

CITY OF DALY CITY

Regular Meeting - CITY COUNCIL

AGENDA

Monday, April 24, 2023 - 7:00 PM

City Hall Council Chambers – 2nd Floor
City Hall 333 – 90th Street
Daly City, CA 94015

To watch the live telecast or livestream:

Comcast Channel 27, <https://www.youtube.com/DalyCityVideoMeetings> or <https://www.dalycity.org/agendas>

Public Participation:

There are two ways to submit public comment: (1) submit written comments by meeting day, and (2) attend the meeting in person.

1. To submit a comment in writing, 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. Public Comments may also be emailed to cityclerk@dalycity.org by including “Public Comment” in the subject line. All written comments received by 4:00 pm on meeting day will be provided to the City Council prior to the meeting. Comments are not read aloud into the record.

Please note: Any written comments received after 4:00 p.m. on the meeting date is not guaranteed to be received by the City Council prior to the meeting.

2. To speak at the meeting in person, please complete a Speaker Card located at the entrance to the Council Chambers and submit to a Staff Member as early in the meeting as possible.

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

CALL TO ORDER:

PLEDGE TO THE FLAG:

ROLL CALL:

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.

PRESENTATIONS:

1. Proclamation - National Library Week, April 23rd-29th, Gary Pacheco, Daly City Library Board
2. Proclamation - Wildfire Preparedness Month, NCFA Assistant Fire Marshal Craig Wittner
3. Introduction of new Police Department Community Wellness and Crisis Response Team member, Malcolm McDonald
4. Gun Buyback Event– May 6th, 2023
5. Police Department Catalytic Converter Theft Prevention Program

APPROVAL OF MINUTES:

6. Regular Meeting of April 10, 2023

APPROVAL OF AGENDA:

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

NOTE: Speakers are limited to two minutes, unless modified by the Mayor.
The Council cannot take action on any matter raised under this item.

CONSENT AGENDA

All items listed on the Consent Agenda are considered to be routine and may be approved by one roll call vote of the City Council. There shall be no separate discussion of the matters on the Consent Agenda unless requested by a member of the City Council. If discussion is required, that item will be removed from the Consent Agenda and will be considered separately at the end of the Agenda.

Resolutions:

7. Accept and Appropriate Grant Funding From CalRecycle
8. Request Use of Federal Asset Forfeiture Funds to Purchase Licenses for a Virtual-Based Training Platform for Sworn Police Departmental Personnel
9. Support the 2023 Daly City Community Based Transportation Plan

10. Request Time Extension for Use Permit UP-4-16-12038 and Design Review DR-4-16-12040
— Retail Conversion to Residential at 2665 Geneva Avenue

Check Registers:

11. Check Registers for the Month of March 2023

END OF CONSENT AGENDA

PUBLIC HEARINGS:

12. Introduce Ordinance Amending Daly City Municipal Code Chapter 2.58 – Small Business Commission to Establish a Legacy Business Program

STAFF: Tatum Mothershead

RECOMMENDATION: Open/Close Hearing
Motion for City Attorney to Read by Title Only
Councilmember Introduce Ordinance

13. Consideration of the City's HUD Five-Year Consolidated Plan for July 1, 2023 to June 30, 2028 and One-Year Action Plan for Fiscal Year 2023-24

STAFF: Betsy ZoBell

RECOMMENDATION: Open/Close Hearing
Adopt Resolution by Roll Call Vote

14. Introduce Ordinance Adding Chapter 9.60 Re: Firearm Safe Storage

STAFF: Cameron Christensen

RECOMMENDATION: Open/Close Hearing
Motion for City Attorney to Read by Title Only
Councilmember Introduce Ordinance

15. 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 — 14 Three-Story Townhomes at 141 3rd Avenue

A. Findings

B. EA (Mitigated Neg. Declaration)

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

STAFF: Michael Van Lonkhuysen

RECOMMENDATION: Open/Close Hearing
Motion for City Attorney to Read by Title Only
Councilmember Introduce Ordinance
Adopt Resolution by Roll Call Vote

APPOINTMENTS: Board/Commission Membership Committee Appointments

REPORTS:

16. Council Committee

17. City Council

18. Staff

ADJOURNMENT:

Proclamation

NATIONAL LIBRARY WEEK – APRIL 23-29, 2023

WHEREAS, libraries are accessible and inclusive places that foster a sense of connection and build community; and

WHEREAS, libraries connect people to technology, providing access to broadband internet, computers, and training that are critical for accessing education and employment opportunities; and

WHEREAS, libraries offer opportunities for everyone to connect with new ideas and become their best selves through access to multimedia content, programs, and classes – in addition to books; and

WHEREAS, in times of crisis, libraries and library professionals play an invaluable role in supporting their communities both in person and virtually; and

WHEREAS, libraries strive to develop and maintain programs and collections that are as diverse as the populations they serve and ensure equity of access for all; and

WHEREAS, to adapt to our changing world, libraries are expanding their resources and continuing to meet the needs of their patrons; and

WHEREAS, libraries have long served as trusted and treasured institutions for all members of the community regardless of race, ethnicity, creed, ability, sexual orientation, gender identity, or socio-economic status; and

WHEREAS, libraries are cornerstones of democracy, promoting the free exchange of information and ideas for all; and

WHEREAS, libraries, librarians, and library workers are joining library supporters and advocates across the nation to celebrate National Library Week.

NOW, THEREFORE, I, RAYMOND A. BUENAVENTURA, Mayor, and members of the City Council of Daly City, do hereby proclaim April 23-29, 2023, as **NATIONAL LIBRARY WEEK** in Daly City. During this week, we encourage all residents to connect with their library by visiting online or in person to access resources and services.

Signed and sealed by the Mayor and City Council
of the City of Daly City this 24th day of April 2023.

Raymond A. Buenaventura, Mayor

Juslyn C. Manalo, Vice Mayor

Roderick Daus-Magbual, Councilmember

Pamela DiGiovanni, Councilmember

Glenn R. Sylvester, Councilmember

Proclamation

WILDFIRE PREPAREDNESS MONTH

MAY 2023

- WHEREAS,** in California, over 2 million homes are at risk to wildfire; and
- WHEREAS,** last year there were 7,490 wildfires that burned 362,455 acres across the state; and
- WHEREAS,** ninety percent of all wildfires are human caused. Human acts of carelessness result in wildfire disasters every year; and
- WHEREAS,** each year, more people move into wildland urban interface areas increasing the need to raise awareness to our citizens on how they can protect their property from wildfire losses; and
- WHEREAS,** Zonehaven has been adopted as a county wide tool to assist with informed evacuations during wildfire and we encourage “know your zone” before an emergency arises; and
- WHEREAS,** the North County Fire Authority encourages fire-safe behavior by all who live, work, and recreate throughout the City of Daly City; and
- WHEREAS,** each of us can do our part to prepare for wildfire emergencies by taking steps to make effective changes to our homes and landscapes to reduce the risk of wildfire; and
- NOW, THEREFORE, I, RAYMOND A. BUENAVENTURA,** Mayor and members of the City Council of Daly City hereby proclaim **May 2023 as “WILDFIRE PREPAREDNESS MONTH”** and encourage all Daly City residents to increase their knowledge and awareness of proper safety measures to protect themselves from the devastating effects of wildfires.

Signed and sealed by the Mayor and City Council of the City of
Daly City this 24th day of April 2023.

Raymond A. Buenaventura, Mayor

Juslyn C. Manalo, Vice Mayor

Pamela DiGiovanni, Councilmember

Roderick Daus-Magbual, Councilmember

Glenn R. Sylvester, Councilmember

SAN MATEO COUNTY

ANONYMOUS GUN BUYBACK

- May 6, 2023 -

10:00 AM - 2:00 PM

1050 MISSION ROAD, SOUTH SAN FRANCISCO

FOR MORE INFORMATION CALL: (650) 363-4800

PLEASE TRANSPORT YOUR FIREARMS UNLOADED AND IN THE TRUNK OF YOUR VEHICLE

3D AND HOMEMADE GUNS WILL BE EVALUATED FOR VALUE ON THE DAY OF THE EVENT

\$50

**FOR NON-
FUNCTIONING
FIREARMS**

\$100

**FOR
HANDGUNS,
SHOTGUNS
AND RIFLES**

\$200

**FOR ASSAULT
WEAPONS AND
"GHOST GUNS"
AS CLASSIFIED
IN THE STATE OF
CALIFORNIA**

FUNDS ARE LIMITED & SUBJECT TO AVAILABILITY

PRESENTED BY

San Mateo County Board of Supervisors and Citizens for a San Mateo County Gun Buyback



Daly City Police Chief
Cameron Christensen



Colma Police Chief
John Munsey



San Mateo County Sheriff
Christina Corpus



San Bruno Police Chief
Ryan Johansen



South San Francisco Police Chief
Scott Campbell

We reserve the right to limit the amount of funds an individual can receive regardless of the amount of firearms surrendered.

RECOMPRA DE ARMAS DE ANONYMOUS

- Mayo 6, 2023 -

10:00 AM - 2:00 PM

1050 MISSION ROAD, SOUTH SAN FRANCISCO

PARA MÁS INFORMACIÓN LLAME AL: (650) 363-4800

POR FAVOR TRANSPORTE SUS ARMAS DE FUEGO DESCARGADAS Y EN LA CAJILLA DE SU
ARMAS 3D Y ARMAS CASERAS SERÁN EVALUADAS POR SU VALOR EL DÍA DEL EVENTO

\$50

POR NO
FUNCIONAMIENTO
ARMAS DE FUEGO

\$100

PARA ARMAS DE
MANO, ESCOPETAS
Y RIFLES

\$200

PARA ARMAS DE
ASALTO Y "ARMAS
FANTASMAS"
SEGUN LA
CLASIFICACION EN
EL ESTADO DE
CALIFORNIA

LOS FONDOS SON LIMITADOS Y SUJETOS A DISPONIBILIDAD
PRESENTADO POR

La Junta de Supervisores del Condado de San Mateo y los Ciudadanos Apoyan la Recompra de Armas del Condado de San Mateo



Daly City Police Chief
Cameron Christensen



Colma Police Chief
John Munsey



San Mateo County Sheriff
Christina Corpus



San Bruno Police Chief
Ryan Johansen



South San Francisco Police Chief
Scott Campbell

Nos reservamos el derecho de limitar la cantidad de fondos que una persona puede recibir, independientemente de la cantidad de armas de fuego entregadas.

聖馬刁縣

匿名 槍 回購

- 五月 6, 2023 -

10:00 AM - 2:00 PM

1050 使命路, 南舊金山

欲了解更多信息, 請致電: (650) 363-4800

請將您的槍支卸下並放在車輛後備箱中運輸

3D武器和自制武器將在活動當天進行價值評估

\$50

對於不起作用
火器

\$100

用於手槍、霰彈
槍
和步槍

\$200

對於加利福尼亞州分
類嘅攻擊性武器同“幽
靈槍”

資金有限, 視情況而定

提出者: 聖馬特奧縣槍支回購監督委員會和公民



戴利市警察局長
Cameron Christensen



科爾馬警察局長
John Munsey



聖馬刁縣警長
Christina Corpus



聖布魯諾警察局長
Ryan Johansen



南舊金山警察局長
Scott Campbell

我哋保留限制個人可以獲得的資金金額嘅權利, 無論交出嘅槍支數量如何。

CITY OF DALY CITY
MINUTES – REGULAR MEETING – CITY COUNCIL
APRIL 10, 2023

Visit <https://www.youtube.com/@DalyCityVideoMeetings/streams> to view the City Council meetings

The meeting was called to order by Mayor Buenaventura at 7:00 P.M.

ROLL CALL: Councilmembers Present:
Raymond A. Buenaventura, Mayor
Juslyn C. Manalo, Vice Mayor
Roderick Daus-Magbual
Pamela DiGiovanni
Glenn R. Sylvester

Staff Present:
Thomas Piccolotti, City Manager
Rose L. Zimmerman, City Attorney
K. Annette Hipona, City Clerk

PRESENTATIONS:

Proclamation - Fair Housing Month

(Josie Fulton, San Mateo County Fair Housing Coordinator, Project Sentinel)

APPROVAL OF MINUTES:

Regular Meeting of March 27, 2023

Referring to a public comment received at the previous Council meeting, City Manager Thomas Piccolotti provided clarification on two points - no Councilmember has been assigned a City vehicle, and no Councilmember has had a City vehicle taken away from them.

Councilmember DiGiovanni voiced concern that the points brought up by Mr. Piccolotti were not said at the referenced meeting and would not be reflective of those minutes, and voiced concern with discussing anything under public comments.

Mayor Buenaventura clarified that the point of information provided by Mr. Piccolotti was to address a raised concern from a speaker, and acknowledged that no Councilmember was denied access to a City vehicle.

It was moved by Councilmember Sylvester, seconded by Vice Mayor Manalo and carried to approve the minutes of March 27, 2023, as amended.

APPROVAL OF AGENDA:

It was moved by Councilmember DiGiovanni, seconded by Councilmember Daus-Magbual and carried to approve the agenda.

Note on Public Comments: For this meeting, members of the Council and the public had the option of attending in person or submitting public comments via email to the City Clerk's Office prior to the public meeting. Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting were instructed to call the office of the City Clerk at 991-8078 prior to the meeting.

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PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

Margi Power and Kaarin Hardy, Co-founders of Leadership Council San Mateo County, spoke about their non-profit leadership development organization and the programs it offers to people in the County. Margi Powers requested Daly City's participation in the program and offered to provide a full presentation to the Council at a future meeting. Kaarin Hardy highlighted accomplishments that were achieved by Leadership Council members through collaborations.

Bob Quinn requested that phone access for the meetings be turned on for voters who are unable to attend in person, and reported problems with viewing the meetings on TV and the City website. Mr. Quinn voiced concern with the City Manager planning to hold engagement sessions with the community stating that that is a function of elected officials not the City Manager. Mr. Quinn stated Councilmembers should be able to access City vehicles for community meetings without argument and voiced concern with contradicting policies. Mr. Quinn stated City staff is subordinate to the Councilmembers and are required to follow their directions.

CONSENT AGENDA:

It was moved by Vice Mayor Manalo, seconded by Councilmember DiGiovanni and carried to approve the consent agenda with the exception of items #5, #6, and #8 which were removed for discussion.

Resolutions:

Set Time and Place of Public Hearing Regarding Linda Vista Area of Benefit Fiscal Year 2023-2024

Resolution 23-58, Setting Time And Place Of Public Hearing Re: Approve Engineer's Report And To Establish The Annual Benefit Assessments For The Linda Vista Area For Fiscal Year 2023-2024 (Hearing Date: May 22, 2023)

Amend the Professional Services Agreement with Swinerton for Project Management and Construction Support Services for Various Projects

Resolution 23-59, Authorizing Amendment To The Professional Services Agreement With Swinerton Builders DBA Swinerton Management & Consulting, Inc. For Project Management And Construction Support Services For Various Capital Project

Report of Statement of Investment Policy

City Treasurer Daneca Halverson provided the staff report which included minor updates to the policy as recommended by City auditors.

It was moved by Vice Mayor Manalo, seconded by Councilmember DiGiovanni and carried by voice vote to adopt the following resolution:

Resolution 23-60, Adopting The Updated Statement Of Investment Policy For The City Of Daly City

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Amend Traffic Regulations to Install a 98-ft Bus Stop Zone in Front of 2630 Bayshore Boulevard

Director of Public Works Richard Chiu provided the staff report which included proposed changes to improve traffic safety.

It was moved by Vice Mayor Manalo, seconded by Councilmember DiGiovanni and carried by voice vote to adopt the following resolution:

Resolution 23-61, Establishing Traffic Regulations

Set Time and Place of Public Hearing - Proposed Increases and Updates to the Master Fee Schedule

Resolution 23-62, Setting Time And Place Of Hearing Re: Proposed Increases And Updates To The Master Fee Schedule (Hearing Date: May 8, 2023)

Councilmember Sylvester requested additional information on: cost fees, charges that were removed from the schedule, losses to the City, and requested a variance print-out.

Set Time and Place of the Public Hearing for Proposed Water Rates (Set Hearing: 6/12/2023)

Director of Water and Wastewater Services Joshua Cosgrove provided the staff report for the proposed rate adjustments. Mr. Cosgrove and Ms. Zimmerman addressed questions on language that may be used in the appeal process.

It was moved by Councilmember Daus-Magbual, seconded by Vice Mayor Manalo and carried by voice vote to adopt the following resolution:

Resolution 23-63, Setting Time and Place of Hearing Re: Consideration Of Water Rate Increase

Set Time and Place for Public Hearing to Consider Five-Year Consolidated Plan for FY 2023/24-27/28 and One-Year HUD Action Plan for Fiscal Year 2023-24 (Set Hearing: 4/24/2023)

Resolution 23-64, Setting Time And Place Of Public Hearing On Daly City's Five-Year HUD Consolidated Plan For Fiscal Years 2023/24-2027/28 And The One-Year Action Plan For Fiscal Year 2023-2024 Under The Community Development Block Grant And HOME Programs

Check Registers:

Check Registers for the Month of February 2023

END OF CONSENT AGENDA

REPORTS:

Council Committee

Ethics Committee (Buenaventura/Manalo)

CITY OF DALY CITY
MINUTES – REGULAR MEETING – CITY COUNCIL
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City Council

Vice Mayor Manalo attended Recreation’s new dance program for older adults at the Gellert Park Rec Hall; also in attendance at the event was Commissioner Paniza. Vice Mayor Manalo reported the re-opening of Burlington store at their new location in Westlake Shopping Center and acknowledged their donation to Garden Village Elementary School. The Vice Mayor joined the San Mateo County Human Services Agency event to celebrate Cesar Chavez Day which was also attended by Senator Josh Becker, Vice Mayor Keene, Supervisor Noelia Corzo, and the Filipino Mental Health Initiative. Vice Mayor Manalo thanked Daly City Police and Fire, Denise Brown and Recreation staff, and all the families for their efforts and participation during Spring Fun Day at the Westlake Gym. Vice Mayor Manalo and Mayor Buenaventura met with Seton nurses to address their concerns; the Council will continue to work closely with the senior nurses.

Councilmember DiGiovanni attended Burlington store’s re-opening and acknowledged their donation to the elementary school. Councilmember DiGiovanni thanked Denise, David, and Brian of the Recreation Department, the Daly City teens, and the Departments of Police, Fire and Library for their involvement during the Easter event geared towards children. Councilmember DiGiovanni requested the City Manager look into the public concern of smoking at public parks. Councilmember DiGiovanni relayed a citizen’s appreciation to the Police and Public Works Departments for their assistance during a traffic collision by Callan Park. Councilmember DiGiovanni stated she spoke the truth, expressed disappointment that City Manager Piccolotti made comments concerning her as a Councilmember during a public meeting, stated that Mr. Piccolotti did not allow her to check out a City vehicle in the beginning, stated she was falsely accused of abusing vehicle policy, stated this was not included in the minutes, and hoped they move forward so that she is able to attend meetings and events.

Staff:

Mr. Piccolotti acknowledged former employee Robert “Bob” Donati who worked for the City of Daly City, including a supervisory role in the Department of Water and Wastewater, for over 30 years.

ADJOURNMENT:

Mayor Buenaventura adjourned the meeting at 7:48 PM in memory of the victims who perished today from another mass shooting.

Approved as submitted, this 24th

day of April, 2023.

Raymond A. Buenaventura
Mayor

City Clerk



City Council Meeting Agenda Report

Item # _____

Meeting Date: April 24, 2023

Subject: Accept and Appropriate Grant Funding from CalRecycle

Recommended Action

Accept and appropriate a \$25,890 grant for FY 2022/23 from the California Department of Resources Recycling and Recovery (CalRecycle) for implementation of recycling and diversion activities.

Background/Discussion

CalRecycle is the California State agency that promotes recycling, waste reduction, and product reuse. Through the Beverage Container Recycling City/County Payment Program, grant funding is provided to jurisdictions to promote beverage container recycling and litter cleanup activities with a goal to reach and maintain an 80 percent recycling rate for all California refund value beverage containers—aluminum, glass, plastic, and bi-metal.

The City of Daly City will use these funds to increase recycling opportunities in public and other residential areas, host litter clean-up events, conduct marketing and create advertisements to promote recycling, and provide educational opportunities for elementary and middle schools in the community. The City of Daly City has approximately two years to expend the funding award.

Fiscal Impact

The grant revenue from CalRecycle has been awarded in one full installment of \$25,890. The grant revenue from CalRecycle will be fully expended at the end of Fiscal Year 2024/25.

