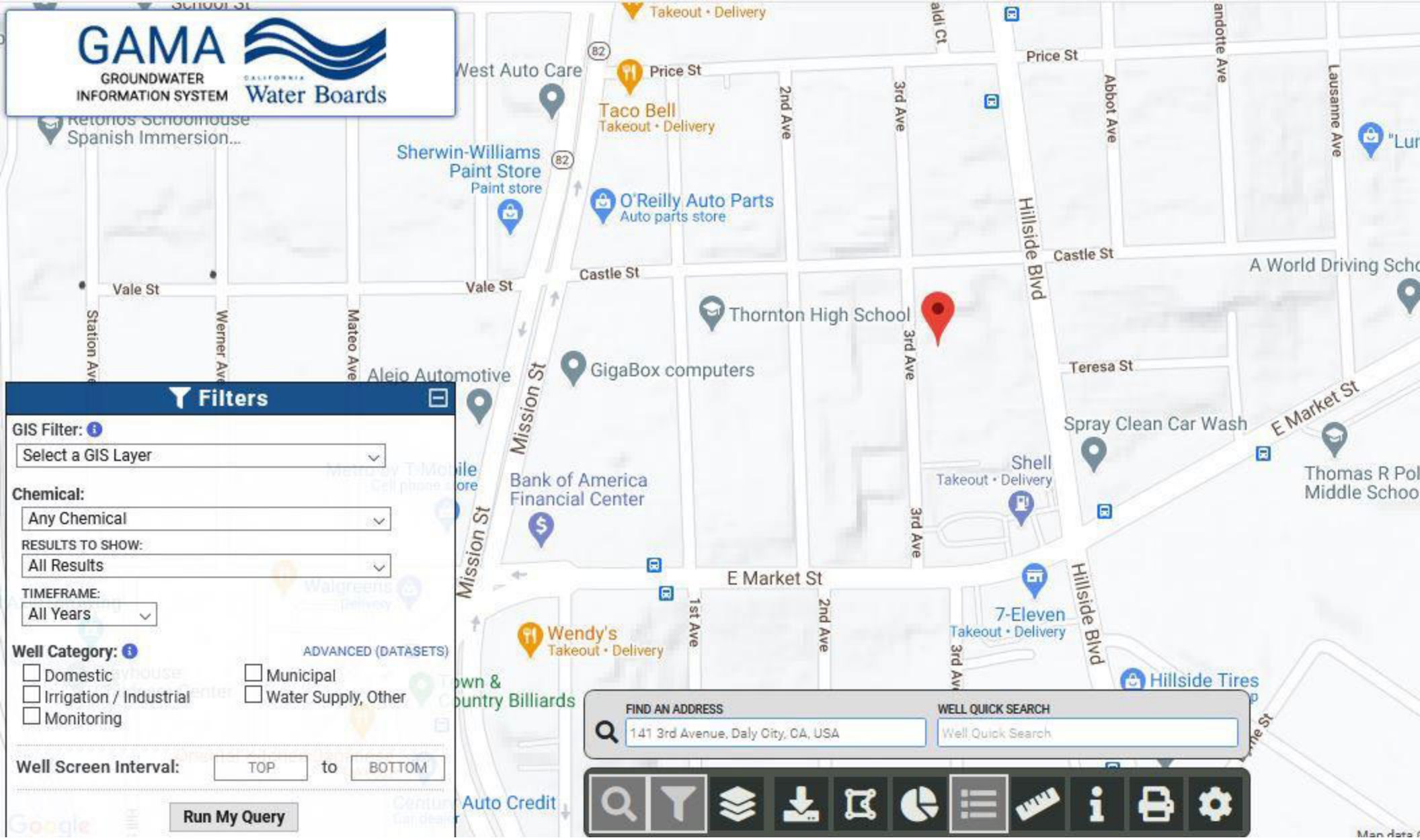
811 Know what's below. Call before you dig.

Well Finder

CalGEM GIS

- Well Status and Well Type Filter
- Search
- Zoom to Field
- Measurement
- Layers




GAMA
GROUNDWATER INFORMATION SYSTEM
California Water Boards
Filters
GIS Filter:
Select a GIS Layer
Chemical:
Any Chemical
RESULTS TO SHOW:
All Results
TIMEFRAME:
All Years
Well Category:
ADVANCED (DATASETS)
Domestic
Municipal
Irrigation / Industrial
Water Supply, Other
Monitoring
Well Screen Interval:
TOP
to
BOTTOM
Run My Query
FIND AN ADDRESS
141 3rd Avenue, Daly City, CA, USA
WELL QUICK SEARCH
Well Quick Search
Price St
Castle St
Vale St
Hillside Blvd
Mission St
E Market St
Teresa St
Thornton High School
GigaBox computers
Aleio Automotive
Bank of America Financial Center
Spray Clean Car Wash
Shell
Takeout • Delivery
7-Eleven
Takeout • Delivery
Wendy's
Takeout • Delivery
Taco Bell
Takeout • Delivery
West Auto Care
Sherwin-Williams Paint Store
Paint store
O'Reilly Auto Parts
Auto parts store
Hillside Tires
Retonos Schoolhouse Spanish Immersion...
A World Driving Scho
Thomas R Pol Middle Schoo

APPRAISAL REPORT—ASSESSOR'S OFFICE—SAN MATEO COUNTY, CALIFORNIA

VOL. 102 CODE No. 59-10 1ST-4 APPRAISER AJM & HWB DATE APPRAISED 3-9-59 OCCUPIED Greenhouses-Vacant House-Tenant

OWNER R. P. R. & A. C. Chow

TRACT Castle Tract

LOT 82 - Less 25' x 60' No. Ptn. BLOCK 8

LOT 83 & 84 BLOCK 8

ACREAGE 29,456± ⊕

006-254-03

LOCATION OF IMPROVEMENTS ON PROPERTY
House & Shed - On Lot 82
Greenhouses - Ptn. Lot 82 & Lots 83 & 84
Boiler House - On Lot 84

59

STORIES 1-Story & Basement USE. Res & Greenhouses

NO. OF ROOMS 5 - 2 Bedrooms

EXTERIOR WALL FINISH Rustic CONDITION Medium-59

ROOF Compo. Shingle PITCH 1/4 CONDITION Med to Good-59

FOUNDATION CONCRETE ✓

CONSTRUCTION WOOD FRAME ✓

BASEMENT As Shown - Concrete Floor EXCAVATED ☐ GRADE LEVEL ☑

Unfin. Interior

GARAGE IN BASEMENT X DOORS 2-Hinged

WALLS ROOF FLOOR

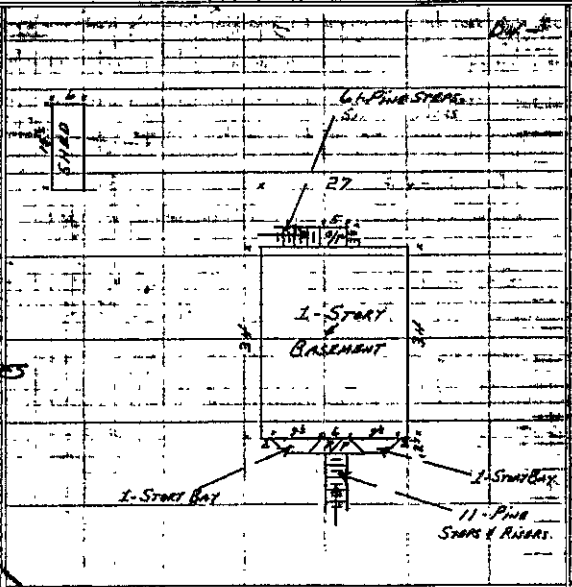
YEAR BUILT 1908 (Estimate) NEW ☐ GOOD ☐ MEDIUM ☑ 1959 POOR ☐

FUNCTIONAL AND ECONOMIC DEFECTS

OUTBUILDINGS SHED:- 6 x 15' - T&G Board
Exterior - Concrete Floor & Foundation - Mat'l Hold
Shed type roof - Unfin. Interior - Med to Poor Condition
Bldg. now used as Chicken House - Found 59 - 3-9-59 - AJM
GREENHOUSES:- See Reverse side for
Drawings & Descriptions - 3-9-59 - AJM.
BOILER HOUSE:- See Reverse

LOT SIZE 132' x 150' = 19,224 ZONING R1 APPRAISED $

REMARKS From old sheet:- This property sold in 1940 for $7500 - Statement by both Mr. Tasetti and Buyer. Will appeal to Board for Tax Reduction for 1942.
Assessment on Lots P2-P3-P4 & P6 split by Tasetti as follows and 1942:
Rear Ptn. Lot P2 = Land - $50 - Imp. - 50
Bal. P2 - Also on P3 & P4 = " - 775 - " - 775
Lot P6 = " 275 - " - 275
1959 Remarks:- Interior of house was high ceiling & hallway partial center & is in need of redecorating & [illegible]



NOW 141 - 3RD AVE

VALUE ESTIMATE—COST APPROACH—EQUALIZING FACTORS

BUILDING 918 SQ. FT. @ $	4	45	COST 4085	%GOOD 55	VALUE 2247
BASEMENT 918 " " " "	1	05	964	55	530
GARAGE " " " "					
SHED 93 " "	N/A	N/A	Nd Ls Flm	25	23
BOILER HOUSE 350 " "	N/A	N/A	Value 81s/ft Flm	90	472
GREENHOUSES 24,096 " "		45	N.U.	30	3253
OPEN CONCRETE AREA 972 " "		25	Nd 243	30	73
" " "			33-6	35	11727
TOTAL					

APPRAISER'S OPINION OF MARKET PRICE OBTAINABLE FOR PROPERTY Total $ 27,77 55 54

ADDITIONS
B. P. No. 11672 DATE 5/22/46 AMOUNT $ 3000 FOR Boiler Room

8/5/46 Reviewed - Greenhouses 24-No Value Flm
12-11-75 Greenhses. Minimally renovated. Rented and in use. House in fair cond. House ARB'd on market value. Land at 2.25/ft based on 15 units. RB.

SALES
70157G
82837M

IMPROVEMENTS APPR.	IMPROVEMENTS ASSD.	PERSONAL APPR.	PERSONAL ASSD.	LAND APPR.	LAND ASSD.
	2300				1760
5850-'33	2300-'33				1258
6775-'52	3510-'52			4740	4 6[illegible]
6600-'57	2640			6300	6975
11725-'61	2930				
5600-'70	1400				
13900-'75	3475				

INTERIOR
TRIM-PINE ✓ CONDITION Medium-59
FLOORS-HDW & T&G-Pine Except Kitchen-Lino CONDITION Med. to Poor-59
WALLS & WAINSCOTS - Plaster CONDITION
T&G Pine Walls in Rear Utility Room - Medium-59
T&G Pine Wains. in Kitchen & Hallway.
Wood Panel Wains. in 1-Bedroom
CEILINGS Plaster - (High ceilings) CONDITION
T&G-Pine-in Bath & Util. Room Medium-59

BATHS—No. 1 FLOORS T&G-Pine
WAINSCOTING T&G-Pine WALLS T&G-Pine
PLUMBING FIXTURES NO. 4-(1-Tub) (Old style)
SHOWERS None
LIGHTING FIXTURES Below Average WIRING K&T
HEATING 1-Wall Gas Heater (Not in use) Central Gravity Furnace ✓
WATER HEATER 1-30 Gal. Auto. Storage
FIREPLACES None
BUILT-IN FEATURES Minimum D.Z.+-

RENTALS $45 Per month - Info from Tenant: 3-9-59 - AJM.
12-11-75 Greenhses. Rented $215-220/mo. per tenant. RB

Old Factors:- See Reverse

H/C needed

Class D-4-

Basic Shell Factor $ 3.75

Adj to Shell Factor:

Less 25¢ for Lack of Hardwood

Net Basic Shell 918 Sq. Ft. @ $ 3.50 $ 3213

Additives:

Baths

Tile Floors

Tile Mains.

Tile Stall Shower

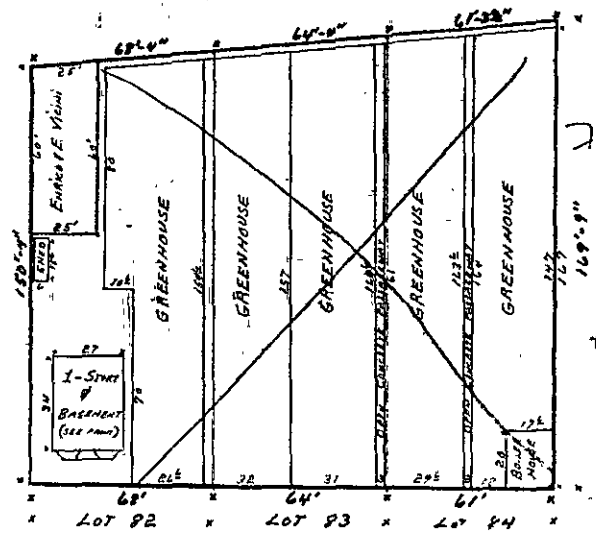
Tile Around Tub

Plumbing 4 @ 65	260	
Heat	207	
Water Heater	95	
Fireplace		
Built-Ins	750	
Exterior Steps & Risers	64	
2-Bays @ $50.00	100	
Roofed Porch 20¢ @ 1.25	25	
Brick or Stone Veneer		
Steel Sash		

Total Additives = $ 9.41 Per Sq. Ft. $ 901

Total = $ 4.44 Per Sq. Ft. $ 4114

SCALE - 1" = 50'



7d Flum 8/5/69
Flum

12-11-75 THESE GREENHOUSES ARE IN USE & RENTED. COVERED W/ ROLL PLASTIC. BOILER INOPERABLE. RENTER HAS INSTALLED SPACE HEATERS. RB

GREENHOUSES:-

RUSTIC SIDES & 1-END - RUSTIC & GLASS IN WOOD FRAME FRONT & GLASS IN WOOD FRAME ROOF. CONCRETE FOUNDATIONS & ALL SUPPORTING POSTS ON CONCRETE PIERS - ALL HEATED FROM CENTRAL BOILER HOUSE - MEDIUM TO POOR CONDITION - THESE HOUSES ARE NOT IN USE AT THE PRESENT TIME BUT COULD BE REPAIRED & PUT INTO USE. THESE HOUSES WERE ORIGINALLY BUILT VERY WELL BUT ARE IN POOR CONDITION DUE TO DEFERRED MAINTANCE. - 972 # OPEN CONCRETE WALK-WAYS BETWEEN 2-GREENHOUSES AS SHOWN - 3-9-59 - AJM & HWB

BOILER HOUSE

12½ x 20 - MINERAL COVERED CORR. IRON EXTERIOR & ROOF - CONCRETE FLOOR & FOUNDATION - UNFIN. INTERIOR - GOOD CONDITION - BUILT 1946 - 3-9-59 - AJM & HWB

OLD FACTORS - 1940

UNIT	AREA	METHOD		COST	1940 DEPRECIATION		DEPRECIATED COST
DWELLING	918	2	35	2157	25%	539	1618
GREENHOUSES - HEATED	25760		30	7720	50%	3860	3864
BOILER HOUSE - BUILT 1946	360	1	10	360	0	-	360
TOTAL =							5842

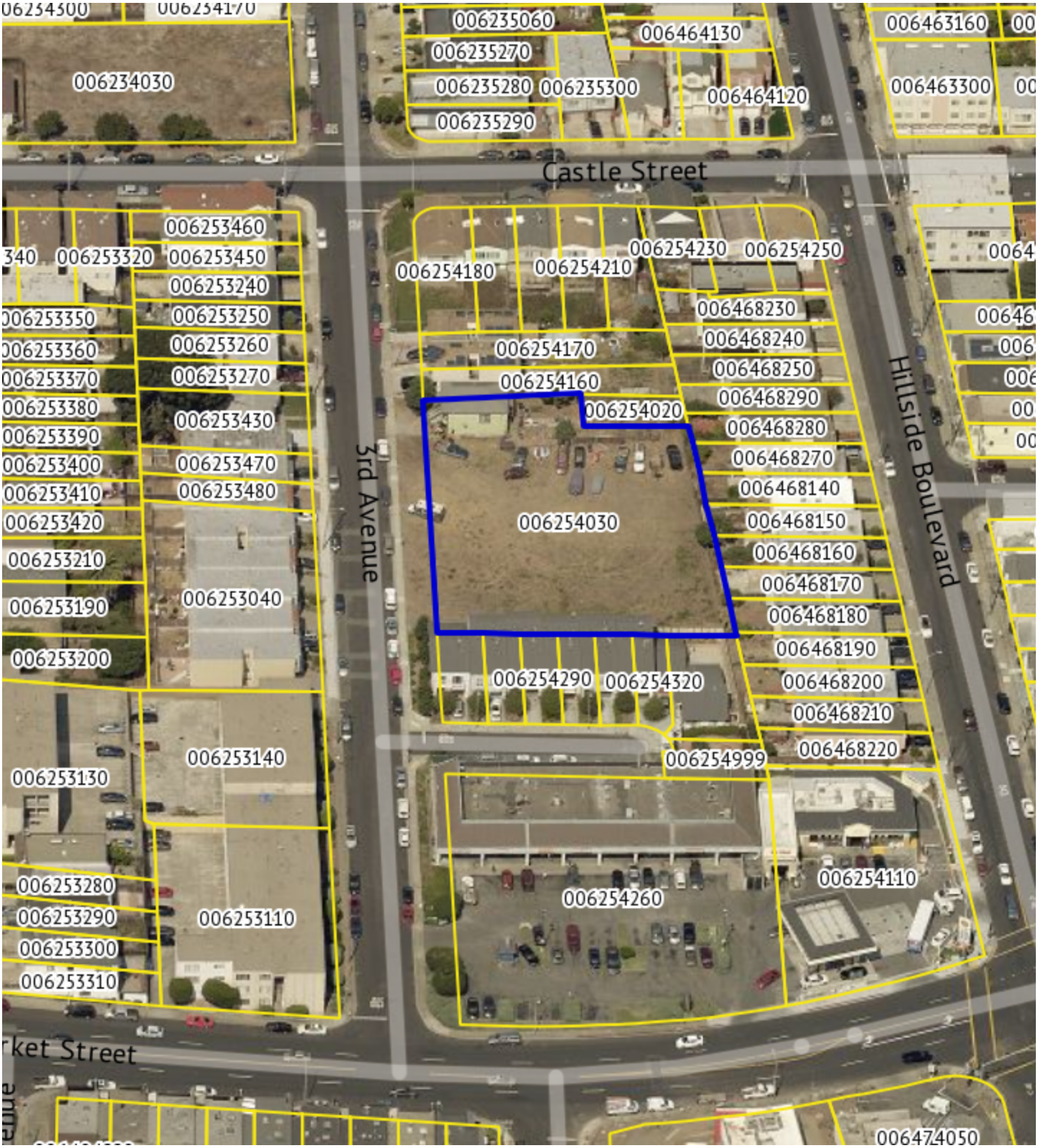
Elizabeth Hoggatt

From: Christine Taliva'a-Aguerre <CTalivaa@smcacre.org>
Sent: Tuesday, September 29, 2020 5:50 PM
To: Elizabeth Hoggatt
Cc: Evan Lombardo
Subject: RE: Information Request: 141 3rd Avenue, Daly City
Attachments: 006254030.pdf

Hi Elizabeth,

I have attached the Unit Appraisal record (UAR) that you most likely already have. But, here it is again, just in case. I snipped a portion and highlighted the areas that you should look at. I also snipped a portion of a Pictometry map. Your subject parcel is outlined in blue. I also included a snippet of our master screen. We have the Use Code as 59 – Nurseries and Greenhouses. From what I can see the greenhouses were torn down a long time ago as well as the boiler house and shed. Hope this helps. It's all the info I have.

Fun fact – back in the early 70's, my grandmother lived in the apartments on Castle and Hillside. Across the street her friend, Alice, lived in the old house (006-254-230). And behind her house, just north of your subject parcel was a field of tomato plants. My mom and I used to go over there to pick tomatoes. I think Alice owned that land too, but then again I was only about 5 or 6.
Thanks, Christine


006234300
006234170
006234030
006235060
006235270
006235280
006235300
006235290
006464130
006464120
006463160
006463300
Castle Street
006253460
006253320
006253450
006253240
006253250
006253260
006253270
006253430
006253470
006253480
006253040
006253350
006253360
006253370
006253380
006253390
006253400
006253410
006253420
006253210
006253190
006253200
006253140
006253130
006253280
006253290
006253300
006253310
006253110
3rd Avenue
006254180
006254210
006254230
006254250
006254170
006254160
006254020
006254030
006254290
006254320
006254999
006254260
006254110
006468230
006468240
006468250
006468290
006468280
006468270
006468140
006468150
006468160
006468170
006468180
006468190
006468200
006468210
006468220
Hillside Boulevard
006474050

California Secured Assessment System - Easy Access, Inc.

File Edit Functions Help

Master Screen Submenu

APN 006 254 030 Asmnt. Year 2020 001 Roll 2020 0 User Id ROLLOVER Last Mod 6/16/2019

Owner Id	0001660871	Type	ANN Annual
Owner 1	CHOW WINSTON TR ET AL	TRA	005035
Owner 2	CHOW ANN TR ET AL	District	7
Care of		NBHD	075J
Address	2 WILBURN AVE	Zoning	1D0000
CityStZp	ATHERTON CA 94027	Use Cd	59 NURSERIES & GREENH
Situs	141 3RD AVE DALY CITY		

VSC	REL	90
VSC Date	6/20/2020	
Roll Type	S	
Notice Date		
BC #		

Legal Legal Ln 1 LOT 82 LESS 25 FT X 60 FT NELY PTN AND LOTS 83 & 84
Legal Ln 2 BLOCK 8 CASTLE TRACT HMSTD ASSN RSM D/22

Exemption		LstTrn	E-2TR	Transfer to Tru	
Activity		DOR	06/18/2015	Id #	2015063597
CPI	1.0200000%	DOV	02/28/1975		
Base Years	1996	Temp		Tmp Cd	

STORIES: 1-Story & Basement
USE: Res & Greenhouses
NO. OF ROOMS: 5 - 2 Bedrooms
EXTERIOR WALL FINISH: Rustic
CONDITION: Medium - '57
1-Story Bay
ROOF: Comp. Shingle
PITCH: 1/4
CONDITION: Med. to Good '57
FOUNDATION CONCRETE ✓
CONSTRUCTION WOOD FRAME ✓
NON 141 - 3RD
BASEMENT: As Shown - Concrete Floor
EXCAVATED ☐ GRADE LEVEL ☑
Unfin. Interior
GARAGE: In Basement
X
DOORS: 2-Hinged
WALLS
ROOF
FLOOR
YEAR BUILT: 1908 (Estimate)
NEW ☐ GOOD ☐ MEDIUM ☑ 1957 POOR ☐
FUNCTIONAL AND ECONOMIC DEFECTS

VALUE ESTIMATE—COST
BUILDING: 918 SQ. FT. @ $
BASEMENT: 918 " " " "
GARAGE " " " "
SHED: 93 " " N/A
BOILER HOUSE: 350 " " " "
GREENHOUSES: 24,096 " " " "
OPEN CONCRETE AREA: 972 " " " "
" " " "
TOTAL
APPRAISER'S OPINION O
OBTAINABLE FOR PROPE
ADDITIONS
B. P. No. 11672 DATE

OUTBUILDINGS: SHED:- 6 x 15' - T&G Board
Exterior - Concrete Floor & Foundation - Mastiboid
Shed Type Roof - Unfin. Interior - Med to Poor Condition
Bldg. now used as chicken house. Found '57. - 3-9-57-ATM
GREENHOUSES:- See Reverse side for
drawings & descriptions - 3-9-57-ATM.
BOILER HOUSE:- See Reverse

Christine Taliva'a-Aguerre
Special Properties
Senior Appraiser

Office of Mark Church
Assessor-County Clerk-Recorder & Chief Elections Officer
555 County Center, Third Floor | Redwood City, CA 94063
☎ Tel.: (650) 599.1258 | 🖷 Fax: (650) 599.7435
✉ Email: ctalivaa@smcacre.org | 🖱 Website: www.smcacre.org
✉ Email: Specialprop@smcacre.org

Note: I am off every other Friday.
Please be aware that our employees **will be working remotely and that essential services will continue to be available on a limited basis** until further notice. The public is encouraged to utilize our website, phone systems, emails and online Live Chat to obtain information and services. Detailed information on operating hours, contact phone numbers and email addresses may be found as follows:

General Information: assessor@smcacre.org
Appraisal Services Phone: 650.599.1227 Please leave a voicemail with PARCEL # (APN), PROPERTY LOCATION and EMAIL ADDRESS.
Change in Ownership Phone: 650.599.1743
Exemptions & Address changes Phone: 650.363.4771
Business Personal Property Valuation: PPDutyAuditor@smcacre.org
Business Personal Property phone: 650.363.4501 Please leave a voicemail with ACCOUNT #, PROPERTY LOCATION and EMAIL ADDRESS.

Our operating hours are Monday through Friday, 8 a.m. to 5 p.m.

From: Elizabeth Hoggatt <ehoggatt@aeiconsultants.com>
Sent: Tuesday, September 29, 2020 11:06 AM
To: Christine Taliva'a-Aguerre <CTalivaa@smcacre.org>
Subject: Information Request: 141 3rd Avenue, Daly City

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello Christine,

I spoke with Evan already, and he referred me to you for some building information for a residence located at 141 3rd Avenue, APN 006-254-030. I was hoping to find out the building square footage and year of construction for this residence for a report that I am working on. From what I can tell, the resident was developed sometime prior to 1926, and the building may be 3,900 SF, according to a building record I was sent from 2010. Please let me know what you may find for this property.

And please reach out if you need any other information.

Thank you,
Elizabeth Hoggatt
Environmental Project Manager
AEI Consultants
520 3rd Street, Suite 209
Oakland, CA 94607

e. ehoggatt@aeiconsultants.com
c. 510.334.6625
www.aeiconsultants.com

APPENDIX H

QUALIFICATIONS

Elizabeth Hoggatt – Project Manager

BS – Earth Science, California Polytechnic State University, San Luis Obispo

Ms. Hoggatt provides three years of experience in project management to ensure ASTM compliance and satisfaction of client requirements for Phase I Environmental Assessments, Environmental Transaction Screens, Regulatory Database Review, and Historical Records Review. She has completed assessments on a variety of sites including industrial manufacturing facilities, gas stations, dry cleaning facilities, auto repair shops, multi-tenant industrial complexes, light industrial warehouses, commercial shopping centers and properties, and multi-family residential properties throughout the West Coast, and various other states.

Project experience for Ms. Hoggatt includes:

- Phase I Environmental Site Assessments (PHI ESA)
- Environmental Transaction Screens (ETS)
- Regulatory Database Review
- Historical Records Review

In addition, prior to joining the environmental consulting industry, Ms. Hoggatt spent four years studying a diverse range of environmental disciplines including: physical and cultural geography, soil science, geology, Geographic Information Systems (GIS), and sustainable development and environmental planning.

Michael J. DiFabio – National Client Manager

Master's of Applied Science in Environmental Policy, University of Denver - March 2012

Graduate Certificate, Energy and Sustainability, University of Denver - December 2010

LEED Green Associate Credential, USGBC - January 2010

BA Environmental Science, SUNY Plattsburgh - August 2000

Mr. DiFabio has been working in the environmental due diligence industry since 2001. He has serviced a wide variety of clients including banks, real estate brokers, insurance companies, transportation agencies, and various federal, state, and city agencies. He has an in-depth knowledge of regulatory guidelines and compliance requirements with USEPA, ASTM, State, and local governments. Additionally, he has completed/reviewed thousands of Phase I ESAs, numerous Phase II Subsurface Investigations, as well as oversight services for leaking underground storage tank removals.

Key project experience for Mr. DiFabio include but are not limited to the following:

- **Redevelopment of Concord & Grossinger's Resorts - Catskills, NY**
  Assessed the environmental conditions at both sites for redevelopment; consisted of over 1,000-acres combined, numerous LUSTs, abandoned landfills, former drycleaners, and significant IAQ issues.
- **Environmental Corridor Project-Harlem - New York, NY**
  Assessed the visual, historical, and regulatory environmental impacts for the redevelopment of a five-mile corridor project in Harlem, NY.
- **East Side Access Project Environmental Work – New York, NY**
  Environmental Site Investigations throughout several rail yards in Queens and Manhattan as a part of the project's development. Investigations included geophysical surveys, soil and groundwater sampling and analysis, and asbestos and lead based paint surveys.
- **S. Platte River Corridor Brownfields Redevelopment Project - Denver, CO**
  The City and County of Denver was awarded a grant in 2011 through the USEPA to select catalytic sites along the South Platte River for brownfields redevelopment. Assisted with the selection of those sites, and selection of environmental urban planning firms to perform the work.