Summary/Conclusion

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,

Leilani Ramos
Assistant to the City Manager



City Council Meeting Agenda Report

Item # _____

Meeting Date: April 24, 2023

Subject: Requesting Use of Federal Asset Forfeiture Funds to Purchase Licenses for a Virtual-Based Training Platform for Sworn Police Department Personnel

Recommended Action

Staff recommends Council approve the use of Federal Asset Forfeiture Funds to purchase 88 licenses for four different virtual-based police training courses, which will provide additional training in De-escalation, Use of Force, and Strategic Communications.

Background

Over the past two years, the Daly City Police Department has hired over 30 new officers, which accounts for approximately half of all officers assigned to the Patrol Division. In addition to our patrol officers' young tenure, there have been and continue to be significant changes to law enforcement practices, to include response to in-progress crimes, required use of de-escalation techniques, and the importance of strategic communication.

Discussion

Performa Labs has developed a virtual-based training platform offering courses in De-Escalation, Advanced De-escalation, Use of Force, and Strategic Communications. These courses are interactive and require officers to engage in the scenarios for better content retention. Additionally, these courses are based on real life scenarios developed via body camera footage from Police Departments around the state. This delivery method provides our sworn staff the ability to experience high liability scenarios and learn best practices for responding to these types of situations. All four of these courses are certified by the California Commission on Peace Officer Standards and Training. This solution provides an additional training opportunity for staff to complete at their own pace as time permits, freeing up valuable training schedules for mandated training requirements, and other high liability training focused on current events or legislative mandates.

Fiscal Impact

Funding is available using Federal Asset Forfeiture Funds. The one-time purchase for 88 licenses for the four courses is not to exceed \$48,000 in asset forfeiture funds.

Summary/Conclusion

Staff is available to provide any additional information requested by the Mayor or Councilmembers.

Respectfully submitted,

Cameron Christensen
Acting Chief of Police



City Council Agenda Report

Item # _____

Meeting Date: April 24, 2023

Subject: Support the 2023 Daly City Community Based Transportation Plan

Recommended Action

It is recommended that the City Council support the 2023 Daly City Community-Based Transportation Plan (CBTP), developed by the City/County Association of Governments of San Mateo County (C/CAG) with Association of Bay Area Governments/Metropolitan Transportation Commission (MTC) grant funding.

Background

MTC initiated the Community-Based Transportation Planning program in 2002 to identify transportation needs in low-income communities throughout the Bay Area. The program's goal is to improve access and mobility for low-income communities and engage residents and community organizations in identifying local mobility challenges and community-oriented solutions.

The previous CBTP in Daly City was prepared in 2008 and was limited to the Bayshore neighborhood. The 2008 Bayshore CBTP recommended 14 transportation-related projects, programs or plans. By 2019, nine of the 14 recommendations had been implemented or partially implemented. The completed and partially completed recommendations included improved bicycle facilities installed along Geneva Avenue in 2017, subsidized monthly transit pass program for low-income riders, the Bayshore Shuttle, improvements to transit stops, multi-language transportation marketing, a medical services shuttle, and other miscellaneous improvements.

Discussion

In 2019, C/CAG, as the County's Congestion Management Agency, obtained funding through an MTC-Community-Based Transportation Planning Grant to prepare an update to the 2008 Bayshore CBTP. The current CBTP was expanded to include three additional Equity Priority Communities (EPC) and renamed as the 2023 Daly City CBTP. The following study areas were included:

- EPC just south of John Daly Boulevard between Lake Merced Boulevard and I-280;
- EPC in the Bayshore neighborhood;
- EPC located just east of I-280 and west of Hillside Boulevard and south of School Street; and
- EPC north of Highway 1 and east of St. Francis Boulevard.

C/CAG, in partnership with the City of Daly City, San Mateo County, SamTrans, Commute.org, Peninsula Family Services, and Silicon Valley Bicycle Coalition., conducted an extensive community outreach plan which included a bilingual community input process composed of a virtual presentation to City Council in February 2021, virtual Transportation Town Hall-style workshop in May 2021, pop-up event at the Bayshore Block Party in October 2021, distribution of electronic and traditional survey and hosting of community feedback events at the Colma BART Station from

October 2020 to February 2022, and pop-up event at the Daly City Farmers' Market at Serramonte Shopping Center in December 2021.

Based on community input and technical expertise, the project team recommended 14 bicycle, pedestrian and micro mobility projects; 10 transit and paratransit projects; and four safety projects to close mobility gaps for residents of the four EPCs in the 2023 Daly City CBTP study area. The projects identified in the CBTP are eligible for funding through the Lifeline Transportation Program (LTP), which allocates state and federal funds for projects that meet mobility and accessibility needs in low-income communities.

In June 2022, City staff provided revisions to the draft CBTP recommendations. In November 2022, staff provided revisions to the Administrative Draft CBTP. Staff supports the recommendations of the 2023 Daly City CBTP as well as pursuing opportunities to implement project recommendations and tracking the progress of the recommendations for which the City of Daly City is identified as a Responsible Agency.

Fiscal Impact

The 2023 Daly City CBTP was funded through MTC's Community-Based Transportation Planning Grant Program. No additional funding is needed for the adoption of the Daly City CBTP, but additional funding will be needed to implement some of the projects identified in the plan.

Summary/Conclusion

It is recommended that the City Council support the 2023 Daly City Community-Based Transportation Plan (CBTP), developed by C/CAG.

Staff is available to provide any additional information desired by the Mayor or Councilmembers

Respectfully submitted,



Shirley Chan
Sr. Civil Engineer



Richard Chiu, Jr.
Director of Public Works

Attachments:

1. 2023 Daly City Community-Based Transportation Plan
2. Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY
SUPPORTING THE 2023 DALY CITY COMMUNITY-BASED TRANSPORTATION PLAN

WHEREAS, The Metropolitan Transportation Commission (MTC) initiated the Community-Based Transportation Planning (CBTP) program in 2002 to enhance mobility for residents of historically-disadvantaged Equity Priority Communities (EPC) (formerly Communities of Concern); and

WHEREAS, in 2019, the City/County Association of Governments of San Mateo County (C/CAG), as the County's Congestion Management Agency, obtained funding through an MTC Community -Based Transportation Planning Grant to prepare an update to the 2008 Bayshore CBTP (now expanded and renamed as the 2023 Daly City CBTP); and

WHEREAS, The 2023 Daly City CBTP was led by C/CAG in partnership with the project's local Advisory Group, comprised of staff members of the City of Daly City, San Mateo County, SamTrans, Commute.org, Peninsula Family Services, Silicon Valley Bicycle Institute and other related stakeholders; and

WHEREAS, The 2023 Daly City CBTP leverages and builds upon an extensive community outreach plan approved by the local Advisory Group and conducted by the C/CAG project team; and

WHEREAS, The 2023 Daly City CBTP project team implemented a bilingual community input process composed of a virtual Transportation Town Hall-style workshop, electronic and traditional survey distribution, coordination with the Daly City City Council and hosting of community feedback events at the Colma BART Station, Bayshore Elementary School and Daly City Farmers' Market at Serramonte Shopping Center; and

WHEREAS, Based on community input and technical expertise, the project team recommended 14 bicycle, pedestrian and micromobility projects; 10 transit and paratransit projects; and four safety projects to close mobility gaps for residents of the four EPCs in the 2023 Daly City CBTP study area; and

WHEREAS, City of Daly City staff provided revisions to the draft CBTP recommendations in June, 2022; and revisions to the Administrative Draft CBTP in November, 2022; and

WHEREAS, the City of Daly City supports the recommendations of the Plan and to pursuing future implementation of project recommendations for which the City of Daly City is identified as a Responsible Agency; and

WHEREAS, The City of Daly City agrees to participate in the annual project tracking process outlined in the CBTP; and

WHEREAS, The 2023 Daly City CBTP is not a "project" under the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations Sections 15060(c) and 15378(b); and

WHEREAS, The recommendations identified in the 2023 Daly City CBTP may be considered, evaluated as appropriate under CEQA by the applicable decision-making body at a future time.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Daly City that it does hereby support the recommendations and responsibilities included in the 2023 Daly City Community-Based Transportation Plan.

I hereby certify the foregoing to be a true copy of a Resolution adopted by the City Council of Daly City, California, at a regular meeting thereof held on the _____ day of _____, 2023, by the following vote of the members thereof:

AYES, and in favor thereof, Councilmembers: _____

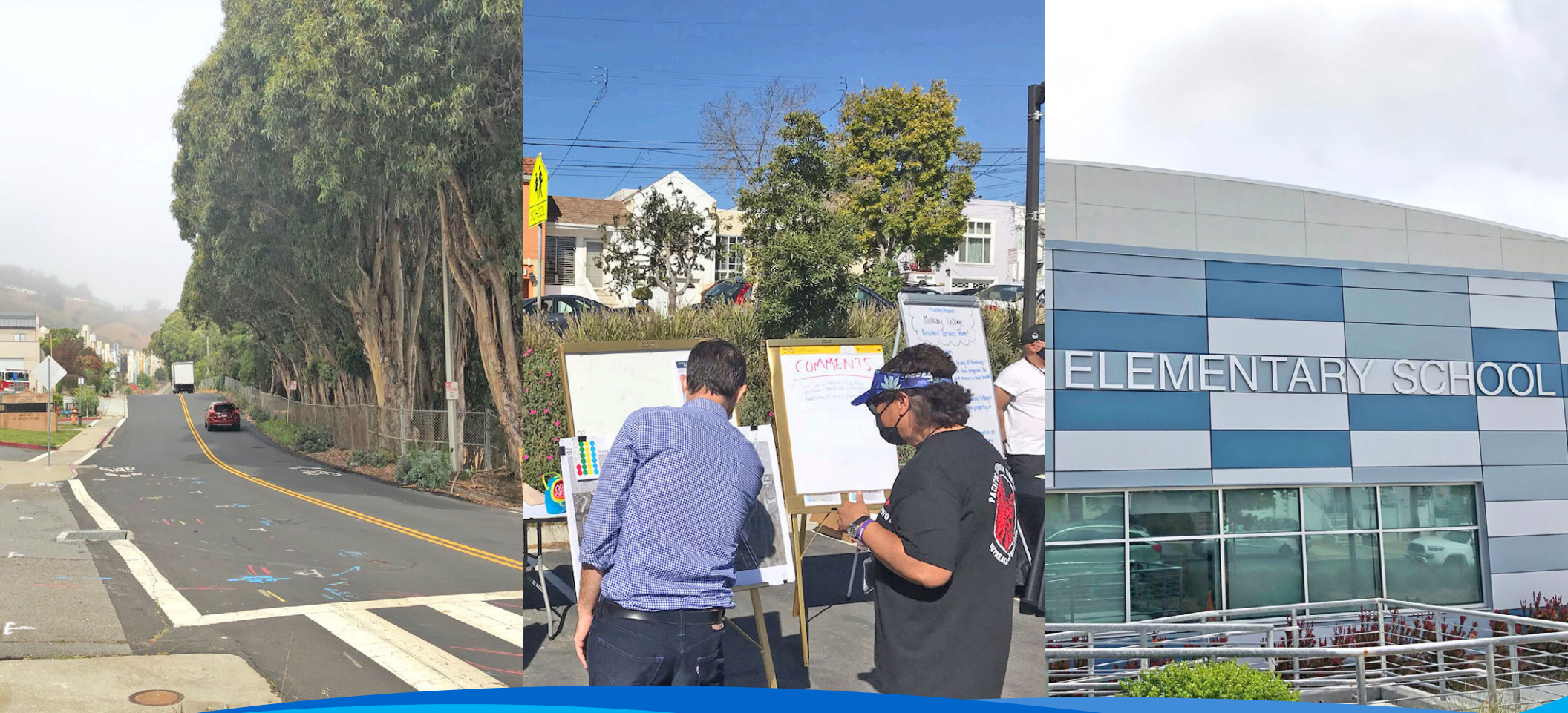
NOES, Councilmembers: _____

ABSENT, Councilmembers: _____

CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

MAYOR OF THE CITY OF DALY CITY



Daly City Community-Based Transportation Plan

City/County Association of Governments of San Mateo County





Final Draft | February 2023



Daly City Community-Based Transportation Plan

City/County Association of Governments of San Mateo County

Prepared By:



2040 Bancroft Way

Suite 400

Berkeley, California 94704

t 510.848.3815



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Executive Summary

This Community-Based Transportation Plan (CBTP) addresses transportation challenges in Equity Priority Communities (EPC) in Daly City. The CBTP was developed by the City/County Association of Governments of San Mateo County (C/CAG) with Association of Bay Area Governments/ Metropolitan Transportation Commission (MTC) grant funding. In conformance with MTC guidelines, it represents a collaborative effort between C/CAG, community members, local stakeholders, and transit operators to identify and fill local mobility gaps in EPCs.

The CBTP recommends a series of projects and programs identified during community outreach and review of existing studies. These recommendations were prioritized using evaluation criteria developed with a CBTP Advisory Group (AG).

COVID-19 and CBTP Development

The COVID-19 pandemic and resulting shelter-in-place mandate of February/March 2020 occurred following the completion of the initial approved Community Outreach Strategy. As such, the outreach strategy was revisited. Following a meeting of the Advisory Group on August 24, 2020, the CBTP team and MTC approved a new strategy for distanced community outreach and agreed that input related to emerging COVID-19 mobility challenges was relevant to the CBTP and resulting recommendations.

COVID-19 cases peaked from November 2020 to February 2021, again in August 2021, and a third time in January 2022. Each peak required holding or adapting outreach and working with new partners, a process described fully in Chapter 4. As a result, some of the community feedback that influences recommendations in this CBTP are directly tied into the mobility context, habits, priorities, and challenges influenced by COVID-19.

Both C/CAG and MTC determined that it is in the interest of EPCs to adopt this plan in the current context, rather than re-initiate the existing conditions, community outreach, and recommendations processes.

Study Area Profile

Demographic Profile

The last CBTP in Daly City was the 2008 Bayshore CBTP. That study area consisted of a single census tract in the far eastern part of Daly City, north of the City of Brisbane. It had a population of 3,890 people, under four percent of Daly City's total population at the time. It was a diverse community, at 57 percent Asian/Pacific Islander, 24 percent Hispanic/Latino, 10 percent black and seven percent white.

The current CBTP study area represents a significant expansion from 2008, as shown in Figure ES-1. In addition to the Bayshore tract, it includes three separate EPCs in the northwest, central and southern portions of the city. The total 2017 population of the four EPCs was about 25,500. That population is expected to increase to 31,855 persons by 2040.

The study area remains more diverse than San Mateo County as a whole. About 10 percent of study area residents are white, compared to 40 percent countywide. Approximately five percent are black, compared to two percent countywide. Thirty percent of the study area population is Hispanic or Latino, and 53 percent is Asian or Pacific Islander.

Approximately 33 percent of all residents in the four EPCs were living in poverty in 2017, as compared to 19 percent Countywide.

Transportation and Transit Profile

The Colma BART Station is located in the southernmost Daly City EPC and Daly City BART Station is located just outside the northern EPC. Together, the stations are served by the Richmond-Millbrae, Antioch-Millbrae, Daly City-Dublin/Pleasanton and Daly City-Warm Springs/South Fremont BART lines. The Bayshore Caltrain station is located at the far northeastern portion of the study area, east of the Bayshore EPC.

The study area is served by several bus routes managed by the San Mateo County Transit District (SamTrans). Two San Francisco Municipal Transportation Agency

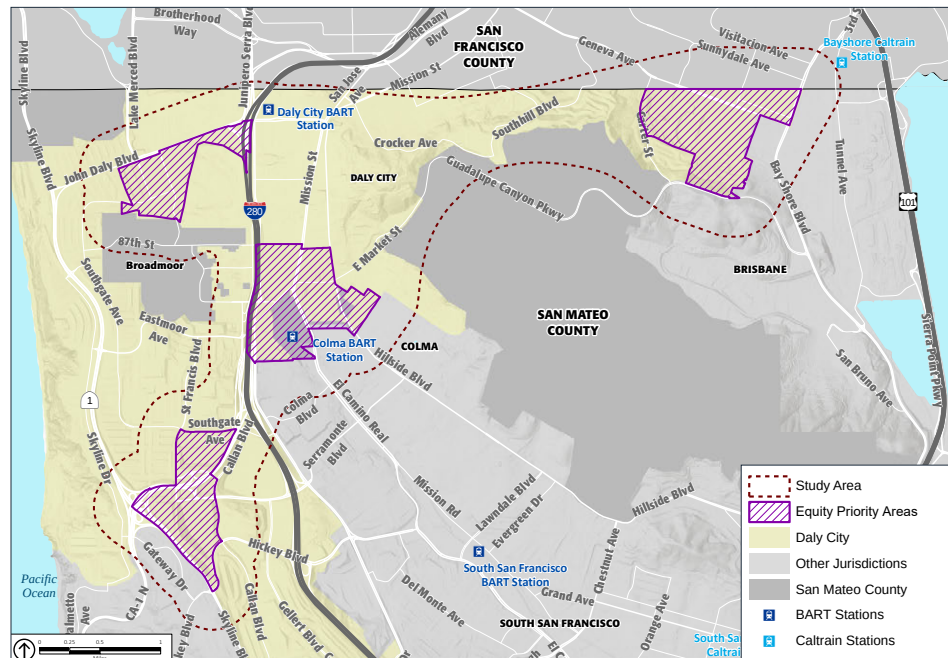
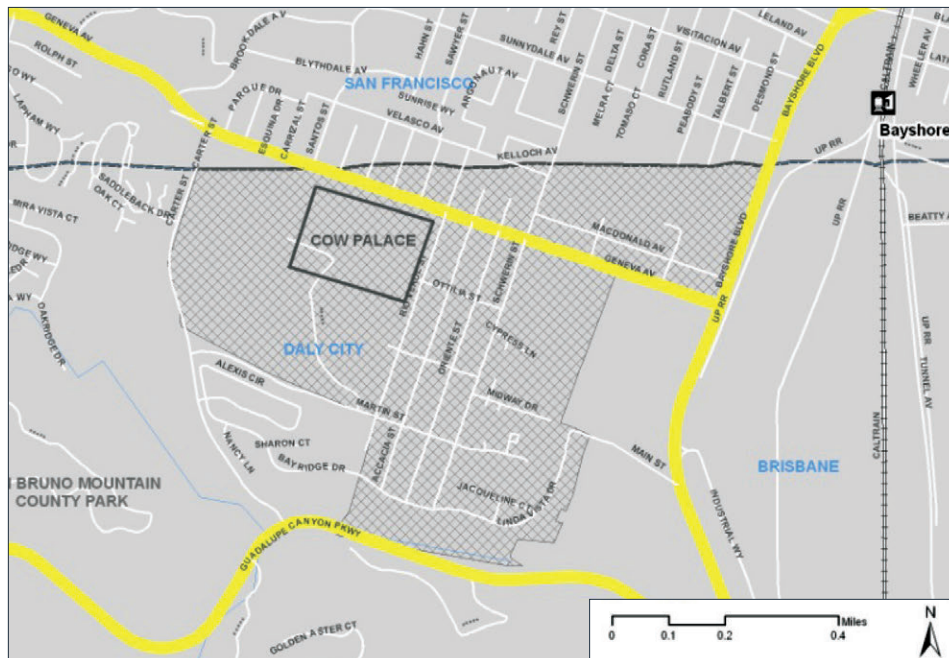


Figure ES-1 2008 and Current CBTP Study Areas

(MUNI) routes also serve Geneva Avenue in the northeast (Bayshore) EPC and the area immediately surrounding the Daly City BART Station. Additionally, the City of Daly City’s Bayshore Shuttle is routed from the Bayshore neighborhood to the Daly City BART Station.

An active transportation network includes a mix of bicycle and pedestrian facility types that provides some connectivity with transit. Multiple future bicycle and pedestrian projects, including various classes of bike lanes, pedestrian paths and non-automobile safety improvements are proposed in current plans like Walk Bike Daly City: City of Daly City Pedestrian and Bicycle Master Plan 2020; and the 2021 Unincorporated San Mateo County Active Transportation Plan.

Outreach and Engagement

All CBTP recommendations are based on a community coordination campaign consistent with MTC Guidelines. As detailed in Chapter 4, the outreach process was adapted to changing conditions associated with COVID-19.

Outreach and engagement in this plan included the following components:

1. Oversight by an Advisory Group
2. Project web page
3. Project awareness campaign
4. Bilingual digital transportation survey
5. Meetings with city leadership
6. Virtual “Town Hall” meeting
7. “Pop-up” outreach sessions at events in the study area



Advisory group

Initially, C/CAG convened separate AGs for the Daly City CBTP and Southeast San Mateo County CBTP. However, the AGs were combined at the start of the pandemic. This allowed members to discuss the shared mobility challenges of COVID-19 alongside new outreach strategies. The AG also continued to perform its role of reviewing project milestones, providing direction on reaching specific communities, and prioritizing CBTP recommendations.