APPENDIX I

LIST OF COMMONLY USED ABBREVIATIONS

UNITS

µg/L	Micrograms per Liter	**pCi/L**	PicoCuries per Liter
mg/kg	Milligrams per Kilogram	**ppb**	Parts per Billion
mg/L	Milligrams per Liter	**ppm**	Parts per Million

ABBREVIATIONS AND ACRONYMS

ACM	Asbestos-Containing Material	**NESHAP**	National Emission Standards for Hazardous Air Pollutants
ADJ	Adjacent site	**NFA**	No Further Action
AEI	AEI Consultants	**NFRAP**	No Further Remedial Action Planned
AHERA	Asbestos Hazard Emergency Response Act	**NLR**	No Longer Reporting
APN	Assessor's Parcel Number	**NOV**	Notice of Violation
AST	Aboveground Storage Tank	**NPL**	National Priorities List
AUL	Activity and Use Limitation	**O&M**	Operations and Maintenance
bgs	Below Ground Surface	**OEC**	Other Environmental Considerations
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes	**OSHA**	Occupational Safety and Health Administration
CERCLA	Comprehensive Environmental Response Compensation and Liability Act	**PCB**	Polychlorinated Biphenyl
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System	**PCE, PERC**	Perchloroethylene, Tetrachloroethylene, Tetrachloroethene
CESQGs	Conditionally Exempt Small Quantity Generators	**RCRA**	Resource Conservation and Recovery Act
COC	Contaminant of Concern	**REC**	Recognized Environmental Condition
CREC	Controlled Recognized Environmental Condition	**RP**	Responsible Party
EC	Engineering Controls	**SDS**	Safety Data Sheet
EDR	Environmental Data Resources, Inc.	**SEMS**	Superfund Enterprise Management System
EPA	Environmental Protection Agency	**SF**	Square Footage/Square Feet
ERIS	Environmental Risk Information Services	**SP**	Subject Property
ERNS	Emergency Response Notification System	**SQG**	Small Quantity Generator
ESA	Environmental Site Assessment	**SWLF**	Solid Waste Landfill
GPR	Ground-Penetrating Radar	**SVOC**	Semi-Volatile Organic Compound
HREC	Historical Recognized Environmental Condition	**TCE**	Trichloroethylene, Trichloroethene
HVAC	Heating, Ventilation and Air Conditioning	**TPH**	Total Petroleum Hydrocarbons
HWS	Hazardous Waste Site	**TPHd**	Total Petroleum Hydrocarbons (diesel range)
IC	Institutional Controls	**TPHg**	Total Petroleum Hydrocarbons (gasoline range)
LBP	Lead-Based Paint	**TPHo**	Total Petroleum Hydrocarbons (oil range)
LCP	Lead-Containing Paint	**TRPH**	Total Recoverable Petroleum Hydrocarbons
LLP	Landowner Liability Protection	**TSDF**	Treatment, Storage, and Disposal Facility
LQG	Large Quantity Generator	**USDA**	United States Department of Agriculture
LUST	Leaking Underground Storage Tank	**USGS**	United States Geological Survey
MCL	Maximum Contaminant Level	**UST**	Underground Storage Tank
MTBE	Methyl Tertiary Butyl Ether	**VCP**	Voluntary Cleanup Program
ND	None Detected	**VOC**	Volatile Organic Compound

ICES
Innovative & Creative
Environmental Solutions

November 16, 2020 ICES 9221

Mr. John Suppes
Clarum Homes
412 Olive Avenue
Palo Alto, California 94306

Subject: Phase II Subsurface Investigation
141 3rd Avenue
Daly City, California

Dear John:

Enclosed is the Phase II Subsurface Investigation Report documenting the soil sampling that was conducted by Innovative and Creative Environmental Solutions at 141 3rd Avenue located in Daly City, California.

If you have any questions or comments concerning this report, please call Derek Wong or me.

Sincerely,

Peng Leong
Principal Engineer

Enclosure

Tel (510) 652-3222
Fax (510) 652-3555

3300 Powell Street
Suite #109
Emeryville, CA
94608

PHASE II SUBSURFACE INVESTIGATION

141 3RD AVENUE
DALY CITY, CALIFORNIA

November 16, 2020

ICES 9221

Prepared for:

Mr. John Suppes
Clarum Homes
412 Olive Avenue
Palo Alto, California 94306

ICES
Innovative & Creative Environmental Solutions

3300 Powell Street, Suite #109 Emeryville CA 94608
... (510) 652-3222 ...

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2.0	SITE DESCRIPTION	1
3.0	BACKGROUND	1
4.0	INVESTIGATION ACITIVITIES	2
5.0	LABORATORY ANALYSIS	2
6.0	INVESTIGATION RESULTS	2
7.0	DISCUSSION	3
8.0	EXCLUSIONS	3

TABLE

FIGURES

APPENDIX A : LABORATORY CERTIFICATES

LIST OF TABLES

NUMBER	TITLE
1	Soil Sample Results

LIST OF FIGURES

NUMBER	TITLE
1	Site Location
2	Test Pit Locations

November 16, 2020 ICES 9221

PHASE II SUBSURFACE INVESTIGATION
141 3RD AVENUE
DALY CITY, CALIFORNIA

1.0 INTRODUCTION

This report presents the findings of the Phase II Subsurface Investigation that was conducted by Innovative and Creative Environmental Solutions (ICES) at 141 3rd Avenue located in Daly City, California. ("the Site"; Figure 1).

The purpose of the investigation was to assess the potential presence of chlorinated pesticides in the surficial soil associated with the former nursery at the Site. The investigation was limited to collecting soil samples and analyzing the samples for organochlorine pesticides, arsenic, lead, and mercury.

2.0 SITE DESCRIPTION

The Site is located on the east side of 3rd Avenue and is within the legal jurisdiction of Daly City and the County of San Mateo. The trapezoidal Site consists of two parcels covering an area of approximately 0.71 acres. A vacant residential building is located at the northwest corner of the Site. The remaining areas of the Site are vacant and unpaved.

3.0 BACKGROUND

AEI Consultants (AEI) conducted a Phase I Environmental Site Assessment (ESA) in October 2020. According to AEI, the existing residential structure located at the northwest corner of the Site was built in 1908. Numerous greenhouses had been developed at the Site by 1926. The greenhouses were removed from the Site by 1980 and the area remained as vacant land. The residential structure was reportedly occupied until 2019 and is currently vacant. Based on the findings of the Phase I ESA, AEI recommended a subsurface investigation to assess the potential impacts from the former onsite greenhouses.

4.0 INVESTIGATION ACTIVITIES

ICES collected soil samples on November 1, 2020. A total of five soil samples were collected from four test pit locations. The approximate test pit locations are shown in Figure 2.

Soil samples TP-1A, TP-2A, TP-3A, and TP-4A were collected within the upper portion of the native soil at a depth of approximately 6 to 9 inches below the existing ground surface (bgs). Soil sample TP-4B was collected at a depth of approximately 12 to 18 inches bgs. Soil samples were collected by scraping the test pit sidewalls of each sample location at the selected depth directly into 8-ounce glass jars.

After being sealed and labeled, the soil samples were immediately placed in a chilled cooler containing crushed ice for transportation to the laboratory. Proper documentation and field chain-of-custody procedures were implemented.

All equipment used during this investigation which might have come into contact with contaminated materials was thoroughly decontaminated before and after each use. This was accomplished by washing with Alconox (a laboratory-grade detergent) and rinsing with distilled water.

5.0 LABORATORY ANALYSIS

The soil samples collected were sent to McCampbell Analytical, Inc. (McCampbell) of Pacheco, California, a state-certified laboratory, and initially analyzed for:

- Organochlorine pesticides using EPA Method 8081A; and
- Arsenic, lead, and mercury using EPA Method 6020.

Based on the initial laboratory analytical results, the following supplementary analysis was performed by McCampbell:

- Sample TP-2A was analyzed for soluble lead using EPA Method SW6010B.

The soil samples were analyzed on a normal turnaround basis.

6.0 INVESTIGATION RESULTS

Laboratory analytical results are summarized in Table 1 and

presented below. Laboratory certificates are included in Appendix A.

Laboratory analytical results indicated that the soil samples contained organochlorine pesticide concentrations that were below the Regional Water Quality Control Board's (Water Board) Direct Exposure Human Health Screening Levels (DE HHSL) for residential land use. Arsenic concentrations ranging 2.9 mg/kg to 4.6 mg/kg exceeded the residential DE HHSL of 0.067 mg/kg but were below the upper bound of the background range of 11 mg/kg. The Water Board considers background levels to be acceptable for contaminants where the DE HHSL are less than typical background levels. The lead concentrations contained in the samples were generally within typical background levels and also below their respective residential DE HHSL, with the exception of sample TP-2A. The lead concentration contained in sample TP-2A of 92 mg/kg was slightly above the residential DE HHSL of 80 mg/kg. Concentrations of mercury detected in the samples were below their respective residential DE HHSL and within typical background levels.

Analysis of TP-2A for soluble lead reported a concentration of 4.3 mg/L which was below the Soluble Threshold Limit Concentration (STLC) of 5.0 mg/L. Soil containing a soluble lead concentration which is below the STLC is characterized as a non-hazardous waste.

7.0 DISCUSSION

Based on the findings of this investigation, it appears that the surficial sediments within the northeastern portion of the Site contain concentrations of lead that were slightly above the acceptable residential land use criteria.

8.0 EXCLUSIONS

ICES assumes no responsibility or liability for the reliance hereon or use hereof of information contained in this report by anyone other than the party to whom it is addressed.

The evaluations and recommendations presented in this report are based on the limited site investigation results available at this time and could be revised if new information necessitating further review of the Site becomes available.

ICES

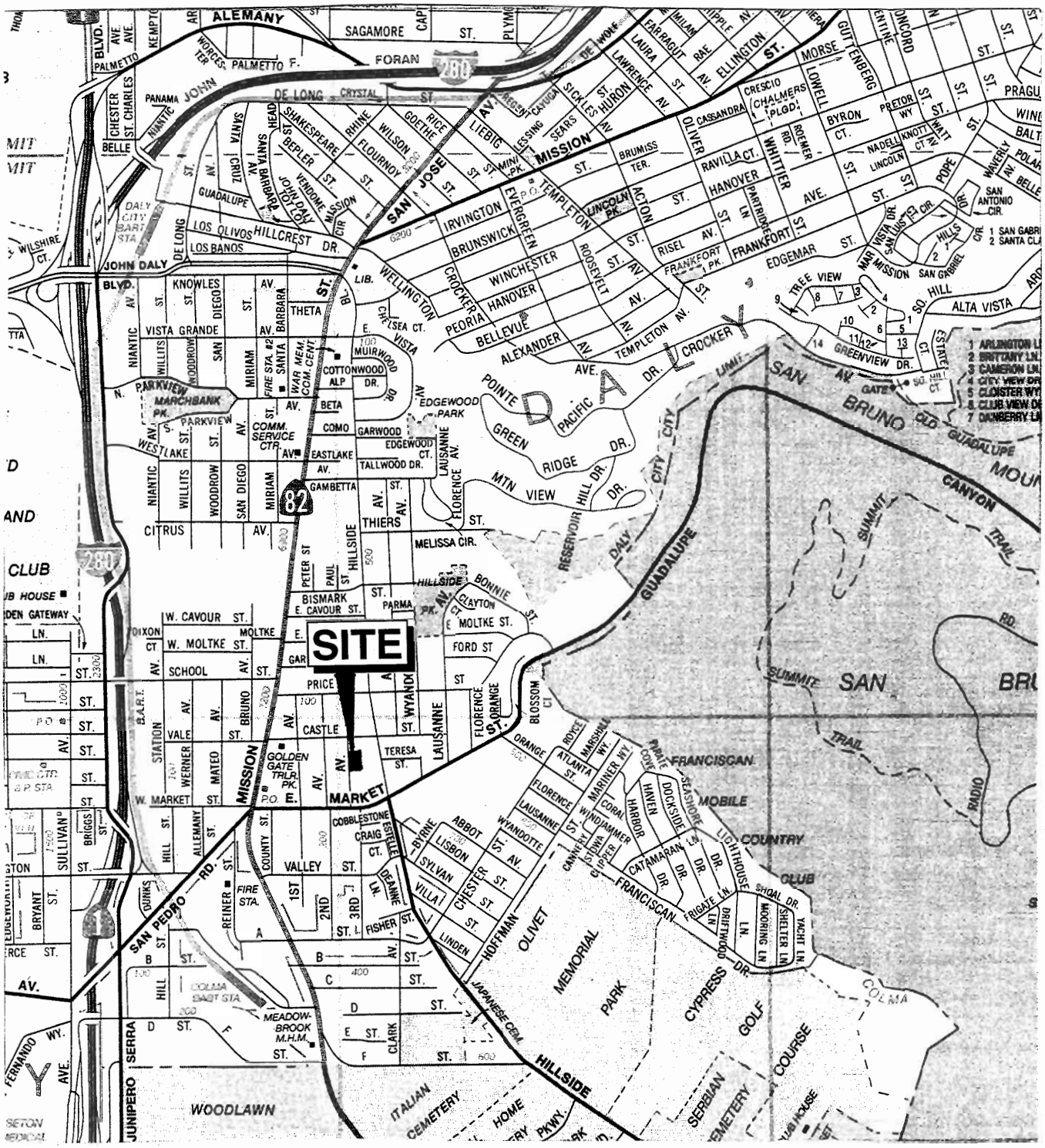
TABLE 1
SOIL SAMPLE RESULTS
141 3rd Avenue
Daly City, California

Test Pit Location	Sample ID	Depth (inches)	Lindane (mg/kg)	Chlordane (Total) (mg/kg)	DDD (mg/kg)	DDE (mg/kg)	DDT (mg/kg)	Dieldrin (mg/kg)	Endosulfan II (mg/kg)	Heptochlor Epoxide (mg/kg)	Other Organochlorine Pesticides (mg/kg)	Arsenic (mg/kg)	Lead (mg/kg)	Lead - STLC (mg/L)	Mercury (mg/kg)
TP-1	TP-1A	6-9	<0.00010	0.00335	0.00035	0.0024	0.0042	<0.00010	<0.00010	<0.00010	<0.00010 - <0.0050	2.9	12	NA	<0.050
TP-2	TP-2A	6-9	<0.00010	0.148	<0.00010	0.036	0.020	0.0022	<0.00010	0.0016	<0.00010 - <0.0050	4.6	92	4.3	0.22
TP-3	TP-3A	6-9	<0.00010	0.00288	<0.00010	0.00092	0.0021	<0.00010	<0.00010	<0.00010	<0.00010 - <0.0050	2.6	12	NA	<0.050
TP-4	TP-4A	6-9	0.00011	0.00487	0.00041	0.0084	0.0076	0.00017	0.00023	0.00015	<0.00010 - <0.0050	3.0	22	NA	<0.050
	TP-4B	12-18	<0.00010	0.00281	0.00039	0.0053	0.0042	<0.00010	<0.00010	<0.00010	<0.00010 - <0.0050	3.3	12	NA	<0.050
Residential DE HHRL[1]			0.55	0.48	2.7	1.8	1.9	0.037	---	0.062	---	0.067	80	---	13

Notes:

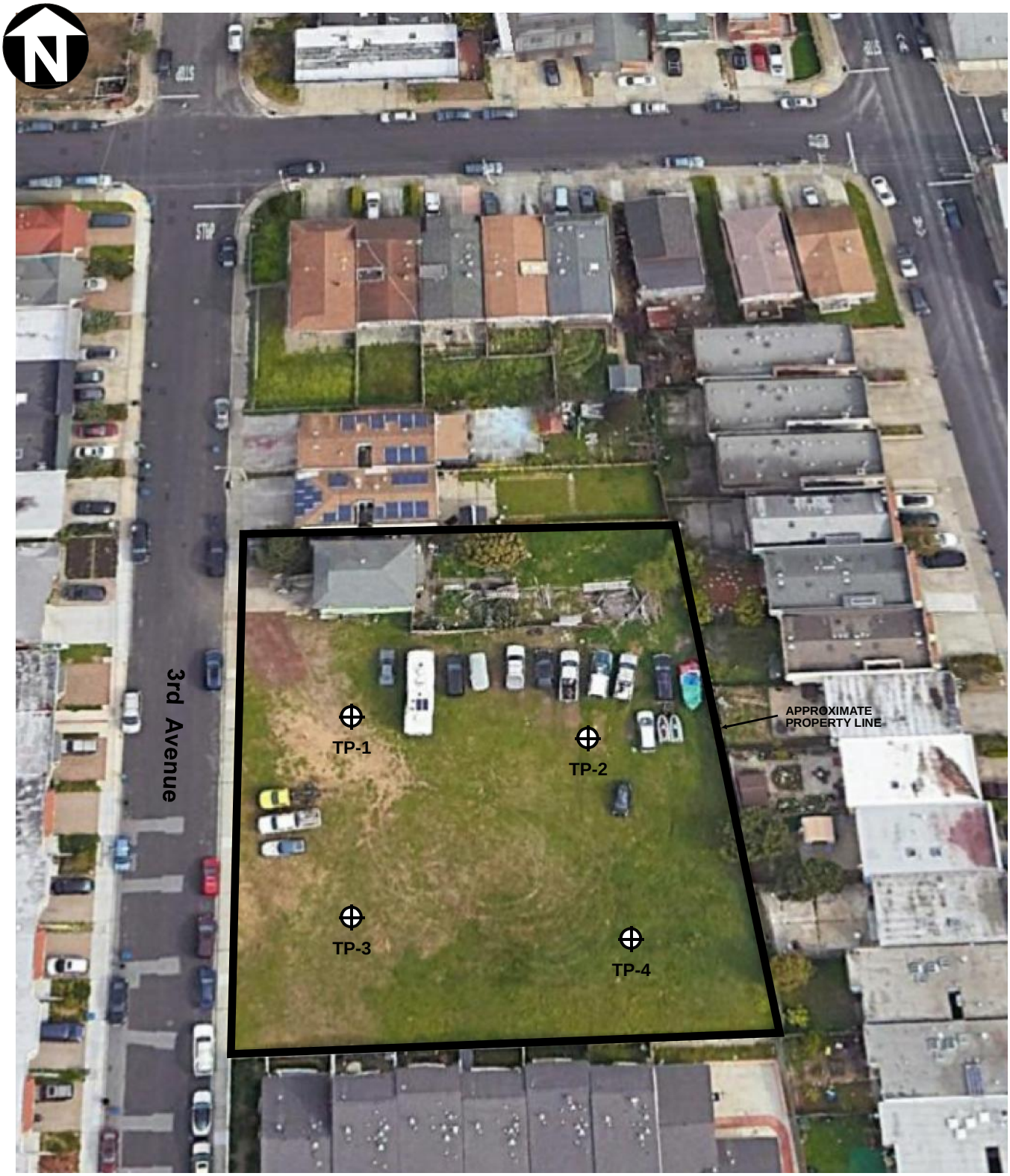
1. Direct Exposure Human Health Risk Levels - Shallow Soil Exposure (RWQCB - 2019 Rev.2)

NA = Not Analyzed



MAP SOURCE :
AAA

Scale: 1" = 1160 ft	November 2020	SITE LOCATION 141 3rd Avenue Daly City, California	Figure 1
ICES Innovative & Creative Environmental Solutions			Project 9221



MAP SOURCE: GOOGLE EARTH

0 45
APPROXIMATE SCALE (feet)

EXPLANATION:

TP-1 Test Pit - Location

November 2020

ICES
Innovative & Creative Environmental Solutions

TEST PIT LOCATIONS

141 3rd Avenue
Daly City, California

Figure 2

Project 9221

APPENDIX A

LABORATORY CERTIFICATES

McCampbell Analytical, Inc.

"When Quality Counts"

Analytical Report

WorkOrder: 2011024

Report Created for: ICES

P.O. Box 99288
Emeryville, CA 94662

Project Contact: Peng Leong
Project P.O.:
Project: ICES 9221

Project Received: 11/02/2020

Analytical Report reviewed & approved for release on 11/06/2020 by:

Yen Cao
Project Manager

The report shall not be reproduced except in full, without the written approval of the laboratory. The analytical results relate only to the items tested. Results reported conform to the most current NELAP standards, where applicable, unless otherwise stated in the case narrative.

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Glossary of Terms & Qualifier Definitions

Client: ICES
Project: ICES 9221
WorkOrder: 2011024

Glossary Abbreviation

%D	Serial Dilution Percent Difference
95% Interval	95% Confident Interval
CPT	Consumer Product Testing not NELAP Accredited
DF	Dilution Factor
DI WET	(DISTLC) Waste Extraction Test using DI water
DISS	Dissolved (direct analysis of 0.45 µm filtered and acidified water sample)
DLT	Dilution Test (Serial Dilution)
DUP	Duplicate
EDL	Estimated Detection Limit
ERS	External reference sample. Second source calibration verification.
ITEF	International Toxicity Equivalence Factor
LCS	Laboratory Control Sample
LQL	Lowest Quantitation Level
MB	Method Blank
MB % Rec	% Recovery of Surrogate in Method Blank, if applicable
MDL	Method Detection Limit
ML	Minimum Level of Quantitation
MS	Matrix Spike
MSD	Matrix Spike Duplicate
N/A	Not Applicable
ND	Not detected at or above the indicated MDL or RL
NR	Data Not Reported due to matrix interference or insufficient sample amount.
PDS	Post Digestion Spike
PDSD	Post Digestion Spike Duplicate
PF	Prep Factor
RD	Relative Difference
RL	Reporting Limit (The RL is the lowest calibration standard in a multipoint calibration.)
RPD	Relative Percent Deviation
RRT	Relative Retention Time
SPK Val	Spike Value
SPKRef Val	Spike Reference Value
SPLP	Synthetic Precipitation Leachate Procedure
ST	Sorbent Tube
TCLP	Toxicity Characteristic Leachate Procedure
TEQ	Toxicity Equivalents
TZA	TimeZone Net Adjustment for sample collected outside of MAI's UTC.
WET (STLC)	Waste Extraction Test (Soluble Threshold Limit Concentration)

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Glossary of Terms & Qualifier Definitions

Client: ICES
Project: ICES 9221
WorkOrder: 2011024

Analytical Qualifiers

P	Agreement between quantitative confirmation results exceed method recommended limits.
a2	Sample diluted due to cluttered chromatogram.

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Analytical Report

Client:	ICES	**WorkOrder:**	2011024
Date Received:	11/02/2020 14:30	**Extraction Method:**	SW3550B/3640Am/3630Cm
Date Prepared:	11/03/2020	**Analytical Method:**	SW8081A
Project:	ICES 9221	**Unit:**	mg/kg

Organochlorine Pesticides

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
TP-1A	**2011024-001A**	**Soil**	**11/01/2020 07:46**	**GC40 11042051.d**	**208626**

Analytes	Result	Qualifiers	RL	DF	Date Analyzed
Aldrin	ND		0.00010	1	11/04/2020 21:11
a-BHC	ND		0.00010	1	11/04/2020 21:11
b-BHC	ND		0.00030	1	11/04/2020 21:11
d-BHC	ND		0.00020	1	11/04/2020 21:11
g-BHC	ND		0.00010	1	11/04/2020 21:11
Chlordane (Technical)	ND		0.0025	1	11/04/2020 21:11
a-Chlordane	**0.00053**		0.00010	1	11/04/2020 21:11
g-Chlordane	**0.00032**		0.00010	1	11/04/2020 21:11
p,p-DDD	**0.00035**	P	0.00010	1	11/04/2020 21:11
p,p-DDE	**0.0024**		0.00010	1	11/04/2020 21:11
p,p-DDT	**0.0042**		0.00010	1	11/04/2020 21:11
Dieldrin	ND		0.00010	1	11/04/2020 21:11
Endosulfan I	ND		0.00010	1	11/04/2020 21:11
Endosulfan II	ND		0.00010	1	11/04/2020 21:11
Endosulfan sulfate	ND		0.00010	1	11/04/2020 21:11
Endrin	ND		0.00010	1	11/04/2020 21:11
Endrin aldehyde	ND		0.00010	1	11/04/2020 21:11
Endrin ketone	ND		0.00010	1	11/04/2020 21:11
Heptachlor	ND		0.00010	1	11/04/2020 21:11
Heptachlor epoxide	ND		0.00010	1	11/04/2020 21:11
Hexachlorobenzene	ND		0.0010	1	11/04/2020 21:11
Hexachlorocyclopentadiene	ND		0.0020	1	11/04/2020 21:11
Methoxychlor	ND		0.00020	1	11/04/2020 21:11
Toxaphene	ND		0.0050	1	11/04/2020 21:11

Surrogates	REC (%)	Limits	
Decachlorobiphenyl	99	20-145	11/04/2020 21:11

Analyst(s): CN

(Cont.)

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Analytical Report

Client:	ICES	**WorkOrder:**	2011024
Date Received:	11/02/2020 14:30	**Extraction Method:**	SW3550B/3640Am/3630Cm
Date Prepared:	11/03/2020	**Analytical Method:**	SW8081A
Project:	ICES 9221	**Unit:**	mg/kg

Organochlorine Pesticides

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
TP-2A	**2011024-002A**	**Soil**	**11/01/2020 07:58**	**GC40 11042052.d**	**208626**

Analytes	Result	RL	DF	Date Analyzed
Aldrin	ND	0.00010	1	11/04/2020 21:25
a-BHC	ND	0.00010	1	11/04/2020 21:25
b-BHC	ND	0.00030	1	11/04/2020 21:25
d-BHC	ND	0.00020	1	11/04/2020 21:25
g-BHC	ND	0.00010	1	11/04/2020 21:25
Chlordane (Technical)	**0.12**	0.025	10	11/06/2020 03:20
a-Chlordane	**0.014**	0.00010	1	11/04/2020 21:25
g-Chlordane	**0.014**	0.00010	1	11/04/2020 21:25
p,p-DDD	ND	0.00010	1	11/04/2020 21:25
p,p-DDE	**0.036**	0.0010	10	11/06/2020 03:20
p,p-DDT	**0.020**	0.0010	10	11/06/2020 03:20
Dieldrin	**0.0022**	0.00010	1	11/04/2020 21:25
Endosulfan I	ND	0.00010	1	11/04/2020 21:25
Endosulfan II	ND	0.00010	1	11/04/2020 21:25
Endosulfan sulfate	ND	0.00010	1	11/04/2020 21:25
Endrin	ND	0.00010	1	11/04/2020 21:25
Endrin aldehyde	ND	0.00010	1	11/04/2020 21:25
Endrin ketone	ND	0.00010	1	11/04/2020 21:25
Heptachlor	ND	0.00010	1	11/04/2020 21:25
Heptachlor epoxide	**0.0016**	0.00010	1	11/04/2020 21:25
Hexachlorobenzene	ND	0.0010	1	11/04/2020 21:25
Hexachlorocyclopentadiene	ND	0.0020	1	11/04/2020 21:25
Methoxychlor	ND	0.00020	1	11/04/2020 21:25
Toxaphene	ND	0.0050	1	11/04/2020 21:25

Surrogates	REC (%)	Limits	
Decachlorobiphenyl	120	20-145	11/04/2020 21:25

Analyst(s): CN Analytical Comments: a2

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Analytical Report

Client:	ICES	**WorkOrder:**	2011024
Date Received:	11/02/2020 14:30	**Extraction Method:**	SW3550B/3640Am/3630Cm
Date Prepared:	11/03/2020	**Analytical Method:**	SW8081A
Project:	ICES 9221	**Unit:**	mg/kg

Organochlorine Pesticides

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
TP-3A	**2011024-003A**	**Soil**	**11/01/2020 08:10**	**GC40 11042053.d**	**208626**

Analytes	Result	Qualifiers	RL	DF	Date Analyzed
Aldrin	ND		0.00010	1	11/04/2020 21:39
a-BHC	ND		0.00010	1	11/04/2020 21:39
b-BHC	ND		0.00030	1	11/04/2020 21:39
d-BHC	ND		0.00020	1	11/04/2020 21:39
g-BHC	ND		0.00010	1	11/04/2020 21:39
Chlordane (Technical)	ND		0.0025	1	11/04/2020 21:39
a-Chlordane	**0.00025**		0.00010	1	11/04/2020 21:39
g-Chlordane	**0.00013**	P	0.00010	1	11/04/2020 21:39
p,p-DDD	ND		0.00010	1	11/04/2020 21:39
p,p-DDE	**0.00092**		0.00010	1	11/04/2020 21:39
p,p-DDT	**0.0021**		0.00010	1	11/04/2020 21:39
Dieldrin	ND		0.00010	1	11/04/2020 21:39
Endosulfan I	ND		0.00010	1	11/04/2020 21:39
Endosulfan II	ND		0.00010	1	11/04/2020 21:39
Endosulfan sulfate	ND		0.00010	1	11/04/2020 21:39
Endrin	ND		0.00010	1	11/04/2020 21:39
Endrin aldehyde	ND		0.00010	1	11/04/2020 21:39
Endrin ketone	ND		0.00010	1	11/04/2020 21:39
Heptachlor	ND		0.00010	1	11/04/2020 21:39
Heptachlor epoxide	ND		0.00010	1	11/04/2020 21:39
Hexachlorobenzene	ND		0.0010	1	11/04/2020 21:39
Hexachlorocyclopentadiene	ND		0.0020	1	11/04/2020 21:39
Methoxychlor	ND		0.00020	1	11/04/2020 21:39
Toxaphene	ND		0.0050	1	11/04/2020 21:39

Surrogates	REC (%)	Limits	
Decachlorobiphenyl	61	20-145	11/04/2020 21:39

Analyst(s): CN

(Cont.)

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Analytical Report

Client:	ICES	**WorkOrder:**	2011024
Date Received:	11/02/2020 14:30	**Extraction Method:**	SW3550B/3640Am/3630Cm
Date Prepared:	11/03/2020	**Analytical Method:**	SW8081A
Project:	ICES 9221	**Unit:**	mg/kg

Organochlorine Pesticides

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
TP-4A	**2011024-004A**	**Soil**	**11/01/2020 08:23**	**GC40 11042054.d**	**208626**

Analytes	Result	Qualifiers	RL	DF	Date Analyzed
Aldrin	ND		0.00010	1	11/04/2020 21:53
a-BHC	ND		0.00010	1	11/04/2020 21:53
b-BHC	ND		0.00030	1	11/04/2020 21:53
d-BHC	ND		0.00020	1	11/04/2020 21:53
g-BHC	**0.00011**	P	0.00010	1	11/04/2020 21:53
Chlordane (Technical)	ND		0.0025	1	11/04/2020 21:53
a-Chlordane	**0.00097**		0.00010	1	11/04/2020 21:53
g-Chlordane	**0.0014**		0.00010	1	11/04/2020 21:53
p,p-DDD	**0.00041**	P	0.00010	1	11/04/2020 21:53
p,p-DDE	**0.0084**		0.00010	1	11/04/2020 21:53
p,p-DDT	**0.0076**		0.00010	1	11/04/2020 21:53
Dieldrin	**0.00017**		0.00010	1	11/04/2020 21:53
Endosulfan I	ND		0.00010	1	11/04/2020 21:53
Endosulfan II	**0.00023**		0.00010	1	11/04/2020 21:53
Endosulfan sulfate	ND		0.00010	1	11/04/2020 21:53
Endrin	ND		0.00010	1	11/04/2020 21:53
Endrin aldehyde	ND		0.00010	1	11/04/2020 21:53
Endrin ketone	ND		0.00010	1	11/04/2020 21:53
Heptachlor	ND		0.00010	1	11/04/2020 21:53
Heptachlor epoxide	**0.00015**		0.00010	1	11/04/2020 21:53
Hexachlorobenzene	ND		0.0010	1	11/04/2020 21:53
Hexachlorocyclopentadiene	ND		0.0020	1	11/04/2020 21:53
Methoxychlor	ND		0.00020	1	11/04/2020 21:53
Toxaphene	ND		0.0050	1	11/04/2020 21:53

Surrogates	REC (%)	Limits	
Decachlorobiphenyl	91	20-145	11/04/2020 21:53

Analyst(s): CN

(Cont.)