The AG was composed of Daly City, San Mateo County, and transit agency staff as well as representatives from transportation-related non-profit organizations. All members are listed in Chapter 4.

Project Web Page

The CBTP team developed a project web page on the C/CAG website. The web page included background information on the CBTP process, project submittals such as the Community Needs Assessment and AG meeting presentations. Links to Spanish and English versions of the online transportation survey were also uploaded to the webpage.



Awareness Campaign

The CBTP team developed a graphics-rich Outreach Awareness Notice in English (see Figure 4-1) and Spanish (see Figure 4-2) to notice the public of outreach events in various EPCs. The flier was adapted to each event and posted digitally on websites of stakeholders involved in the project.

Transportation Survey

A bilingual on-line survey was released in late 2020. It was designed to assess rates of active transportation and transit use, identify barriers to those options, and highlight community resources (hospitals, supermarkets, etc.) that are difficult to access. The survey also included questions about mobility challenges associated with shelter-in-place restrictions and changing work conditions due to COVID-19. The digital survey was made available on the C/CAG project webpage, Jefferson Union High School District webpage, and various jurisdictions in English and Spanish.

City Council Outreach

Equitable and effective outreach was difficult in the first half of 2021 due to COVID-19 surges. Members of the AG and community leaders expressed concern that many residents of EPCs would not be adequately represented in the CBTP engagement process. As a result, the CBTP team coordinated directly with City staff and leadership to review the current outreach effort and brainstorm new outreach strategies.

On February 22, 2021, the CBTP team facilitated a virtual presentation to the Daly City City Council to solicit ideas for penetrating EPCs and increasing community participation. City Council members shared ideas for potential new events, target communities, and local partners.

On May 17, 2021, the project team presented to the entire Daly City community at a “Local Transportation Challenges Virtual Town Hall” meeting hosted by the City. A graphic notice of the meeting in English, Spanish, Mandarin and Tagalog was placed in the Daly City Spring 2021 Newsletter and the event was introduced by San Mateo County Supervisor David J. Canepa. Low community turn-out to the event was a further indication of the ongoing challenge of community outreach in the first half of the COVID-19 pandemic.

Pop-Up Sessions

Late 2021 saw increasing COVID-19 vaccination rates and relaxation of shelter-in-place mandates. At this time, the CBTP team utilized previous input from AG members, City leaders and community surveys to schedule “Pop-Up” outreach sessions at pre-scheduled events in and near Daly City EPCs. The goals of these events were to collect detailed feedback about transportation challenges directly from EPC residents. CBTP project staff facilitated “map and dot” study board exercises, on-site surveys, and “infrastructure gap” sticker exercises to allow participants to visually identify existing mobility gaps.

Pop-up sessions were conducted at the following events with the following participation rates:

1. **2nd Annual Bayshore Block Party** hosted by the Bayshore Parent Teacher Organization (PTO) of Bayshore Elementary School on October 16, 2021. Approximately 47 attendees participated in interactive exercises, comment cards and surveys.



2. **Serramonte Farmer’s Market**, on December 4, 2021. CBTP project staff facilitated a pop-up event at the market from 8:30 am to 12:00 pm. Nineteen people participated in mapping exercises and 22 people contributed narrative comments.
3. **Colma BART Station** on February 8th, 2022, from 4:30 to 6:30 pm. Team members set up maps and information in the station’s covered “**Free Speech Area.**” CBTP team members facilitated map exercises and/or discussions with eight BART riders and collected 12 comment cards.

Key Findings

Table ES-1 summarizes the key findings and feedback from each outreach component.

Table ES-1 Key Findings from Community Outreach Events

Transportation Survey <i>(Note: responders could select multiple options)</i>	Transit system ridden (descending order): 1. BART (68%) 2. SamTrans (49%) 3. Caltrain (12%) Impediments to transit (descending order): 1. Route design (54%) 2. Delays and unpredictability (49%) 3. Hours of operation (44%) 4. Location of stops (34%) 5. Condition of shelters (34%) Impediments to biking (descending order): 1. Dangerous streets or intersections (46%) 2. Lack of bike lanes (41%) 3. Lack of secure bike parking (29%) 4. Gaps in existing lanes (22%) Impediments to walking (descending order): 1. Poor lighting (56%) 2. Poor sidewalks (49%) 3. Difficult intersections (46%) Places that are hard to get to (descending order): 1. Supermarket (34%) 2. Transit station (34%) 3. Hospital/medical center (29%) 4. Work (24%) 5. School (15%) New COVID-19-related transportation challenges (descending order): 1. I feel unsafe on transit (44%) 2. Reduced transit schedules (29%) 3. None (22%) 4. Other (12%)	Bayshore Block Party “Pop-Up”	Bicycle Challenges: • General lack of bike lanes, gaps in existing lanes, and unsafe intersections • Need for “dedicated” bike lanes in Bayshore • Improved lighting and markings along Geneva Avenue bike lane Pedestrian Challenges: • The need for a more pedestrian-safe Geneva Avenue, with more and safer crossing opportunities • Need to repave sidewalks in Bayshore • Lack of crosswalks on long blocks • Dangerous pedestrian access conditions at Bayshore Elementary School Transit Challenges: • Lack of Transit Access to other Daly City schools (more than six comments) • Lack of frequency to San Francisco (in particular Balboa BART Station) • Shuttle for seniors to shopping centers • Lack of frequency of the Daly City Bayshore Shuttle • Better bus/transit materials in Cantonese Safety Challenges • Racecar community associated with Cow Palace • Loud cars in and around Cow Palace • Ottilia Street, Partridge Street, and Accacia Street are “racetracks” where cars do sideshows and donuts
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Table ES-1 Key Findings from Community Outreach Events (Continued)

Serramonte Farmer's Market "Pop-Up"	Bicycle Challenges: • General "behind the curve" conditions of bike facilities and resulting difficulty of bike access around Serramonte Mall Pedestrian Challenges: • Dangerous conditions at intersection of Cerro Drive and Southgate Avenue • Need for better sidewalks along Serramonte Boulevard and Junipero Serra Boulevard • Need to repair "prepare to stop" signals on Westridge and Westmoor Avenues that are commonly out of service Transit Challenges: • Need for "bus linkage" between Serramonte Mall and other retail destinations in Daly City • Lack of frequency of bus routes, especially SamTrans' 110 and 120 • Need for a dedicated shuttle for seniors to shopping centers • Preparation of bus/transit marketing and information materials in Cantonese • Poor conditions of SamTrans Route 110 bus stops near Ranch 99 Market (250 Skyline Plaza) • Lack of transit access for Belcrest neighborhood at Belcrest Avenue and Longview Drive Safety Challenges • Unsafe conditions due to traffic bottlenecks at multiple Serramonte Mall destinations, including and vehicle speeds on and around: » Target » Chick-fil-A » In-N-Out Burger » The Home Depot • Unsafe conditions due to traffic bottlenecks on: » Callan Boulevard	Serramonte Farmer's Market "Pop-Up" (Continued) » Serramonte Boulevard » Saint Francis Boulevard » Gellert Boulevard • Lack of adequate lighting in and around: » Residential areas west of Saint Francis Boulevard and south of Highway 35/Route 1 intersection » Ranch 99 Market • Illegal dumping that contributes to sense of danger Colma BART Station "Pop-Up" Bicycle Challenges: • Need for bike lanes to and around the BART station • Lack of protected bike lanes around Colma BART station and in Daly City as a whole Pedestrian Challenges: • Intersection at Mission Road/San Pedro Road/Market Street is complex and confusing Transit Challenges: • Lack of shelters on SamTrans Route 130 around the station • The need for shorter commute hour headways on SamTrans Route 120 • New development projects in Daly City that will increase SamTrans ridership and need for increased BART route frequencies • Insufficient transit connection from Colma BART to Serramonte Mall Safety Challenges • Colma Station can feel dirty and not well-maintained • Bus bays at Colma are unsafe or poorly-lit at night
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Recommendations Methodology

Evaluation Criteria

As detailed in Chapter 5, the CBTP project team worked with the AG to establish four evaluation criteria to rank projects and programs by their ability to improve mobility for challenged communities:

- 1. Reflects Community Priorities
- 2. Increases Access
- 3. Is Financially Feasible
- 4. Ease of Implementation

Scoring Methodology

Recommendations were scored one through five for each evaluation criteria. A score of one reflects the lowest potential for fulfillment of that category; five the highest. For all project and plans, the following score averages were calculated:

- **Average Score:** The average score of Criteria 1 through 4.
- **Area Need Score:** The average score of Criterion 1 (Community Priorities) and Criterion 2 (Increases Access).
- **Project Potential Score:** The average score of Criterion 3 (Financial Feasibility) and Criterion 4 (Ease of Implementation).

The CBTP team consolidated criteria into the two scores above to improve the likelihood that CBTP projects will be implemented. A focus on recommendations with the highest and/or most immediate potential to get funded and built will support the grant selection and planning. It will facilitate more informed decision-making and awareness of potential challenges for future projects.

Implementation TimeFrame

Each of the following recommendations is assigned one the following three implementation timeframes based on community priority:

- 1. **Short Term (ST).** These recommendations are assumed to be implemented in one to three years.
- 2. **Medium Term (MT).** These recommendations are assumed to be implemented in three to eight years.

- 3. **Long Term (LT).** These recommendations are assumed to be implemented in eight or more years.

Project Types

Recommendations fall within the following groups of projects and plans:

Active Transportation. These are generally capital improvements that increase safe, healthy, active transportation choices, namely walking and biking, for everyday trips. Active transportation also includes micromobility, which refers to the use of individual, lightweight vehicles, such as bikeshares and e-scooters, typically on a per-ride basis.

Transit and Paratransit. Transit projects may include new routes, expanding operating hours of certain lines, increasing transit line frequency, or improving transit stops with lighting, shelter, and seating.

Safety. School safety projects provide safe, non-motorized routes between where people live and local schools. Examples of safety projects include improvements to school access and student safety, traffic calming on streets with high rates of pedestrians, neighborhood lighting improvements and poorly-secured transit facilities.

Recommendations

The following tables summarize recommended projects and plans, including estimated cost, timeframe and responsible agency(ies) for the three project types. All recommendations are listed in descending order of average score.

Active Transportation Projects and Plans

Table ES-2 lists recommended Daly City CBTP active transportation projects.

Transit and Paratransit Projects and Plans

Table ES-3 lists recommended Daly City CBTP transit and paratransit projects and

Safety Projects and Plans

Table ES-4 lists recommended Daly City CBTP safety projects.

Table ES-2 Recommended Active Transportation Projects and Plans

Recommendation	Average Score	Area Need Score	Project Potential Score	Estimated Cost	Implementation Timeframe	Responsible Agency
Study potential alternatives for high-visibility crosswalks at the intersection of Serramonte Boulevard and Highway 1 ramps.	4.25	4.5	4	\$30,000	ST	Daly City
Improve Daly City BART Station access for pedestrians travelling eastbound on John Daly Boulevard with improved markings, signalization and directional signage at the intersection of John Daly Boulevard and Niantic Avenue, consistent with <i>2020 City of Daly City Pedestrian and Bicycle Master Plan</i> .	4	4.5	3.5	\$1M	ST	Daly City and BART
Create a more pedestrian-safe Geneva Avenue: Install crosswalks with curb extensions at Allan St and Talbert Street	3.75	4	3.5	\$65,000	ST	Daly City
Install Class IV bikeway on State Route 82 in unincorporated Colma, per <i>Unincorporated San Mateo County Active Transportation Plan</i> .	3.5	5	2	\$8M to \$24M	MT	San Mateo County
Install signage and pavement markings to better designate existing Class II bike lanes on Geneva Avenue between Santos Street and Bayshore Boulevard.	3.5	3	4	\$35,000	ST	Daly City
Improve the intersection of Mission Street / E. Market Street / San Pedro Road with a pedestrian island and high-visibility or "3D" crosswalks.	3.5	3.5	3.5	\$38,000	ST	Caltrans/ Daly City
Study bicycle and pedestrian network conditions and conflicts within ½ mile of the Daly City and Colma BART Stations. Include recommendations for active transportation network improvements, infrastructure projects and micromobility programs designed to increase bike/ped safety and close "first-mile-last-mile" gaps.	3.5	4	3	\$275,000	ST	C/CAG, SMC Transportation Agency
Perform a feasibility study of a ped/bike pathway from the terminus of Reiner Street in unincorporated Colma to the Colma BART station, on unimproved land beyond the soundwall adjacent to the Station.	3.5	4	3	\$275,000	ST	San Mateo County, Daly City, BART
Develop a micromobility implementation guidebook for local jurisdictions to support efficient roll-out of bikeshare, e-scooter and other micromobility programs. The guidebook should include a framework for: - Engaging community members to get input on preferred micromobility programs. - Identifying type(s) of micromobility program(s) for maximum community benefit. - Locating micromobility vehicle access and parking areas. - Designing safe and accessible micromobility routes that close "first-mile-last-mile" transit gaps. - Contracting with third party vendors.	3.5	3.5	3.5	\$325,000	ST	C/CAG
Improve access to electronic bikes via equity programs for both shared e-bikes and individually owned e-bikes.	3.5	3.5	3.5	\$50,000 to \$500,000	MT	C/CAG, San Mateo County Daly City
Study the repurposing of Hillside Boulevard in Unincorporated Colma into a Class IV bikeway.	3.25	3.5	3	\$275,000	MT	San Mateo County
Increase number of bike lockers at Colma BART station from eight to 20, consistent with Daly City BART Station.	3.25	2.5	4	\$30,000	LT	BART
Study the development of a Class IV bikeway (per <i>Unincorporated San Mateo County Active Transportation Plan</i>) and series of safer pedestrian crossings on Hillside Blvd. in Unincorporated Colma	3.25	2.5	4	\$75,000	LT	San Mateo County, Daly City
Install Class III bike route on Mission Street from Westake Avenue to San Pedro Road, per <i>2020 City of Daly City Pedestrian and Bicycle Master Plan</i> .	3	3.5	2.5	\$1.2M	LT	Caltrans

Table ES-3 Recommended Transit and Paratransit Projects and Plans

Recommendation	Average Score	Area Need Score	Project Potential Score	Estimated Cost	Implementation Timeframe	Responsible Agency
Broaden multi-lingual information and awareness campaign of Clipper START program to include transit stops, stations and high-activity destinations in Equity Priority Communities.	4.25	3.5	5	\$75,000	ST	MTC
Add NACTO and ADA compliant bus shelters at the following stops of the following SamTrans route to improve access to neighborhood supermarket: Route 110 bus stop at Southgate Ave and Westmoor Avenue, near Ranch 99 Market at 250 Skyline Plaza, Daly City, CA 94015	4	4	4	\$20,000 to \$30,000 per stop	ST	SamTrans, Daly City
Add NACTO and ADA compliant bus shelters at the following stops of the following SamTrans route to improve access to neighborhood supermarket: Route 122 bus stop at Callan Street and King Drive, near Manilla Oriental Market at 950 King Drive Suite 112, Daly City, CA 94015	4	4	4	\$20,000 to \$30,000 per stop	ST	SamTrans, Daly City
Add NACTO and ADA compliant bus shelters at the following stops of the following SamTrans route to improve access to neighborhood supermarket: Route 130 bus stops on Hillsdale Boulevard between Gambetta Street and Bismark Street, near Mission Plaza at 6843 Mission St, Daly City, CA 94014	4	4	4	\$20,000 to \$30,000 per stop	ST	SamTrans, Daly City
Add NACTO and ADA compliant bus shelters at the following stops of the following SamTrans route to improve access to neighborhood supermarket: Route ECR bus stops at Mission Street/Eastlake Avenue and Mission Street/Parkview Avenue, near Mid-City Market at 6718 Mission St, Daly City, CA 94014	4	4	4	\$20,000 to \$30,000 per stop	ST	SamTrans, Daly City
Implement a 2022 San Mateo County Paratransit Rider's Guide "How-to Tour." Introduce tour-goers at senior centers, medical facilities and social service organizations to the basics of paratransit eligibility, sign-up, routing and ride process.	3.75	4	3	\$70,000 to \$120,000	MT	San Mateo County, SamTrans, Daly City
Develop implementation strategies for equity mobility programs that encourage mode shift, such as the 2021 101 Express Lanes Community Benefits Program.	3.75	4	3	\$20,000 to \$35,000	MT	C/CAG, San Mateo County, Daly City
Increase the frequency of the City of Daly City's Bayshore Shuttle to include limited weekend service.	3.75	5	2.5	\$600,000 to \$1M annually	MT	Daly City
Install NACTO and ADA compliant bus stops along SamTrans Route 130.	3.75	3	4.5	\$20,000 to \$30,000 per stop	MT	SamTrans
Program a new Guadalupe Canyon Pkwy SamTrans route connecting Bayshore and Serramonte.	3.5	4	2.5	\$1.5M to \$3M start-up	LT	SamTrans

Table ES-4 Recommended Safety Projects and Plans

Recommendation	Average Score	Area Need Score	Project Potential Score	Estimated Cost	Implementation Timeframe	Responsible Agency
Install curb extensions at intersections on community-identified informal “racetracks” on the following Bayshore neighborhood rights-of-way: • Entire length of Otilia Street • Entire length of Partridge Street • Accacia Street from Geneva Avenue to Bay Ridge Drive	4.25	4.5	4	\$1.5M to \$2M	ST	Daly City
Implement Safe Routes to School infrastructure, including traffic calming techniques such as lane narrowing, bulb-outs, and rapid flashing beacons at: • Bayshore Elementary School • Thornton High School • Daniel Webster Elementary • Westlake Elementary School • Jefferson High School	3.75	4	3.5	\$300,000 to \$600,000 per school	ST	Daly City, Bayshore Elementary Unified School District, Jefferson Elementary School District, Jefferson Union High School District
Execute a Memorandum of Understanding (MOU) between Daly City leadership and Cow Palace Board of Directors (State of California Department of Food and Agriculture’s division of Fairs and Expositions) to develop a community-sensitive event scheduling and safety campaign.	3.25	3.5	3	\$15,000	MT	Daly City, State of California
Improve lighting at loading areas, bus bays and areas between the station footprint and loading area and bus bays, at Colma BART Station.	3	2.5	3.5	\$400,000 to \$700,000	MT	BART

1. Introduction

1.1 Metropolitan Transportation Commission Lifeline Transportation Program

In 2001, the Metropolitan Transportation Commission (MTC) published two reports identifying gaps in the provision of transportation services in low-income Bay Area neighborhoods and initiated two programs to allocate funding for transportation improvement projects based on outreach to low-income communities. The Lifeline Transportation Program (LTP) allocates state and federal funds to provide grants for projects that meet mobility and accessibility needs in low-income communities. The Community-Based Transportation Planning (CBTP) Program is an outreach-based program to improve travel needs in specific low-income Equity Priority Communities (EPC) throughout the Bay Area. Each CBTP is a collaborative effort between community members, transit operators, local jurisdictions and congestion management agencies to identify local mobility challenges and community-oriented solutions.

The projects identified in CBTPs then become eligible for funding through the LTP. The goal of the LTP is to fund projects that result in improved mobility and accessibility for low-income residents of the San Francisco Bay Area. Eligible projects must:

- Be developed through an inclusive planning process that engages a broad range of stakeholders;
- Improve a range of transportation choices by adding new or expanded services;
- Address transportation gaps and/or barriers identified in a CBTP.

Both operating projects and capital projects are eligible for funding under the LTP. LTP Cycle 6, which covers Fiscal Year 2018–2019 through Fiscal Year 2019–2020 was funded by the Federal Transit Administration (FTA) Section 5307 Urbanized Area Formula Funds.

MTC distributes a portion of State Transit Assistance (STA) population-based funds STA to CMAs, each of which is tasked with establishing policies to distribute STA Block Grant funds within its jurisdiction. San Mateo County has proposed to allocate 40 percent of funds to SamTrans' paratransit program and 60 percent to C/CAG for the county-led Lifeline Program.

1.2 CBTP Guidelines

MTC has established guidelines to ensure that CBTP mobility recommendations are the result of community input. Per the 2018 MTC guidelines:

- All CBTP recommendations must be based on a Community Engagement Plan that includes at least three best practices for outreach to low-income residents.
- Community outreach must be coordinated with community stakeholders, such as Community Based Organizations (CBO) and non-profits working with the underserved.
- Each CBTP must convene a Steering Committee composed of social service, CBO, agency, and/or non-profit leadership to review outreach strategies, recommendation selection criteria, and milestones.
- Each CBTP must identify funding sources for “high-priority” projects.