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Analytical Report

Client:	ICES	**WorkOrder:**	2011024
Date Received:	11/02/2020 14:30	**Extraction Method:**	SW3550B/3640Am/3630Cm
Date Prepared:	11/03/2020	**Analytical Method:**	SW8081A
Project:	ICES 9221	**Unit:**	mg/kg

Organochlorine Pesticides

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
TP-4B	**2011024-005A**	**Soil**	**11/01/2020 08:28**	**GC40 11042055.d**	**208626**

Analytes	Result	Qualifiers	RL	DF	Date Analyzed
Aldrin	ND		0.00010	1	11/04/2020 22:07
a-BHC	ND		0.00010	1	11/04/2020 22:07
b-BHC	ND		0.00030	1	11/04/2020 22:07
d-BHC	ND		0.00020	1	11/04/2020 22:07
g-BHC	ND		0.00010	1	11/04/2020 22:07
Chlordane (Technical)	ND		0.0025	1	11/04/2020 22:07
a-Chlordane	**0.00016**		0.00010	1	11/04/2020 22:07
g-Chlordane	**0.00015**	P	0.00010	1	11/04/2020 22:07
p,p-DDD	**0.00039**		0.00010	1	11/04/2020 22:07
p,p-DDE	**0.0053**		0.00010	1	11/04/2020 22:07
p,p-DDT	**0.0042**		0.00010	1	11/04/2020 22:07
Dieldrin	ND		0.00010	1	11/04/2020 22:07
Endosulfan I	ND		0.00010	1	11/04/2020 22:07
Endosulfan II	ND		0.00010	1	11/04/2020 22:07
Endosulfan sulfate	ND		0.00010	1	11/04/2020 22:07
Endrin	ND		0.00010	1	11/04/2020 22:07
Endrin aldehyde	ND		0.00010	1	11/04/2020 22:07
Endrin ketone	ND		0.00010	1	11/04/2020 22:07
Heptachlor	ND		0.00010	1	11/04/2020 22:07
Heptachlor epoxide	ND		0.00010	1	11/04/2020 22:07
Hexachlorobenzene	ND		0.0010	1	11/04/2020 22:07
Hexachlorocyclopentadiene	ND		0.0020	1	11/04/2020 22:07
Methoxychlor	ND		0.00020	1	11/04/2020 22:07
Toxaphene	ND		0.0050	1	11/04/2020 22:07

Surrogates	REC (%)	Limits	
Decachlorobiphenyl	79	20-145	11/04/2020 22:07

Analyst(s): CN

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Analytical Report

Client:	ICES	**WorkOrder:**	2011024
Date Received:	11/02/2020 14:30	**Extraction Method:**	SW3050B
Date Prepared:	11/03/2020	**Analytical Method:**	SW6020
Project:	ICES 9221	**Unit:**	mg/kg

Metals

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
TP-1A	**2011024-001A**	**Soil**	**11/01/2020 07:46**	**ICP-MS5 1284SMPL.d**	**208555**

Analytes	Result	RL	DF	Date Analyzed
Arsenic	**2.9**	0.50	1	11/03/2020 18:48
Lead	**12**	0.50	1	11/03/2020 18:48
Mercury	ND	0.050	1	11/03/2020 18:48

Surrogates	REC (%)	Limits	
Terbium	95	70-130	11/03/2020 18:48

Analyst(s): DB

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
TP-2A	**2011024-002A**	**Soil**	**11/01/2020 07:58**	**ICP-MS5 1285SMPL.d**	**208555**

Analytes	Result	RL	DF	Date Analyzed
Arsenic	**4.6**	0.50	1	11/03/2020 18:52
Lead	**92**	0.50	1	11/03/2020 18:52
Mercury	**0.22**	0.050	1	11/03/2020 18:52

Surrogates	REC (%)	Limits	
Terbium	97	70-130	11/03/2020 18:52

Analyst(s): DB

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
TP-3A	**2011024-003A**	**Soil**	**11/01/2020 08:10**	**ICP-MS5 1286SMPL.d**	**208555**

Analytes	Result	RL	DF	Date Analyzed
Arsenic	**2.6**	0.50	1	11/03/2020 18:55
Lead	**12**	0.50	1	11/03/2020 18:55
Mercury	ND	0.050	1	11/03/2020 18:55

Surrogates	REC (%)	Limits	
Terbium	97	70-130	11/03/2020 18:55

Analyst(s): DB

(Cont.)

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Analytical Report

Client:	ICES	**WorkOrder:**	2011024
Date Received:	11/02/2020 14:30	**Extraction Method:**	SW3050B
Date Prepared:	11/03/2020	**Analytical Method:**	SW6020
Project:	ICES 9221	**Unit:**	mg/kg

Metals

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
TP-4A	**2011024-004A**	**Soil**	**11/01/2020 08:23**	**ICP-MS5 1287SMPL.d**	**208555**

Analytes	Result	RL	DF	Date Analyzed
Arsenic	**3.0**	0.50	1	11/03/2020 18:58
Lead	**22**	0.50	1	11/03/2020 18:58
Mercury	ND	0.050	1	11/03/2020 18:58

Surrogates	REC (%)	Limits	
Terbium	94	70-130	11/03/2020 18:58

Analyst(s): DB

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
TP-4B	**2011024-005A**	**Soil**	**11/01/2020 08:28**	**ICP-MS5 1288SMPL.d**	**208555**

Analytes	Result	RL	DF	Date Analyzed
Arsenic	**3.3**	0.50	1	11/03/2020 19:02
Lead	**12**	0.50	1	11/03/2020 19:02
Mercury	ND	0.050	1	11/03/2020 19:02

Surrogates	REC (%)	Limits	
Terbium	96	70-130	11/03/2020 19:02

Analyst(s): DB

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Quality Control Report

Client:	ICES	**WorkOrder:**	2011024
Date Prepared:	11/03/2020	**BatchID:**	208626
Date Analyzed:	11/03/2020	**Extraction Method:**	SW3550B/3640Am/3630Cm
Instrument:	GC23	**Analytical Method:**	SW8081A
Matrix:	Soil	**Unit:**	mg/kg
Project:	ICES 9221	**Sample ID:**	MB/LCS/LCSD-208626

QC Summary Report for SW8081A/8082

Analyte	MB Result	MDL	RL	SPK Val	MB SS %REC	MB SS Limits
Aldrin	ND	0.0000360	0.000100	-	-	-
a-BHC	ND	0.0000250	0.000100	-	-	-
b-BHC	ND	0.000250	0.000300	-	-	-
d-BHC	ND	0.000130	0.000200	-	-	-
g-BHC	ND	0.0000660	0.000100	-	-	-
Chlordane (Technical)	ND	0.000430	0.00250	-	-	-
a-Chlordane	ND	0.0000950	0.000100	-	-	-
g-Chlordane	ND	0.0000470	0.000100	-	-	-
p,p-DDD	ND	0.0000430	0.000100	-	-	-
p,p-DDE	ND	0.0000940	0.000100	-	-	-
p,p-DDT	ND	0.0000920	0.000100	-	-	-
Dieldrin	ND	0.0000610	0.000100	-	-	-
Endosulfan I	ND	0.0000480	0.000100	-	-	-
Endosulfan II	ND	0.0000760	0.000100	-	-	-
Endosulfan sulfate	ND	0.0000780	0.000100	-	-	-
Endrin	ND	0.0000350	0.000100	-	-	-
Endrin aldehyde	ND	0.0000670	0.000100	-	-	-
Endrin ketone	ND	0.0000840	0.000100	-	-	-
Heptachlor	ND	0.0000400	0.000100	-	-	-
Heptachlor epoxide	ND	0.0000540	0.000100	-	-	-
Hexachlorobenzene	ND	0.000110	0.00100	-	-	-
Hexachlorocyclopentadiene	ND	0.000340	0.00200	-	-	-
Methoxychlor	ND	0.000130	0.000200	-	-	-
Toxaphene	ND	0.00340	0.00500	-	-	-
Surrogate Recovery						
Decachlorobiphenyl	0.00582			0.005	116	28-170

(Cont.)

CA ELAP 1644 • NELAP 4033ORELAP

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Quality Control Report

Client:	ICES	**WorkOrder:**	2011024
Date Prepared:	11/03/2020	**BatchID:**	208626
Date Analyzed:	11/03/2020	**Extraction Method:**	SW3550B/3640Am/3630Cm
Instrument:	GC23	**Analytical Method:**	SW8081A
Matrix:	Soil	**Unit:**	mg/kg
Project:	ICES 9221	**Sample ID:**	MB/LCS/LCSD-208626

QC Summary Report for SW8081A/8082

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Aldrin	0.00413	0.00438	0.0050	83	88	31-155	6.00	20
a-BHC	0.00456	0.00482	0.0050	91	96	32-160	5.63	20
b-BHC	0.00392	0.00420	0.0050	78	84	44-149	6.79	20
d-BHC	0.00430	0.00460	0.0050	86	92	37-157	6.88	20
g-BHC	0.00438	0.00462	0.0050	88	92	43-154	5.39	20
a-Chlordane	0.00424	0.00457	0.0050	85	91	39-150	7.32	20
g-Chlordane	0.00413	0.00444	0.0050	83	89	39-151	7.27	20
p,p-DDD	0.00438	0.00478	0.0050	88	96	30-158	8.76	20
p,p-DDE	0.00419	0.00454	0.0050	84	91	47-149	8.18	20
p,p-DDT	0.00426	0.00467	0.0050	85	93	56-166	9.11	20
Dieldrin	0.00463	0.00500	0.0050	93	100	50-163	7.50	20
Endosulfan I	0.00404	0.00434	0.0050	81	87	45-159	7.08	20
Endosulfan II	0.00392	0.00427	0.0050	78	85	41-155	8.45	20
Endosulfan sulfate	0.00401	0.00437	0.0050	80	87	45-156	8.72	20
Endrin	0.00410	0.00442	0.0050	82	88	54-154	7.46	20
Endrin aldehyde	0.00341	0.00379	0.0050	68	76	27-159	10.5	20
Endrin ketone	0.00400	0.00440	0.0050	80	88	40-147	9.56	20
Heptachlor	0.00409	0.00432	0.0050	82	86	52-165	5.54	20
Heptachlor epoxide	0.00377	0.00407	0.0050	75	81	46-145	7.60	20
Hexachlorobenzene	0.00362	0.00382	0.0050	72	76	22-156	5.17	20
Hexachlorocyclopentadiene	0.00263	0.00280	0.0050	53	56	43-173	5.93	20
Methoxychlor	0.00388	0.00426	0.0050	78	85	49-150	9.23	20
Surrogate Recovery								
Decachlorobiphenyl	0.00530	0.00558	0.0050	106	112	28-170	5.04	20

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Quality Control Report

Client:	ICES	**WorkOrder:**	2011024
Date Prepared:	11/03/2020	**BatchID:**	208555
Date Analyzed:	11/03/2020	**Extraction Method:**	SW3050B
Instrument:	ICP-MS5	**Analytical Method:**	SW6020
Matrix:	Soil	**Unit:**	mg/kg
Project:	ICES 9221	**Sample ID:**	MB/LCS/LCSD-208555

QC Summary Report for Metals

Analyte	MB Result	MDL	RL	SPK Val	MB SS %REC	MB SS Limits
Arsenic	ND	0.150	0.500	-	-	-
Lead	ND	0.140	0.500	-	-	-
Mercury	ND	0.0320	0.0500	-	-	-
Surrogate Recovery						
Terbium	477			500	95	70-130

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Arsenic	51.8	51.3	50	104	103	75-125	0.964	20
Lead	49.3	49.0	50	99	98	75-125	0.431	20
Mercury	1.17	1.17	1.25	93	94	75-125	0.427	20
Surrogate Recovery								
Terbium	482	489	500	96	98	70-130	1.31	20

McCampbell Analytical, Inc.

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(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 2011024 **ClientCode: ICES**

☐ WaterTrax ☐ WriteOn ☐ EDF ☐ EQuIS ☐ Dry-Weight ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag
☐ Detection Summary ☐ Excel

Report to:
Peng Leong
ICES
P.O. Box 99288
Emeryville, CA 94662
(510) 652-3222 FAX: (510) 652-3555

Email: derek_ices@yahoo.com; ices888@gmail.c
cc/3rd Party: derek_ices@yahoo.com;
PO:
Project: ICES 9221

Bill to:
Accounts Payable
ICES
P.O. Box 99288
Emeryville, CA 94662

Requested TAT: 5 days;

Date Received: **11/02/2020**
Date Logged: **11/02/2020**

Lab ID	Client ID	Matrix	Collection Date	Hold	Requested Tests (See legend below) 1	2	3	4	5	6	7	8	9	10	11	12
2011024-001	TP-1A	Soil	11/1/2020 07:46	☐	A	A	A									
2011024-002	TP-2A	Soil	11/1/2020 07:58	☐	A	A	A									
2011024-003	TP-3A	Soil	11/1/2020 08:10	☐	A	A	A									
2011024-004	TP-4A	Soil	11/1/2020 08:23	☐	A	A	A									
2011024-005	TP-4B	Soil	11/1/2020 08:28	☐	A	A	A									

Test Legend:

1	8081_ESL_LL_S	2	METALSMS_TTLC_S	3	PRDisposal Fee	4	
5		6		7		8	
9		10		11		12	

Project Manager: Angela Rydelius

Prepared by: Tina Perez

Comments:

NOTE: Soil samples are discarded 60 days after results are reported unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

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WORK ORDER SUMMARY

Client Name: ICES
Client Contact: Peng Leong
Contact's Email: derek_ices@yahoo.com; ices888@gmail.com

Project: ICES 9221
Comments

Work Order: 2011024
QC Level: LEVEL 2
Date Logged: 11/2/2020

☐ WaterTrax ☐ WriteOn ☐ EDF ☐ Excel ☐ EQuIS ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag

Lab ID	Client ID	Matrix	Test Name	Containers /Composites	Bottle & Preservative	DryWeight	Collection Date & Time	TAT	Sediment Content	Hold	SubOut
2011024-001A	TP-1A	Soil	SW6020 (Metals) <Arsenic, Lead, Mercury>	1	8OZ GJ, Unpres	☐	11/1/2020 7:46	5 days		☐	
			SW8081A (OC Pesticides) ESLs			☐		5 days		☐	
2011024-002A	TP-2A	Soil	SW6020 (Metals) <Arsenic, Lead, Mercury>	1	8OZ GJ, Unpres	☐	11/1/2020 7:58	5 days		☐	
			SW8081A (OC Pesticides) ESLs			☐		5 days		☐	
2011024-003A	TP-3A	Soil	SW6020 (Metals) <Arsenic, Lead, Mercury>	1	8OZ GJ, Unpres	☐	11/1/2020 8:10	5 days		☐	
			SW8081A (OC Pesticides) ESLs			☐		5 days		☐	
2011024-004A	TP-4A	Soil	SW6020 (Metals) <Arsenic, Lead, Mercury>	1	8OZ GJ, Unpres	☐	11/1/2020 8:23	5 days		☐	
			SW8081A (OC Pesticides) ESLs			☐		5 days		☐	
2011024-005A	TP-4B	Soil	SW6020 (Metals) <Arsenic, Lead, Mercury>	1	8OZ GJ, Unpres	☐	11/1/2020 8:28	5 days		☐	
			SW8081A (OC Pesticides) ESLs			☐		5 days		☐	

NOTES: - STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).

- MAI assumes that all material present in the provided sampling container is considered part of the sample - MAI does not exclude any material from the sample prior to sample preparation unless requested in writing by the client.

General COC

MAI Work Order # 2011024

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CHAIN OF CUSTODY RECORD

Turn Around Time: 1 Day Rush | 2 Day Rush | 3 Day Rush | STD ● | Quote #
J-Flag / MDL | ESL ● | Cleanup Approved | Dry Weight | Bottle Order #
Delivery Format: PDF | GeoTracker EDF | EDD | Write On (DW) | Detect Summary

Report To: Peng Leong Bill To: Same
Company: ICES
Address: P.O. Box 99288, Emeryville, CA 94662
Email: derek_ices@yahoo.com Tele: 510-652-3222
Project Name: Project #: ICES 9221
Project Location: 141 3rd Avenue, Daly City, CA PO #
Sampler Signature:

Analysis Requested

SAMPLE ID Location / Field Point	Sampling Date	Sampling Time	#Containers	Matrix	Preservative	Multi Range as Gas, Diesel, and Motor Oil (8021/8015)	BTEX & TPH as Gas (8021/ 8015) MTBE	TPH as Diesel (8015) + Motor Oil Without Silica Gel	TPH as Diesel (8015) + Motor Oil With Silca Gel	Total Oil & Grease (1664 / 9071) Without Silica Gel	Total Petroleum Hydrocarbons - Oil & Grease (1664 / 9071) With Silica Gel	Total Petroleum Hydrocarbons (418.1) With Silica Gel	EPA 505/ 608 / 8081 (Cl Pesticides)	EPA 608 / 8082 PCB's ; Aroclors only	EPA 524.2 / 624 / 8260 (VOCs)	EPA 525.2 / 625 / 8270 (SVOCs)	EPA 8270 SIM / 8310 (PAHs / PNAs)	CAM 17 Metals (200.8 / 6020)*	Metals (200.8 / 6020)*	Baylands Requirements	Lab to filter sample for dissolved metals analysis	Arsenic, Lead, Mercury		
TP-1A	11-1-20	7:46	1	S	1								●									●		
TP-2A	11-1-20	7:58	1	S	1								●									●		
TP-3A	11-1-20	8:10	1	S	1								●									●		
TP-4A	11-1-20	8:23	1	S	1								●									●		
TP-4B	11-1-20	8:28	1	S	1								●									●		

MAI clients MUST disclose any dangerous chemicals known to be present in their submitted samples in concentrations that may cause immediate harm or serious future health endangerment as a result of brief, gloved, open air, sample handling by MAI staff. Non-disclosure incurs an immediate $250 surcharge and the client is subject to full legal liability for harm suffered. Thank you for your understanding and for allowing us to work safely.

* If metals are requested for water samples and the water type (Matrix) is not specified on the chain of custody, MAI will default to metals by E200.8.

Please provide an adequate volume of sample. If the volume is not sufficient for a MS/MSD a LCS/LCSD will be prepared in its place and noted in the report.

Comments / Instructions

Relinquished By / Company Name	Date	Time	Received By / Company Name	Date	Time
ICES	11-2-20	1000	LAB / MAI	11/2/20	1000
LAB / MAI	11/2/20	1430		11/2/20	14:30

Matrix Code: DW=Drinking Water, GW=Ground Water, WW=Waste Water, SW=Seawater, S=Soil, SL=Sludge, A=Air, WP=Wipe, O=Other
Preservative Code: 1=4°C 2=HCl 3=H_2SO_4 4=HNO_3 5=NaOH 6=ZnOAc/NaOH 7=None

Temp 3.9 °C Initials TP

wet

Page 1 of 1

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Sample Receipt Checklist

Client Name:	**ICES**	Date and Time Received:	**11/2/2020 14:30**
Project:	**ICES 9221**	Date Logged:	**11/2/2020**
		Received by:	Tina Perez
WorkOrder №:	**2011024** Matrix: Soil	Logged by:	Tina Perez
Carrier:	Lorenzo Perez (MAI Courier)		

Chain of Custody (COC) Information

	Yes	No	NA
Chain of custody present?	☑	☐	
Chain of custody signed when relinquished and received?	☑	☐	
Chain of custody agrees with sample labels?	☑	☐	
Sample IDs noted by Client on COC?	☑	☐	
Date and Time of collection noted by Client on COC?	☑	☐	
Sampler's name noted on COC?	☑	☐	
COC agrees with Quote?	☐	☐	☑

Sample Receipt Information

	Yes	No	NA
Custody seals intact on shipping container/cooler?	☐	☐	☑
Shipping container/cooler in good condition?	☑	☐	
Samples in proper containers/bottles?	☑	☐	
Sample containers intact?	☑	☐	
Sufficient sample volume for indicated test?	☑	☐	

Sample Preservation and Hold Time (HT) Information

	Yes	No	NA
All samples received within holding time?	☑	☐	☐
Samples Received on Ice?	☑	☐	
(Ice Type: WET ICE)			
Sample/Temp Blank temperature	Temp: 3.9°C		☐
Water - VOA vials have zero headspace / no bubbles?	☐	☐	☑
Sample labels checked for correct preservation?	☑	☐	
pH acceptable upon receipt (Metal: <2; Nitrate 353.2/4500NO3: <2; 522: <4; 218.7: >8)?	☐	☐	☑
UCMR Samples:			
pH tested and acceptable upon receipt (200.8: ≤2; 525.3: ≤4; 530: ≤7; 541: <3; 544: <6.5 & 7.5)?	☐	☐	☑
Free Chlorine tested and acceptable upon receipt (<0.1mg/L)?	☐	☐	☑

Comments:

McCampbell Analytical, Inc.

"When Quality Counts"

Analytical Report

WorkOrder: 2011024 A

Report Created for: ICES

P.O. Box 99288
Emeryville, CA 94662

Project Contact: Peng Leong
Project P.O.:
Project: ICES 9221

Project Received: 11/02/2020

Analytical Report reviewed & approved for release on 11/16/2020 by:

Yen Cao
Project Manager

The report shall not be reproduced except in full, without the written approval of the laboratory. The analytical results relate only to the items tested. Results reported conform to the most current NELAP standards, where applicable, unless otherwise stated in a case narrative.

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Glossary of Terms & Qualifier Definitions

Client: ICES
Project: ICES 9221
WorkOrder: 2011024 A

Glossary Abbreviation

%D	Serial Dilution Percent Difference
95% Interval	95% Confident Interval
CPT	Consumer Product Testing not NELAP Accredited
DF	Dilution Factor
DI WET	(DISTLC) Waste Extraction Test using DI water
DISS	Dissolved (direct analysis of 0.45 µm filtered and acidified water sample)
DLT	Dilution Test (Serial Dilution)
DUP	Duplicate
EDL	Estimated Detection Limit
ERS	External reference sample. Second source calibration verification.
ITEF	International Toxicity Equivalence Factor
LCS	Laboratory Control Sample
LQL	Lowest Quantitation Level
MB	Method Blank
MB % Rec	% Recovery of Surrogate in Method Blank, if applicable
MDL	Method Detection Limit
ML	Minimum Level of Quantitation
MS	Matrix Spike
MSD	Matrix Spike Duplicate
N/A	Not Applicable
ND	Not detected at or above the indicated MDL or RL
NR	Data Not Reported due to matrix interference or insufficient sample amount.
PDS	Post Digestion Spike
PDSD	Post Digestion Spike Duplicate
PF	Prep Factor
RD	Relative Difference
RL	Reporting Limit (The RL is the lowest calibration standard in a multipoint calibration.)
RPD	Relative Percent Deviation
RRT	Relative Retention Time
SPK Val	Spike Value
SPKRef Val	Spike Reference Value
SPLP	Synthetic Precipitation Leachate Procedure
ST	Sorbent Tube
TCLP	Toxicity Characteristic Leachate Procedure
TEQ	Toxicity Equivalents
TZA	TimeZone Net Adjustment for sample collected outside of MAI's UTC.
WET (STLC)	Waste Extraction Test (Soluble Threshold Limit Concentration)

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Analytical Report

Client:	ICES	**WorkOrder:**	2011024
Date Received:	11/02/2020 14:30	**Extraction Method:**	CA Title 22
Date Prepared:	11/09/2020	**Analytical Method:**	SW6020
Project:	ICES 9221	**Unit:**	mg/L

Metals (STLC)

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
TP-2A	**2011024-002A**	**Soil**	**11/01/2020 07:58**	**ICP-MS4 249SMPL.d**	**209041**

Analytes	Result	RL	DF	Date Analyzed
Lead	**4.3**	0.10	1	11/11/2020 22:05

Analyst(s): DB

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Quality Control Report

Client:	ICES	**WorkOrder:**	2011024
Date Prepared:	11/09/2020	**BatchID:**	209041
Date Analyzed:	11/11/2020	**Extraction Method:**	CA Title 22
Instrument:	ICP-MS4	**Analytical Method:**	SW6020
Matrix:	Soil	**Unit:**	mg/L
Project:	ICES 9221	**Sample ID:**	MB/LCS/LCSD-209041

QC Summary Report for Metals (STLC)

Analyte	MB Result	MDL	RL			
Lead	ND	0.100	0.100	-	-	-

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Lead	8.19	9.10	10	82	91	75-125	10.5	20

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Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 2011024 A **ClientCode: ICES**

☐ WaterTrax ☐ WriteOn ☐ EDF ☐ EQuIS ☐ Dry-Weight ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag
☐ Detection Summary ☐ Excel

Report to:
Peng Leong
ICES
P.O. Box 99288
Emeryville, CA 94662
(510) 652-3222 FAX: (510) 652-3555

Email: derek_ices@yahoo.com; ices888@gmail.c
cc/3rd Party:
PO:
Project: ICES 9221

Bill to:
Accounts Payable
ICES
P.O. Box 99288
Emeryville, CA 94662

Requested TAT: 5 days;

Date Received: 11/02/2020
Date Logged: 11/02/2020
Date Add-On: 11/09/2020

Lab ID	Client ID	Matrix	Collection Date	Hold	Requested Tests (See legend below) 1	2	3	4	5	6	7	8	9	10	11	12
2011024-002	TP-2A	Soil	11/1/2020 07:58	☐	A											

Test Legend:

1	PBMS_STLC_S	2		3		4	
5		6		7		8	
9		10		11		12	

Project Manager: Angela Rydelius

Prepared by: Tina Perez

Add-On Prepared By: Maria Venegas

Comments: STLC Pb added to 002 11/9/2020 STAT.

NOTE: Soil samples are discarded 60 days after results are reported unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

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WORK ORDER SUMMARY

Client Name: ICES
Client Contact: Peng Leong
Contact's Email derek_ices@yahoo.com; ices888@gmail.com

Project: ICES 9221
Comments: STLC Pb added to 002 11/9/2020 STAT.

Work Order: 2011024
QC Level: LEVEL 2
Date Logged: 11/2/2020
Date Add-On: 11/9/2020

Lab ID	Client ID	Matrix	Test Name	Containers /Composites	Bottle & Preservative	Collection Date & Time	TAT	Sediment Content	Hold	SubOut
2011024-002A	TP-2A	Soil	SW6020 (Lead) (STLC)	1	8OZ GJ, Unpres	11/1/2020 7:58	5 days*		☐	

NOTES: - STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).

- MAI assumes that all material present in the provided sampling container is considered part of the sample - MAI does not exclude any material from the sample prior to sample preparation unless requested in writing by the client.

General COC

MAI Work Order # 2011024

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Telephone: (877) 252-9262 / Fax: (925) 252-9269
www.mccampbell.com main@mccampbell.com

CHAIN OF CUSTODY RECORD

Turn Around Time:	1 Day Rush		2 Day Rush		3 Day Rush		STD	●	Quote #				
J-Flag / MDL		ESL	●	Cleanup Approved		Dry Weight		Bottle Order #					
Delivery Format:	PDF		GeoTracker EDF		EDD		Write On (DW)		Detect Summary				

Report To: Peng Leong Bill To: Same
Company: ICES
Address: P.O. Box 99288, Emeryville, CA 94662
Email: derek_ices@yahoo.com Tele: 510-652-3222
Project Name: Project #: ICES 9221
Project Location: 141 3rd Avenue, Daly City, CA PO #
Sampler Signature: [signature]

Analysis Requested

SAMPLE ID Location / Field Point	Sampling Date	Sampling Time	#Containers	Matrix	Preservative	Multi Range as Gas, Diesel, and Motor Oil (8021/8015)	BTEX & TPH as Gas (8021/ 8015) MTBE	TPH as Diesel (8015) + Motor Oil Without Silica Gel	TPH as Diesel (8015) + Motor Oil With Silca Gel	Total Oil & Grease (1664 / 9071) Without Silica Gel	Total Petroleum Hydrocarbons - Oil & Grease (1664 / 9071) With Silica Gel	Total Petroleum Hydrocarbons (418.1) With Silica Gel	EPA 505/ 608 / 8081 (Cl Pesticides)	EPA 608 / 8082 PCB's ; Aroclors only	EPA 524.2 / 624 / 8260 (VOCs)	EPA 525.2 / 625 / 8270 (SVOCs)	EPA 8270 SIM / 8310 (PAHs / PNAs)	CAM 17 Metals (200.8 / 6020)*	Metals (200.8 / 6020)*	Baylands Requirements	Lab to filter sample for dissolved metals analysis	Arsenic, Lead, Mercury	STLC Pb	
TP-1A	11-1-20	7:46	1	S	1								●									●		
TP-2A	11-1-20	7:58	1	S	1								●									●	X	
TP-3A	11-1-20	8:10	1	S	1								●									●		
TP-4A	11-1-20	8:23	1	S	1								●									●		
TP-4B	11-1-20	8:28	1	S	1								●									●		

MAI clients MUST disclose any dangerous chemicals known to be present in their submitted samples in concentrations that may cause immediate harm or serious future health endangerment as a result of brief, gloved, open air, sample handling by MAI staff. Non-disclosure incurs an immediate $250 surcharge and the client is subject to full legal liability for harm suffered. Thank you for your understanding and for allowing us to work safely.

* If metals are requested for water samples and the water type (Matrix) is not specified on the chain of custody, MAI will default to metals by E200.8.

Please provide an adequate volume of sample. If the volume is not sufficient for a MS/MSD a LCS/LCSD will be prepared in its place and noted in the report.

Comments / Instructions
Added 11/9/2020
STAT

Relinquished By / Company Name	Date	Time	Received By / Company Name	Date	Time
[signature] / ICES	11-2-20	1000	LAB / MAI	11/2/20	1000
LAB / MAI	11/2/20	1430	[signature]	11/2/20	14:30

Matrix Code: DW=Drinking Water, GW=Ground Water, WW=Waste Water, SW=Seawater, S=Soil, SL=Sludge, A=Air, WP=Wipe, O=Other
Preservative Code: 1=4°C 2=HCl 3=H_2SO_4 4=HNO_3 5=NaOH 6=ZnOAc/NaOH 7=None

Temp 3.9 °C Initials TP
wet

Page 1 of 1

December 21, 2022

Mr. Connor Tutino
David J. Powers & Associates
1736 Franklin Street, Suite 300
Oakland, CA 94612

Re: Vehicle Miles Travelled (VMT) Analysis for New Townhomes at 141 3rd Avenue in Daly City, California

Dear Mr. Tutino:

Hexagon Transportation Consultants, Inc. has prepared this transportation study for the new townhomes proposed at 141 3rd Avenue in Daly City, California. The project would demolish the existing single-family home and construct 14 new townhomes.

In accordance with Senate Bill (SB) 743, an analysis of the project's potential impacts on vehicle miles traveled (VMT) was conducted as part of the environmental analysis for the project. Because the City of Daly City has not yet adopted any analysis methodology or significance thresholds related to VMT, the VMT thresholds for this project are based on the Governor's Office of Planning and Research (OPR)'s recommendations.

Per OPR guidelines, projects that generate or attract fewer than 110 trips per day may be assumed to cause a less than significant transportation impact. Using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition (2021) daily trip rates for "Single Family Attached Housing" (Land Use 215) located in a general Urban/Suburban area, the project is estimated to generate 101 daily trips. The existing "Single-Family Detached Housing" (Land Use 210) is estimated to generate 9 daily trips. Therefore, after crediting the existing trip generation, the project is estimated to generate 92 net new daily trips.

Table 1: Trip Generation Estimates

Land Use	Size	Daily Rate	Daily Trip
Proposed Land Uses [1]			
Single Family Attached Housing	**14** Dwelling Units	7.200	101
Existing Land Uses [2]			
Single-Family Detached Housing	**1** Dwelling Units	9.430	9
Net Project Trips			92

Source: ITE Trip Generation Manual, 11th Edition 2021
Notes:
1. Single-Family Attached Housing (Land Use 215), average rates expressed in trips per dwelling unit are used.
2. Single-Family Detached Housing (Land Use 210), average rates expressed in trips per dwelling unit are used.

Furthermore, according to OPR, residential and office projects that locate in areas with low VMT, and that incorporate similar features (i.e., density, mix of uses, transit accessibility), will tend to

exhibit similarly low VMT. The Metropolitan Transportation Commission (MTC) provides data on trip lengths for employment and residential uses within the nine-county Bay Area. According to the MTC ArcGIS VMT tool, the 2040 Plan Bay Area Model forecasted daily VMT for the project transportation analysis zone (TAZ 201) are 9.47, 9.3, and 8.36 miles per resident in years 2020, 2030, and 2040, respectively. The San Francisco Bay Area average daily VMT is 15.0, 14.4, and 13.8 miles per resident in years 2020, 2030, and 2040, respectively.

Since the project is estimated to generate fewer than 110 net new daily vehicle trips, and the average VMT for residents within the TAZ for the proposed project is lower than the regional average, the project would have a less than significant VMT impact.

We appreciate the opportunity to provide this transportation analysis. If you have any questions, please do not hesitate to call.

Sincerely,

HEXAGON TRANSPORTATION CONSULTANTS, INC.

Gary Black
President

Shikha Jain
Transportation Planner

Mitigation Monitoring and Reporting Program

141 3rd Avenue Residential Project

January 2023

MITIGATION MONITORING AND REPORTING PROGRAM 141 3rd Avenue Residential Project				
Impacts	**Mitigation and/or Avoidance Measure(s)**	**Timeframe and Responsibility for Implementation**	**Method of Compliance**	**Oversight of Implementation**
Air Quality				
Impact AIR-3: The project would not expose sensitive receptors to substantial pollutant concentrations. **(Less than Significant Impact with Mitigation Incorporated)**	**MM AIR-3.1:** During any construction period ground disturbance, the applicant shall ensure that the project contractor implements measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level. Additional measures are identified to reduce construction equipment exhaust emissions. The contractor shall implement the following best management practices that are required of all projects: • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.	The project applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.	All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Economic and Community Development prior to the issuance of a grading or building permit.	Director of Economic and Community Development

MITIGATION MONITORING AND REPORTING PROGRAM 141 3rd Avenue Residential Project				
Impacts	**Mitigation and/or Avoidance Measure(s)**	**Timeframe and Responsibility for Implementation**	**Method of Compliance**	**Oversight of Implementation**
	• All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. • Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This			

MITIGATION MONITORING AND REPORTING PROGRAM 141 3rd Avenue Residential Project				
Impacts	**Mitigation and/or Avoidance Measure(s)**	**Timeframe and Responsibility for Implementation**	**Method of Compliance**	**Oversight of Implementation**
	person 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.			
	MM AIR-3.2: All construction equipment larger than 25 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 emission standards for particulate matter (PM_{10} and $PM_{2.5}$). If use of Tier 4 equipment is not available, alternatively use equipment that meets U.S. EPA emission standards for Tier 3 engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve a 67 percent reduction in particulate matter exhaust in comparison to uncontrolled equipment; alternatively (or in combination). As another alternative, the use of electrical or non-diesel fueled equipment may be used in substitution of diesel equipment.	The applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.	All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Economic and Community Development prior to the issuance of a grading or building permit.	Director of Economic and Community Development
Biological Resources				
Impact BIO-1: The project would not have a substantial adverse	**MM BIO-1.1:** Pre-construction nesting bird surveys shall be completed prior to tree removal if removal or construction is proposed to commence during the	The project applicant and contractors shall be	All measures shall be printed on all construction	Director of Economic and

MITIGATION MONITORING AND REPORTING PROGRAM 141 3rd Avenue Residential Project				
Impacts	**Mitigation and/or Avoidance Measure(s)**	**Timeframe and Responsibility for Implementation**	**Method of Compliance**	**Oversight of Implementation**
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 CDFW or USFWS. **(Less than Significant Impact with Mitigation Incorporated)**	breeding season (February 1 to August 31) in order to avoid impacts to nesting birds. Surveys shall be completed by a qualified biologist no more than 14 days before construction begins. During this survey, the biologist or ornithologist shall inspect all trees and other possible nesting habitats in and within 250 feet of the project boundary. If an active nest is found in an area that would be disturbed by construction, the ornithologist shall designate an adequate buffer zone (~250 feet) to be established around the nest, in consultation with the California Department of Fish and Wildlife (CDFW). The buffer would ensure that nests shall not be disturbed until the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts. The applicant shall submit a report indicating the results of the survey and any designated buffer zones to the satisfaction of the Director of Community Development, prior to the removal of trees and issuance of a grading permit or demolition permit.	responsible for implementing the mitigation measures prior to project construction.	documents, contracts, and project plans and shall be reviewed by the Director of Economic and Community Development prior to the issuance of a grading permit. A final report of nesting birds, including any protection measures, shall be submitted to the Director of Economic and Community Development prior to the issuance of a grading permit or demolition permit.	Community Development

MITIGATION MONITORING AND REPORTING PROGRAM 141 3rd Avenue Residential Project				
Impacts	**Mitigation and/or Avoidance Measure(s)**	**Timeframe and Responsibility for Implementation**	**Method of Compliance**	**Oversight of Implementation**
Cultural Resources				
Impact CUL-2: The project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5. **(Less than Significant Impact with Mitigation Incorporated)**	**MM CUL-2.1:** If evidence of an archaeological site or other suspected cultural resource as defined by CEQA Guideline Section 15064.5, including darkened soil representing past human activity ("midden"), that could conceal material remains (e.g., worked stone, worked bone, fired clay vessels, faunal bone, hearths, storage pits, or burials) is discovered during construction related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the City's Planning Manager shall be notified. The project sponsor shall hire a qualified archaeologist to conduct a field investigation. The City's Planning Manager shall consult with the archaeologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through data recovery or other methods determined adequate by a qualified archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-J) form and filed with the NWIC.	The project applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.	All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Economic and Community Development prior to the issuance of a grading or building permit.	Director of Economic and Community Development

MITIGATION MONITORING AND REPORTING PROGRAM 141 3rd Avenue Residential Project				
Impacts	**Mitigation and/or Avoidance Measure(s)**	**Timeframe and Responsibility for Implementation**	**Method of Compliance**	**Oversight of Implementation**
	MM CUL-2.2: If archaeological resources are identified, a final report summarizing the discovery of cultural materials shall be submitted to the City's Planning Manager prior to issuance of certificate of occupancy. This report shall contain a description of the mitigation program that was implemented and its results, including a description of the monitoring and testing program, a list of the resources found and conclusion, and a description of the disposition/curation of the resources.		If archaeological resources are identified, a final report shall be submitted to the City's Planning Manager prior to issuance of certificate of occupancy.	
Impact CUL-3: The project would not disturb any human remains, including those interred outside of dedicated cemeteries. **(Less than Significant Impact with Mitigation Incorporated)**	**MM CUL-3.1:** If human remains are discovered during project construction, all ground-disturbing activity within 100 feet of the resources shall be halted and the City's Planning Manager and the San Mateo County coroner shall be notified immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project sponsor shall also retain a professional archaeologist with Native American burial experience to conduct a field	The project applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.	All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Economic and Community Development prior to the issuance of a grading or building permit.	Director of Economic and Community Development

MITIGATION MONITORING AND REPORTING PROGRAM 141 3rd Avenue Residential Project				
Impacts	**Mitigation and/or Avoidance Measure(s)**	**Timeframe and Responsibility for Implementation**	**Method of Compliance**	**Oversight of Implementation**
	investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The City of Daly City shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of State law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. The project sponsor shall implement approved mitigation, to be verified by the City of Daly City, before the resumption of ground-disturbing activities within 100 feet of where the remains were discovered.			
Geology and Soils				
Impact GEO-6: The project would not directly or indirectly destroy a unique paleontological resource or site or unique geological feature. **(Less than Significant**	**MM GEO-6.1:** Should a unique paleontological resource or site or unique geological feature be identified at the project site during any phase of construction, all ground disturbing activities within 25 feet shall cease and the City's Planning Manager notified immediately. A qualified paleontologist shall evaluate the find and prescribe mitigation measures to reduce impacts to a less than significant level. Work may proceed on other parts of the project site while	The project applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.	All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Economic and	Director of Economic and Community Development

MITIGATION MONITORING AND REPORTING PROGRAM 141 3rd Avenue Residential Project				
Impacts	**Mitigation and/or Avoidance Measure(s)**	**Timeframe and Responsibility for Implementation**	**Method of Compliance**	**Oversight of Implementation**
Impact with Mitigation Incorporated)	mitigation for paleontological resources or geologic features is implemented. Upon completion of the paleontological assessment, a report shall be submitted to the City and, if paleontological materials are recovered, a paleontological repository, such as the University of California Museum of Paleontology.		Community Development prior to the issuance of a grading or building permit. If paleontological resources are identified, a final report shall be submitted to the City's Planning Manager prior to issuance of certificate of occupancy.	
Hazards and Hazardous Materials				
Impact HAZ-2: The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the	**MM HAZ-2.1:** Prepare a site management plan for review and approval by the San Mateo County Environmental Health Services Division (SMCEHSD). Proof of approval or actions for site work required by the SMCEHSD must be provided to the Director of Community Development prior to the issuance of any demolition or building permits.	The project applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.	All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of	Director of Economic and Community Development San Mateo County Department of

MITIGATION MONITORING AND REPORTING PROGRAM 141 3rd Avenue Residential Project				
Impacts	**Mitigation and/or Avoidance Measure(s)**	**Timeframe and Responsibility for Implementation**	**Method of Compliance**	**Oversight of Implementation**
release of hazardous materials into the environment. **(Less than Significant Impact with Mitigation Incorporated)**			Economic and Community Development prior to the issuance of a grading or building permit. The San Mateo County Department of Environmental Health shall review the site management plan prior to the issuance of a grading or building permit.	Environmental Health
Noise				
Impact NOI-1: The project would not result in generation of a substantial temporary or permanent increase in ambient noise levels in	**MM NOI-1.1:** The applicant shall incorporate the following practices into the construction documents to be implemented by the project contractor:	The project applicant and contractors shall be responsible for implementing the mitigation measures	All measures shall be printed on all construction documents, contracts, and project plans and	Director of Economic and Community Development

MITIGATION MONITORING AND REPORTING PROGRAM 141 3rd Avenue Residential Project				
Impacts	**Mitigation and/or Avoidance Measure(s)**	**Timeframe and Responsibility for Implementation**	**Method of Compliance**	**Oversight of Implementation**
the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. **(Less than Significant Impact with Mitigation Incorporated)**	• Construction activities shall be limited to the hours between 8:00 am and 5:00 pm, Monday through Friday, and prohibited on weekends and holidays in accordance with the City's General Plan, unless permission is granted with a development permit or other planning approval. • Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. • Unnecessary idling of internal combustion engines should be strictly prohibited. • Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from nearby receptors. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used reduce noise levels at nearby receptors. Any enclosure openings or venting shall face away from receptors. • Utilize "quiet" air compressors and other stationary noise sources where technology exists.	before and during all phases of construction.	shall be reviewed by the Director of Economic and Community Development prior to the issuance of a grading or building permit.	

MITIGATION MONITORING AND REPORTING PROGRAM 141 3rd Avenue Residential Project				
Impacts	**Mitigation and/or Avoidance Measure(s)**	**Timeframe and Responsibility for Implementation**	**Method of Compliance**	**Oversight of Implementation**
	• A temporary noise control blanket barrier could be erected, if necessary, along building facades facing construction sites. This measure would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected. • Control noise from construction workers' radios to a point where they are not audible at existing structures bordering the project site. • The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent land uses so that construction activities can be scheduled to minimize noise disturbance. • Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing. • Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler,			

MITIGATION MONITORING AND REPORTING PROGRAM 141 3rd Avenue Residential Project				
Impacts	**Mitigation and/or Avoidance Measure(s)**	**Timeframe and Responsibility for Implementation**	**Method of Compliance**	**Oversight of Implementation**
	etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.			

Source: City of Daly City. *141 3rd Avenue Residential Project Initial Study/Mitigated Negative Declaration.* January 2023.

Daly City Planning Commission
Agenda Report

333 - 90th Street ◆Daly City ◆ California ◆ 94015 ◆ 650-991-8033

Meeting Date: March 7, 2023

Applications: Use Permit UPR-10-22-15907 and Design Review DR-2-23-16093

Project Planner: Michael Van Lonkhuysen, Planning Manager

Project Location: 1784 Sullivan Avenue (APN 008-082-180)

Project Description: Convert an existing two story over garage office building to a 14-unit apartment building

Applicant and Property Owner: Nelson Tong
441 Yerba Buena Avenue
South San Francisco, CA 94127

Environmental Assessment: Exempt from CEQA per CEQA Guidelines Section 15061(b)(3) – Review for Exemption

Applicable Daly Municipal Code Sections: Chapter 17.21 – SC Sullivan Corridor Specific Plan District
Chapter 17.44 – Use Permits
Chapter 17.45 – Design Review

Site Information

Property Sizes	Existing Use	Proposed Use	General Plan Designation	Current Zoning
11,005 sq. ft. (0.25 acres)	Vacant Office Building	Apartment Building	Commercial Office (C-O)	Commercial Office (C-O)

Area Information

Land Use	Zoning
North: CVS Pharmacy	Planned Development PD65
South: Vacant Lot	Commercial Service (C-S)
West: Multi-Family Residential	Residential Retail Commercial (R-H)
East: Interstate 280	NA (Caltrans)

Background

The applicant, Nelson Tong, requests approval to convert an existing two-story over garage vacant office building to a residential building consisting of 14 apartment units. The subject lot is 11,005 square feet and located mid-block on the west side of Sullivan Avenue between Eastmoor Avenue and Pierce Street (see Attachment A – Site Location). As proposed, the building would contain 14 dwelling units, 13 street-level parking spaces, and a 2,100 square foot second-floor patio (see Attachment B – Project Plans). The building would provide five studio units, five one-bedroom units, and four two-bedroom units.

According to the City's Building Permit records, the subject building appears to have been constructed in 1963 as a residential apartment building and remodeled in 1979 to an office building. In 2018, a different applicant received approval from the Planning Commission and City Council to add two additional floors to the building for a 22-unit residential apartment building, but the applicant never applied for a building permit to construct the project and the approvals have since expired.

Discussion

The Commercial Office (C-O) zoning regulations within the Sullivan Corridor Specific Plan identify that one dwelling unit is allowed for each 500 square feet of lot area. Based on this density regulation, 22 dwelling units are allowed on the 11,005 square foot site. The applicant has proposed only 14 units.

The Planning Commission should be aware that the applicant has requested the approval of an alternative parking ratio under the provisions of Assembly Bill (AB) 2097. This legislation, which as been in effect since late 2022, prohibits public agencies from imposing minimum parking requirements for residential, commercial, or other development projects if the project is one-half mile walking distance of a "high-quality transit corridor" or a "major transit stop." A high-quality transit corridor is a corridor with fixed-route bus service with service intervals no longer than 15 minutes during peak commute hours. A major transit stop is a site containing an existing rail or bus rapid transit station, a ferry terminal served by bus or rail, or the intersection of two or more major bus routes with a frequency of 15 minutes or less during peak commute periods.

In this case, the proposed project is within one-half mile walking distance from the Colma-Daly City BART Station and potentially qualifies for a parking reduction under this new law. Based on the number of units and bedrooms within those units, 21 parking spaces would be required based on one space per each studio, 1.5 spaces per each one-bedroom, and two spaces per each two-bedroom unit. As indicated in the site plan, the site can only accommodate 13 parking spaces and therefore an eight spaces waiver would be necessary were it not for the allowances under AB 2097.

As the Planning Commission may recall, the project previously approved in 2018 was granted a parking waiver of similar proportion under AB 744, which amended the State's Density Bonus law to prevent local jurisdictions from imposing parking requirements higher than those established by the legislation. In that case, where a 22-unit apartment building was proposed and approved, 33 parking spaces were required by the Zoning Ordinance 13 parking spaces were

proposed, and the number of parking spaces required for the proposed 26 bedrooms in the project was 13 spaces.

The current request, under AB 2097, would reduce the mandated number of parking spaces from 21 to 13. Because AB 2097 allows the City to require minimum parking for projects that are fewer than 20 units, the applicant has requested a waiver to the City's allowance to do so. Because the project is only 14 units, the City could deny the AB 2097 parking waiver request.

To determine whether the waiver to the exception is warranted, the Planning Division required that the applicant submit a parking analysis to support the reduction (see Attachment C – Parking Analysis). The parking analysis provided to the Planning Division analyzed the parking demand ratios in existing apartment and condominium complexes in San Mateo and Santa Clara counties. Based on this analysis, the study's author (Hexagon) determined the number of spaces occupied during the highest parking demand per total number of bedrooms. The results showed a total of 20,766 total bedrooms with 16,681 occupied parking spaces, or an average parking demand ratio of 0.80 occupied spaces per bedroom. Using this data, the study concluded that the 13 parking spaces in the project would support the 18 bedrooms proposed.

Based on the above analysis, staff has determined that a waiver under AB 2097 can be supported in this project. Without the waiver, the applicant would be required to apply for a parking variance, which would undergo a very similar analysis, but add a level of discretionary review that could instead be remedied by a transit-proximity waiver contained in State law.

Specific Plan Designation

The proposed residential apartment building is located in the Sullivan Corridor Specific Plan area. The Specific Plan was adopted in October 1998 as a means to plan for the expansion of the Daly City Civic Center and to revitalize the commercial areas with the plan's geographic area. As such, the plan articulates development parameters, including land uses and development intensities, for the plan area. The subject parcel lies within Sub-Area 9 of the Specific Plan defined as Eastmoor Avenue Mixed Use. The Specific Plan designates the subject parcel Commercial Office (C-O). Commercial Office land use designations were retained for site given the existing office use on the site when the Specific Plan was adopted.

The Specific Plan lists medium and high density residential use as conditionally allowed uses, and provides more specific allowances for density in the Zoning Ordinance. The adjacent parcel to north is designated Commercial Retail Office (C-R/O), the adjacent parcel to south is designated Commercial Service (C-S), the adjacent parcel to west is designated Residential High Density (R-H) and Interstate 280 is directly east of the subject parcel. Given these adjacent designations, staff considers the proposed residential conversion compatible with surrounding land use in terms of project scale and intensity of use within an area surrounded by residential and commercial uses.

The Specific Plan also includes objectives and policies that would support the proposed project density. Specific Plan Land Use Objective 2.5 encourages additional residential development that reinforces existing neighborhoods and is within walking distance to the Colma BART Station. Likewise, the General Plan Housing Element Policy HE-3 indicates that the City should provide regulatory incentives for developers to construct higher-density mixed-use development along Mission Street, Geneva Avenue, and any other locations within close proximity to public transit. In

the case of this particular parcel, the Colma BART Station is less than a one-half mile from the site and a SamTrans bus route runs along Eastmoor Avenue providing an ideal location for a more dense development pattern.

Design Review

Under the proposal, the applicant would essentially re-use a vacant office building for an apartment building. The placement of the building on the lot and project entrance to Sullivan Avenue would remain as it is today, although a small addition to the building would occur at the northeast corner of the building adjacent to the Sullivan Avenue sidewalk. No changes to height or significant changes to bulk are proposed.

Architecturally, the building would appear much as it currently does although the project architect has proposed the addition of decorative siding to the building's bay windows and other highly visible locations to provide a more contemporary design aesthetic for the building's exterior. Existing windows would be replaced with aluminum wood-clad clear windows. A new stucco siding would also be added to the front façade. A proposed 2,100 square foot second-floor deck at the second floor would provide an outdoor area for the building's residents.

Although staff believes the proposed project design largely is consistent with the objectives of the Sullivan Corridor Specific Plan, the following Conditions of Approval are recommended:

1. The applicant shall provide a more robust architectural treatment of the tower element at the southeast corner of the building.

2. All residential windows shall be dark-colored aluminum. All street-level windows shall be dark-colored aluminum;

3. The applicant shall replace the existing chain link fence at the northern property line with a new wood fence stained dark brown; and

4. Any metal materials shall be galvanized.

Regarding private open space, the applicant has proposed an approximately 2,100 square foot open deck for resident use at the rear second floor of the property. Given the noise from Sullivan Avenue and Interstate 280 near this open space, staff is concerned about the usability of the open space. Staff is therefore recommending that the Planning Commission impose a Condition of Approval requiring that the common open space areas receive additional features to promote their use by the building's residents, e.g., additional outdoor fitness equipment or seating/gathering areas, and shall incorporate a noise screen or become entirely enclosed, as approved by the Planning Division.

Utility Providers

The subject property is located within a fully urbanized area and is already connected to all public services capable of serving the proposed building.

Utility	***Provider***
Water, Sanitary Sewers, Storm Drains	City of Daly City
Gas & Electric	PG&E
Telephone	Pacific Bell
Cable Television	Astound! Cable Services and/or Comcast
Fire/Police Protection	Daly City

Environmental Assessment

The proposed project is exempt from CEQA per CEQA Guidelines Section 15061(b)(3) – Review for Exemption.

Fiscal Analysis

The proposed mixed-use apartment building would consist of 14 dwelling units. Prior to the building permit issuance, the applicant will be required to pay building permit, plan check, and AB 1600 development impact fees to the City. Additionally, the value of the building will be added to the current assessed value of the subject property, which will result in additional property tax collection by the County, a portion of which would be distributed to the City. The addition of the residential units would add an incremental demand for City services.

Findings

Staff finds that, as conditioned, the proposed Use Permit UPR-10-22-15907 and Design Review DR-2-23-16093 comply with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed project would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. Approval of the Use Permit UPR-10-22-15907 and Design Review DR-2-23-16093**,** as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site aesthetics have been incorporated to ensure compatibility with adjacent buildings and to provide an attractive environment. These findings are based on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission will conduct a public hearing on March 7, 2023; notice of said hearing was by newspaper publication on March 26, 2023, posting and first class mailing to property owners within 300 feet;

2. The proposed residential building is consistent with the Sullivan Corridor Specific Plan, which designates the project site as Commercial — Office (C-O), pertaining to areas within the Specific Plan area intended for office and office serving commercial uses. The Sullivan Corridor Specific Plan does acknowledge the demand for commercial space was low and changed some of the previous Office Commercial land use designations to more flexible categories of Retail and Office Commercial. The subject office building has been vacant

for several years. Medium to High Density Residential is allowed in the zoning district with a Use Permit. According to City records the subject building was originally constructed as a residential building. A mixed use condominium project was recently approved on the adjacent parcel south of the subject site. A CVS pharmacy occupies the parcel to the north. A fully residential building is therefore an appropriate use adjacent to retail use where pedestrian activity is minimal;

3. The increased density and intensity that would be allowed by the designation is supported by the General Plan Housing Element, which indicates that he City should provide regulatory incentives for developers to construct higher-density residential and mixed-use development at locations within close proximity to public transit. The Colma BART Station is less than a half-mile from the site and a SamTrans bus route runs along Eastmoor Avenue, providing an ideal location for a denser development pattern;

4. A parking analysis provided to the Planning Commission analyzed the parking demand ratios in existing apartment and condominium complexes in San Mateo and Santa Clara counties. Based on this analysis, the study's author (Hexagon) determined the number of spaces occupied during the highest parking demand per total number of bedrooms. The results showed a total of 20,766 total bedrooms with 16,681 occupied parking spaces, or an average parking demand ratio of 0.80 occupied spaces per bedroom. Using this data, the study concluded that the 14 parking spaces in the project would support the 18 bedrooms proposed. Based on the above analysis, the Planning Commission has determined that a waiver under AB 2097 can be supported in this project;

5. The proposed residential apartment building complies with the open space requirements of the Zoning Ordinance, providing approximability 2,501 square feet of open space;

6. The proposed residential apartment building merits use permit approval, as the building would be compatible with existing adjacent uses, adequate utility and infrastructural capacity exists within close proximity to serve the site and, as designed, would not have a detrimental impact to the adjacent neighborhood;

7. General architectural considerations have been incorporated to ensure the compatibility of this development with its design concept. These considerations include, but are not limited to, the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, and colors;

8. The Planning Commission has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and determined the proposed project is exempt from CEQA per CEQA Guidelines Section 15061(b)(3) – Review for Exemption;

9. The subject site is situated on the west side of Sullivan Avenue. This area is characterized by a mixture of industrial, commercial and residential use. Given the existing building has been vacant for several years and that it was originally constructed as a residential apartment, the size and shape of the subject parcel together with adjacent land uses, the proposed development consisting of 14 dwelling units is the highest and best use of the subject property; and

10. The proposed project consists of 14 dwelling units, all of which will be subject to Building Code requirements that set forth minimum safety standards for new construction. Other City and State regulations will assure that public health is not at risk.

Conditions of Approval

Staff recommends approval of Use Permit UPR-10-22-15907 and Design Review DR-2-23-16093, based on the following conditions as specified by each Department and Division. These conditions need to be complied with prior to, or as part of, any building permit for the proposed improvements.

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

General

1. The project shall be valid only in conjunction with detailed plans submitted with this project. Any modifications required, due to the Conditions of Approval, and minor changes to the plan, must be reviewed and approved by the Planning Division prior to the change. Major site or architectural modifications shall be treated as an amendment and shall be subject to review by the Planning Commission and City Council.

2. The design review approval granted herein shall be valid for a period of one year. If building permits have not been issued within this timeframe, the applicant shall apply for a time extension.

3. Prior to the issuance of a building permit, the applicant shall pay an Affordable Housing Impact Fee in compliance with the City's Affordable Housing Ordinance. Please contact the City's Housing Division at (650) 991-8256 for details.

Site Design

4. The applicant shall provide a detail for all walls and fencing that are to be erected on the project site. Wood fencing that will be visible from off-site locations shall incorporate a high-quality aesthetic, incorporating six-by-six nominal heavy-timber and overlapping fence panels, and be stained dark brown. Chain link is not a permissible permanent fencing material for the project. The material of retaining walls visible from the public right-of-way shall be approved by the Planning Division prior to installation.

5. The applicants shall fully improve and landscape the public right-of-way. This shall include installing decorative pedestrian-oriented street-lights and providing street trees along the entirety of the Sullivan Avenues. The street tree placement and sidewalk design shall reflect the right-of-way improvements which the City approved for the parcel at the southwest corner of Pierce and Sullivan Streets.

6. Street trees shall be installed twenty feet on center, sized as 24-inch box, receive triple staking at installation, and receive establishment irrigation. The tree staking and establishment irrigation shall be identified in building plans submitted for a building permit. All irrigation shall be tie to the building's water system and maintenance of the street trees shall be the owner's responsibility.

7. All street trees shall receive decorative tree grates of the same design or closely similar to those located north on Sullivan Avenue, as approved by the Planning and Engineering Divisions.

8. Backflow preventers shall be concealed and/or screened from public view to the satisfaction of the Daly City Community and Economic Development Director prior to issuance of building permit.

9. The proposed common open space areas shall receive additional features to promote their use by the building's residents, e.g., additional outdoor fitness equipment or seating/gathering areas, and shall incorporate a noise screen or become entirely enclosed, as approved by the Planning Division.

10. The applicant shall have all trash storage capacity and pick-up locations approved by Republic Services.

Building Design

11. The applicant shall provide a more robust architectural treatment of the tower element that would be added to the southeast corner of the building.

12. All residential windows shall be dark-colored aluminum. All street-level windows shall be dark-colored aluminum;

13. The applicant shall replace the existing chain link fence at the northern property line with a new wood fence stained dark brown; and

14. Any metal materials shall be galvanized.

15. The applicant shall submit the garage door specification with the project building permit application. The doors shall be contemporary in design and architectural grade.

16. All rooftop mechanical equipment shall be screened from the view of all adjacent public rights-of-way by screenwalls, painting, and similar treatments acceptable to the Planning Division. The Division may require screenwalls for equipment located within 20 feet of the rooftop parapet wall.