1.2.1 Equity Priority Communities

As noted in Section 1.1, CBTP study areas are composed of MTC-identified EPCs. These are census tract-based geographies that exhibit either: ¹

1. A low-income population (<200-percent federal poverty level) that exceeds 30 percent and a minority population that exceeds 70 percent; or

¹ Metropolitan Transportation Commission, 2021 (modified May 14), “Equity Priority Communities,” [mtc.ca.gov. https://mtc.ca.gov/planning/transportation/access-equity-mobility/equity-priority-communities](https://mtc.ca.gov/planning/transportation/access-equity-mobility/equity-priority-communities).

2. A low-income population that exceeds 30 percent and a population that surpasses MTC thresholds for at least three of the following:

- Limited English Proficiency (12 percent threshold)
- Seniors 75 Years and Over (15 percent threshold)
- Zero-Vehicle Households (15 percent threshold)
- Single Parent Families (18 percent threshold)
- People with a Disability (12 percent threshold)
- Rent-Burdened Households (14 percent threshold)

1.3 2008 Bayshore CBTP

The 2008 *Daly City CBTP* study area was limited to a single census tract in the Bayshore neighborhood of northeast Daly City. It was identified in MTC's 2008 Regional Transportation Plan (RTP). The 2008 *Bayshore CBTP* study area consisted of 3,890 people, which at the time, was 3.75 percent of Daly City's total population. The northern boundary of the study area shared the northern boundary of San Mateo County line, as shown in Figure 1-1. Significant changes in demographics, land use and transportation options have occurred since the adoption of the 2008 *Bayshore CBTP*, resulting in additional EPAs and revised CBTP study area.

The 2008 *Bayshore CBTP* recommended 14 transportation related projects, programs, or plans. By 2019, two of the 14 recommendations had been successfully implemented, six recommendations partially implemented, and six not been implemented. The completed projects include improved bicycle facilities installed along Geneva street in 2017 and subsidized monthly transit pass program for low-income riders. Some of the partially implemented recommendations include the Bayshore shuttle, improvements to transit stops, multi-language transportation marketing and a medical services shuttle. More information on the implementation status of the 2008 Bayshore CBTP Recommendations are found here in Table 1-1.

Most of the barriers to implementation of these recommendations involve a lack of funding mechanisms such as unidentified funding or Responsible Agency to research funding. When the implementation of a program or policy relies on coordination across multiple jurisdictions or agencies, the complex planning and communication needed to implement the program or policy becomes a constraint for program or policy success.

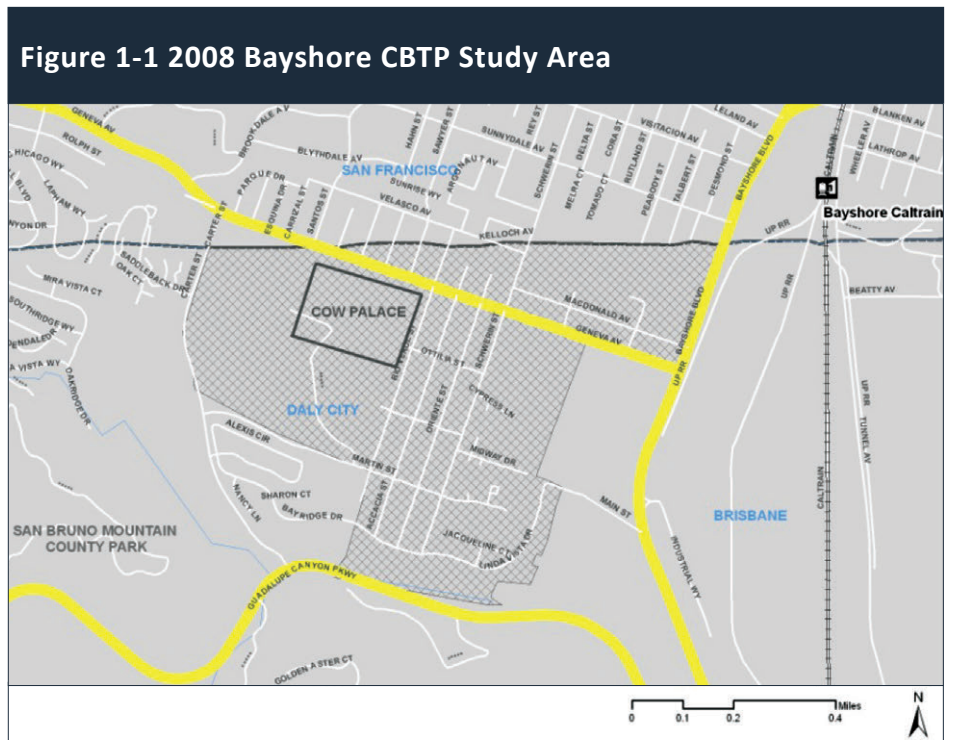


Table 1-1 Status of 2008 Bayshore CBTP Recommendations

Recommended Project/Plan/ Program	Level of Implementation			Notes
	Fully	Partially	Not Implemented	
Short-Term				
Provide Circulator Shuttle		X		Hindered by multi-agency coordination, subsidy restrictions, driver shortages
Provide Discounted Taxi Rides to Medical Facilities			X	Hindered by private partnerships, lack of funding source, complex reimbursement and discount mechanism needs development, increasing preference towards TNCs
Subsidize School Bus Service			X	Hindered by school transfers as barrier to entry, no responsible party identified for funding source identification
Improve Taxi Service Information			X	Telephone area codes were not addressed in actions, plan hindered increasing preference towards TNCs
Increase Public Awareness about Transportation Options		X		Printed materials now obsolete with smartphone availability, strategy redundant with other awareness programs
Short- to Mid-Term				
Improve Transit Stops – SamTrans		X		Hindered by multi-agency coordination, lack of funding source
Improve Transit Stops – MUNI			X	Hindered by limiting site conditions, permitting, public acceptance, shifts in routes
Improve Bicycle Infrastructure	X			Bike facilities installed along Geneva Ave in 2017
Provide Transit Information in Different Languages		X		Printed materials obsolete with online resources and smartphone availability
Subsidize Monthly Transit Passes for Low Income Riders	X			Transit Fare Assistance program (CalWORKS) included in County Welfare to Work Transportation Plan
Mid-Term				
Provide Shuttle Service to Kaiser Medical Offices		X		Hindered by lack TDM Strategy to plan, fund, and implement service
Enhance Pedestrian Safety		X		Installed bulb-outs on Geneva Ave. and flashing beacons at Geneva Ave. and Oriente St.
Improve Affordability of Transfers between Transit Systems			X	Hindered by development of equitable revenue exchange mechanism
Long-Term				
Provide Fixed-Route Service		X		Service provided by SamTrans Circulator Shuttle, which has many of the same stop
TOTAL	2	6	6	

1.4 Current Daly City CBTP

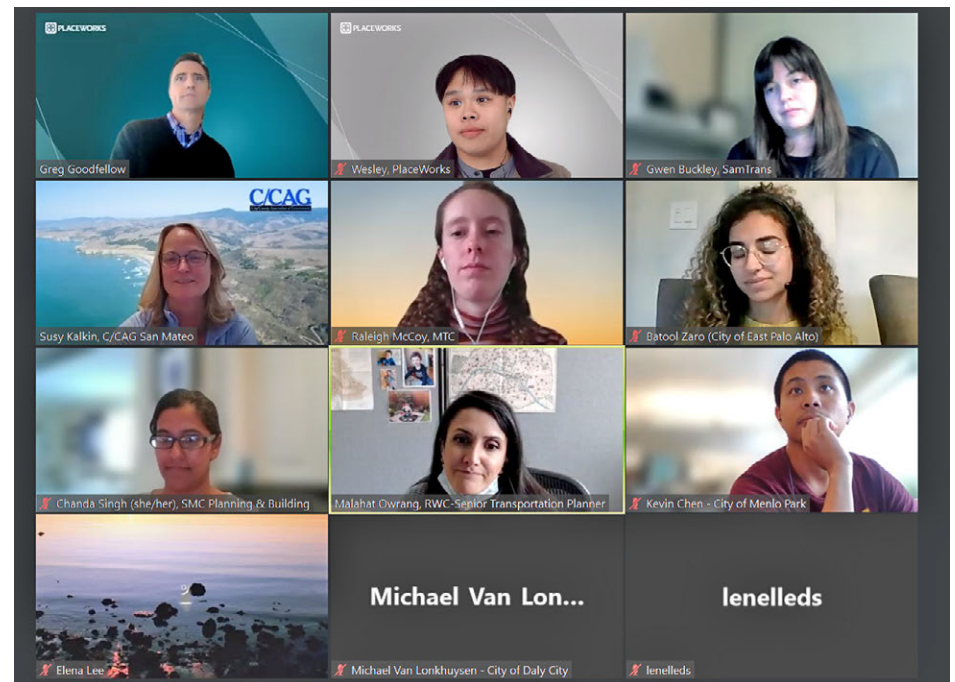
1.4.1 Study Area

The current Daly City CBTP study area (study area) is delineated by the red dashed line in Figure 1-2. The study area was determined by the location of four separate EPCs distributed across Daly City, including:

- **Northwest EPC.** This EPC is located just south of John Daly Boulevard, at the intersection of Interstate 280. It partially surrounds the Lake Merced Golf Club to the north and west.
- **Northeast EPC.** This census tract is in the Bayshore neighborhood of Daly City. It comprised the 2008 Bayshore CBTP study area. It is in the eastern portion of the City and, as shown in Figure 2, shares its northern boundary with San Francisco County.
- **Central EPC.** This tract is located immediately east of Interstate 280. Mission Street and East Market Street intersect here, and the Colma BART Station is located here. This is the only EPC that includes an unincorporated area of San Mateo County.
- **Southern EPC.** As evident in Figure 2, this tract includes the area North of Hwy 1 and east of St. Francis Boulevard, as well as a larger area southeast of the intersection of Hwy 1 and Skyline Boulevard/SR 35.

1.4.2 CBTP Advisory Group

Per MTC's CBTP Guidelines, C/CAG convened two Advisory Groups (AG), one to guide the Daly City CBTP and one to guide the concurrent Southeast San Mateo County CBTP. The AGs consisted of representatives from CBOs, non-profits, local jurisdictions, transit agencies, and MTC. The role of the AGs was to ensure transparency and inclusivity throughout the process, review project milestones, and assist in program evaluation. The AGs provided input on reaching specific members of the community, prioritized outreach opportunities, and evaluated the list of policy and project recommendations for the study area.



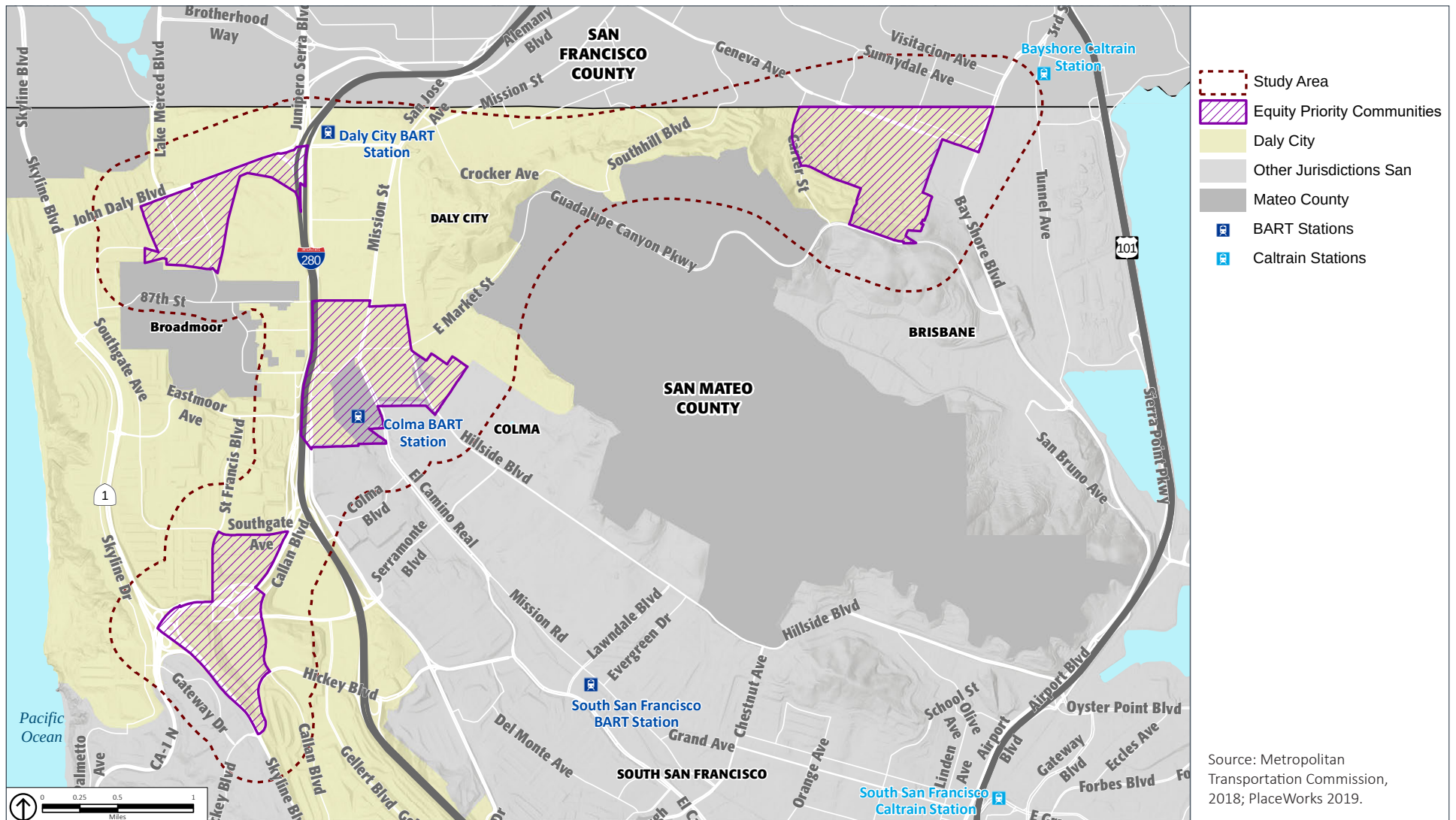


Figure 1-2 Daly City CBTP Study Area

Due to challenges of coordinating two Advisory Groups at the beginning of the COVID-19 pandemic in 2020, the CBTP team decided to combine the Daly City and Southeast San Mateo AGs into a single AG. The AG met four times throughout the outreach process (one in-person, three virtual) to provide practical guidance on local input, reach specific segments of the community, review deliverables, and provide input on project review criteria and CBTP draft recommendations. See Chapter 4 for a complete list of all AG members. AG members also and participated in review of final CBTP recommendations.

1.5 COVID-19 and CBTP Development

The COVID-19 pandemic and resulting shelter-in-place mandate of March 2020 occurred just after the CBTP Community Needs Assessment background report and Community Outreach Strategy were completed. As such, outreach implementation was temporarily halted and revisited. On August 24, 2020 the AG and MTC approved a new strategy for distanced community outreach and agreed that input related to emerging COVID-19 mobility challenges was relevant to the CBTP and resulting recommendations.

COVID-19 cases peaked from November 2020 to February 2021, again in August 2021, and a third time in January 2022. Each peak required delaying or adapting outreach and working with new partners, a process described fully in Chapter 4. As a result, some of the community feedback that influences recommendations in this CBTP is directly tied into the mobility context, habits, priorities, and challenges influenced by COVID-19.

The City/County Association of Governments of San Mateo County (C/CAG), with MTC, determined that it is in the interest of communities in the CBTP study area to adopt this plan in the current context, rather than re-initiate the existing conditions, community outreach, and recommendations processes.

2. Study Area Profile

The current Daly City Community-Based Transportation Plan (CBTP) study area is composed of four separate census tracts dispersed across the City. This contributes to a diverse demographic and land use profile.

A full CBTP Study Area Community Needs Assessment report is provided in Appendix A.

2.1 Demographic Analysis

This demographic profile compares census tract data from previous and current U.S. Census and American Community Survey 5-year estimates (2006-2010 and 2013-2017) to show trends since the last CBTP. In addition, future projections are provided from the 2017 Regional Transportation Plan (RTP), which MTC published in July 2017. Also known as Plan Bay Area (PBA) 2040, this RTP contains forecasts for population, housing, and employment for the horizon year of 2040. For purposes of this analysis, data shown for the study area is limited to the census tracts that make up the four EPCs.

2.1.1 Population

According to the 2013-2017 ACS 5-year estimates, the population of the study area in 2017 was approximately 25,533, having grown eight percent from 2010, when the population was 23,653. This growth rate is similar to growth experienced over the past seven years in San Mateo County overall, where the population grew about nine percent during the same time period, from 704,327 to 767,450 residents. The population of the study area is predicted to increase 25 percent through 2040, to 31,855 residents. This is slightly higher than the county, which is expected to grow by 19 percent from 2017 to 2040, to a population of 916,590.

2.1.2 Race and Ethnicity

The study area contains higher percentages of Asian, Latinx, and Black residents compared than San Mateo County, while having approximately a quarter of the percentage of White residents compared to the County (Table 2-1). According to

2013–2017 ACS 5-year estimates, 10 percent of study area residents were White, compared to 40 percent countywide. The Black population is approximately five percent, compared to two percent countywide. 30 percent of the study area population is Latinx compared to approximately 25 percent in the County.

Table 2-1: Race and Ethnicity

Race Category	2017 ACS % of Population	
	Study Area	San Mateo County
White	10%	40%
Black or African American	5%	2%
American Indian or Alaska Native	0%	<1%
Asian	51%	27%
Native Hawaiian or Other Pacific Islander	2%	1%
Other	<1%	<1%
Two or More Races	2%	4%
Hispanic or Latinx	30%	25%
Total	100%	100%

Source: US Census 2013-2017 American Community Survey (ACS) 5-year estimates.

2.1.3 Age Distribution

According to 2013-2017 American Community Survey (ACS) 5-year estimates and shown in Figure 2-1, the senior population (65 years of age and older) in the study area is at least 11 percent of the area’s total population in all four separate EPCs. The northeast and southern EPCs both have a higher percentage of seniors, constituting between 13 to 18 percent of the area’s total population. The study area-wide rate of seniors is significantly lower than that of San Mateo County, where 15 percent of the total population is 65 and older.