Landscaping

17. All landscaping shall be installed, inspected and approved prior to the issuance of occupancy permits.

18. The building permit submittal shall provide a utility location plan that identifies lateral locations for all utilities serving the homes. Conflicts between utilities and landscaping shall be rectified prior to building permit issuance.

19. All trees adjacent to the City sidewalk shall be box-specimen and shall provide a root-barrier acceptable to the City.

20. The landscape plan shall identify an excavation plan for all screen-trees which provide a sufficient trench allowing for root expansion, as determined by the City. Tree trenches shall be inspected by the City for size prior to tree installation.

21. The applicant shall provide establishment, and where necessary, long-term irrigation to all trees, shrubs, and groundcover.

22. The applicant shall triple-stake all trees and this staking shall be subject to initial inspection by the City. Trees shall remain triple-stake through the establishment period and tree staking shall be subject to the annual inspection identified above.

Site Maintenance

23. The site shall be maintained in a safe, sanitary, and litter free condition at all times.

24. No outside storage shall be allowed, except in the approved trash enclosure area.

25. Doors to the trash enclosure area shall be kept closed except when necessary to dispose of trash or to store material to be recycled.

26. All sidewalks, walkways, driveways, parking lot facilities, and easements within and adjacent to the property, including weeds. The requirement shall not apply to adjacent State-owned highway.

27. Garbage storage areas are to be kept sanitary and free of litter and debris.

B. ENGINEERING DIVISION

28. The improvements shall be consistent with the plans approved by, and to the satisfaction of the City Engineer and the Conditions of Approval. All construction shall meet the latest California Building Code, California Fire Code, Daly City Municipal Code and the City Standard Specifications and Drawings. Securities for all required improvements, and applicable fees and charges, shall be submitted prior to permit issuance. The applicant shall obtain all required permits before commencing work. All required improvements shall be constructed at no cost to the City except where specifically agreed to by the City under the provisions of a written agreement. Grading and improvement plan review and approval by the City Engineer are required before any City Permit is issued. The improvement plans shall include details for on-site and off-site improvements for vehicular and pedestrian access, parking, traffic signs and markings, utility service connections, modifications and extension of the City's sewer, water, storm drain, safety lighting, landscaping, and other public service and common facilities. All utility services shall be underground unless otherwise approved. Said improvements shall conform to Daly City and affected Agency's standards.

29. All improvements shall be consistent with the plans approved by the City Engineer and the Conditions of Approval. All improvements shall meet the latest California Building Code, California Fire Code, Daly City Municipal Code, and the City Standards and Specifications.

30. The applicant and/or Contractor shall have a project sign with a 24-hour Project contact information for public concerns such as off-site tracking, dust control, noise complaints, ground shaking and any related construction activities. The complaints and responses shall be logged, and copies provided to the City Engineer with action status on a weekly basis.

31. An encroachment permit shall be required to be issued by the Public Works Department for all work proposed within the public right-of-way.

32. The project's electrical transformer shall not be installed within the public right-of-way, PG&E shall approve the location of on-site transformers and configuration of PG&E easements.

33. All improvements shall be installed, inspected and approved by the City Engineer prior to issuance of occupancy permits. In addition, as-built record plans of all improvements shall be submitted in a form acceptable to the City Engineer prior to issuance of occupancy permits.

34. Comply with the applicable requirements of the City's General Condition of Approval: Variances, Design Reviews, Planned Developments and Subdivisions, dated December 8, 1999.

35. Sidewalk width shall be 8' minimum measured from the face of curb to the back of sidewalk per the Sullivan Corridor Specific Plan. All curb gutter and sidewalk improvements in the public right-of-way shall be designed to current ADA standards and current Daly City Standards. The limits of the curb gutter and sidewalk replacement will span the entire frontage of the proposed development to the nearest expansion joints or score lines.

36. Applicant shall dedicate additional Public Access Easement in order to cover areas of sidewalk on private property for the required 8' sidewalk.

37. Sullivan Avenue shall be subjected to pavement moratoriums in accordance with the City's Engineering Standards. There will be a 2 year moratorium on Sullivan Avenue after the City's slurry seal through the end of 2024. Any roadway cuts or excavation work during the moratorium will need to be approved by the City Engineer. If roadway cuts are approved during the moratorium, the applicants shall apply a new slurry seal within the limits required by the City Engineer.

<u>Site</u>

38. All on-site and off-site project improvements shall be ADA compliant to current ADA Standards and City Standards.

39. Following new utility installation, the applicant shall replace areas of street pavement, sidewalk, curb, and gutter damaged by construction. Such repair shall be per City standard Plans and Specifications. If multiple lateral connections are required along the same street, the City Engineer may require a full width two-inch overlay for the entire length of the street along the project frontage.

40. Republic Services shall review and approve the circulation route for their solid waste collection services vehicles.

41. The applicant shall provide minimum road turning radii to satisfy fire engines and other emergency vehicle requirements; Daly City Fire Department shall review and approve on-site emergency vehicle access and other Fire Department issues including, but not limited to, the domestic fire service line and fire hydrant locations.

42. The limits of the curb gutter and sidewalk replacement will span the entire frontage of the proposed development to the nearest expansion joints or score lines.

43. The applicant shall provide verification, in writing, that the joint trench design has been reviewed and approved by each utility company if required.

44. Full trash capture devices approved by the City Engineer shall be installed on the existing and proposed drainage systems in the project area.

45. Prior to permit issuance the applicant shall enter into a Landscape Maintenance Agreement in a form acceptable to the City Attorney to ensure the Property Owner will provide long-term maintenance of all street trees, irrigation, and pedestrian-scale lighting installed in the public right-of-way. Design of planting and irrigation system shall minimize the extent of irrigation lines, controllers, and valves in the public right-of-way and shall be reviewed and approved by the City Engineer.

46. Sliding gate shall be installed is at least 25 ft. from the back of the sidewalk and does not interfere with vehicles backing out of the garage.

47. Provide turning templates for vehicles parked in spots #14 and #15 showing how these vehicles will exit forward facing.

48. The design shall provide adequate space for the last vehicle in the parking garage to turn around so it does not need to leave the parking garage backing into Sullivan Avenue.

49. Street trees shall be installed along the entire frontage per the Sullivan Corridor Specific Plan.

<u>Grading</u>

50. Grading exceeding 50 cubic yards shall require a grading permit. A licensed Civil Engineer shall prepare any grading plans and erosion control plans in conformance with a soil report prepared by a licensed soil engineer or geologist in compliance with NPDES requirements prior to any development on the property.

51. Concurrent with each demolition, grading and drainage permit submittal or as a part of the Improvement Plan package, the Applicant shall prepare a dust control plan. The plan shall conform to the City Standards and comply with the requirements of the Bay Area Air Quality Management District (BAAQMD) Best Management Practices for dust control.

52. Provide erosion and storm water pollution plan incorporating the best management practices, including operation and maintenance provisions per the requirements applicable at the time of construction permit application. During the wet season (October 1 to April 30) the developer shall submit a revised erosion control plan as necessary/requested.

Stormwater

53. Storm runoff discharged shall be less than or equal to the pre-development runoff and supported by satisfactory hydraulic calculations along with a letter from the engineer of record indicating that the proposed storm drain system does not increase runoff above the pre-development condition. The hydraulic calculations and letter shall be submitted for review and approval by the City Engineer prior to approval of the Improvement Plans.

54. The applicant shall provide specific measures and work plans to prevent pollutants from entering the public storm drain system in compliance with the NPDES regulations.

55. The development shall provide fail-safe emergency drainage conditions for worse-case events that may occur during the life of the project for a 100-year storm event.

56. All drainage shall be directed toward the curb gutter through pipes underneath the City sidewalk. There shall be no storm water sheet flow over the sidewalk.

Streetlight

57. The applicant shall install pedestrian-scale lighting along the project frontage that is similar to streetlights located in front of 165 Pierce Street in accordance with the Sullivan Corridor Specific Plan.

D. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

58. The existing sewer lateral shall be televised from the building to the main by the applicant The televising shall be performed in the presence of a DWWR inspector. All deficiencies noted during the inspection shall be corrected and all costs associated with the corrections shall be borne by the applicant. Contact 650 991-8200 to set up DWWR inspection of the sewer lateral.

59. The existing sewer lateral is shown as 6 inch. A six inch sewer lateral requires manholes for all changes of direction, at the start of the run (building clean out), and the connection to the district main. All costs associated with corrections to the existing sewer lateral shall be borne by the applicant.

60. The existing domestic water service is shown as 1 inch and is depicted incorrectly. The existing water service is 2 inch and connects to a line in the CVS driveway.

61. The existing water service shall be abandoned at the main. All costs associated with the abandonment of the existing domestic water service shall be borne by the applicant.

62. A new domestic water service is required and shall connect to the water main on the opposite side of the street. Sizing is to be determined by the project engineer. All costs associated with the installation of the new service shall be borne by the applicant.

63. A reduced pressure principle assembly is required for the domestic water service.

64. A new four-inch fire service is shown for the project. All costs associated with the construction of the new fire service shall be borne by the applicant.

65. A reduced pressure principle detector assembly is required for the fire service. The DCDA, that is currently shown, is denied.

66. An irrigation service is not shown. Any irrigation required for the project will require a dedicated irrigation service connected to the main on the opposite side of the street. A connection to the domestic water service will not be permitted. All costs associated with the construction of a new irrigation service shall be borne by the applicant.

67. A reduced pressure principle assembly is required for any irrigation service.

E. FIRE DEPARTMENT

68. The applicant shall comply with all Fire Department Fire Code, requirements prior to Certificate of Occupancy.

69. Fire sprinklers are required per the Daly City Municipal Code and the 2013 California Fire Code Chapter 9 Section 903. The commercial units and the garage shall be subject to the requirements of NFPA 13 and the residential shall be subject to the requirements of NFPA 13R. Tie inspector's test and drain into system sewer. Coordinate and provide also detail to Building Division and DWWR to proper plumbing codes and standards.

70. Applicant shall provide and install a key box. Prior to issuance of the Final Certificate approval applicant must provide key for entry to the building. Application for a Knox box can be obtained at fire administration located at 10 Wembly Drive, Daly City.

71. Project should comply with Fire Apparatus Access per 201 3CFC Chapter 5 Fire Service Features, 501.4 for Fire Apparatus access Roads and Water Supply.

72. The applicant shall, through the Engineering Department, contact the City's third party consultants for a water systems analysis and a sewer system capacity analysis to determine the ability of the existing system to serve the project.

73. Fire sprinkler underground supply mains shall be submitted on a separate permit or in conjunction with the fire sprinkler submittal. All fire service back flow devices must be reduced pressure principle detector assemblies (RPDA) that are on the University of Southern California (USC) approved back flow list. The submission shall be submitted to the Water Department and approved by them prior to permit issuance.

74. Project shall comply with 2013 CFC Chapter 9 Section 907 Fire Alarm and Detections systems.

75. Project should include a fire hydrant to comply with 2013 CFC Chapter 5 Section 507.5.1.1.

76. Project shall comply with hydrant location and spacing per 2013 CFC Appendix C.

77. Project shall comply with 2013 CFC Section 903.4 and 903.4.2. Alarms are amended by DCMC 15.32.110.

78. All water services and all sewer laterals facing the project shall be abandoned at the main prior to construction of the new development.

79. Project shall comply with 2103 CFC Chapter 5, Section 505.1 and 2 as amended by DCMC 15.32.070.

80. Project shall comply with the fire flows per 2013 CFC Appendix B buildings with fire sprinklers and obtain a fire flow report from the local water provider showing a flow conforming to Appendix B Table B105.1 for the type construction and square footage.

81. Project shall comply with the 2013 CFC Chapter 9 Section 905 Standpipes.

82. Project shall comply with the 2013 CFC Chapter 33 – Fire Safety During Construction and Demolition.

83. Class III standpipes required. Provide at intermediate landings of stairwells. Provide 2 class III standpipes in garage.

84. Illuminated exit signs and emergency lighting is required. Exit and emergency lighting shall be on a separate dedicated circuit and labeled.

85. Elevators to conform to CBC 3003 and 3007 and be capable of accommodating a gurney.

Recommendations

Based on the findings enumerated above, staff recommends that the Planning Commission recommend that the City Council:

1. Adopt the Findings as outlined herein;

2. Affirm the Environmental Assessment; and

3. Approve Use Permit UPR-10-22-15907 and Design Review DR-2-23-16093, subject to the Conditions of Approved outlined herein.

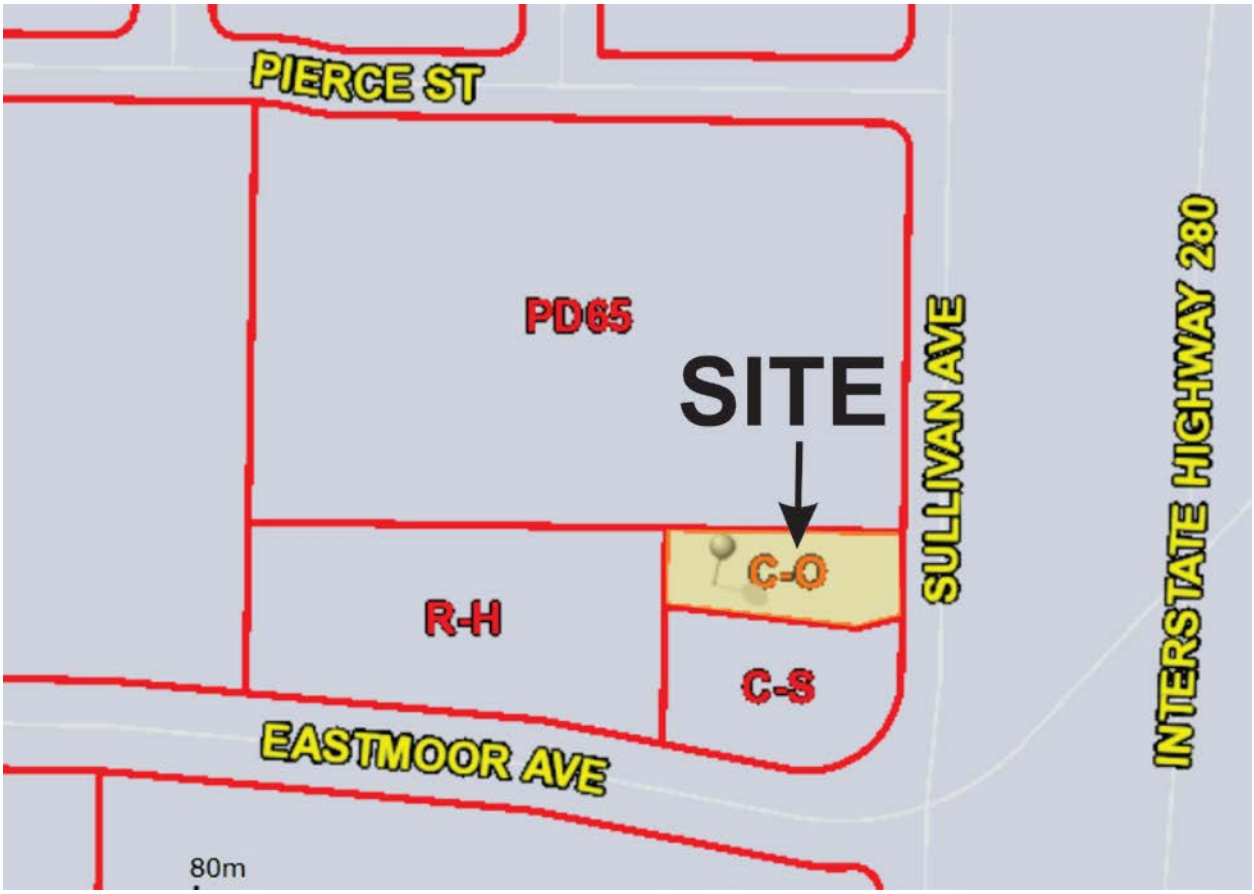
Staff is available to provide any additional information desired by the Planning Commissioners.

Respectfully submitted,

Michael VanLonkhuysen
Planning Manager

Tatum Mothershead
Director of Economic and
Community Development

Attachments
Attachment A – Site Location
Attachment B – Project Plans
Attachment C – Parking Analysis



ATTACHMENT A

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.

2. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS DIMENSIONS, AND MEASUREMENTS IN THE FIELD BEFORE BEGINNING WORK. ANY AND ALL DISCREPANCIES, UNUSUAL CIRCUMSTANCES, ERRORS OMISSIONS AND/OR CONFLICTS FUNDS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER'S AND THE OWNER ATTENTION IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK, VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES.

5. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.

7. DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.

8. ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS. IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

9. NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT. CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.

11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.

12. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

13. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF , OR INSTALLATION OF ANY ITEM OF WORK.

14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS, PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.

15. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.

16. THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH CBC SEC. 719.

17. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.

18. ALL NEW SMOKE DETECTORS TO E HARD WIRED.

ABBREVIATION

#	POUND OR NUMBER	H.C.	HANDICAPPED
&	AND	HI	HIGH
@	AT	HM	HOLLOW METAL
ABV	ABOVE	HP	HIGH POINT
ACT	ACOUSTIC CEILING TILE	HR	HOUR
AD	AREA DRAIN	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR		
ALUM	ALUMINUM	IRGWB	IMPACT RESISTANT GYPSUM WALLBOARD
APPROX	APPROXIMATE		
ANOD	ANODIZED	ILO	IN LIEU OF
ASPH	ASPHALT	INSUL	INSULATED
BD	BOARD	INT	INTERIOR
BLDG	BUILDING	LO	LOW
BLKG	BLOCKING	MAX	MAXIMUM
BOT	BOTTOM	MECH	MECHANICAL
BSMT	BASEMENT	MEMBR	MEMBRANE
BST	BOTTOM OF STAIRS	MIN	MINIMUM
BYND	BEYOND	MO	MASONRY OPENING
CIP	CAST IN PLACE	MTL	METAL
CHNL	CHANNEL	(N)	NEW
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NUMBER
CLO	CLOSET	NOM	NOMINAL
CLR	CLEAR	N.T.S.	NOT TO SCALE
CNTR	COUNTER	O.C.	ON CENTER
CMU	CONCRETE MASONRY UNIT	OFF	OFFICE
COL	COLUMN	OH	OPPOSITE HAND
COMPR	COMPRESSIBLE	OZ	OUNCE
CONC	CONCRETE	PCC	PRE-CAST CONCRETE
CONT	CONTINUOUS	P.L.	PROPERTY LINE
CORR	CORRIDOR	PLUMB	PLUMBING
CPT	CARPET	PLYD	PLYWOOD
CT	CERAMIC TILE	PT	PRESSURE TREATED
CTR	CENTER	PNT	PAINT/PAINTED
CTYD	COURTYARD	PVC	POLYVINYL CHLORIDE
DBL	DOUBLE	RBR	RUBBER
DEMO	DEMOLISH	RCP	REFLECTED CEILING PLAN
DET	DETAIL	RD	ROOF DRAIN
D.F.	DRINKING FOUNTAIN	RDWD	REDWOOD
DIA	DIAMETER	REQD	REQUIRED
DIMS	DIMENSIONS	RM	ROOM
DN	DOWN	S.F.	SQUARE FOOT
DR	DOOR	SIM	SIMILIAR
DWG	DRAWING	SPEC	SPECIFIED OR SPECIFICATION
(E)	EXISTING	SPK	SPRINKLER
EA	EACH	SSTL	STAINLESS STEEL
EL	ELEVATION	STC	SOUND TRANSMISSION COEFFICIENT
ELEC	ELECTRICAL		
ELEV	ELEVATOR/ELEVATION	STD	STANDARD
EQ	EQUAL	STL	STEEL
EXCL	EXCLUDE	STRUCT	STRUCTURAL
EXP JT	EXPANSION JOINT	SQ.	SQUARE
EXT	EXTERIOR	T&G	TONGUE AND GROOVE
F.D.	FLOOR DRAIN	TC	TOP OF CURB
FEC	FIRE EXTINGUISHER CABINET	TELE	TELEPHONE
FIXT	FIXTURE	TLT	TOILET
FLR	FLOOR	TO	TOP OF
FLUOR	FLUORESCENT	TOC	TOP OF CONCRETE
FM	FILLED METAL	TOS	TOP OF STEEL
FND	FOUNDATION	TP	TOILET PAPER DISPENSER
FO	FACE OF	T/D	TELEPHONE/DATA
F.O.F.	FACE OF FININSH	TST	TOP OF STAIRS
FURR	FURRING	TYP	TYPICAL
GA	GAUGE	U.N.O.	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	U/S	UNDERSIDE
G.B.	GRAB BAR	V.I.F.	VERIFY IN FIELD
GND	GROUND	VP	VISION PANEL
GRP	GROUP	W/	WITH
GWB	GYPSUM WALL BOARD	WD	WOOD
GYP	GYPSUM	W.H.	WATER HEATER

PLANNING DATA

PLANNING DATA

ADDRESS:	1784 SULLIVAN AVE, DALY CITY, CA 94015
LOTS AREA:	0.25± AC
BLOCK / LOT:	008.082.018

GROSS FLOOR AREA - PER PLANNING CODE

1ST FLOOR:	243 ± SF (ELEC. RM, STOR., ETC.)
	3,156 ± SF (CAR PARKING, BIKE, GARBAGE)
	432 ± SF (RESIDENTIAL)
2ND FLOOR:	4,157 ± SF (RESIDENTIAL)
3RD FLOOR:	4,439 ± SF (RESIDENTIAL)
GROSS BUILDING AREA:	9,028 ± SF (RESIDENTIAL)
	12,427 ± SF (TOTAL)

USABLE OPEN SPACE

REQUIRED:	150 SF PER UNIT (2,100 SF FOR 14 UNITS)
PROVIDED:	2,105± SF OPEN SPACE (SEE TABLE)

PARKING SUMMARY

CAR PARKING	14 CARS (REQ'D 11 CARS; 0.8 PER BEDROOM PER AB-744)
CLASS I BICYCLE PARKING	BICYCLE PARKING
CLASS II BICYCLE PARKING:	2 @ SIDE WALK (REQ'D ONE PER 20 UNITS)

BUILDING CODE SUMMARY

# OF STORIES	3 (NO CHANGE)
EXISTING CONSTRUCTION TYPE	TYPE "V-A" OVER TYPE "I-A"
PROPOSED CONSTRUCTION TYPE	TYPE "V-A" OVER TYPE "I-A" (NO CHANGE)
EXISTING BUILDING HEIGHT:	37'-0" ±
PROPOSED BUILDING HEIGHT:	37'-0" ± (NO CHANGE)
EXISTING OCCUPANCY GROUP	U / B
PROPOSED OCCUPANCY GROUP	U / R-2

RESIDENTIAL UNIT MIX

BUILDING LEVEL	UNIT TYPE					
	STUDIO	1-BEDROOM	2-BEDROOM	3-BEDROOM	TOTAL	OPEN SPACE
1	-	-	-	-	-	
2	3	2	2	-	7	2,105± S.F.
3	2	3	2	-	7	
ROOF	-	-	-	-	-	
TOTAL	**5**	**5**	**4**	**-**	**14**	2,105± S.F.
# of Bedroom	5	5	8	-	**18**	

SCOPE OF WORK

PROPOSED CHANGE OF USE FROM OFFICE BUILDING TO RESIDENTIAL BUILDING.

DRAWING INDEX

A-0.1	COVER SHEET
A-0.2	ISOMETRIC
C-1	SURVEY
A-1.1	(N) SITE PLAN
A-2.1	(E) 1ST FLOOR PLAN
A-2.2	(N) 1ST FLOOR PLAN
A-2.3	(E) 2ND FLOOR PLAN
A-2.4	(N) 2ND FLOOR PLAN
A-2.5	(E) 3RD FLOOR PLAN
A-2.6	(N) 3RD FLOOR PLAN
A-2.7	(E) ROOF PLAN
A-2.8	(N) ROOF PLAN
A-2.9	EXITING DIAGRAM @ 1ST FLOOR
A-2.10	EXITING DIAGRAM @ 2ND FLOOR
A-2.11	EXITING DIAGRAM @ 3RD FLOOR
A-2.12	EXITING DIAGRAM @ ROOF
A-3.1	(E) & (N) BUILDING NORTH ELEVATIONS
A-3.2	(E) & (N) BUILDING SOUTH ELEVATIONS
A-3.3	(E) & (N) BUILDING EAST ELEVATIONS
A-4.1	(E) & (N) EAST-WEST SECTIONS
A-4.2	(E) & (N) NORTH-SOUTH SECTIONS
A-4.3	(E) & (N) NORTH-SOUTH SECTIONS

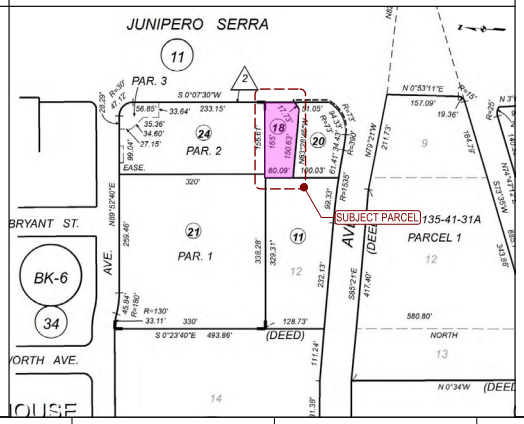
APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE, ELECTRICAL CODE, MECHANICAL CODE, PLUMBING CODE, FIRE CODE, ENERGY CODE, & GREEN BUILDING

SYMBOL LEGEND

GRID LINE
NORTH ARROW
DATUM POINT (Elev. ±0'-0")
PROPERTY LINE
ELEVATION # / SHEET # (1 / A-3.0)
SECTION # / SHEET # (A / A-5.0)
INT. ELEVATION # / SHEET # (A.05)
SHEET NOTES (1)
DOOR NUMBER (D-01)
WINDOW NUMBER (W-01)
REVISION BUBBLE (1)
REVISION CLOUD

ASSESSOR'S MAP



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SHEET TITLE
Cover Sheet

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ISSUES / REVISIONS

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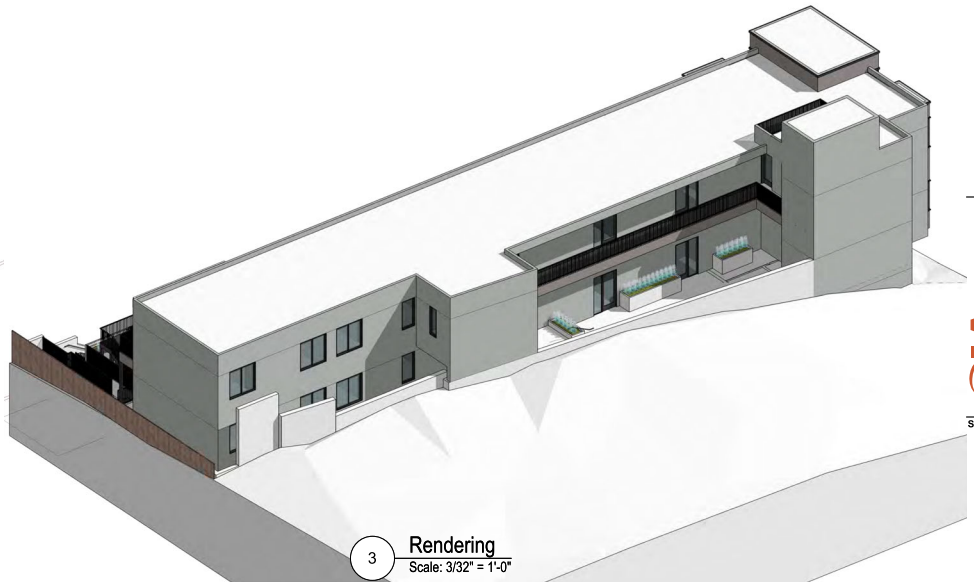
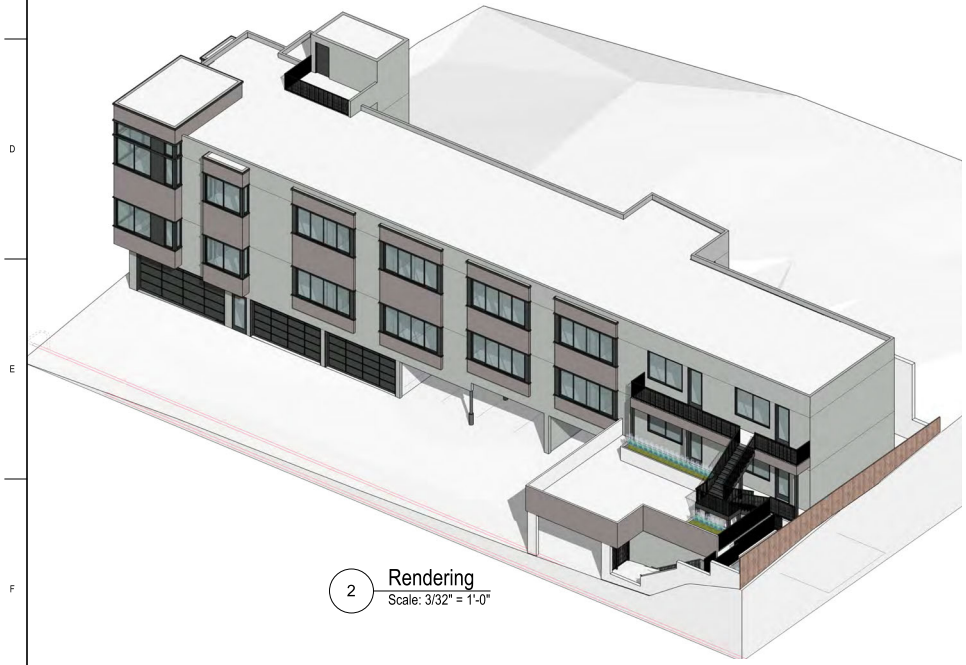
DESIGN BY	R.K.
DATE	04/04/2022
DATE	12/23/2022
JOB NO.	22-1947
SHEET NO.	A-0.1