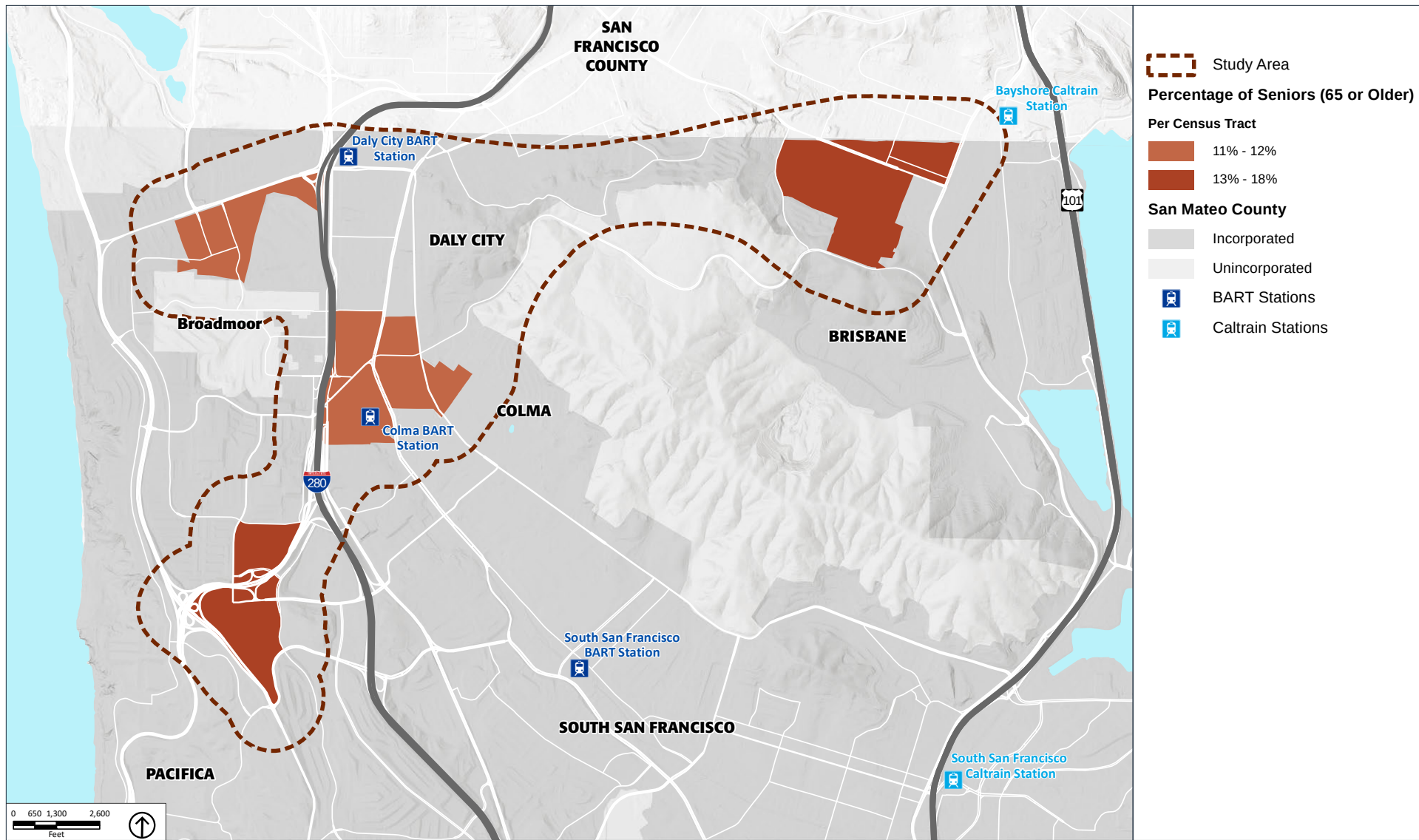


Figure 2-1 Population Age 65 and Over

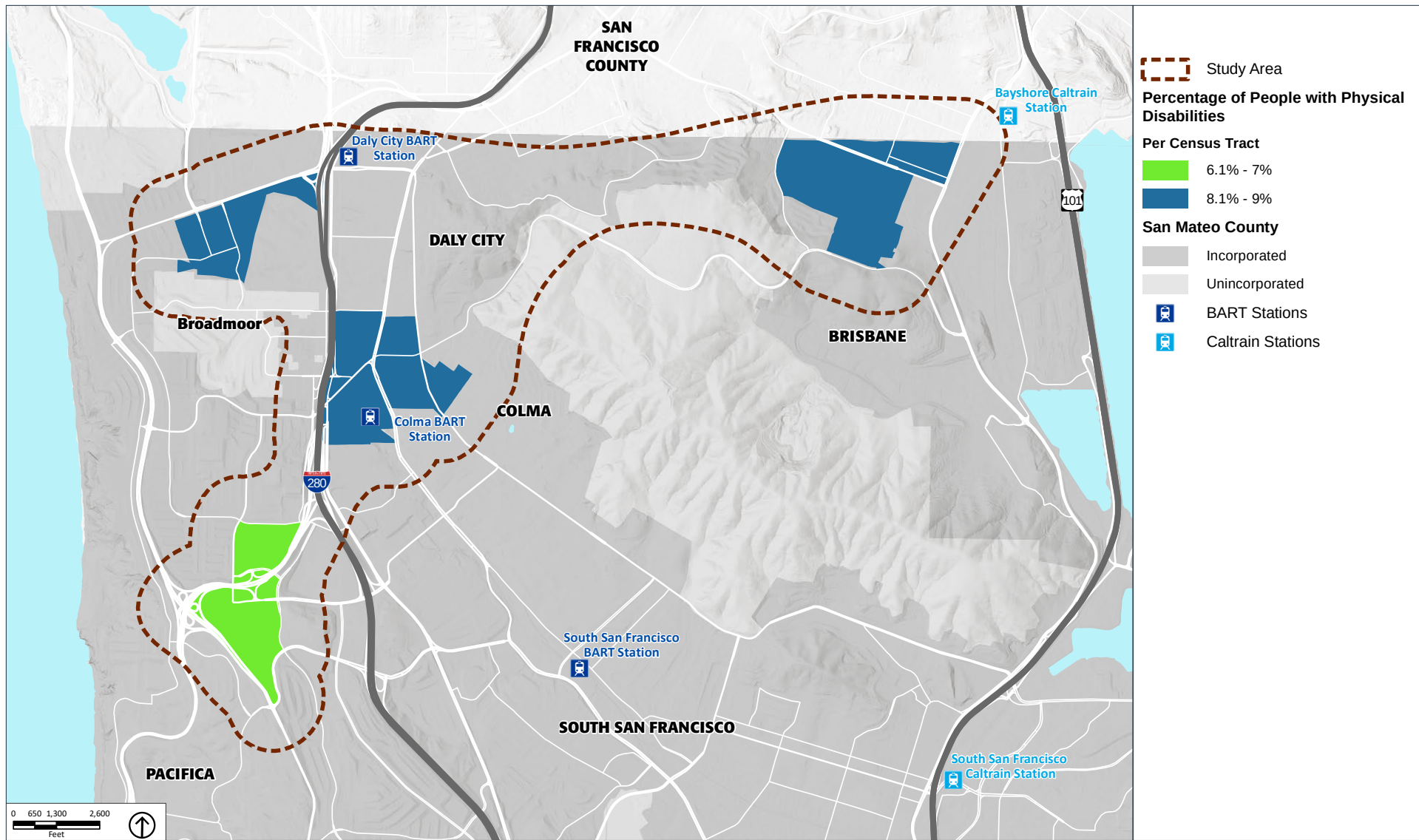


Figure 2-3 Percent of Population with Physical Disability

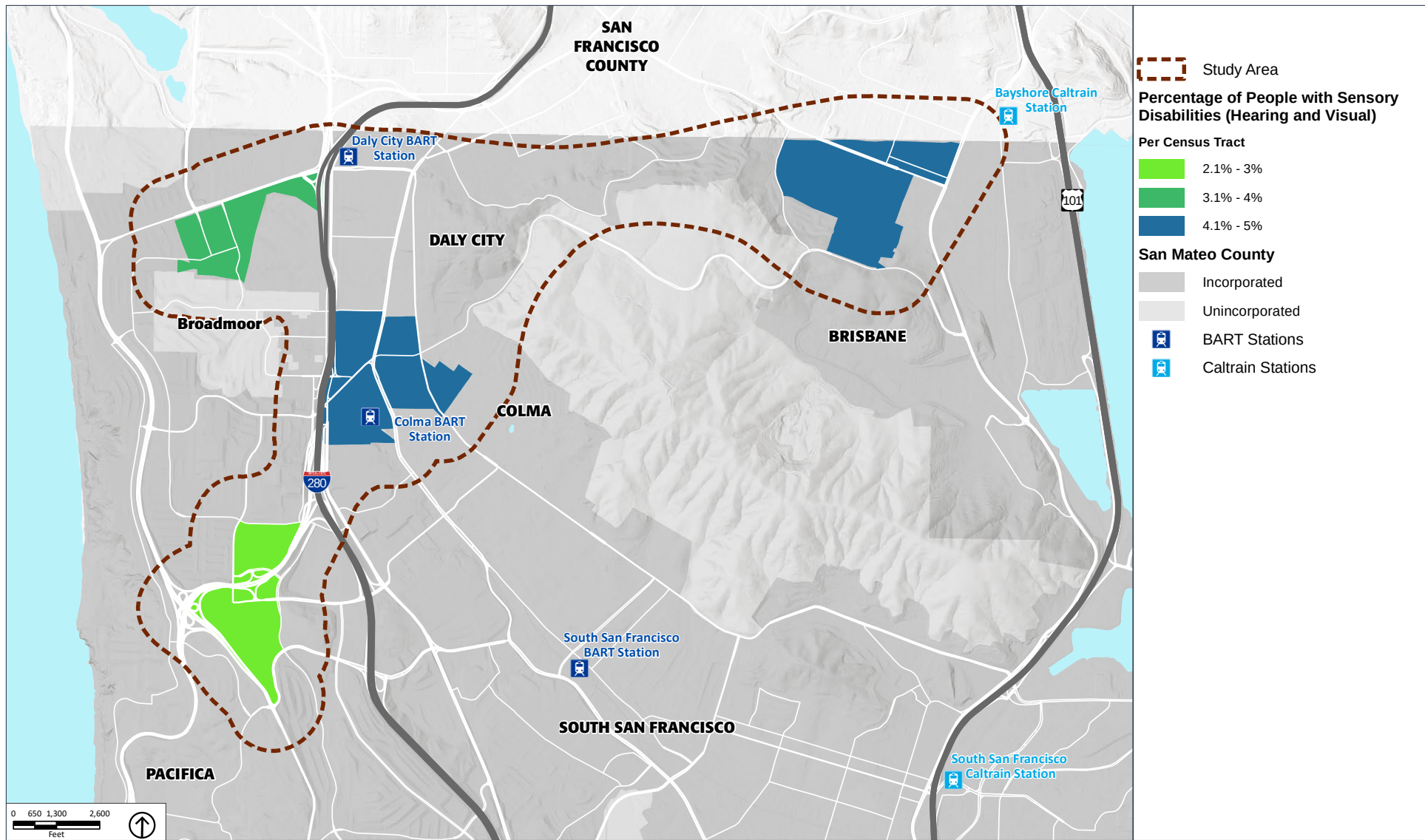


Figure 2-4 Percent of Population with Sensory Disability

The average population of residents under 18 years of age across the four EPCs is about 20 percent. As shown in Figure 2-2, the EPCs have varying rates of young people. The central EPC, containing the Colma BART station, has the highest percentage of youth with approximately 25 to 28 percent of the population under 18 years of age. In comparison, the EPC located in the northwest portion of the study area, adjacent Lake Merced Golf Club, has a youth population of about half that, comprising approximately 11 to 16 percent of the total population. The other two EPCs have relatively moderate populations under 18 years of age, each with approximately 17 to 20 percent youth. The average rate of young people in the CBTP study area is close to that of San Mateo County, where 21 percent of the total population is under 18 years old.

2.1.4 Disability

Percent disabled population is one of seven tract-level variables that, when paired with a high rate of low-income households, may factor into the establishment of an EPC, per MTC guidelines. The U.S. Census separates disability type into sensory (hearing- and sight-impaired) and physical disabilities. Both are considered significant barriers to mobility.

As shown in Figure 2-3, the rate of individuals with physical disabilities is largely consistent across the study area. In three of the four EPCs, about eight to nine percent of individuals are restricted by a physical disability. That number is slightly less in the southern census tract, where the rate is six to seven percent.

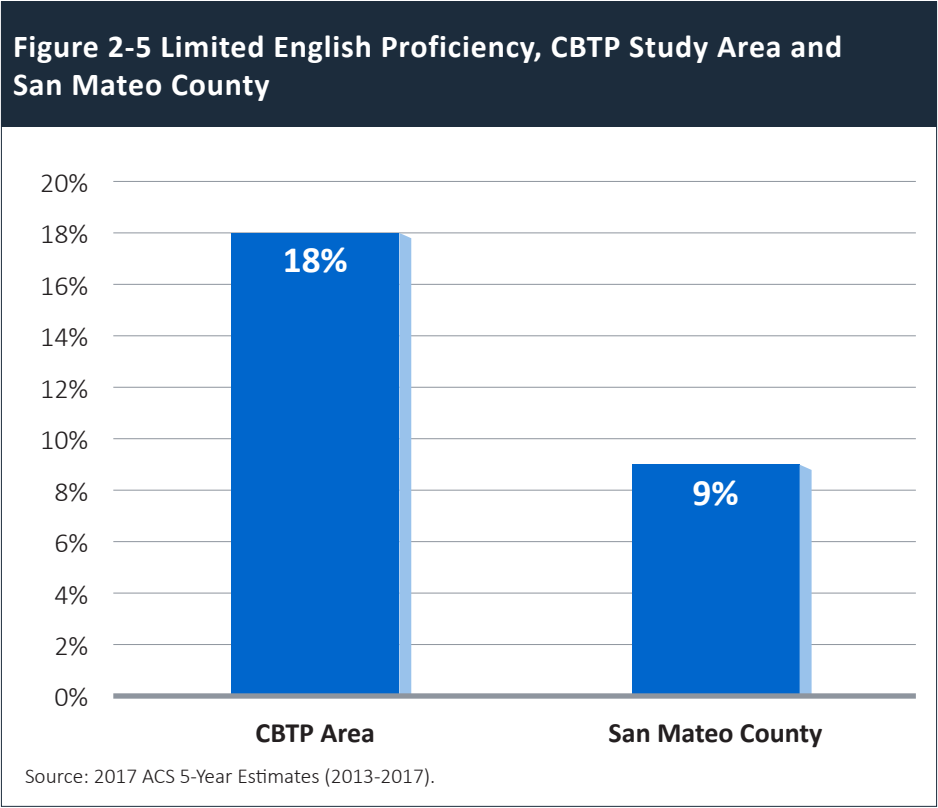
The rate of physical disabilities countywide is about five percent.

As shown in Figure 2-4, rates of hearing or visually impaired individuals in the Daly City study area are relatively low. These rates are concentrated in the central and northeast EPCs, at about four to five percent of the population. This is similar to rates countywide. The southern EPC has the lowest rate of sensory disabilities, at approximately two to three percent.

2.1.5 Language and English Proficiency

On average, the four census tracts in the Daly City CBTP study area exhibit double the rate of limited English proficiency than the countywide population. As shown in Figure 2-5, approximately 18 percent of total households in the study area are designated as “Limited English-Speaking Households”, or households in which all members 14 years and over speak a non-English language, with varying degrees of English fluency. This is compared to the countywide rate of nine percent of total households.

The rate of non-English speaking households is higher than the countywide rate in all four EPCs in the study area. However, the northeastern and southern EPCs have higher incidences of non-English speaking households than the other two EPCs, at 23 percent and 19 percent, respectively.



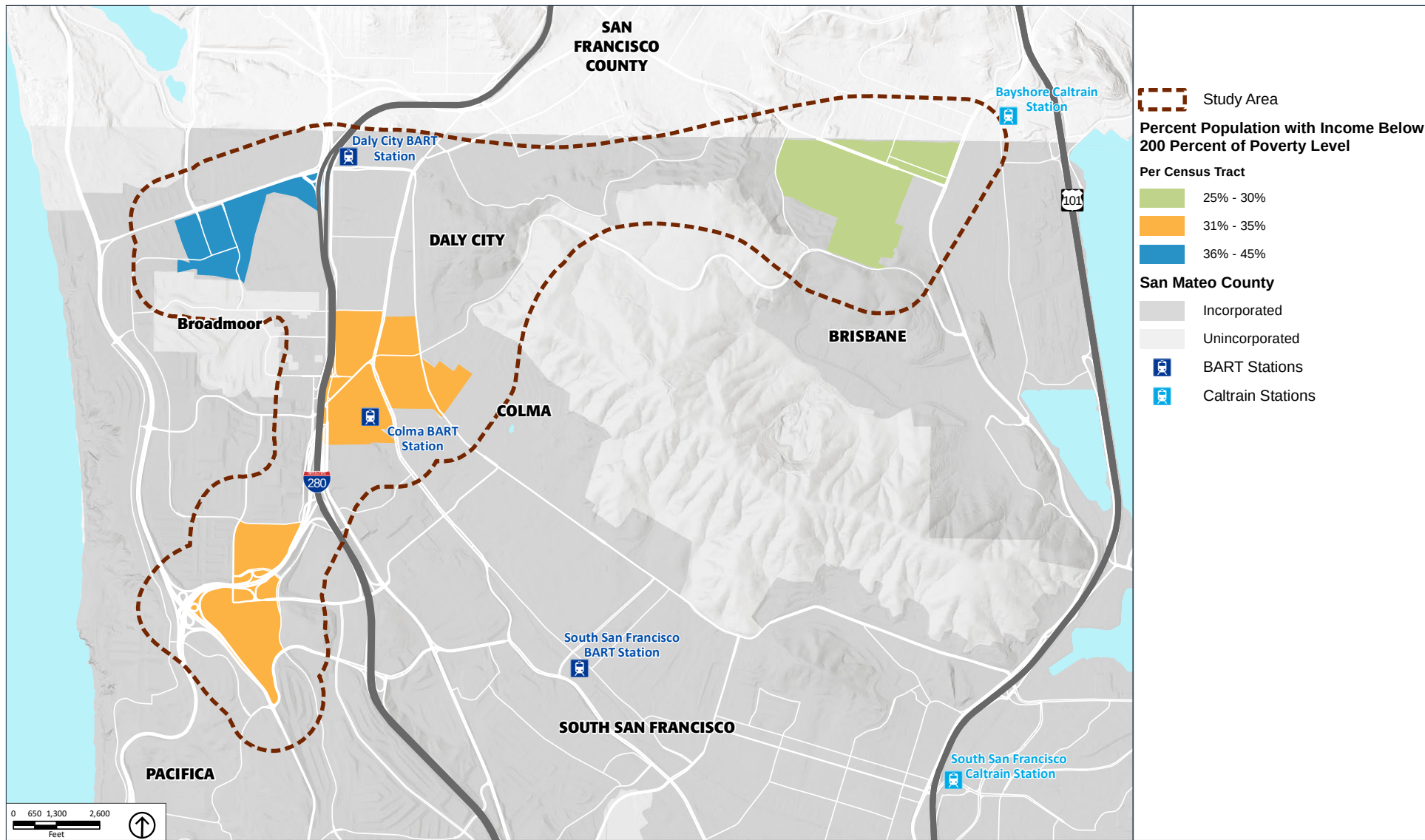


Figure 2-6 Population in Poverty

2.1.6 Poverty Status

The U.S. Census Bureau uses a set of income thresholds that vary by family size and composition to determine the population living in poverty. To reflect high living costs and wages in the Bay Area, the poverty threshold used in the CBTP analysis is 200 percent of the federal poverty threshold. These 200 percent thresholds for the 2013- 2017 ACS 5-year estimates range from \$31,754 for a family of two to \$101,362 for the largest families (nine people or more).

According to 2013-2017 ACS 5-year estimates, approximately 33 percent of all residents in the four EPCs were living in poverty. This figure is significant when compared to San Mateo County as a whole, where 19 percent of residents live in poverty. Figure 2-6 shows the percent of population in poverty for each census tract area in the study area, based on the 200 percent of federal poverty threshold. The northeast EPC has the highest percentage, with approximately 36 to 45 percent of residents living in poverty. Both the central and southern EPCs have between 31 to 35 percent of residents living in poverty, while the northeastern EPC has the lowest incidence, with impoverished residents comprising 25 to 30 percent of the population.

2.2 Transportation Patterns

The following sections describe current transportation and commute patterns in the CBTP study area and countywide.

2.2.1 Vehicle Availability

Rates of household car ownership in Daly City EPCs are significantly less than in San Mateo County as a whole. As illustrated in Figures 2-7 and 2-8, four times the number of households in the study area, as compared to the county, are without a private vehicle. The percentage of households with two vehicles is also lower, at 60 percent compared to 79 percent countywide. In addition, there are far more households with just one vehicle in the study area than there are in the county.

Figure 2-9 shows the percentage of households with no vehicle by census tract for the study area. The northwest and central EPCs have some of the highest concentrations of households without vehicles. The northeast EPC has the lowest percentage of households with no vehicles, between three and five percent. This is similar to countywide vehicle availability.

Figure 2-7 Household Vehicle Availability in CBTP Study Area

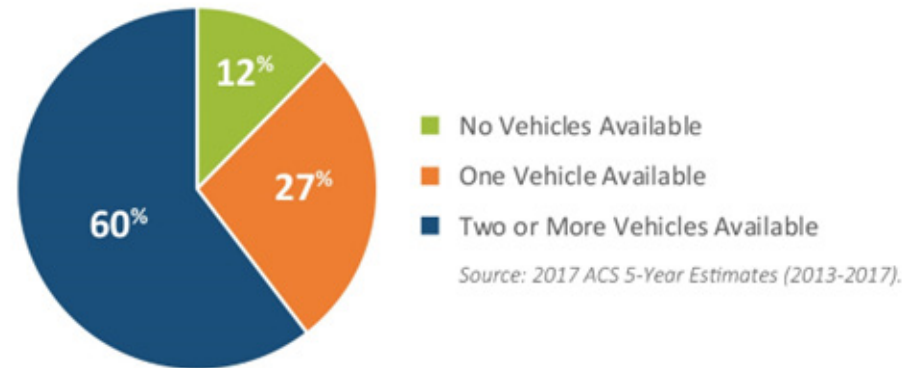
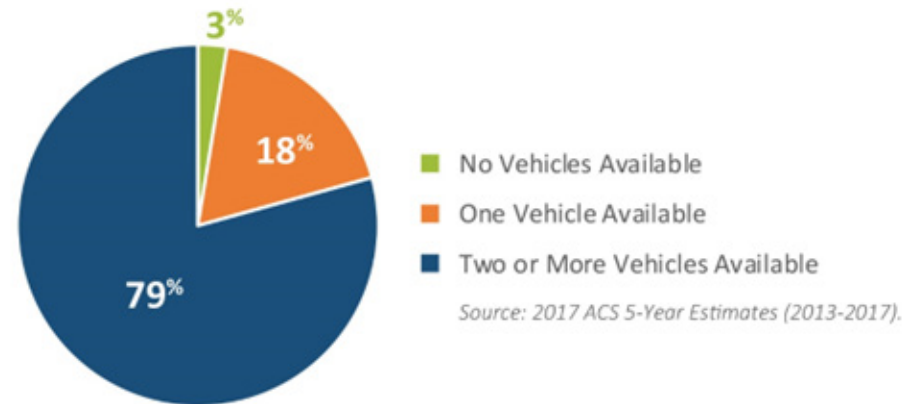


Figure 2-8 Household Vehicle Availability Countywide



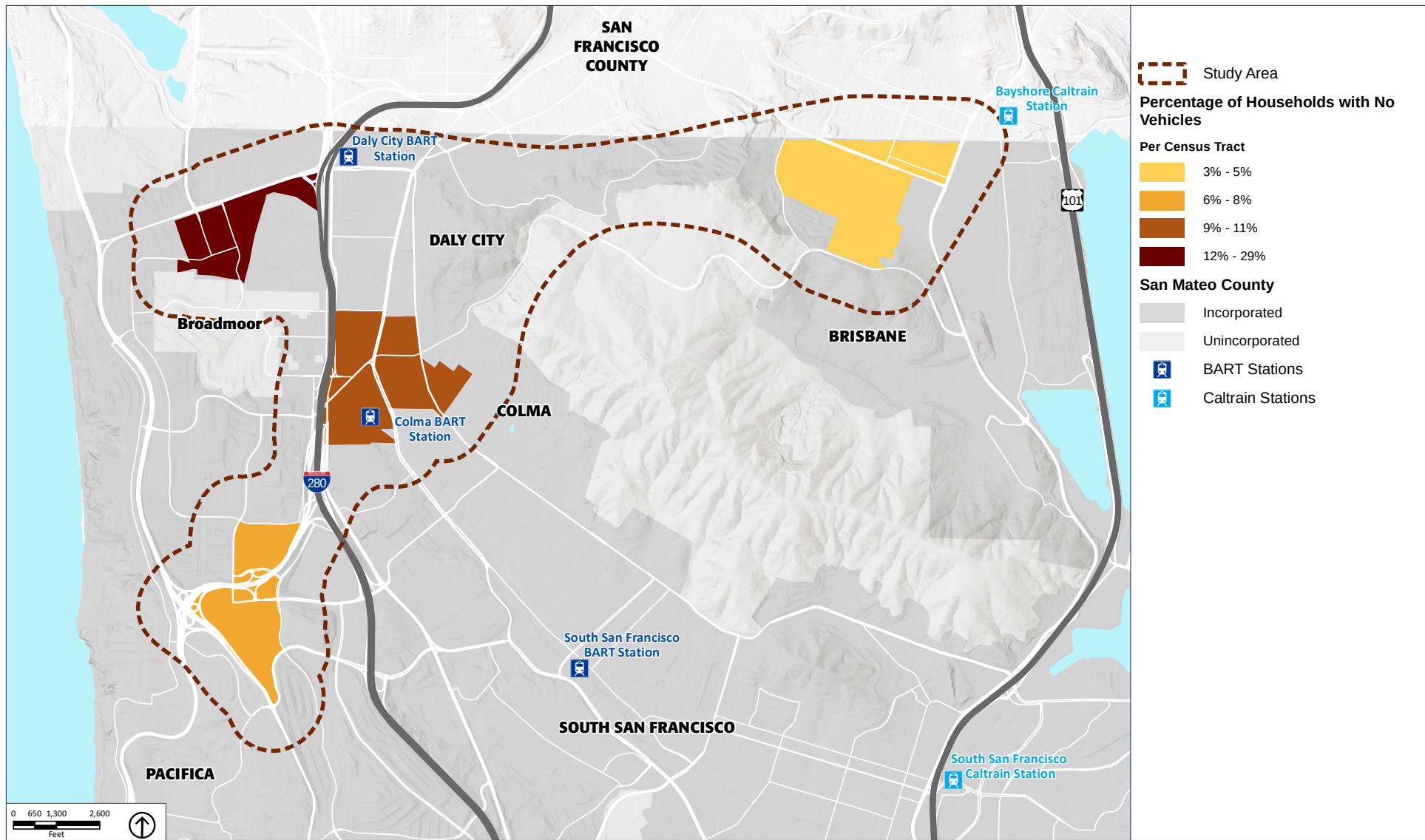


Figure 2-9 Household Vehicle Availability

2.2.2 Journey to Work

Approximately 69 percent workers aged 16 years and over in the study area travel to work by car, truck, or van. More than three-quarters of these workers drive alone (Table 2-2). Using a vehicle as the primary means of transportation to work is less prevalent in the study area than countywide, in which 79 percent of workers primarily use a personal vehicle.

The northwest EPC has the highest number of residents commuting without a car, with approximately 30 percent taking public transit and nine percent walking. The southern and northeast EPCs have the lowest rate of public transportation use (about 18 percent each), but the southern EPC has a slightly higher incidence of walking and working from home than the eastern EPC.

Table 2-2 Means of Travel to Work		
Means of Transportation to Work	2017 ACS (% of Total)	
	Study Area	San Mateo County
Car, Truck or Van	69%	79%
• Drove Alone	56%	69%
• Carpooled	13%	10%
Public Transportation	23%	10%
Bicycle	<1%	1%
Walk	4%	3%
Other	2%	1%
Worked at Home	2%	5%
Total Workers 16 and Over	100%	100%

Source: 2013-2017 American Community Survey (ACS) 5year estimates.

2.2.3 Long-distance Commute

Commuters in the Daly City CBTP study area do not typically commute more than 30 minutes each way, which is close to the countywide average of 28.2 minutes. Three of the four EPCs have an average commute time between 28 and 32 minutes. The southwest tract has a slightly lower average commute time, ranging from 25 to 27 minutes to work.

2.3 Transportation Network

The following sections describe existing mobility services and infrastructure in the study area and summarizes gaps in the transportation network, as identified in relevant countywide and local plans.

There are multiple transit options in the Daly City study area. The area is served by bus and rail systems managed by numerous agencies. Some transit options serve Daly City EPCs directly, others serve the larger CBTP study area.

2.3.1 Transit Network

The existing transportation network in the Daly City CBTP study area is illustrated in Figure 2-10.

Rail

Bay Area Rapid Transit (BART) serves the study area via the Richmond-Millbrae, Antioch-Millbrae, Daly City-Dublin/Pleasanton and Daly City-Warm Springs/South Fremont lines. As shown in Figure 2-10, the Daly City BART Station is located just south of the San Francisco County line and the Colma BART Station is located within the central EPC.

The Bayshore Caltrain station is located at the far northeastern portion of the study area, east of the Bayshore EPC. Caltrain provides regional connectivity from Downtown San Francisco, through San Mateo and Santa Clara Counties to the City of Gilroy.

Bus

As shown on Figure 2-10 the study area is served by several bus routes managed by the San Mateo County Transit District (SamTrans). Figure 2-10 includes recent Sam-



Trans routing changes resulting from the operational analysis known as Reimagine SamTrans, recommendations from which were adopted in June 2022 (see Chapter 3). As stated by SamTrans staff, full operation of Reimagine SamTrans routing may be restricted by driver shortages.

The study area is also served by two San Francisco Municipal Transportation Agency (MUNI) routes along Geneva Avenue in the northeast (Bayshore) EPC and the area immediately surrounding the Daly City BART Station. The northeast EPC is served by the City of Daly City Bayshore Shuttle, which provides free service between the Bayshore neighborhood and Daly City BART, as well as transit connections with SamTrans, Muni and the Balboa BART station.

2.3.2 Paratransit

The entire Daly City CBTP study area is served by SamTrans' Redi-Wheels paratransit service, servicing those who are unable to use regular, accessible fixed-route transit service. SamTrans conducts in-person evaluations to determine full Redi-Wheels eligibility and issues a Redi-Wheels identification card to those deemed eligible. Redi-Wheels rides are typically scheduled between one and seven days in advance, or by appointment times at medical and other facilities. Redi-Wheels riders may schedule transfers to other transit agencies and ride regularly scheduled SamTrans fixed-route buses for free.

MUNI's San Francisco Paratransit program also serves the northeast EPC. The program includes pre-scheduled, shared ADA-compliant van service; Paratransit Taxi service, pre-scheduled group van transportation and The "Van Gough Shuttle" which provides groups of seniors and/or people with disabilities rides to cultural events in San Francisco.

2.3.3 Bicycle Network

Figure 2-11 illustrates the citywide bicycle network as of 2019. It includes a mix of bicycle facility types and provides some connectivity with transit. The following bikeways are represented:

- Class I bike paths. These are generally paved off-street routes separate from automobile rights-of-way.

- Class II bike lanes. These are on-street bikeways marked by striping and bike symbols .
- Class III bike routes. These are bike routes shared with automobiles and typically marked with "bike route" signage and/or "sharrows" that suggest cyclists may use the full lane.

Generally, the CBTP study area is unserved by Class I bike facilities and dedicated Class IV bicycle infrastructure. Only the western side of the northwest EPC is served by a Class I facility, on John Daly Blvd. The northeast EPC is limited to one Class II path on Geneva Boulevard and a single Class III path to the south. The central EPC is the most bike-accessible tract, with a network of Class III paths running in all directions and a Class II path at the northern border. The southern EPC has two Class II bike paths running north-south, including one at its eastern border. The lack of east-west connections here limit neighborhood accessibility for bicyclists.

Examples of existing Class II lanes in Daly City are located on:

- Geneva Ave. from Bayshore Blvd. to San Francisco city limit
- Southgate Ave. from Crestwood Dr. to Francis Blvd.
- Eastmoor Ave. from Santa Paula Dr. to Southgate Ave.
- Gellert Blvd from Hickey Blvd. to King Dr.
- Callan Blvd. from Serramonte Blvd. to King Dr.

Examples of existing Class III routes in Daly City are located on:

- Crocker Ave. from South Hill Blvd. to Mission St.
- Bellevue Ave. from Crocker Ave. to Daly City limit
- Junipero Serra Blvd. from John Daly Blvd to south of San Pedro Road
- Skyline Dr. from Westridge Ave. to City of Pacifica limit
- San Pedro Rd./E. Market St. from Eastmoor Ave. to Guadalupe Canyon Pkwy.
- Callan Blvd. from Southgate Ave to Serramonte Blvd.

Moreover, as described in Section 3.3.1 of this report, the city adopted Walk Bike Daly City: City of Daly City Pedestrian and Bicycle Master Plan, in 2020. The plan proposes new separated bikeways on multiple major roadways, among other bicycle infrastructure improvements

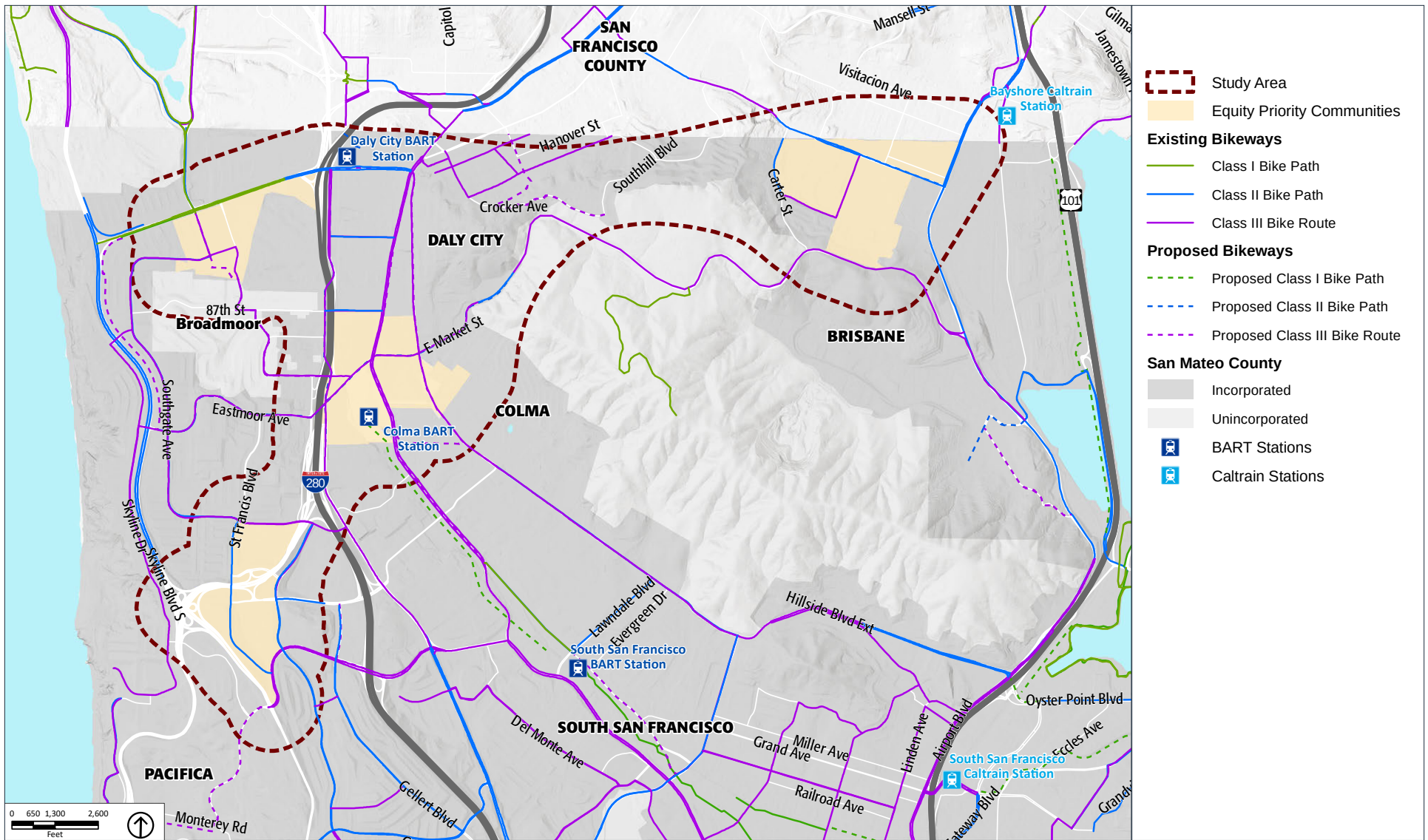


Figure 2-11 Existing and Proposed Bicycle Network

3. Previous and Current Studies

Agencies with jurisdiction in the CBTP study area have adopted studies that expose mobility gaps in the study area and establish projects, plans, and policies to fill those gaps. This section provides a review of these previous studies and the transportation gaps they highlight.

The results of these studies are valuable to understanding and assessing the community input and recommendations outlined in Chapters 4 and 5 of this plan.

3.1 San Mateo County General Plan

The San Mateo County General Plan provides information on existing natural and man-made conditions of the physical environment. It identifies key plans, regulations and agencies that affect planning decisions and makes recommendations for improving coordination between them. The plan indicates the type of development that the County desires, where it should be located and how it should be regulated.

Chapter 12 of the General Plan contains Transportation Policies that establish the county's transportation-related goals. These include the safe movement of people and goods; the creation of complete streets that serve all modes; increasing the use of transit and ridesharing; and minimizing adverse environmental impacts resulting from transportation system improvements, among others.

San Mateo County has also adopted a series of area, neighborhood and community plans that are considered part of the General Plan. These local documents guide decisions about physical development and circulation within a given community or district. They allow for local application of the broader policies contained in the General Plan.

3.2 Daly City General Plan

The City of Daly City updated its Circulation Element as part of the General Plan Update in 2013. The Circulation Element identifies policies to ensure that adequate transportation facilities are maintained through 2030, to invest in facilities that complement land uses, and to provide a transportation system with a range of choices. In Daly City, topics given special attention include traffic improvements, public transit, bicycle facilities, and mitigation strategies for impacts from individual developments. Roadway improvements recommended as feasible and necessary to improving the transportation network within the study areas are listed below:

- Geneva Avenue Extension
- John Daly Boulevard Overcrossing
- John Daly Boulevard/Lake Merced Boulevard: Optimize Signal Timings and Adjust Signal Phasing
- John Daley Boulevard/Park Plaza Drive: Optimize Signal Timings
- Lake Merced Boulevard/Southgate Avenue Signal
- I-280 Overcrossings: Pedestrian Improvements
- Serramonte Boulevard/SR-1 On/Off Ramp: Install Traffic Signal
- Serramonte Boulevard/Callan Boulevard: Install Traffic Signal
- St. Francis Boulevard/Clarinada Avenue: Install Traffic Signal
- Clarinada Avenue/SR-1 On/Off Ramp: Install Traffic Signal

In addition to future roadway improvements, the following policies or tasks identify gaps in transportation infrastructure and service in the study area:

- **Task CE-4.4:** As part of the comprehensive infrastructure plan for the Geneva Avenue Corridor identified in Task LU-3.2, develop an infrastructure enhancement fee program specific to new development in the Bayshore area which provides funding for any necessary circulation, utility, and joint-benefit projects planned in this area.



- **Task CE-7.2:** Participate in efforts by MUNI to extend the 14 Mission Street bus service to the Daly City BART Station to the extent that such a connection does not require the installation of additional utilities in Daly City’s right-of-way or create a visual blight on John Daly Boulevard.
- **Task CE-7.3:** Participate in efforts by MUNI to extend the T-Third light rail line and construct a multimodal Bayshore transit station.
- **Task CE-7.4:** Support efforts to enhance MUNI and SamTrans service in the Bayshore neighborhood.
- **Task CE-8.1:** Work with both San Mateo County Transit District and the San Francisco Municipal Transportation Agency to explore the concept of peak-hour exclusive bus-only lanes along Mission Street and Geneva Avenue.
- **Task CE-11.3:** Explore amendments to the Zoning Ordinance to require the payment of parking in-lieu fees for parcels 5,000 square feet or less with direct frontage on Mission Street or Geneva Avenue. As part of any such amendment, the City shall identify capital improvement(s) for both Mission Street and Geneva Avenue toward which in-lieu money is expended within a certain time. These

improvements may include any improvements that enhance parking, pedestrian mobility, or public transit access along each respective corridor.

- **Task CE-13.1:** As part of the comprehensive infrastructure and streetscape plan for the Geneva Avenue Corridor (see Task LU-3.2), ensure that both public and private improvements provide significant accommodation of both pedestrian and bicycle transportation modes.
- **Task CE-14.1:** As part of any City involvement in or comments provided for the Geneva Avenue connection with the Candlestick Highway 101 Interchange, work toward the inclusion of both pedestrian and bicycle transportation modes that, at a minimum, extend those identified in the Geneva Avenue infrastructure plan, and/or Daly City Bicycle Route Map.
- **Policy CE-15:** Ensure the new buildings along Mission Street and Geneva Avenue are situated so that they are easily accessible by pedestrians.
- **Task CE-16.6:** Work with BART on providing safe pedestrian access to and from the Daly City BART Station that utilizes existing street level crossings on John Daly Boulevard and maximizes either existing or future grade separated crossing(s) at this location.

3.3 Local Transportation and Land Use Plans

3.3.1 Walk Bike Daly City: City of Daly City Pedestrian and Bicycle Master Plan 2020

This 2020 Plan lays out priority improvements, conceptual designs and supporting actions to expand the City’s network of pedestrian and bicycle facilities, close facility gaps and connect key destinations. The plan acknowledges that walking is the most fundamental form of transportation and that more people walk than bike in Daly City. Notably, the Plan requires that new development and redevelopment projects contribute to adjacent pedestrian and bicycle facilities, as appropriate.

The “Tier I” priority projects established in the Plan showcase identified bike/ped gaps and the City’s overall strategy to fill those gaps. For example, Tier I priority pedestrian projects indicate the challenges of barriers related to key arterials in the City. Projects include:

- New crossing of John Daly Boulevard (between Niantic Avenue and Willits Street) to the Daly City BART station entrance.
- Improvements to the intersection of John Daly Boulevard / Junipero Serra Boulevard / I-280 ramps / Highway 1 ramps.
- Improvements to the intersection of John Daly Boulevard / Skyline Boulevard.
- Improvements to the intersection of Serramonte Boulevard / Highway 1 ramps.

Tier I priority bikeways projects also indicate existing gaps in bike facilities on arterials in the City. Projects include:

- Bike lanes and separated bikeways on John Daly Boulevard between Junipero Serra Boulevard and De Long Street
- Separated two-way bikeway on the north side of John Daly Boulevard between Sheffield Drive and Junipero Serra Boulevard
- Separated bikeways on John Daly Boulevard between Skyline Boulevard and Fairmont Drive / Ashland Drive; or extension of the path on the south side of John Daly to Skyline Boulevard.
- Multi-use path from the intersection of John Daly / Skyline Boulevard to Northgate Avenue / N. Mayfair Avenue
- Separated bikeways on Skyline Boulevard through Daly City

3.3.2 2020 Daly City Vision Zero Action Plan

In 2018, Daly City received a grant from the Federal Highway Administration to develop a Vision Zero Action Plan to eliminate traffic deaths in Daly City, the first such plan in San Mateo County. The 2020 Action Plan uses a data- and community-driven process to establish a local course of traffic safety in the city. The Vision Zero Action Plan includes a detailed 2013-2107 crash analysis based on data from the California Statewide Integrated Traffic Records System (SWITRS) database. It includes a series of roadway safety strategies and countermeasures, as well as a comprehensive Safety Plan and evaluation strategy.