1 Rendering
Scale: 3/32" = 1'-0"



3 Rendering
Scale: 3/32" = 1'-0"



2 Rendering
Scale: 3/32" = 1'-0"

Vertical Wood Siding

Horizontal Wood Siding

Grey Smooth Stucco

Alum. Wood Clad Window

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SHEET TITLE

Renderings

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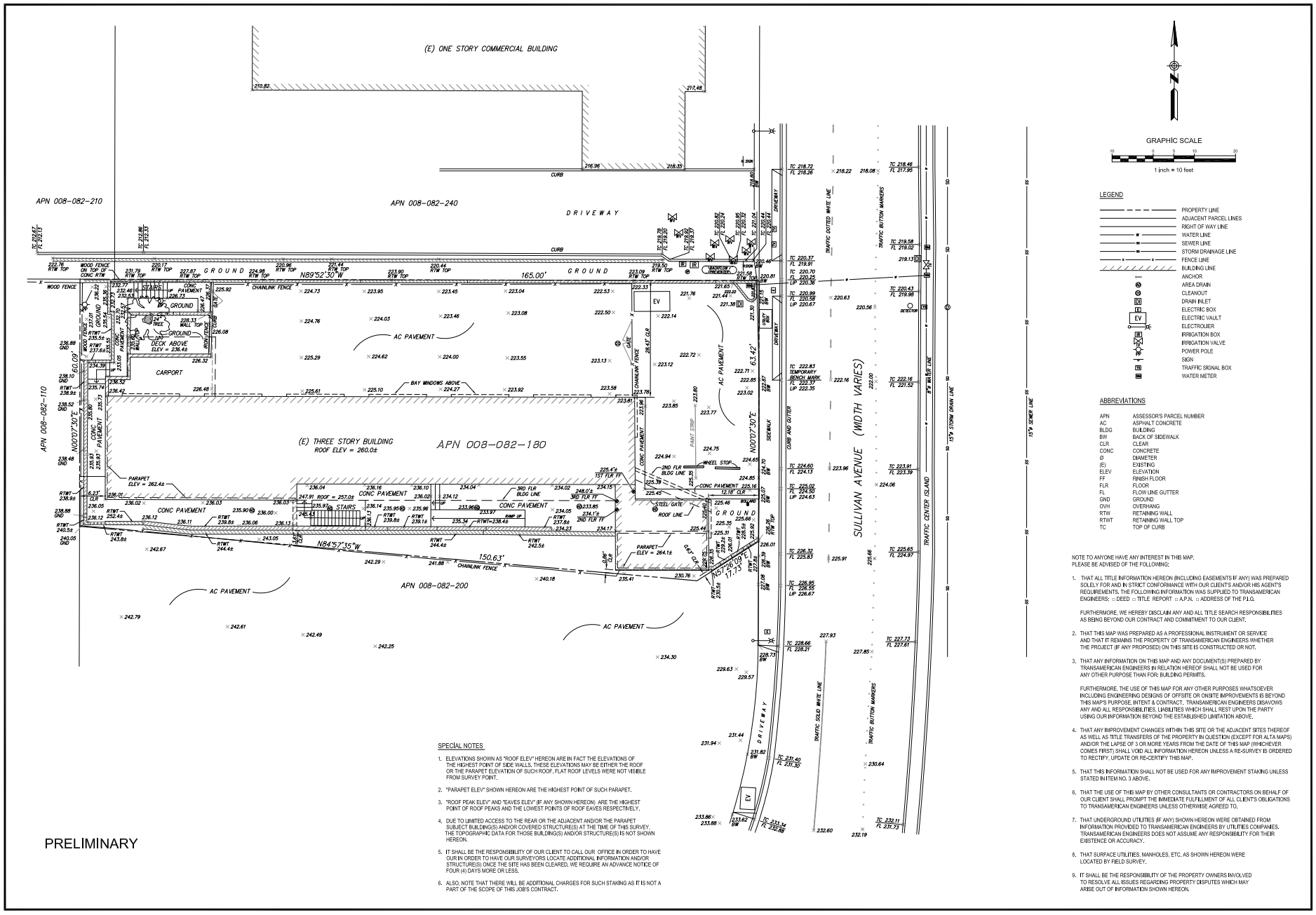


PRELIMINARY

SPECIAL NOTES

1. ELEVATIONS SHOWN AS "ROOF ELEV" HEREON ARE IN FACT THE ELEVATIONS OF THE HIGHEST POINT OF SIDE WALLS. THESE ELEVATIONS MAY BE EITHER THE ROOF OR THE PARAPET ELEVATION OF SUCH ROOF. FLAT ROOF LEVELS WERE NOT VISIBLE FROM SURVEY POINT.
2. "PARAPET ELEV" SHOWN HEREON ARE THE HIGHEST POINT OF SUCH PARAPET.
3. "ROOF PEAK ELEV" AND "EAVES ELEV" (IF ANY SHOWN HEREON) ARE THE HIGHEST POINT OF ROOF PEAKS AND THE LOWEST POINTS OF ROOF EAVES RESPECTIVELY.
4. DUE TO LIMITED ACCESS TO THE REAR OR THE ADJACENT AND/OR THE PARAPET SUBJECT BUILDING(S) AND/OR COVERED STRUCTURE(S) AT THE TIME OF THIS SURVEY, THE TOPOGRAPHIC DATA FOR THOSE BUILDING(S) AND/OR STRUCTURE(S) IS NOT SHOWN HEREON.
5. IT SHALL BE THE RESPONSIBILITY OF OUR CLIENT TO CALL OUR OFFICE IN ORDER TO HAVE OUR IN ORDER TO HAVE OUR SURVEYORS LOCATE ADDITIONAL INFORMATION AND/OR STRUCTURE(S) ONCE THE SITE HAS BEEN CLEARED. WE REQUIRE AN ADVANCE NOTICE OF FOUR (4) DAYS MORE OR LESS.
6. ALSO, NOTE THAT THERE WILL BE ADDITIONAL CHARGES FOR SUCH STAKING AS IT IS NOT A PART OF THE SCOPE OF THIS JOB'S CONTRACT.

GRAPHIC SCALE

1 inch = 10 feet

LEGEND

- PROPERTY LINE
- ADJACENT PARCEL LINES
- RIGHT OF WAY LINE
- WATER LINE
- SEWER LINE
- STORM DRAINAGE LINE
- FENCE LINE
- BUILDING LINE
- ANCHOR
- AREA DRAIN
- CLEANOUT
- DRAIN INLET
- ELECTRIC BOX
- ELECTRIC VAULT
- ELECTROLIER
- IRRIGATION BOX
- IRRIGATION VALVE
- POWER POLE
- SIGN
- TRAFFIC SIGNAL BOX
- WATER METER

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
AC	ASPHALT CONCRETE
BLDG	BUILDING
BW	BACK OF SIDEWALK
CLR	CLEAR
CONC	CONCRETE
Ø	DIAMETER
(E)	EXISTING
ELEV	ELEVATION
FF	FINISH FLOOR
FLR	FLOOR
FL	FLOW LINE GUTTER
GND	GROUND
OVH	OVERHANG
RTW	RETAINING WALL
RTWT	RETAINING WALL TOP
TC	TOP OF CURB

NOTE TO ANYONE HAVE ANY INTEREST IN THIS MAP, PLEASE BE ADVISED OF THE FOLLOWING:

1. THAT ALL TITLE INFORMATION HEREON (INCLUDING EASEMENTS IF ANY) WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S AND/OR HIS AGENT'S REQUIREMENTS. THE FOLLOWING INFORMATION WAS SUPPLIED TO TRANSAMERICAN ENGINEERS: □ DEED □ TITLE REPORT □ A.P.N. □ ADDRESS OF THE P.I.O.

   FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITIES AS BEING BEYOND OUR CONTRACT AND COMMITMENT TO OUR CLIENT.
2. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OR SERVICE AND THAT IT REMAINS THE PROPERTY OF TRANSAMERICAN ENGINEERS WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
3. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY TRANSAMERICAN ENGINEERS IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERMITS.

   FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSE, INTENT & CONTRACT. TRANSAMERICAN ENGINEERS DISAVOWS ANY AND ALL RESPONSIBILITIES, LIABILITIES WHICH SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE.
4. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITES THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THIS MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
5. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.
6. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENT OF ALL CLIENT'S OBLIGATIONS TO TRANSAMERICAN ENGINEERS UNLESS OTHERWISE AGREED TO.
7. THAT UNDERGROUND UTILITIES (IF ANY) SHOWN HEREON WERE OBTAINED FROM INFORMATION PROVIDED TO TRANSAMERICAN ENGINEERS BY UTILITIES COMPANIES. TRANSAMERICAN ENGINEERS DOES NOT ASSUME ANY RESPONSIBILITY FOR THEIR EXISTENCE OR ACCURACY.
8. THAT SURFACE UTILITIES, MANHOLES, ETC. AS SHOWN HEREON WERE LOCATED BY FIELD SURVEY.
9. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.

Job No.	7134
Sheet No.	1 OF 1
Date:	JUNE 2022
Surveyed by: DP/SH	Date: 05/22
Designed by: N/A	Date: N/A
Drawn by: JT	Date: 06/22
Checked by: BP	Date: 06/22
Scale:	AS SHOWN

TRANSAMERICAN ENGINEERS
1390 Market Street, Suite 201
San Francisco, CA 94102
Tel: (415) 553-4002 Fax: (415) 553-4071
Email: info@transamericanengineers.com

ARCHITECTURAL TOPOGRAPHIC SURVEY

1784 SULLIVAN AVENUE
APN 008-082-180

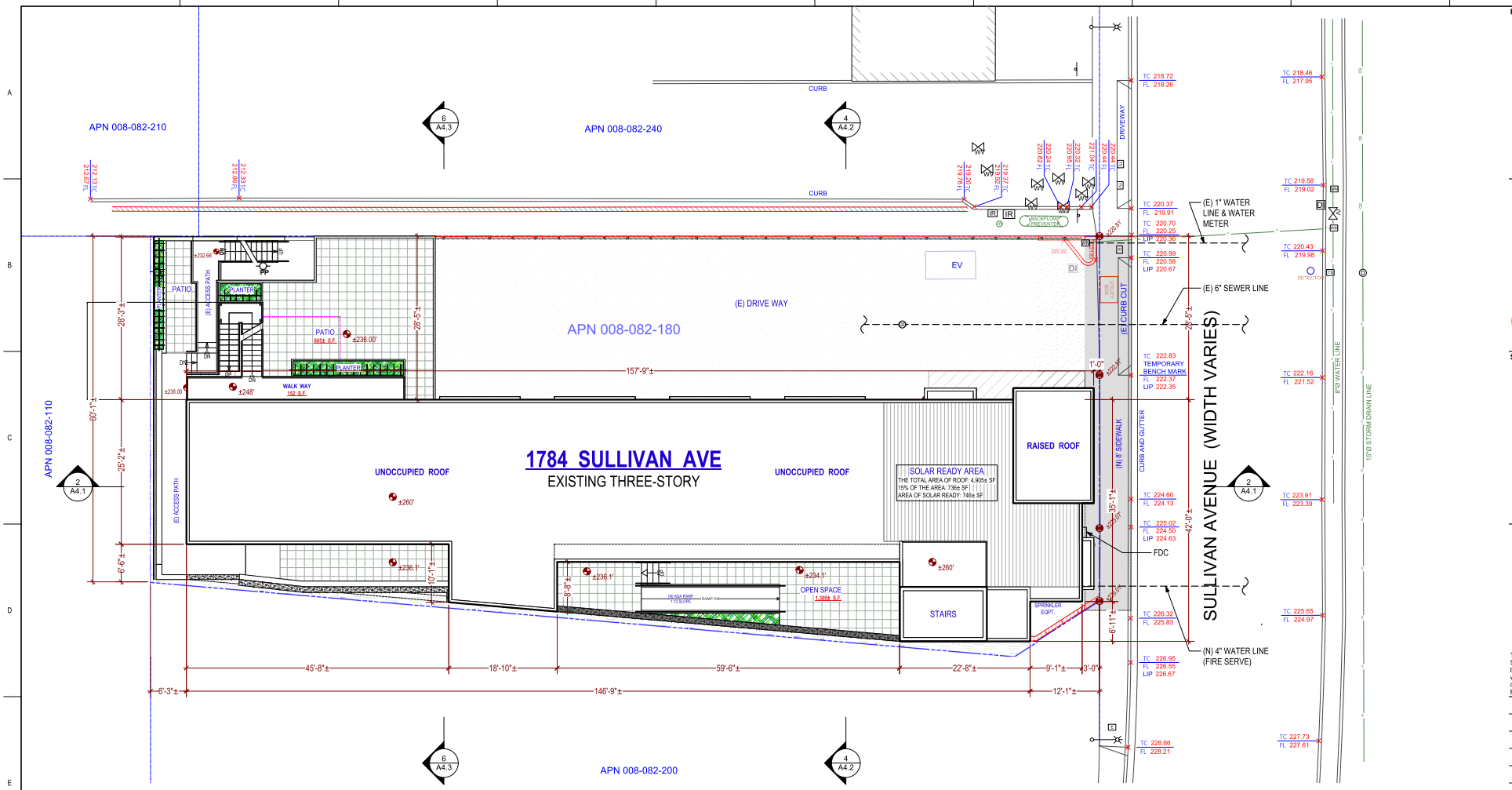
DALY CITY CALIFORNIA

LICENSED LAND SURVEYOR
BARRY A. PIERCE
Exp. 09/30/2023
No. 6975
STATE OF CALIFORNIA

Approved by:

Chief Surveyor License No. 6975
Expires 9/30/2023

Revisions	By:



1 (N) Site Plan
Scale: 1/8" = 1'-0"

PROJECT NAME
1784 SULLIVAN AVE
DALY CITY, CA 94015

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SHEET TITLE
(N) Site Plan

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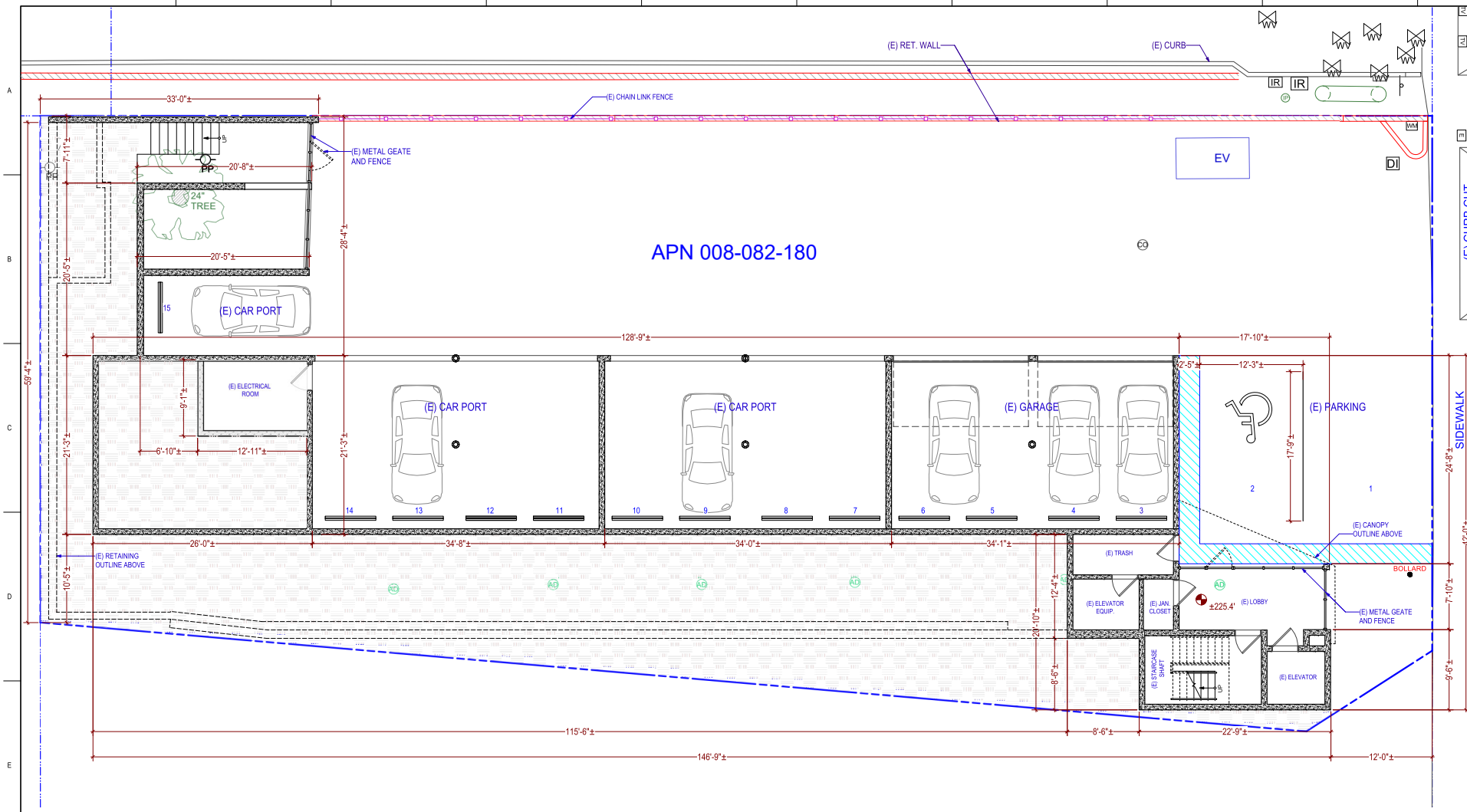
DATE	04/04/2022
DATE	12/23/2022
JOB NO.	22-1947
SHEET NO.	A-1.2



1 (E) First Floor Plan
Scale: 3/16" = 1'-0"

	PROPERTY LINE
	(E) CONCRETE WALL
	(N) CONCRETE WALL
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN

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SHEET TITLE
(E) First Floor Plan

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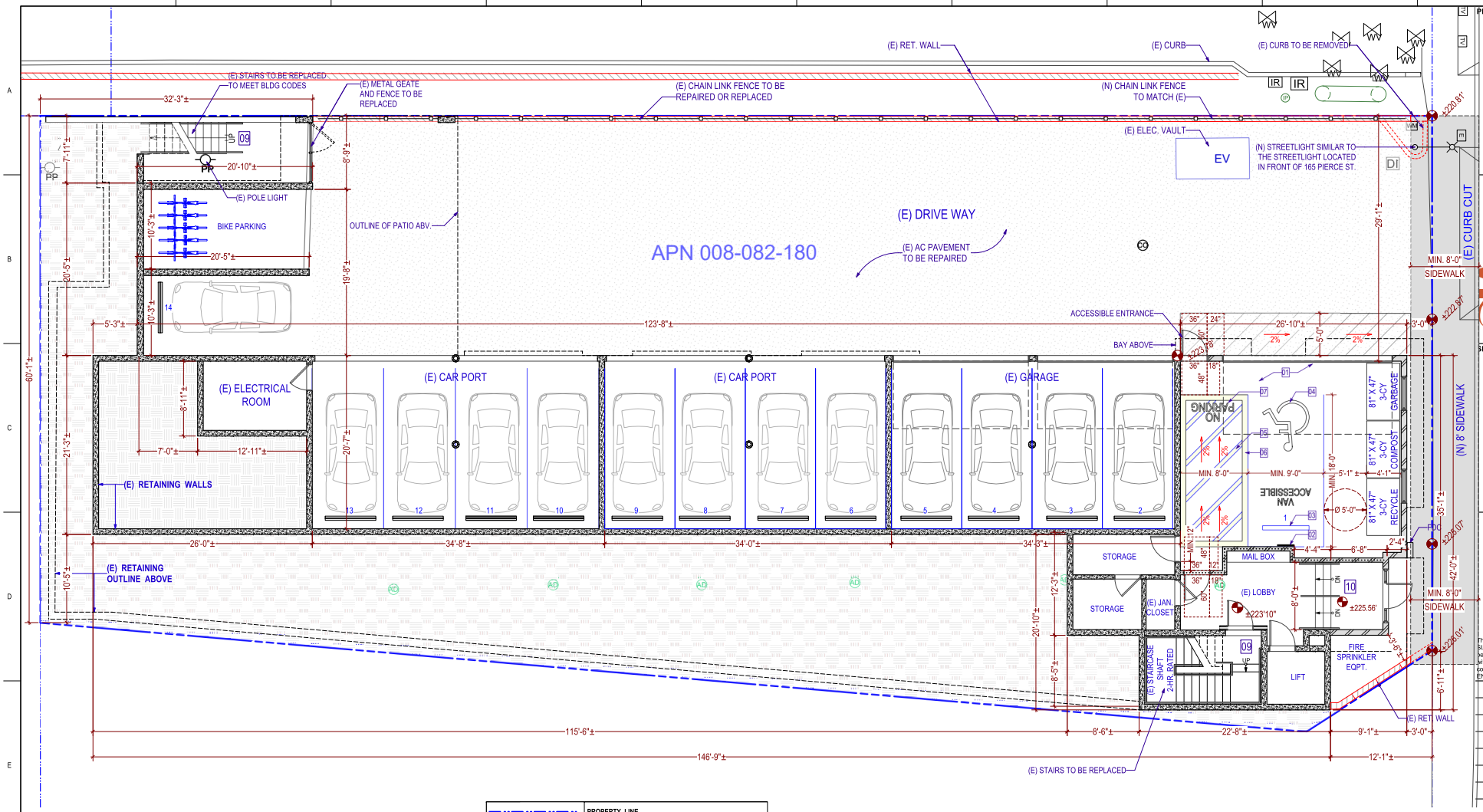

PLAN KEY NOTES:

01 MIN. 8'-2" VERTICAL CLR. FROM THE FLOOR TO THE LOWEST CEILING PROJECTION PER VAN ACCESSIBLE

02 70 SQ INCH ACCESSIBILITY SIGN PER 1109A.8.8; SEE DETAIL A-6.3

03 WHEEL STOP

04 TYP. PAVEMENT SYMBOL PER 1109A.8.8

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	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(E) WALL TO BE RETROFITTED TO 2-HR. FIRE RATED
	(N) NONCOMBUSTIBLE WALL @ 1ST FLOOR
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) WALL TO BE 2-HR. FIRE RATED

1 (N) First Floor Plan
Scale: 3/16" = 1'-0"

PROJECT NAME
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SHEET TITLE
(N) First Floor Plan

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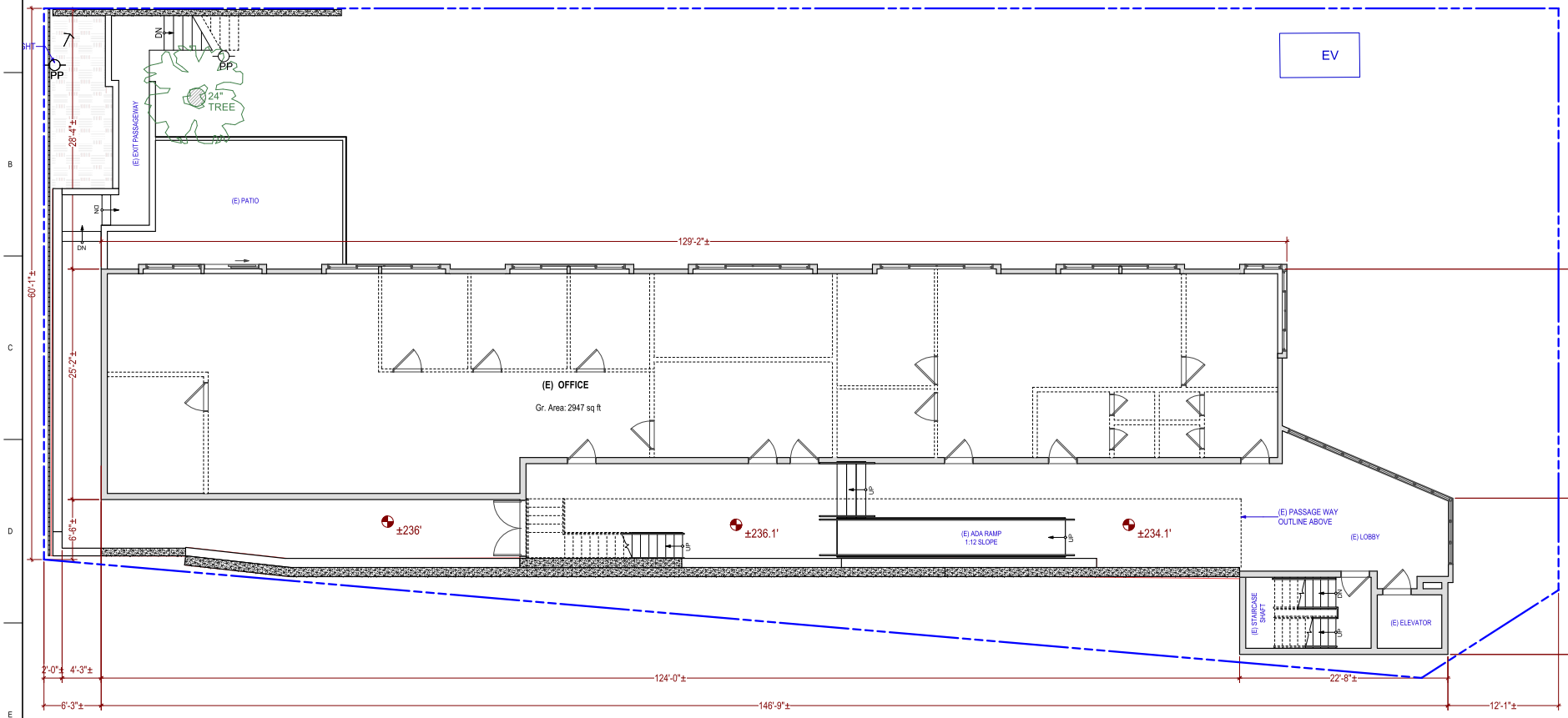
SHEET NO.	A-2.2



1 (E) Second Floor Plan
Scale: 3/16" = 1'-0"

	PROPERTY LINE
	(E) CONCRETE WALL
	(N) CONCRETE WALL
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN

PROJECT NAME

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(E) Second Floor Plan

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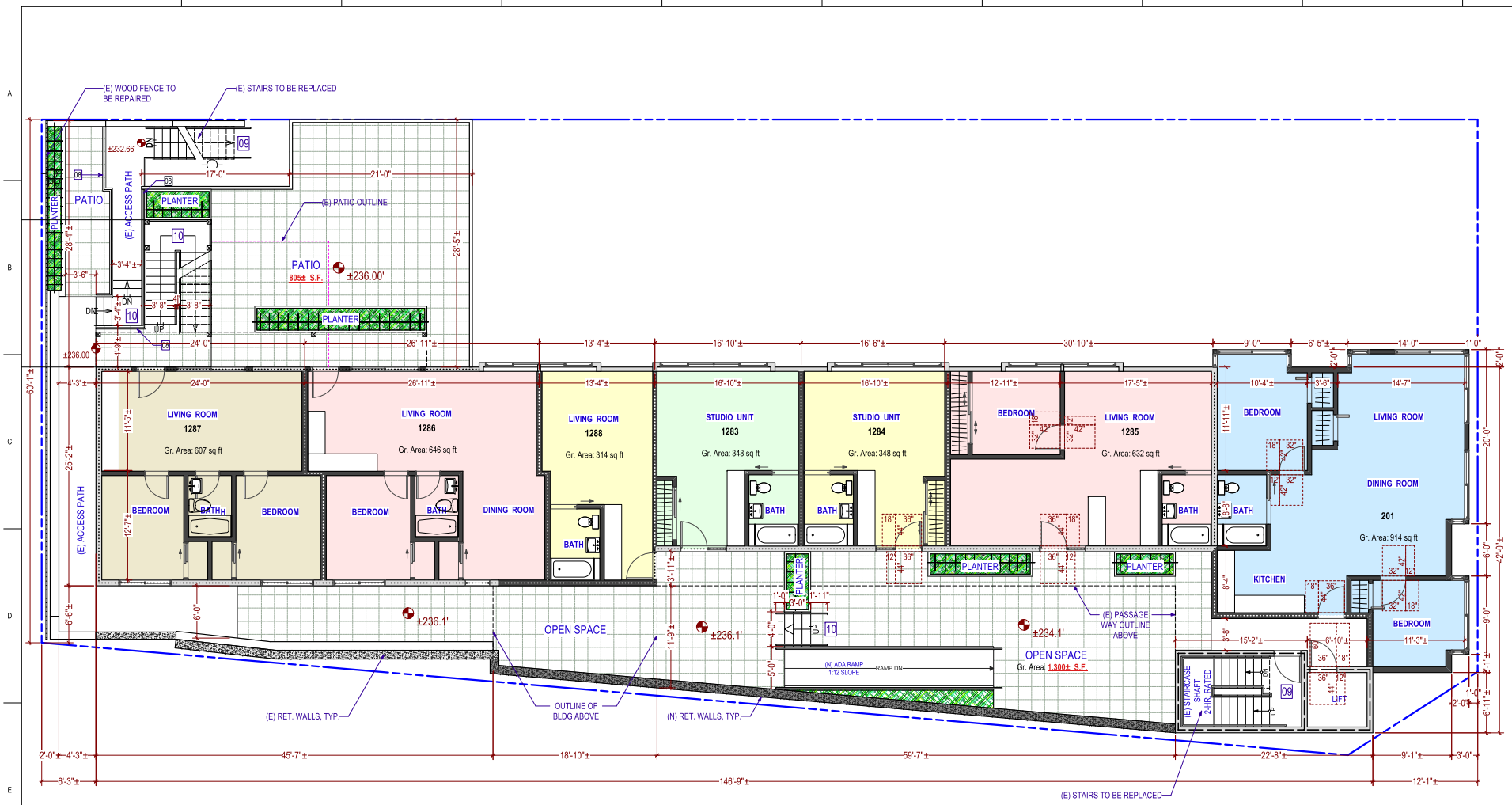

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	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) WALL TO BE 2-HR. FIRE RATED

1 (N) Second Floor Plan
Scale: 3/16" = 1'-0"

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SHEET TITLE
(N) Second Floor Plan