The Vision Zero Action Plan represents Daly City's prioritization of safe mobility for all transportation modes and groups. It will benefit the entire CBTP study area and highlight existing transportation liabilities and solutions.



3.3.3 2021 Unincorporated San Mateo County Active Transportation Plan

The County of San Mateo Office of Sustainability completed a framework to improve conditions for pedestrian and cyclists throughout unincorporated communities in 2021. Working towards the five major objectives of Access, Safety, Equity, Mode Share and Flexibility, the Plan establishes project and programmatic recommendations in 33 unincorporated areas. These were developed to connect 11 priority destinations for a safe and connected on-street active transportation network. The Plan includes:

- Twenty-four pedestrian focus areas
- Fifty-two miles of protected bikeways and trails
- Twenty-nine programs and policies



Bicycle recommendation, including proposed facilities, wayfinding resources and parking, were developed to benefit cyclists of all comfort levels. Similarly, proposed pedestrian projects respond to both existing safety data and community-identified gaps, with groups of recommendations developed to benefit rural, urban and suburban locations.

3.3.4 Colma BART Station Area Plan

The San Mateo County Board of Supervisors adopted the Colma BART Station Area Plan in 1994. The plan provides recommendations to support the transition of the unincorporated area surrounding the Colma BART station into an urban center with high density housing and commercial uses. In addition to land use and community character objectives, it included a series of transportation and circulation objectives, including:

- Design streets and paths for walking
- Provide safe and convenient bicycle improvements
- Provide an interconnected street system

- Direct BART traffic away from residential neighborhoods

The plan includes multiple bicycle and pedestrian-oriented recommendations to support these transportation objectives, such as:

- The construction of Class II bikeways on El Camino, San Pedro Road and A Street.
- Requiring short-term bike parking in areas designated Neighborhood Commercial and long-term bike parking in areas designated High Density Residential.
- The creation of a pedestrian pathway between El Camino Real and the BART Station.
- Implementation of pedestrian crossing improvements at various major intersections.

3.4 Countywide Plans and Studies

To better understand gaps in the transportation network, the following policy documents were evaluated to identify proposed transportation projects and plans in the study area.

3.4.1 San Mateo County Transportation Plan for 2040

The San Mateo Countywide Transportation Plan for 2040 (SMCTP 2040) is a long-range, comprehensive transportation planning document that promotes compatibility among all transportation plans and programs within the county. SMCTP 2040 outlines transportation issues associated with countywide growth and establishes overall strategies and programs to overcome the challenges.

SMCTP 2040 includes a list of Proposed Regional Transportation Plan (RTP) Projects comprised of longer-term improvements encouraged by the MTC's twenty-year RTP. Some are located, or indicate potential transportation gaps, in the current study area. These include:

- Mission Street/El Camino Real as part of Grand Boulevard Initiative.
- Provide overcrossing at 1-280/John Daly Boulevard, a project could benefit the northwest COC directly.
- 1-280 improvements near D Street exit.

3.4.2 San Mateo County Transportation Plan follow up: Final Action Plan

The SMCTP 2040 Follow-Up Plan (Final Action Plan) was developed by a multi-agency Working Group to ensure that goals, projects and programs in SMCTP 2040 would be implemented appropriately. The Final Action Plan:

- Establishes regional and local roles & responsibilities;
- Assesses the effectiveness of performance measures in SMCTP 2040 and identifies accountability measures to ensure the Action Plan is reviewed and updated as needed;
- Includes recommendations for effective community outreach and equitable planning; and
- Summarizes existing and potential funding sources on the local, state and federal levels.

The Final Action Plan prioritizes funding decisions that consider equity, and stresses that the results of County CBTPs should be used to inform the development of the next SMCTP update.

3.4.3 2021 San Mateo US 101 Express Lanes Equity Study

This study, completed by the San Mateo County Express Lanes Joint Powers Authority (SMCEL-JPA), addresses longstanding racial inequities and community fracturing associated with the US 101 corridor in San Mateo County. The study establishes a Pilot Equity Program by which toll revenue from the new San Mateo US 101 Express Lanes will be invested to fund transportation benefits for historically underserved communities.

Following a series of technical analyses and a comprehensive community outreach process, The SMCEL-JPA developed a Recommended Equity Program designed to support underserved communities and encourage mode shift from single-occupancy vehicle to transit and other modes. It consists of the following four recommendations:



- 1. Pre-Loaded Toll Tags.** Provide eligible recipients with a new FasTrak Flex toll tag that has been pre-loaded with \$50 cash value.
- 2. Cash on Clipper.** Provide eligible recipients with \$50 cash value on a new or existing Clipper Card.
- 3. Clipper START and FasTrak START Enrollment.** Enroll qualifying individuals in these regional programs that provide significant benefits to low-income travelers.
 - Clipper START. This regional transit fare discount program provides low-income individuals with up to a 50% discount on participating transit services.
 - FasTrak START. This program is currently under development by MTC. It proposes to provide discounted tolls on Express Lanes to qualifying low-income individuals.
- 4. Support for Local Organizations.** Provide local service providers and community-based organizations with resources to extend awareness, reach and impact of the Pilot Equity Program.

3.4.4 2021 C/CAG San Mateo County Comprehensive Bicycle and Pedestrian Plan

The Comprehensive Bicycle and Pedestrian Plan (CBPP) presents the network and policy recommendations for improving walking and biking in San Mateo County. The plan provides recommendations to develop the Countywide Backbone Bicycling Network and Pedestrian Focus Areas, including a gap analysis identifying where new projects are needed, and provides a project list and map, and proposed programs. Pedestrian Focus Areas are regionally significant areas within the county that are likely to have the highest walking activity. Candidate projects include transit access and Complete Street corridor improvements. Multiple Pedestrian Focus Areas are in the CBTP study area. Pedestrian Focus Areas are prioritized for funding through the CBPP, and the CBPP recommends relevant project and design.

The countywide bike network, called the Backbone Network, links regionally significant destinations across local jurisdictions with the goal of addressing gaps between city boundaries and providing continuous, low-stress bikeways across the county.

Public input received during the outreach process revealed strong support for improved connectivity, mode shift opportunities and safety, including:

- A more continuous sidewalk network and safe crossings.
- A more continuous regional bikeway network.
- A countywide micromobility program.
- Improve pedestrian and bicycle safety and comfort along arterials and highway crossings.
- More separated bike lanes and facilities that create a stronger sense of safety and more protection from motor vehicles.

3.4.5 Reimagine SamTrans

The San Mateo County Transit District (SamTrans) Board of Directors adopted the recommendations of a comprehensive operational analysis known as *Reimagine SamTrans* in 2022. The analysis was based on extensive public outreach and internal evaluation of the transit system to identify improvements for design, connections, routing, timing and other components. The following community priorities came out of the outreach process:

- More frequent service
- Faster routes with fewer stops
- Better real-time arrival information
- Better connections to BART, Caltrain and other rail systems

Reimagine SamTrans is designed to achieve goals of equity, efficiency and connectivity. The analysis found gaps related to route duplication, rail access and bus headways in and accessing Daly City. As a result, it includes recommendations such as changes in headways, timing and rerouting of some bus lines serving Daly City and Colma BART stations, such as 112, 121 and 130.

Many of the program changes adopted as part of Reimagine SamTrans are consistent with community feedback collected during this CBTP process.

3.4.6 San Mateo County Senior Mobility Guide

The Senior Mobility Guide provides information to help San Mateo County residents remain mobile as they age. It outlines a series of programs provided through a range of agencies in the county, including:

- **Bayshore/Brisbane Senior Shuttle:** This ride-request service operates during the midday and connects to the Bayshore Caltrain Station. Passengers may call to request a ride within the service area.
- **American Cancer Society – Road to Recovery:** A program staffed by volunteer drivers who pick up cancer patients at their homes and take them to anything cancer-related, including doctor’s appointments, radiation treatments, and chemotherapy.

- **Seton Medical Center (Seton BART Shuttle):** This hospital offers limited transportation for patients from Daly City BART to Seton Medical Center.
- **Go-Go Grandparent:** This nationwide service offers rides 24 hours a day, 7 days a week to all. Vehicles can transport folding wheelchairs and passengers who are transferable, and fares are quoted based on distance traveled and time traveled.
- **Serra Yellow Cab:** This program offers dispatch service to/from Daly City, Colma, Brisbane, Pacifica, Broadmoor, Millbrae, Burlingame, Hillsborough, Foster City, Belmont, San Carlos, Redwood City and SFO.
- **SilverRide:** This service provides assisted transportation for older adults who want to get things done, socialize and have enriching life experiences.
- **SamTrans Redi-Wheels:** This paratransit service is available for people whose disabilities or health conditions prevent them from using the bus.

- Improve connections and increase service to destinations important to low-income populations.
- Improve crosswalk safety along John Daly Boulevard in Daly City.
- Employ a full-time crossing guard at Mission Street and San Pedro Road in Daly City.

3.4.7 San Mateo County Transportation Plan for Low-Income Populations

The objective of the Countywide Transportation Plan for Low-Income Populations is to fulfill transportation needs of disadvantaged communities in the county. This Plan outlines the following barriers to project implementation based on analyses of previous planning efforts, including the 2008 Bayshore CBTP:

- Lack of appropriate sustainable and stable funding sources.
- The absence of a process to promote implementation of projects.
- Projects that require unusual, complex, or difficult partnerships.
- Projects that require a degree of administrative resources beyond that of sponsoring agencies.

A series of transportation improvement projects was developed based on a community outreach process. The following impact the study area directly:

- Add more bus shelters in Daly City.
- Improve SamTrans connections and service, especially evening services along major arterials.

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4. Outreach and Engagement Summary

All CBTP recommendations are based on a diverse community outreach campaign consistent with Metropolitan Transportation Commission (MTC) Guidelines. The project and plans recommended in this CBTP are the result of outreach to communities in geographic and demographic cross-sections of the study area.

Outreach and engagement included the following:

1. Oversight by an Advisory Group
2. Development of a C/CAG- and MTC-approved Outreach Strategy
3. Creation and distribution of awareness materials
4. Coordination with community leadership
5. A virtual “Town Hall” meeting
6. Distribution of an online transportation survey
7. Interactive “Pop-Up” events at various events in the study area

All materials and raw results of the outreach and engagement process are included in Appendix B to this Plan.

4.1 CBTP Advisory Group

As stated in Chapter 1, a combined Advisory Group (AG) was convened for C/CAG’s Daly City and Southeast San Mateo County CBTPs. This was to ensure an inclusive outreach process during COVID-19, provide direction on reaching specific groups in the community, review milestone materials, prioritize outreach opportunities and inform and prioritize final recommendations. Members of the AG who attended at least one of the meetings include:

- Susy Kalkin, Transportation Systems Coordinator, C/CAG San Mateo County
- Malahat Owrang, Senior Transportation Planner, City of Redwood City
- Raleigh McCoy, Regional Planning Program, Metropolitan Transportation Commission

- Kevin Chen, Senior Transportation Engineer, City of Menlo Park
- Gwen Buckley, Senior Planner, SamTrans
- Chanda Singh, Senior Transportation Planner, County of San Mateo
- Batool Zaro, Assistant Engineer, City of East Palo Alto
- Michael Van Lonkhuysen, Planning Manager, City of Daly City
- Lenelle Suliguin, Senior Management Analyst, City of Daly City
- Elena Lee, Planning Division Manager, City of East Palo Alto
- Jean Higaki, Program Director, C/CAG San Mateo County
- Vikrant Sood, Social Equity Principal Planner
- Sandhya Laddha, Policy Director, Silicon Valley Biking Coalition
- David Pape, Senior Planner, SamTrans
- Susan Houston, Vice President of Older Services, Peninsula Family Services
- Will Gibson, Planner III, San Mateo County Planning & Building
- Julia Malmo-Layock, Active Transportation Planner, County of San Mateo
- John Ford, Executive Director, Commute.org
- Rebecca Roberts, Employer Programs Representative, Commute.org
- Michelle Daher, Management Analyst, City of East Palo Alto
- Joe LaClair, Planning Services Manager, San Mateo County
- Eduardo Gonzalez, Program Manager, Youth Leadership Institute
- Joel Slavit, Active/Transportation/Senior Sustainability Specialist, Livable Communities, County of San Mateo

The AG met four times, including one traditional in-house meeting and three virtual meetings. The AG also completed online reviews of draft recommendations and reports. Meeting topics and dates are detailed in the following sections.

4.2 Outreach Process

The COVID-19 pandemic started following C/CAG approval of the original CBTP Outreach Strategy. As such, the CBTP team and AG later adapted the components, timing and sequence of the Strategy to the health restrictions and shelter-in-place mandates beginning in February 2020. In order to illustrate the relationship of COVID-19 on the community engagement process, the following outreach summary is organized chronologically.

4.2.1 August 2019 to February 2020: Initial Outreach Strategy

The initial outreach strategy phase of the CBTP was from August 2019 to December 2020. During this time, the CBTP team coordinated with the AG to develop and review the Community Needs Assessment report (Appendix A of this study) and discuss early outreach strategies.

AG Meeting #1: Introduction and Outreach Planning

The first AG meeting was convened on August 20, 2019. The CBTP team introduced the CBTP process and Daly City study area, as well as key elements of Community Needs Assessment. The AG discussed challenges of to the engagement process as well as specific opportunities for partnerships. Engagement resources suggested by AG members included, but were not limited to:

- Serramonte Shopping Center
- Westlake Shopping Center
- Serramonte Farmer's market
- Lincoln Park
- St. Andrew's Church
- San Mateo County Health Department
- Seton Hospital
- Information in *Reimagine SamTrans*

AG Meeting #2: Outreach Strategy Review

Using information and insight from Meeting #1, the CBTP Team completed the initial CBTP Outreach Strategy in October 2019. The Strategy was based on a process of developing partnerships with community-based organizations (CBOs), completing face-to-face interviews and facilitating community events. The COVID-19 pandemic started during the early phase of implementation.

The second AG meeting was held on February 14, 2020. The full impact of the pandemic, including shelter-in-place mandates, was not yet clear. AG members assisted the CBTP team to identify potential outreach partners, including community stakeholders, community-based organizations (CBOs), and community events. The CBTP team began engaging with these potential partners in this phase, establishing contacts and additional resources.

4.2.2 March-November 2020: Covid-19 and Digital Outreach

The impacts of COVID-19 on community health priorities and the need to rethink traditional engagement began to peak in March 2020. At this time, the CBTP team reassessed outreach strategies and the availability of community partnerships. In order to facilitate EPC involvement in this initial period of shelter-in-place mandates, the CBTP developed a series of adaptable digital resources.

Project Webpage

The CBTP team developed a project webpage on the C/CAG website containing background information and to function as a clearing house for deliverables, outreach resources and associated external links. The webpage was initially populated with introductory text and the Daly City Community Needs Assessment report. Links to the outreach survey (see below) and AG meeting presentations we added as they became available.

Outreach Flier

Working with the AG and C/CAG staff, the CBTP team developed a graphics-rich Outreach Awareness Flier to provide notice of future outreach opportunities. The flier was developed in English and Spanish (see Figures 4-1 and 4-2) to illustrate the CBTP study area and summarize the project intent. The flier was later uploaded to the

C/CAG webpage on websites of agencies and stakeholders involved in the project. The flier was also adapted for hard-copy distribution at live outreach events that were facilitated later in the CBTP process.

Transportation Survey

In November 2020, the CBTP team completed a bilingual on-line survey of mobility barriers (see Appendix B) designed to assess rates of active transportation and transit use, identify barriers to those options, and highlight community resources (hospitals, supermarkets, etc.) that are difficult to access. Working with MTC, the CBTP team ultimately added questions about mobility challenges associated with shelter-in-place restrictions and changing work conditions due to COVID-19. The digital survey was made available on the C/CAG project webpage, Jefferson Union High School District webpage, and various jurisdictions in English and Spanish. It was also noticed via the outreach flier described above.

Help Improve Transportation in Daly City

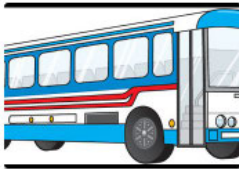
The San Mateo County City/County Association of Governments wants your feedback! Many of us rely on public transportation for our daily living needs, yet face obstacles getting from place to place.

If you're experiencing transportation concerns with the Daly City area, please take a moment to fill out the CBTP (Community Based Transportation Plans) Community survey:

In English : <https://arcg.is/eaCLy0>

En Español : <https://arcg.is/1ra0uH>

For more information on the CBTP, please click [here](#).





You're online. We're online. Let's connect!

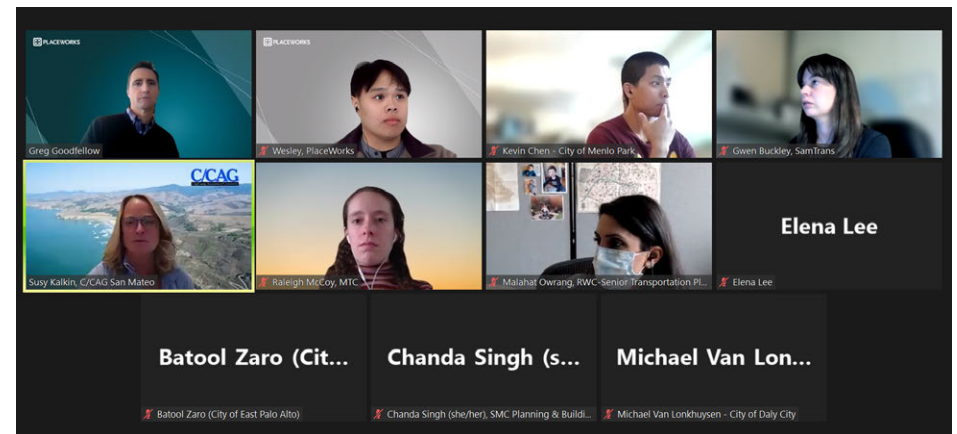
Facebook @juhsd1
Instagram: JUHSD1

699 Serramonte Boulevard, Daly... info@juhsd.net
(650) 550-7900 juhsd.net

AG Meeting #3: COVID-19 Assessment and Approach

The CBTP team presented to the AG at a third meeting on August 24, 2020. The topic of the meeting was new impacts to community participation resulting from COVID-19. The AG discussed the challenges of social distancing recommendations, health concerns for participants and facilitators, and changing priorities for potential CBOs partners such as employment, childcare, and medical assistance. The AG also agreed that EPC residents, whose input must shape CBTP recommendations, represented some of the populations most impacted by COVID-19.

Representatives from MTC attended the meeting. It was agreed that fully digital/online engagement was not an adequate substitute for traditional community outreach, and that the CBTP would need to engage in a transitional approach involving city assistance and online event planning.



4.2.3 Early-mid 2021: Virtual City Outreach

Implementation of an equitable and effective outreach plan remained challenging in the first half of 2021 due to COVID-19 surges and restrictions. Members of the AG and community leaders expressed concern that many residents of ECPs would not be adequately represented in the CBTP engagement process due to lack of digital resources and required focus on the daily challenges of living with the pandemic.

HELP IMPROVE TRANSPORTATION OPTIONS IN DALY CITY



PARTICIPATE IN THE DALY CITY COMMUNITY-BASED TRANSPORTATION PLAN

The CBTP will:

- Evaluate transportation gaps and barriers identified by the community
- Develop solutions & projects to address these challenges
- Identify possible funding sources to pay for these solutions & projects



HOW TO PARTICIPATE

Community Feedback Events:

We will be hosting a series of project "Pop-Ups" at community events throughout Daly City. Please stop by and tell us about your transportation challenges and ideas.