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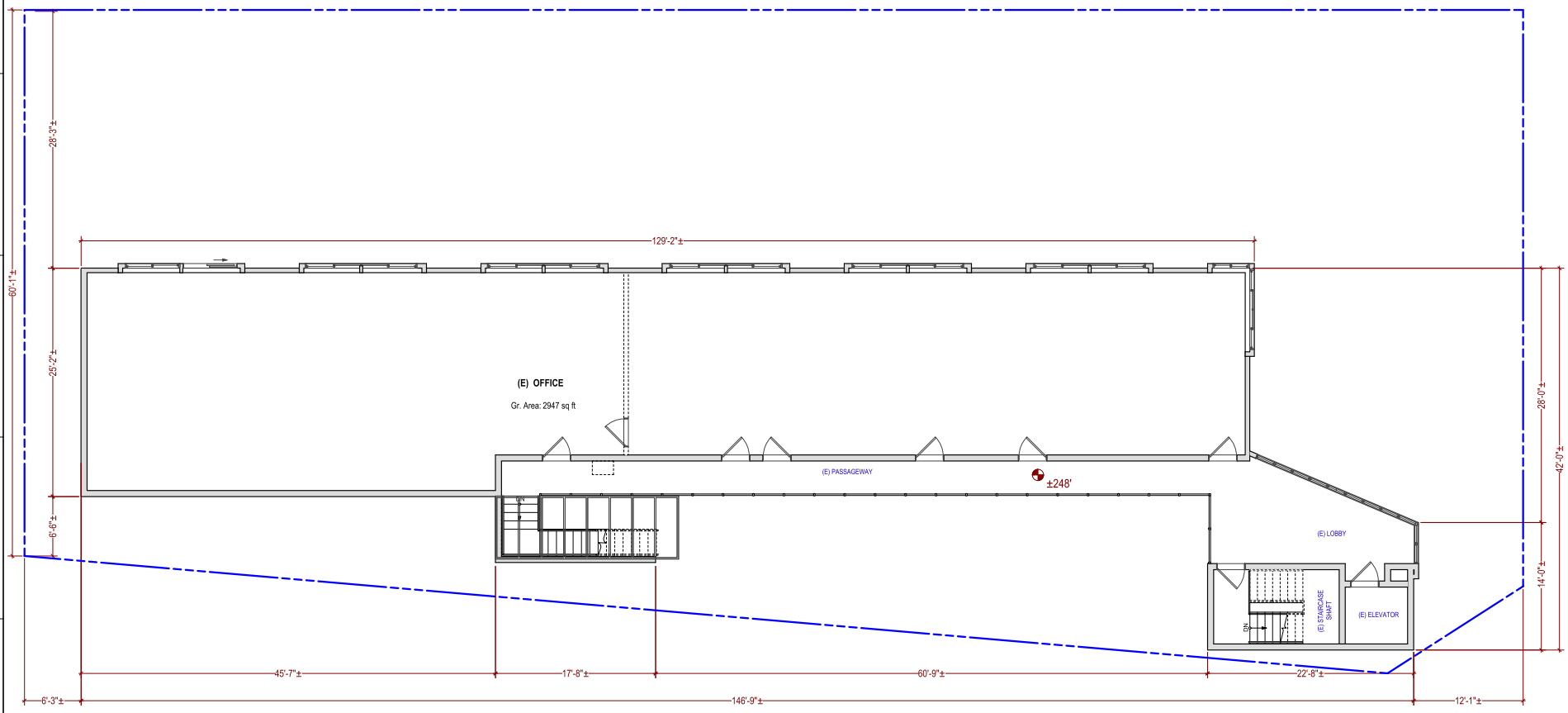

1 (E) Third Floor Plan
Scale: 3/16" = 1'-0"

	PROPERTY LINE
	(E) CONCRETE WALL
	(N) CONCRETE WALL
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN

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SHEET TITLE
(E) Third Floor Plan

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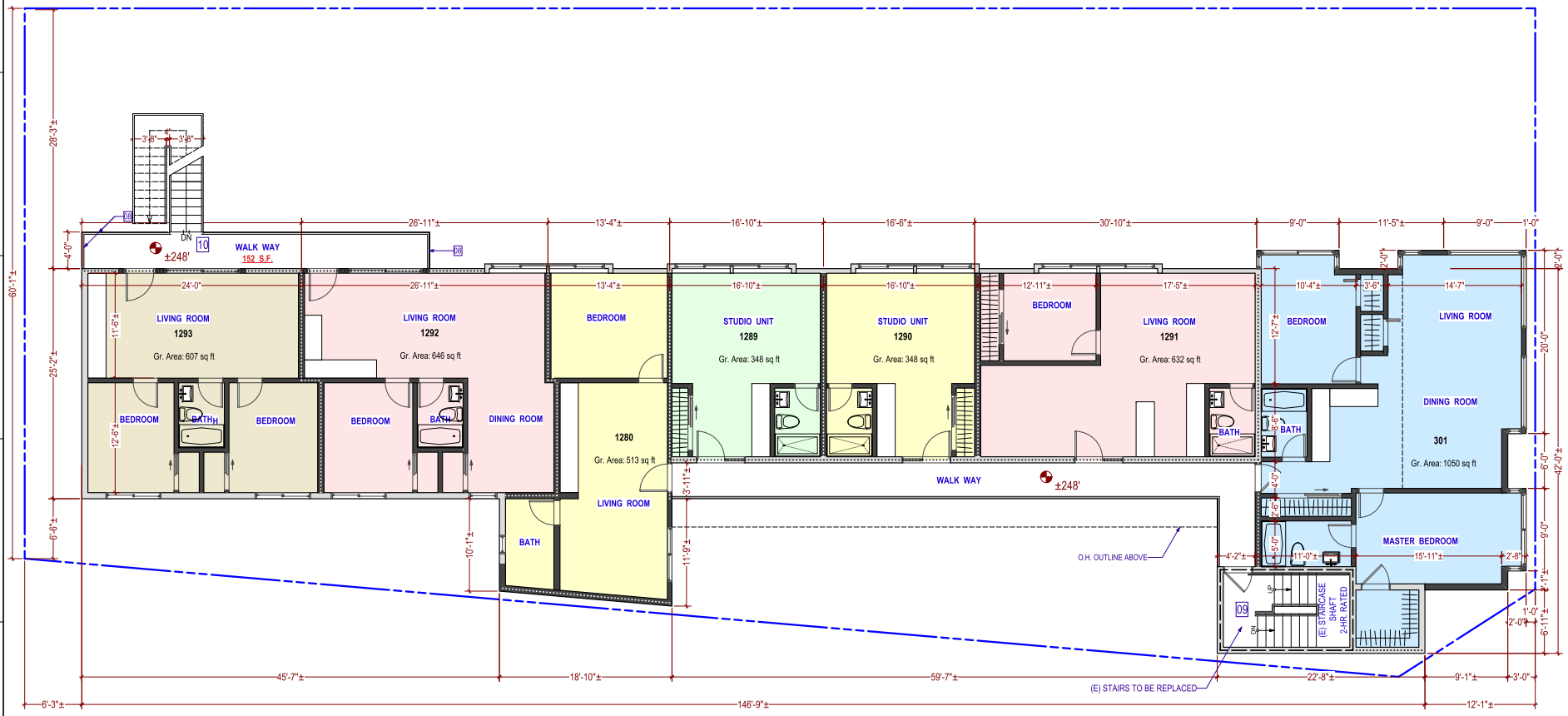

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SHEET TITLE
(N) Third Floor Plan

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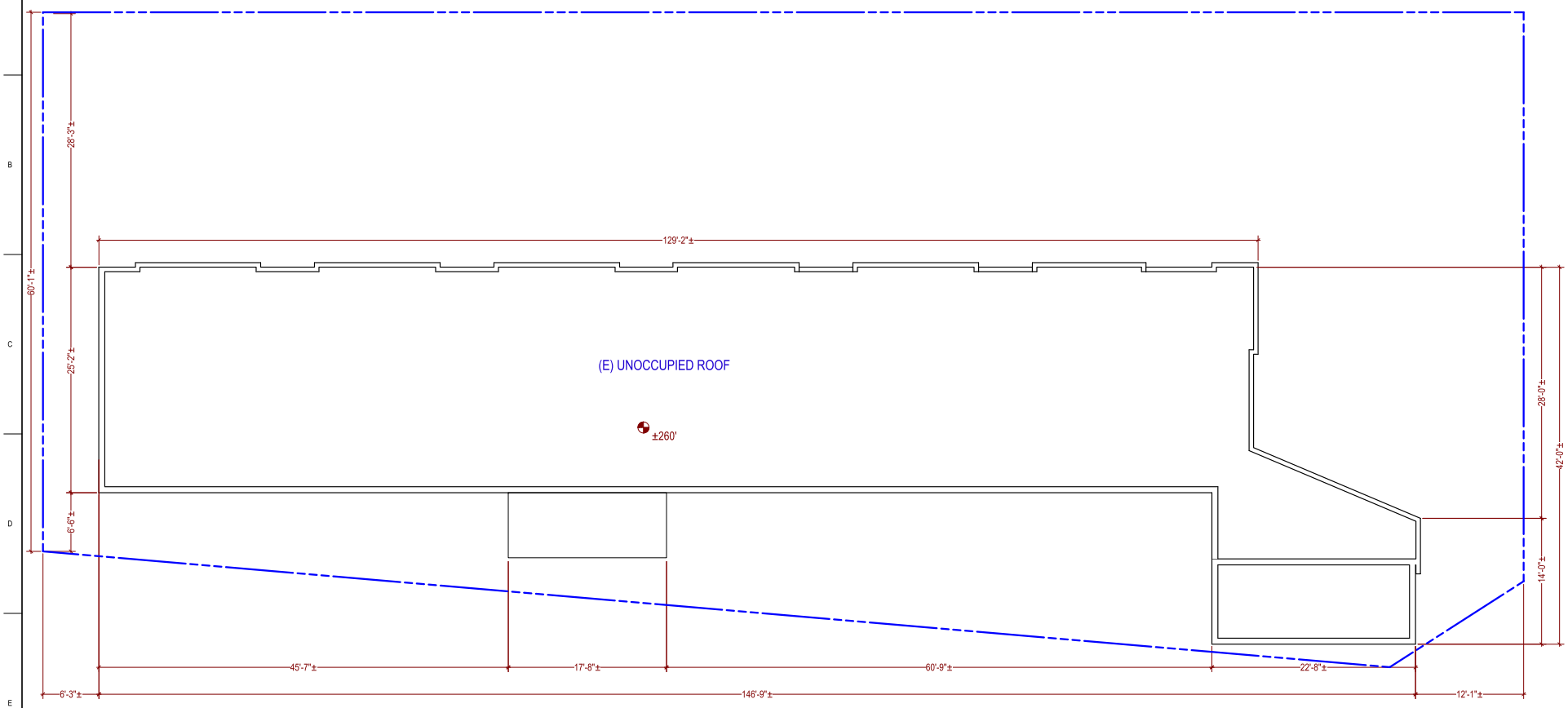
DESIGN BY	R.K.
DATE	04/04/2022
DATE	12/23/2022
JOB NO.	22-1947
SHEET NO.	A-2.6



1 (E) Roof Plan
Scale: 3/16" = 1'-0"

	(E) CONCRETE WALL
	(N) CONCRETE WALL
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN

PROJECT NAME

1784 SULLIVAN AVE
DALY CITY, CA 94015

SIA consulting
SIA CONSULTING CORPORATION
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741-1292 / FAX: (415) 848-1252

SHEET TITLE

(E) Roof Plan

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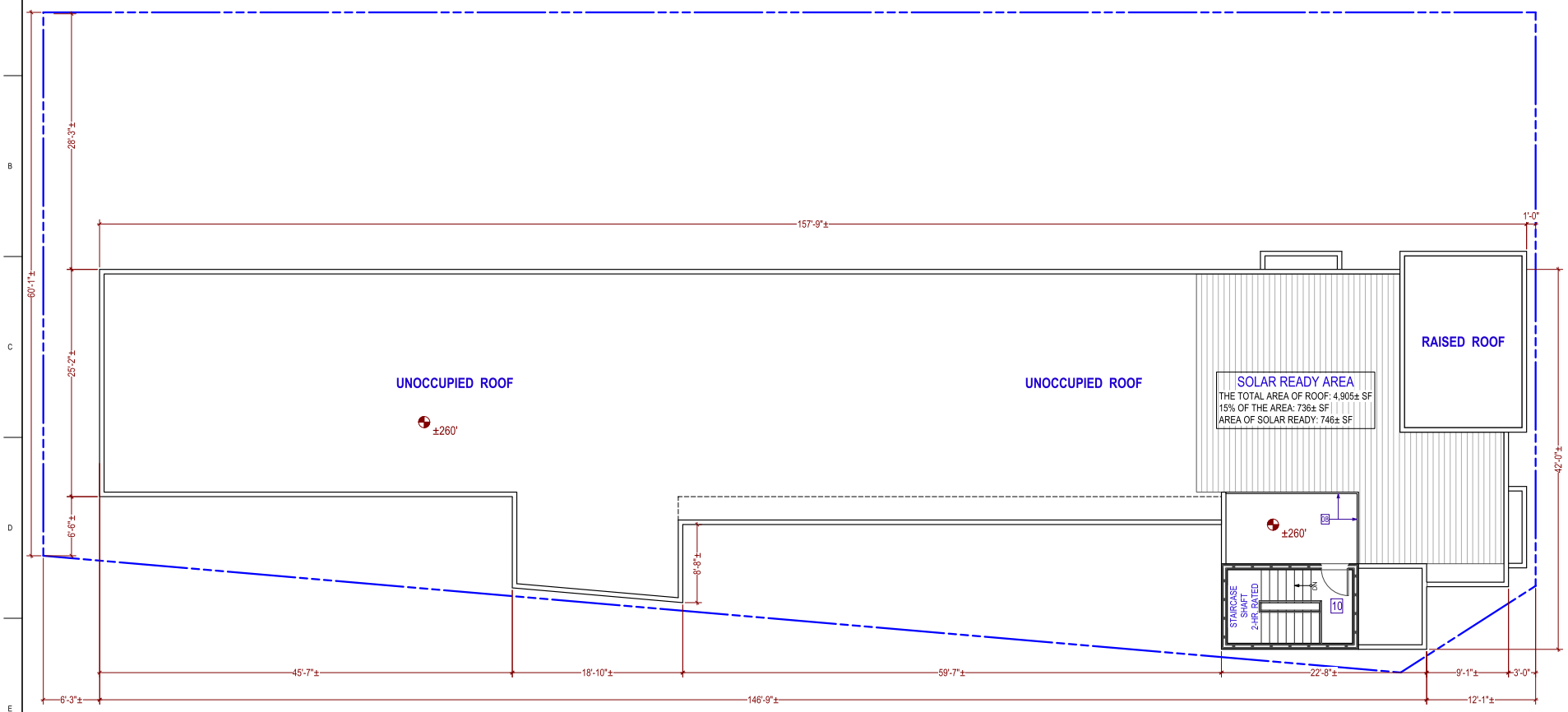
SHEET NO.	A-2.7



PLAN KEY NOTES:

01 MIN. 8'-2" VERTICAL CLR. FROM THE FLOOR TO THE LOWEST CEILING PROJECTION PER VAN ACCESSIBLE

02 70 SQ INCH ACCESSIBILITY SIGN PER 1109A.8.8; SEE DETAIL A-6.3

03 WHEEL STOP

04 TYP. PAVEMENT SYMBOL PER 1109A.8.8

05 STRIPES @ 36" O.C. MAXIMUM, PAINTED A COLOR CONTRASTING WITH THE PARKING SURFACE, PREFERABLY BLUE OR WHITE

06 LOADING & UNLOADING ACCESS AISLE BORDER PAINTED BLUE

07 WITHIN THE LOADING & UNLOADING ACCESS AISLE PAINT THE WORDS "NO PARKING" IN 12" HIGH MIN. WHITE LETTERS.

	(E) CONCRETE WALL
	(N) CONCRETE WALL
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(E) WALL TO BE RETROFITTED TO 2-HR. FIRE RATED
	(N) NONCOMBUSTIBLE WALL @ 1ST FLOOR
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) WALL TO BE 2-HR. FIRE RATED

1 (N) Roof Plan
Scale: 3/16" = 1'-0"

N

PROJECT NAME
1784 SULLIVAN AVE
DALY CITY, CA 94015

SIA consulting
SIA CONSULTING CORPORATION
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SHEET TITLE
(N) Roof Plan

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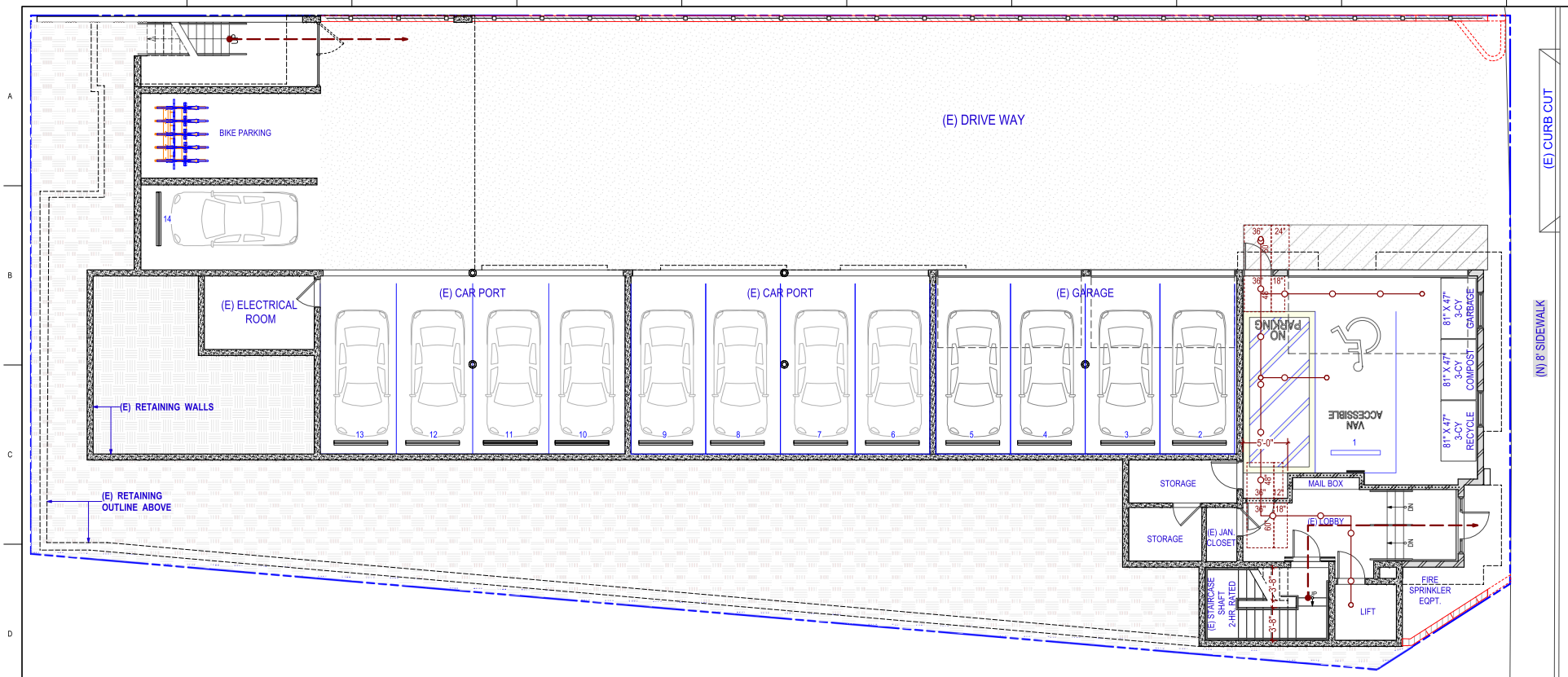
SHEET NO.	A-2.8



1 Exiting Diagram @ First Floor Plan
Scale: 3/16" = 1'-0"

EXITING LEGEND	
	DIAGONAL LENGTH OF SPACE
	DISTANCE BETWEEN EXITS
	PATH OF TRAVEL / EXIT TRAVEL DISTANCE
	ACCESSIBLE ROUTE
	EXIT DISCHARGE

PROJECT NAME
1784 SULLIVAN AVE
DALY CITY, CA 94015

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4653 MISSION STREET
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SHEET TITLE
Exiting Diagram @ 1st Floor

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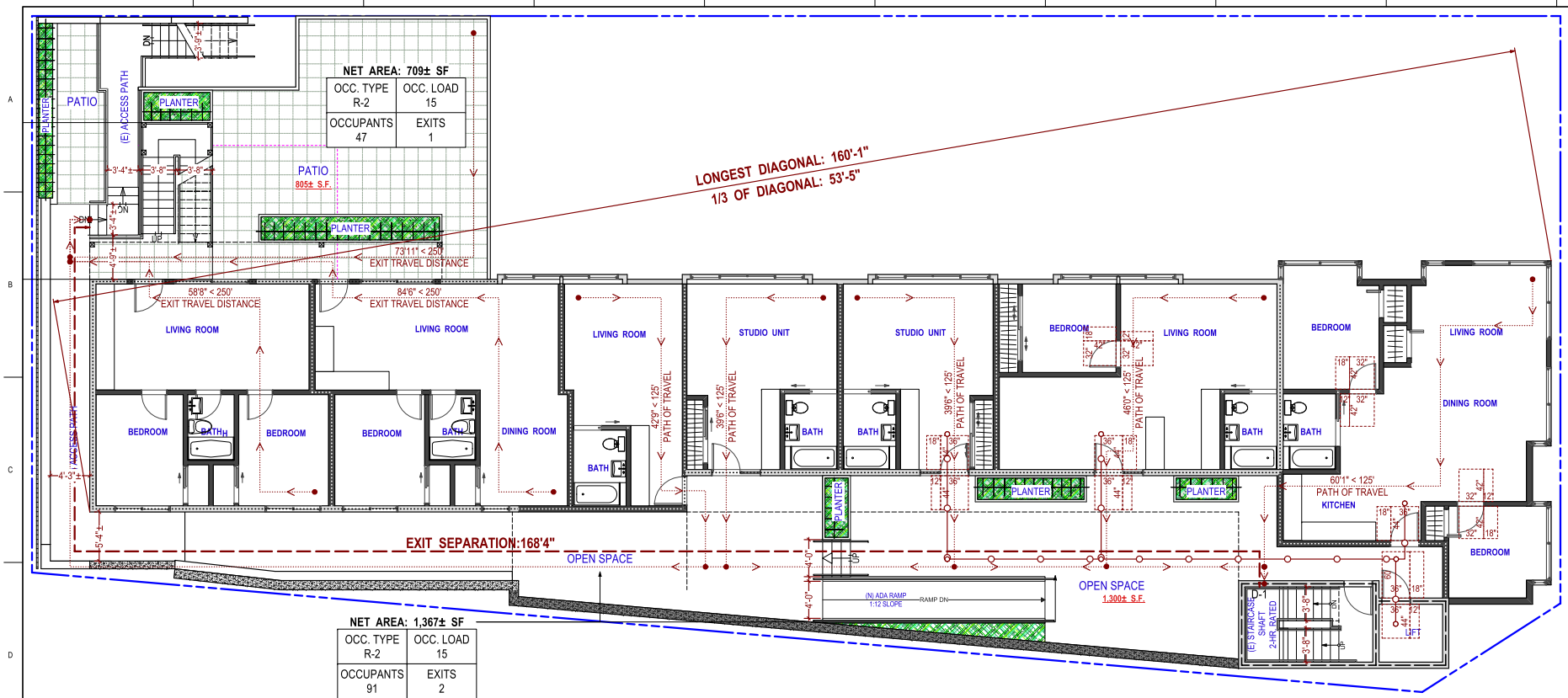
DATE	12/23/2022
JOB NO.	22-1947
SHEET NO.	A-2.9



1 Exiting Diagram @ Second Floor Plan
Scale: 3/16" = 1'-0"

EXITING LEGEND	
	DIAGONAL LENGTH OF SPACE
	DISTANCE BETWEEN EXITS
	PATH OF TRAVEL / EXIT TRAVEL DISTANCE
	ACCESSIBLE ROUTE
	EXIT DISCHARGE

OCCUPANT LOAD CALCULATION

OCCUPANT USE	FLOOR AREA S.F. *	OCCUPANCY GROUP	OCC. LOAD FACTOR	# OF OCCS.
RESIDENTIAL: 7 UNITS	3,871	R-2	200	19
TOTAL				19

PROJECT NAME
1784 SULLIVAN AVE
DALY CITY, CA 94015

SIA consulting
SIA CONSULTING CORPORATION
4653 MISSION STREET
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SHEET TITLE
Exiting Diagram @ 2nd Floor

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ISSUES / REVISIONS

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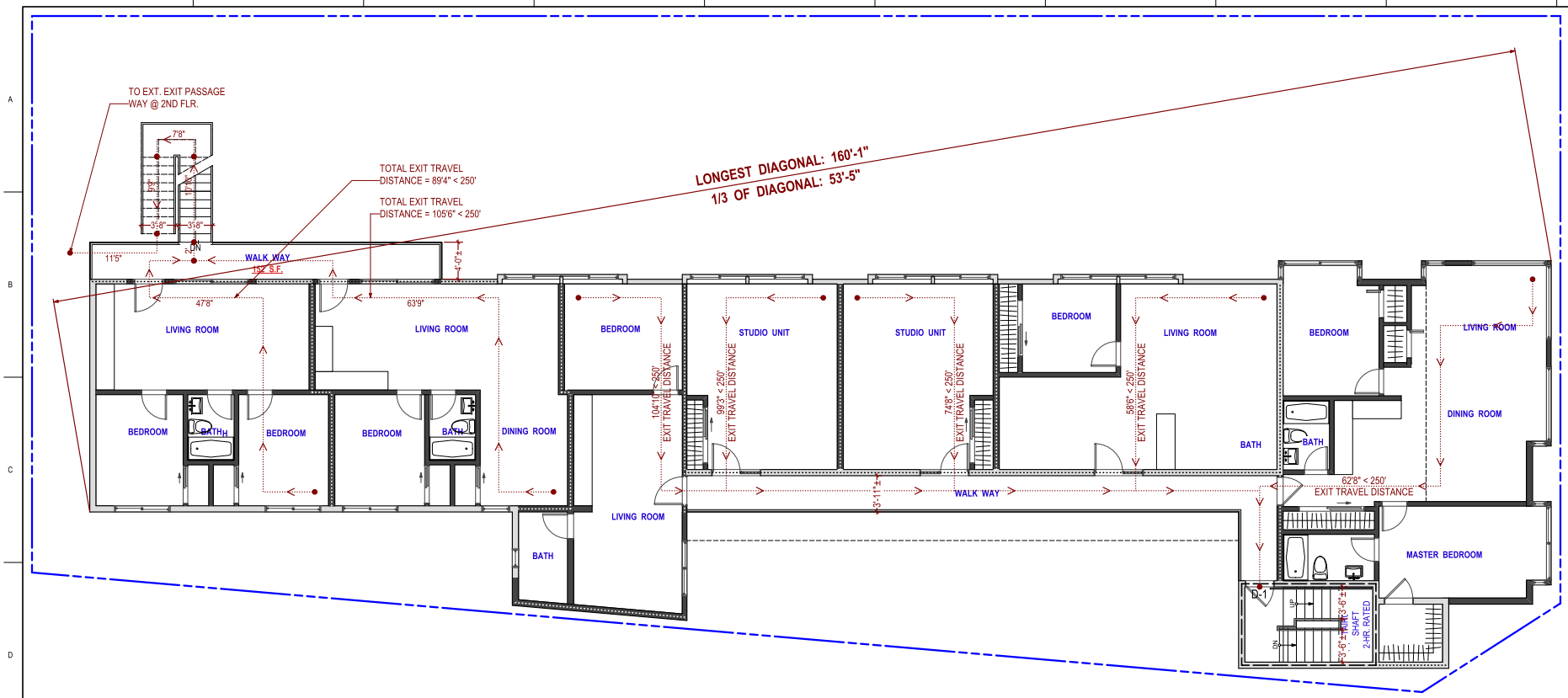
DATE	12/23/2022
JOB NO.	22-1947
SHEET NO.	A-2.10



1 Exiting Diagram @ Third Floor Plan
Scale: 3/16" = 1'-0"

EXITING LEGEND	
	DIAGONAL LENGTH OF SPACE
	DISTANCE BETWEEN EXITS
	PATH OF TRAVEL / EXIT TRAVEL DISTANCE
	ACCESSIBLE ROUTE
	EXIT DISCHARGE

OCCUPANT LOAD CALCULATION

OCCUPANT USE	FLOOR AREA S.F. *	OCCUPANCY GROUP	OCC. LOAD FACTOR	# OF OCCS.
RESIDENTIAL: 7 UNITS	3,671	R-2	200	19
TOTAL				19

PROJECT NAME
1784 SULLIVAN AVE
DALY CITY, CA 94015

SIA consulting
SIA CONSULTING CORPORATION
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SHEET TITLE
Exiting Diagram @ 3rd Floor

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DATE	04/04/2022
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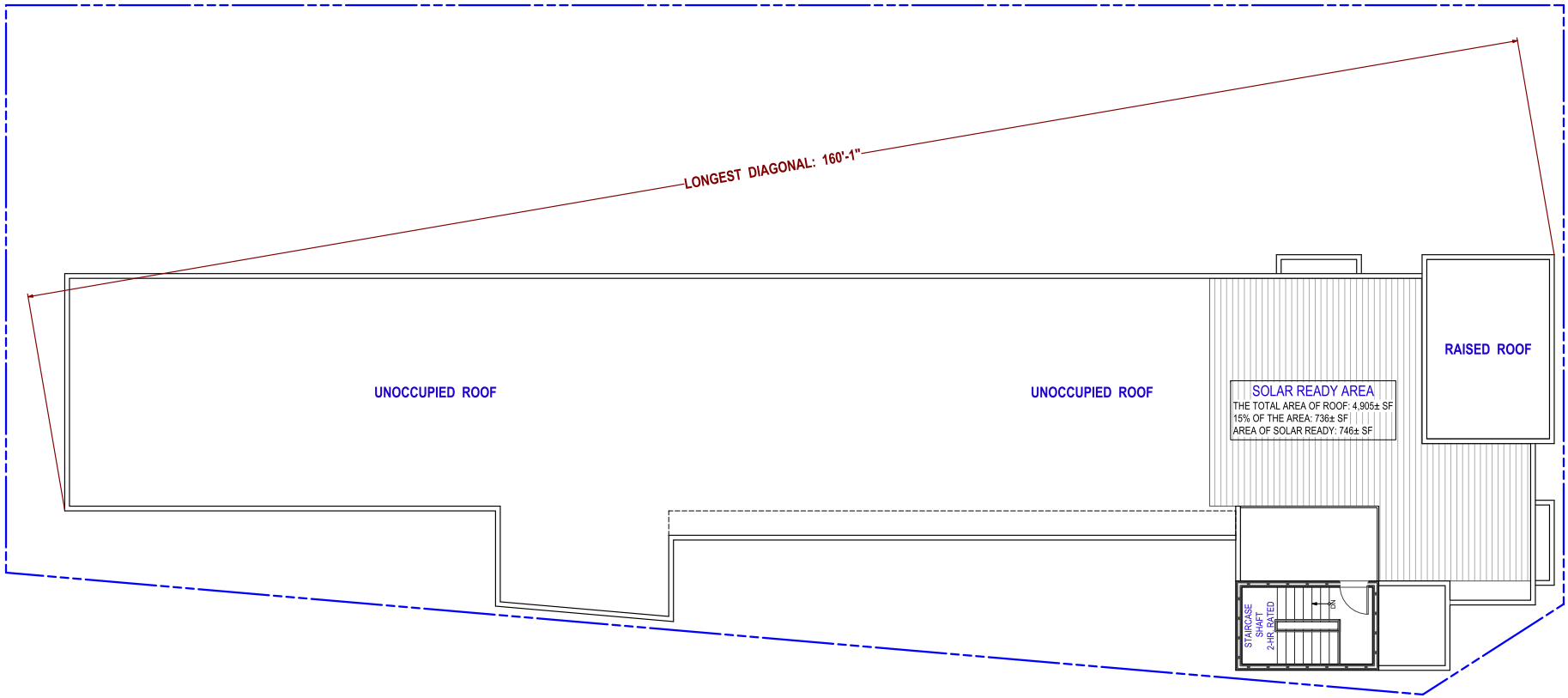
JOB NO.	22-1947
SHEET NO.	A-2.11



1 Exiting Diagram @ Uoccupied Roof
Scale: 3/16" = 1'-0"

PROJECT NAME
1784 SULLIVAN AVE
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SIA CONSULTING CORPORATION
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SHEET TITLE
Exiting Diagram @ Roof

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DATE	12/23/2022
JOB NO.	22-1947
SHEET NO.	A-2.12

1 (E) North Elevation
Scale: 3/16" = 1'-0"

2 (N) North Elevation
Scale: 3/16" = 1'-0"

PROJECT NAME

1784 SULLIVAN AVE
DALY CITY, CA 94015

SIA consulting
SIA CONSULTING CORPORATION
4653 MISSION STREET
SAN FRANCISCO CA 94112
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SHEET TITLE

(E) & (N) North Elevations

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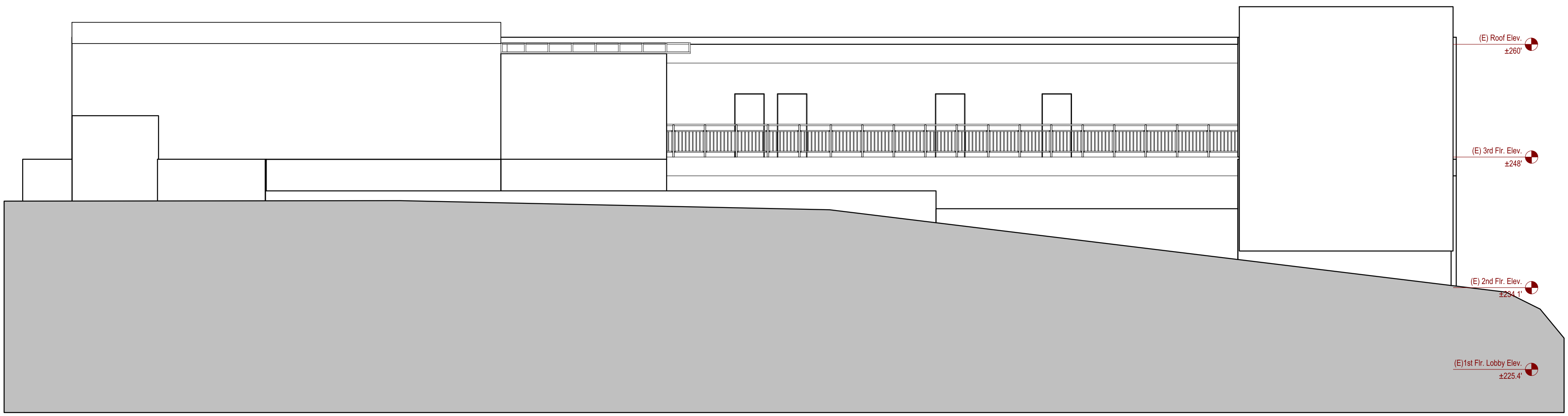
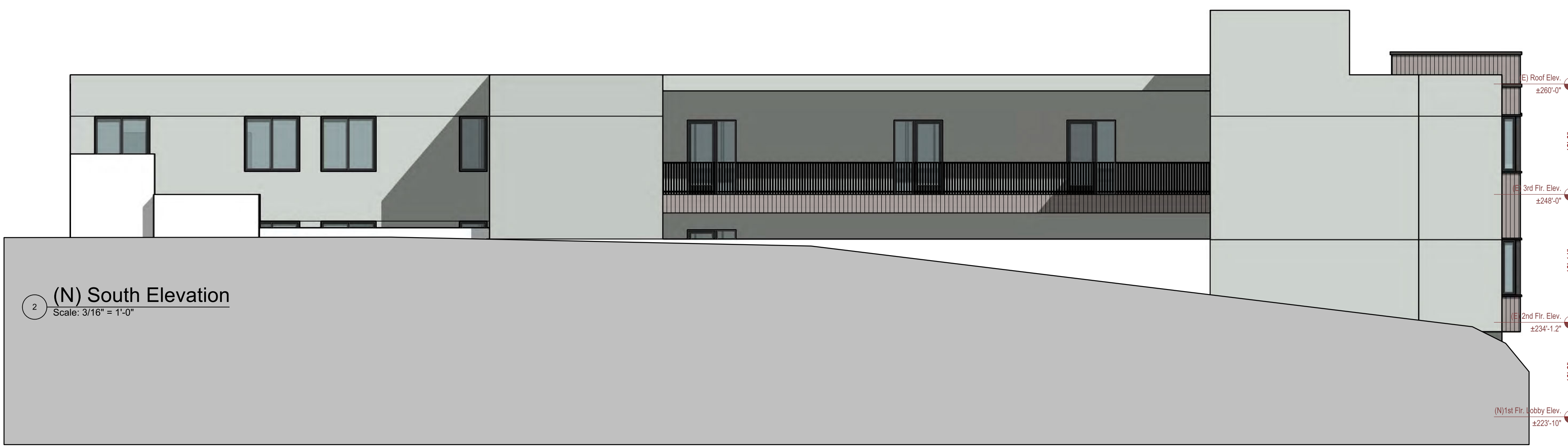
DATE	12/23/2022
JOB NO.	22-1947
SHEET NO.	A-3.1



1 (E) South Elevation
Scale: 3/16" = 1'-0"



2 (N) South Elevation
Scale: 3/16" = 1'-0"

PROJECT NAME

1784 SULLIVAN AVE
DALY CITY, CA 94015

SiA consulting
SIA CONSULTING CORPORATION
4653 MISSION STREET
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SHEET TITLE

(E) & (N) South Elevations

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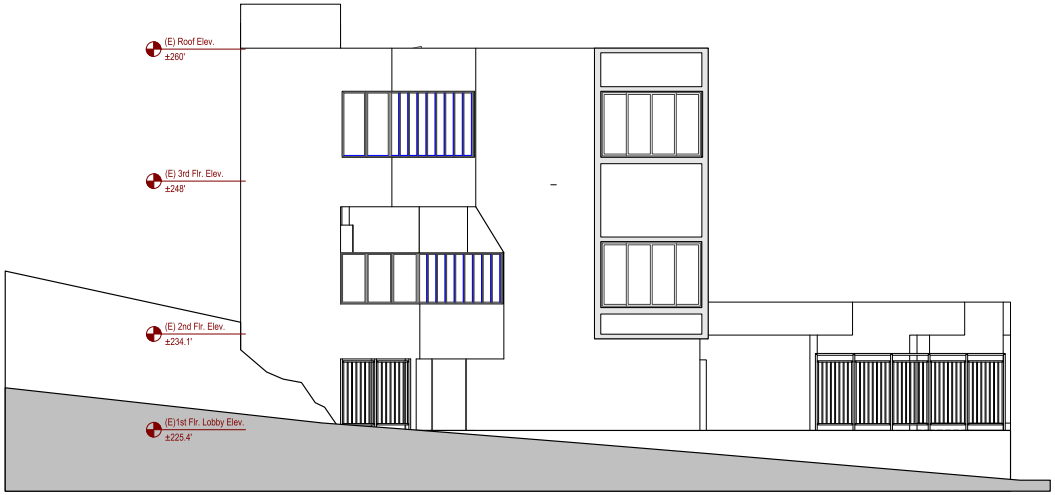
JOB NO.	22-1947
SHEET NO.	A-3.2



1 (E) East Elevation
Scale: 3/16" = 1'-0"

2 (N) East Elevation
Scale: 3/16" = 1'-0"

PROJECT NAME

1784 SULLIVAN AVE
DALY CITY, CA 94015

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SIA CONSULTING CORPORATION
4653 MISSION STREET
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SHEET TITLE

(E) & (N) East Elevations

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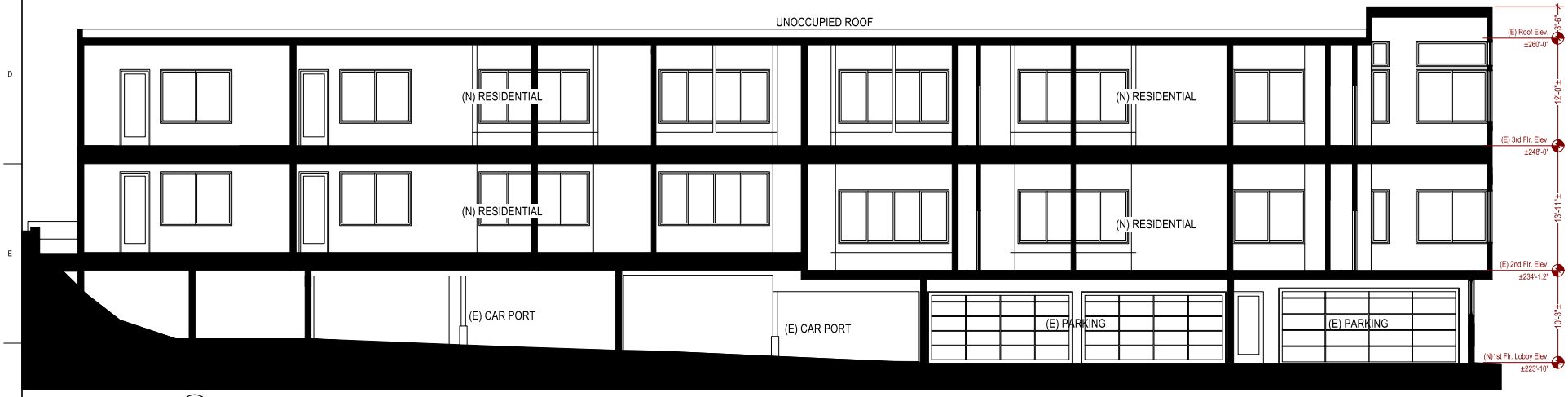
DATE	12/23/2022
JOB NO.	22-1947
SHEET NO.	A-3.3

1 (E) East-West Section
Scale: 3/16" = 1'-0"



2 (N) East-West Section
Scale: 3/16" = 1'-0"

PROJECT NAME

1784 SULLIVAN AVE
DALY CITY, CA 94015

SIA consulting
SIA CONSULTING CORPORATION
4653 MISSION STREET
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SHEET TITLE

(E) & (N) East-West Setions

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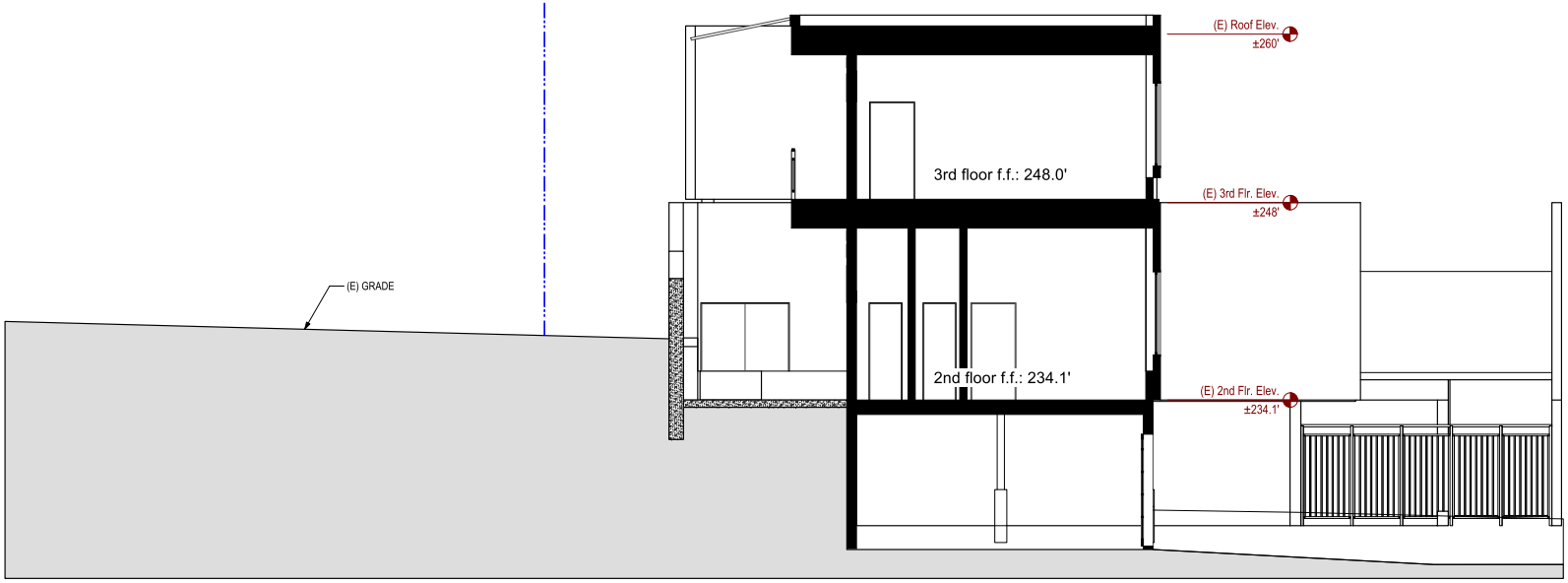
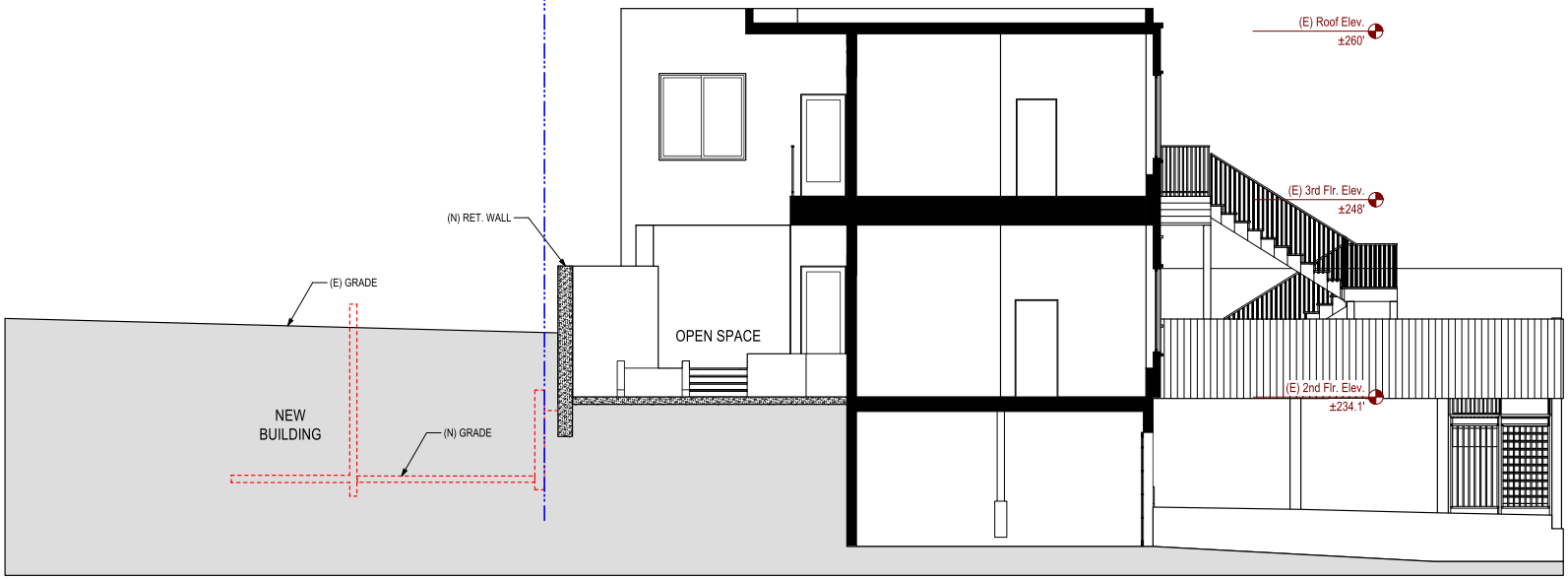
DATE	04/04/2022
DATE	12/23/2022
JOB NO.	22-1947
SHEET NO.	A-4.1



3 (E) North / South Section
Scale: 1/4" = 1'-0"



4 (N) North / South Section
Scale: 1/4" = 1'-0"

PROJECT NAME

1784 SULLIVAN AVE
DALY CITY, CA 94015

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SIA CONSULTING CORPORATION
4653 MISSION STREET
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SHEET TITLE

(E) & (N) North-South Setions

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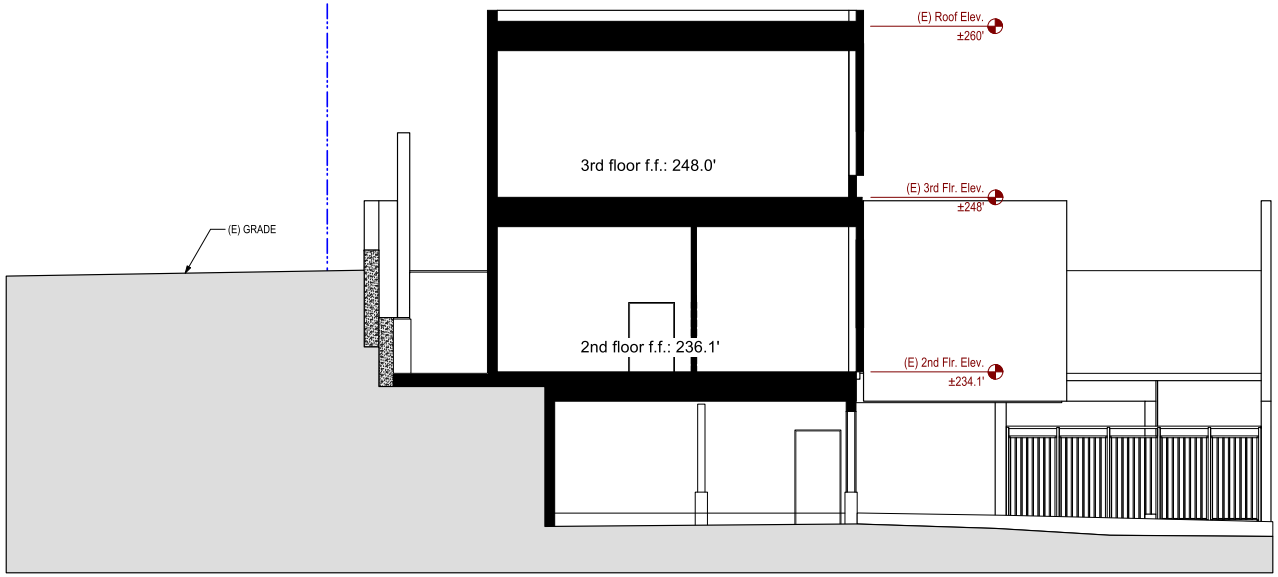
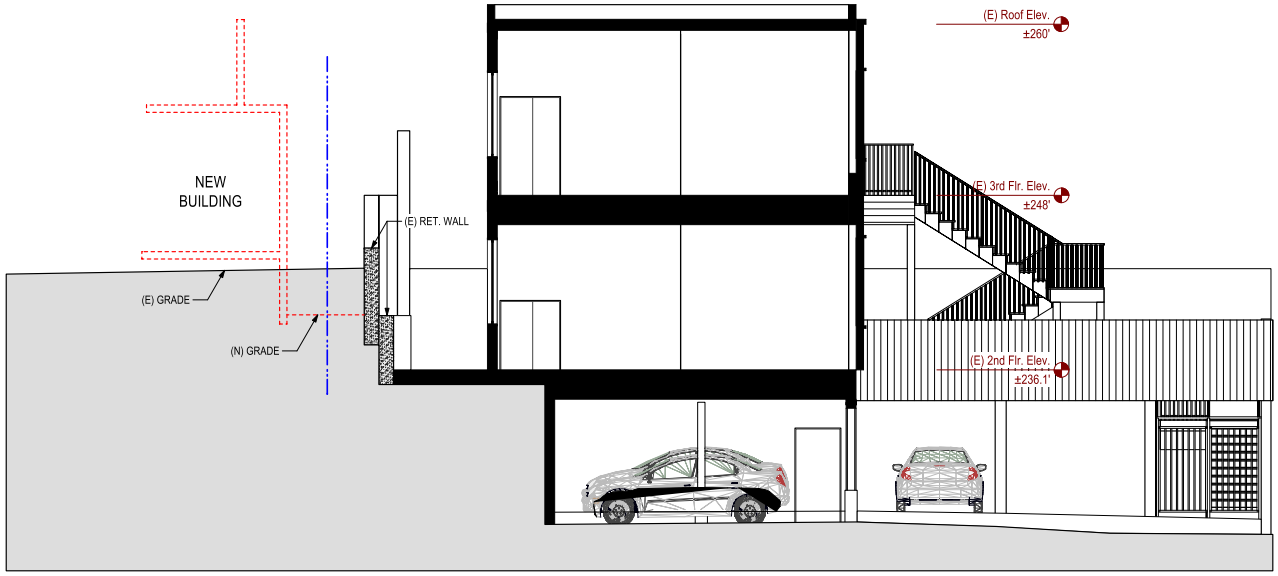
DATE	04/04/2022
DATE	12/23/2022
JOB NO.	22-1947
SHEET NO.	A-4.2



5 North / South Section
Scale: 1/4" = 1'-0"



6 North / South Section
Scale: 1/4" = 1'-0"

PROJECT NAME

1784 SULLIVAN AVE
DALY CITY, CA 94015

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SIA CONSULTING CORPORATION
4653 MISSION STREET
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SHEET TITLE

(E) & (N) North-South Setions

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DESIGN BY	R.K.
DATE	04/04/2022
DATE	12/23/2022
JOB NO.	22-1947
SHEET NO.	A-4.3

January 23, 2023

Mr. Nelson Tong
c/o Crime Watch Systems, Inc.
1320 Marin Street
San Francisco, CA 94124

Re: Parking Study for the Proposed Residential Development Located at 1784 Sullivan Avenue in Daly City, California

Dear Mr. Tong:

Hexagon Transportation Consultants, Inc. has completed a parking study for the proposed residential development at 1784 Sullivan Avenue in Daly City, California. We understand that the project proposes 14 dwelling units with 14 parking spaces. We further understand that the project needs a parking variance from Daly City.

Parking Analysis

Hexagon has conducted extensive residential parking occupancy counts at existing apartment and condominium projects in the following cities: San Jose, Mountain View, Cupertino, San Mateo, Palo Alto, Foster City, Redwood City, Los Altos, Santa Clara, and Sunnyvale.

The number of units for each apartment/condominium complex ranged between 103 and 2,762 units. The number of bedrooms per unit ranged in size from 1-bedroom to 4-bedroom units. Table 1 shows the names and locations of apartments and the results of the parking counts. These counts were conducted between midnight and 2AM, which is typically when parking demand is at its highest in residential complexes. The table shows the number of occupied parking spaces at each apartment complex. In every case the parking supply exceeded the number of occupied spaces, i.e., there were vacant spaces. Therefore, we can assume that the maximum parking demand was counted.

Hexagon developed a parking ratio based on the number of units and number of bedrooms. The ratio of occupied spaces per bedroom has less variation. This is due to the variance in the number of bedrooms that each apartment complex could have for each unit. To provide adequate parking, the parking demand ratio was determined on the number of spaces occupied during the highest parking demand per total number of bedrooms. The results show a total of 20,766 total bedrooms with 16,681 occupied parking spaces. Thus, the average parking demand ratio is 0.80 occupied spaces per bedroom.

Based on the data, the 14 parking spaces at 1784 Sullivan Avenue would support a development with 18 bedrooms.

We appreciate the opportunity to provide this parking study. If you have any questions, please do not hesitate to call.

Sincerely,
HEXAGON TRANSPORTATION CONSULTANTS, INC.

Gary K. Black
President

Table 1
Bay Area Apartments Parking Demand

		San Jose		Mountain View						
	All Sites Average	River-view	North Park	The Shadows Apartments	Central Park Apartments	Park Place Apartments	North Park Apartments	Avalon Mountain View	Avalon Towers on the Peninsula	Madera Apartments
1 bedroom units		814	1340	92	68	181	98	117	90	116
2 bedroom units		494	1301	64	204	186	90	75	115	87
3 bedroom units		0	121	24	82	6	0	56	6	
4 bedroom units		0	0							
Total Apartment Units	**13,615**	**1308**	**2762**	**180**	**354**	**373**	**188**	**248**	**211**	**203**
Total Bedrooms	20,766	1,802	4,305	292	722	571	278	435	338	290
Bedrooms to units ratio	1.53	1.38	1.56	1.62	2.04	1.53	1.48	1.75	1.60	1.43
Occupied Parking Spaces	**16,681**	**1,570**	**3,265**	**219**	**490**	**339**	**215**	**301**	**247**	**206**
Occupied spaces to units ratio	**1.23**	**1.20**	**1.18**	**1.22**	**1.38**	**0.91**	**1.14**	**1.21**	**1.17**	**1.01**
Occupied spaces to bedrooms ratio	**0.80**	**0.87**	**0.76**	**0.75**	**0.68**	**0.59**	**0.77**	**0.69**	**0.73**	**0.71**

Table 1 (continued)
Bay Area Apartments Parking Demand

	Cupertino						San Mateo	Palo Alto
	Markham Apartments	Siena Apartments	Arioso Apartments	Archstone Cupertino	Biltmore Apartments	Verandas	The Metropolitan	Altaire Apartments
1 bedroom units	259	36	81	145	78		115	5
2 bedroom units	245	92	120	152	93		91	2
3 bedroom units	0	0	0	14	8		12	63
4 bedroom units	0	0	0	0	0		0	33
Total Apartment Units	**504**	**128**	**201**	**311**	**179**	**120**	**218**	**103**
Total Bedrooms	749	220	321	491	288	240	333	330
Bedrooms to units ratio	1.49	1.72	1.60	1.58	1.61	2.00	1.53	3.20
Occupied Parking Spaces	**575**	**182**	**275**	**385**	**276**	**188**	**305**	**194**
Occupied spaces to units ratio	**1.14**	**1.42**	**1.37**	**1.24**	**1.54**	**1.57**	**1.40**	**1.88**
Occupied spaces to bedrooms ratio	**0.77**	**0.83**	**0.86**	**0.78**	**0.96**	**0.78**	**0.92**	**0.59**

Table 1 (continued)
Bay Area Apartments Parking Demand

	Santa Clara									
	Hearth North		Hearth South		Cobalt		Park Central		Mansion Grove	
	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend
1 bedroom units	129	129	114	114	118	118	85	85	502	502
2 bedroom units	160	160	145	145	104	104	88	88	494	494
3 bedroom units	0	0	0	0	0	0	0	0	4	4
4 bedroom units	0	0	0	0	0	0	0	0	0	0
Total Apartment Units	**289**	**289**	**259**	**259**	**222**	**222**	**173**	**173**	**1000**	**1000**
Total Bedrooms	449	449	404	404	326	326	261	261	1502	1502
Bedrooms to units ratio	1.55	1.55	1.56	1.56	1.47	1.47	1.51	1.51	1.50	1.50
Occupied Parking Spaces	**353**	**364**	**317**	**314**	**274**	**271**	**212**	**219**	**1,317**	**1285**
Occupied spaces to units ratio	**1.22**	**1.26**	**1.22**	**1.21**	**1.23**	**1.22**	**1.23**	**1.27**	**1.32**	**1.29**
Occupied spaces to bedrooms ratio	**0.79**	**0.81**	**0.78**	**0.78**	**0.84**	**0.83**	**0.81**	**0.84**	**0.88**	**0.86**

Table 1 (continued)
Bay Area Apartments Parking Demand

				Sunnyvale	
	The Plaza, Foster City	**Township, Redwood City**	**Colonnade, Los Altos**	**Spruce Apartments**	
				Weekday	**Weekend**
1 bedroom units	150	71	100	550	550
2 bedroom units	138	58	67	216	216
3 bedroom units	19	3	0	0	0
4 bedroom units				0	0
Total Apartment Units	**307**	**132**	**167**	**766**	**766**
Total Bedrooms	483	196	234	982	982
Bedrooms to units ratio	1.57	1.48	1.40	1.28	1.28
Occupied Parking Spaces	**442**	**140**	**191**	**882**	**868**
Occupied spaces to units ratio	**1.44**	**1.06**	**1.14**	**1.15**	**1.13**
Occupied spaces to bedrooms ratio	**0.92**	**0.71**	**0.82**	**0.90**	**0.88**