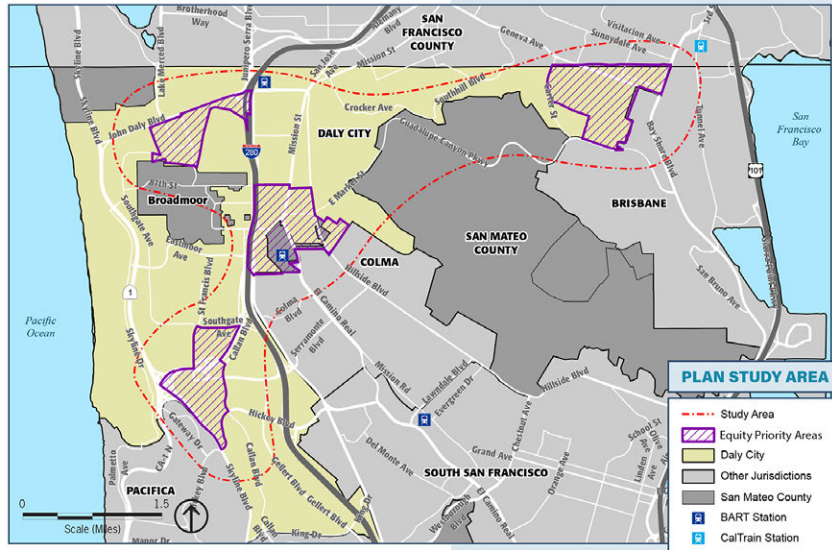


Figure 4-1 Outreach Awareness Flier

AYUDA A MEJORAR LAS OPCIONES DE TRANSPORTE EN DALY CITY



PARTICIPE EN EL PLAN DE TRANSPORTE BASADO EN LA COMUNIDAD DE DALY CITY

El CBTP hará:

- Evaluar las brechas de transporte y las barreras identificadas por la comunidad
- Desarrollar soluciones y proyectos para solucionar estos desafíos
- Identificar posibles fuentes de financiación para pagar esas soluciones y proyectos



CÓMO PARTICIPAR

Eventos de Comentarios Para la Comunidad:

Vamos a organizar una serie de proyectos "Pop-Ups" en eventos comunitarios a lo largo de Daly City. Por favor, pasa a uno de los eventos y cuéstanos sobre tus desafíos e ideas de transporte.

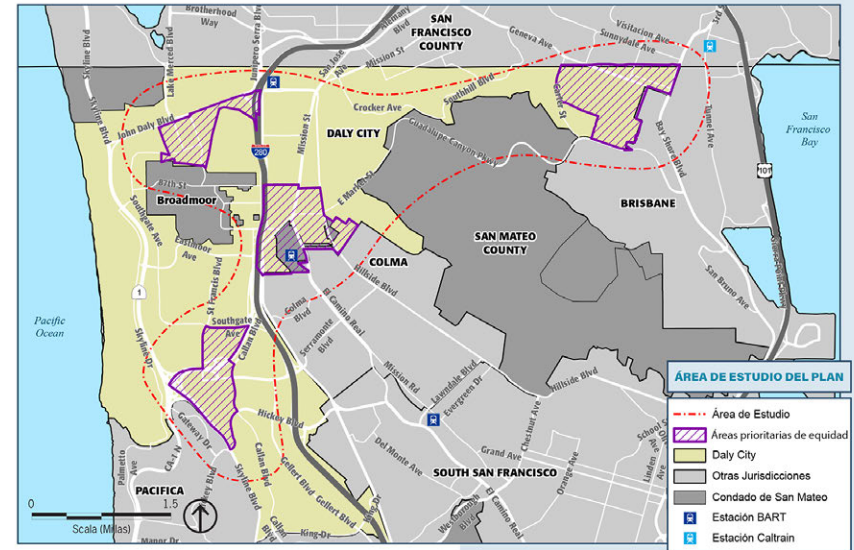


Figure 4-2 Outreach Awareness Flier (Spanish Version)

As a result of these challenges, the CBTP team coordinated directly with City staff and leadership. The intent of the following virtual efforts was to review the current outreach effort and brainstorm new strategies for penetrating EPC communities in the new reality of COVID-19.

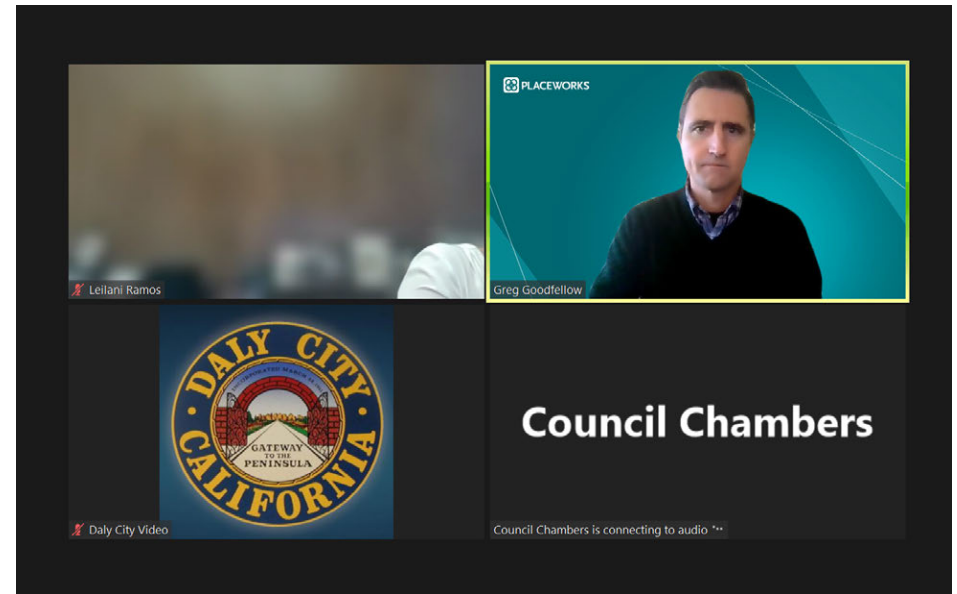
Daly City City Council

On February 22, 2021, the CBTP team facilitated a virtual presentation to the Daly City City Council to solicit ideas for penetrating EPCs and increasing community participation. The meeting focused on the impacts of COVID-19 to the outreach process, including:

- Equity issues associated with the “digital divide” and lack of broadband access in EPCs.
- The COVID-19 mobility landscape in EPCs, including new commute challenges, economic challenges, and daily priorities.
- The impacts of COVID-19 on Community-Based Organizations (CBOs) originally identified as partners in the CBTP process.

City Council members expressed multiple ideas for reaching EPC residents. Foremost:

- Mayor Juslyn Manalo and others expressed support for a citywide virtual outreach event noticed with City resources, including the City’s newsletter and mailer support networks.
- CBTP outreach must target Tagalog-speaking Pacific Islander/Pilipinx communities in EPCs. Councilmembers identified numerous organizations as potential partners, including the Pilipino Bayanihan Resource Center (PBRC), Pacific Islanders Together and Second Harvest.
- Coordination with local schools was deemed vital, including Jefferson High School, Bayshore Elementary School, Woodrow Wilson Elementary School, and Jefferson Elementary School.
- The CBTP team should consider shopping centers and local supermarkets for outreach.



“Local Transportation Challenges” Town Hall

On May 17, 2021, the project team presented to the entire Daly City community at a “Virtual Town Hall” meeting hosted by the City. An English-, Spanish, Mandarin- and Tagalog-language notice and registration link was published in the City of Daly City Spring 2021 Newsletter. The event was also noticed using the CBTP Outreach Flier shown in Figures 4-1 and 4-2.

The CBTP team introduced the process and study area, as well as initial feedback collected from the CBTP survey. An “Open Feedback” session was facilitated, in order to collect feedback regarding:

- Places in EPCs that are hard to get to;
- Transit improvements that would meet special mobility needs;
- Transit routes that feel unsafe or unpredictable;
- Impact of COVID on mobility options.

Participants were directed to the C/CAG project webpage and briefed on how to access digital and hard copies of the CBTP survey.

4.2.4 Late 2021-2022: In-Person Outreach

Late 2021 saw increasing COVID-19 vaccination rates and relaxation of shelter-in-place mandates. At this time, the CBTP team utilized previous input from AG members, City leaders and community surveys to

to schedule a series of “Pop-Up” outreach sessions at pre-scheduled events in and near Daly City EPCs.

The goals of these events were to collect detailed feedback about transportation challenges directly from EPC residents and record personal narratives describing how these challenges impact daily life. CBTP project staff set up information and feedback tables at each event, with the following visual elements to prompt discussion:

- Project information and awareness flier
- Poster-sized study area map boards
- Hard copies of the transportation survey
- Poster-sized existing transportation network boards
- Existing and proposed bicycle and pedestrian network maps

CBTP members facilitated the following exercises with attendees to achieve the goals of the pop-up events. Raw results of these exercises are provided in Appendix B.

- **Map and Dot Exercises.** CBTP team members used study area boards to allow participants to illustrate transportation gaps and challenges. Participants highlighted mobility challenges and recommendations with color-coded dot stickers and used markers to illustrate travel routes, gaps, and potential solutions.
- **Open Comment Cards.** CBTP team members used comment cards to allow participants to expand on map comments or record specific narratives about challenges and ideas for improvement.
- **Survey Distribution.** Facilitators passed out the transportation survey, as well as fliers with links to the digital survey, to event participants.

The CBTP team categorized feedback from these sessions into the following four groups of mobility challenges:

1. **Pedestrian Mobility Challenges:** These are challenges related to gaps in, and conditions of, pedestrian facilities and infrastructure. This category also includes physical barriers to pedestrian mobility, such as dangerous railroad and highway intersections.
2. **Bicycle Mobility Challenges:** These are challenges related to gaps in, and conditions of, bikeways. This category also includes physical barriers to bicycling, such as dangerous highway intersections.
3. **Transit Challenges:** Challenges related to transit access, bus stops, and shelters, fixed-route planning and service, paratransit service, and transit cost.
4. **Safety and Other Challenges:** These are challenges to safe and secure mobility, disabled access, and student access and safety.

The location of all outreach events described above are illustrated on Figure 4-3 (virtual events are shown as located at City Hall).

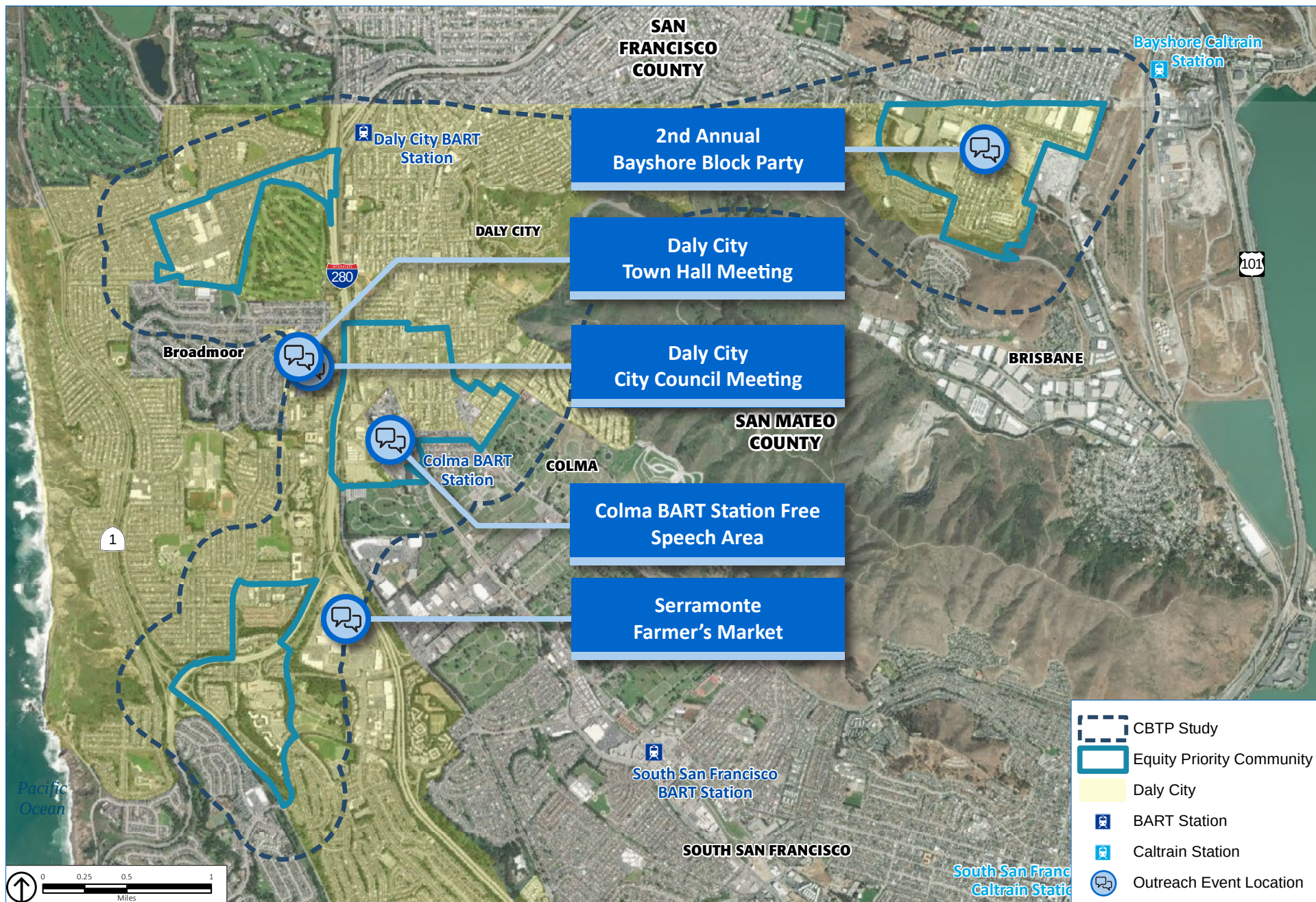


Figure 4-3 Location of CBTP Outreach Events

October 16, 2021: 2nd Annual Bayshore Block Party

The Bayshore Block Party is a community event hosted by the Bayshore Parent Teacher Organization (PTO) of Bayshore Elementary School. This event is popular among Bayshore neighborhood families. Small businesses, police and fire departments, community organizations, Daly City school districts and other groups were represented at the event.

In addition to community members, The CBTP team interviewed members of the Bayshore PTO, Bayshore School staff members, San Mateo County District 5 Supervisor David J. Canepa and a Board Trustee of the Jefferson Union School District.

Participation

CBTP team members facilitated map exercises and/or discussions with 26 individuals and recorded 17 comments. Four hard copy transportation surveys were also submitted at the meeting. Participation is shown in Figure 4-4.

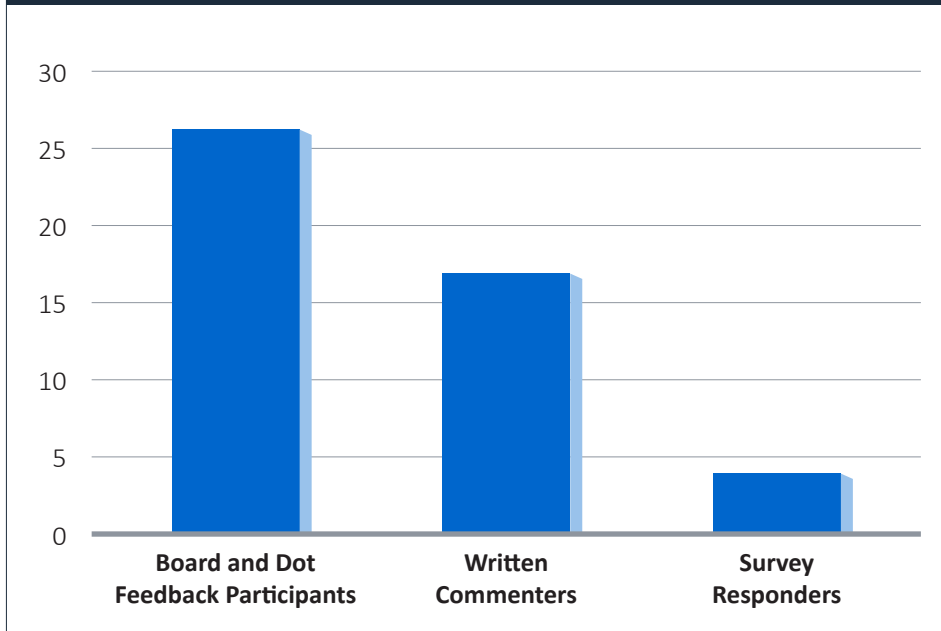


Summary of Results

Bayshore Block Party attendees described barriers to active transportation, transit use and safety. However, Figure 4-5 shows that of the almost 50 total individual responses collected at the event, nearly three-quarters were related to transit and safety challenges, with fewer bicycle and pedestrian challenges represented. This trend is not surprising, given that many participants were parents of small children, the proximity of Bayshore neighborhood to the Cow Palace and major throughfares such as Geneva Avenue, and the historic lack of transit service in the EPC.

Responses were generally focused on the area surrounding the school. Many participants stressed the impacts of illegal vehicle racing associated with Cow Palace events on surrounding streets. Vehicle speeds and lack of traffic calming were identified as high-risk conditions. Transit issues focused on lack of transit service to regional rail, such as Balboa BART Station, as well as retail centers.

Figure 4-4 Bayshore Block Party Participation Rates



The following are patterns of mobility concerns and barriers recorded during the event. They have been clarified for readability and/or transferred from markings on maps. However, they include original insight and ideas, and have not been ground-truthed against current conditions and/or ongoing plans and projects. The latter process occurred during the evaluation and prioritization of CBTP recommendations presented in Chapter 5 of this study.

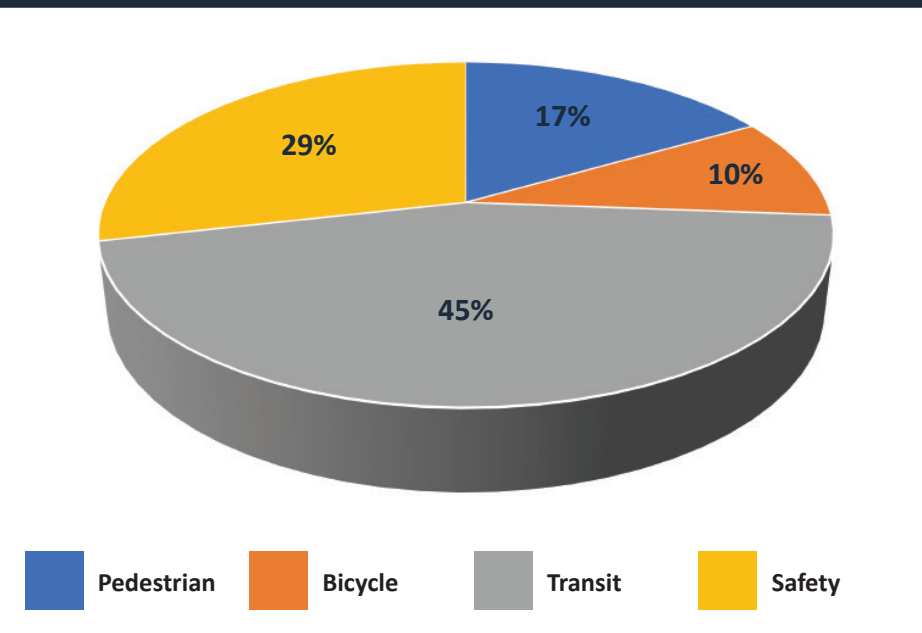
“We must improve the frequency of the Bayshore Shuttle!

It’s a lifeline!” -Bayshore Block Party Attendee

“Ottilia, Partridge & Accacia and other streets around the Cow Palace become racetracks. Sideshows, donuts, and speeding

make the area unsafe.” -Bayshore Block Party Attendee

Figure 4-5 Bayshore Block Party Results Summary by Topic



Bicycle Challenges

Participants identified:

- General lack of bike lanes, gaps in existing lanes, and unsafe intersections
- Need for “dedicated” bike lanes in Bayshore
- Improved lighting and markings along Geneva Avenue bike lane

Pedestrian Challenges

Participants identified:

- The need for a more pedestrian-safe Geneva Avenue, with more and safer crossing opportunities
- Need to repave sidewalks in Bayshore
- Lack of crosswalks on long blocks
- Dangerous pedestrian access conditions at Bayshore Elementary School

Transit Challenges

Participants identified:

- Lack of Transit Access to other Daly City schools (more than six comments)
- Better bus routes and increased frequency to San Francisco (in particular Balboa BART Station)
- Shuttle for seniors to shopping centers
- Increased frequency of the Daly City Bayshore Shuttle
- Better bus/transit materials in Cantonese

Safety Challenges

Participants identified:

- Race Car community
 - Loud Race Cars in Cow Palace
 - Ottilia Street, Partridge Street, and Accacia Street are “racetracks” where cars do sideshows and donuts

December 4, 2021: Serramonte Farmer's Market

The Serramonte Farmer's Market is a weekly farmer's market in the Serramonte Center parking lot hosted by the California Farmers' Markets Association. CBTP project staff facilitated a pop-up event at the market on Saturday, December 4, 2021, from 8:30 am to 12:00 pm. Individuals participated in the feedback process as they explored the market.

Participation

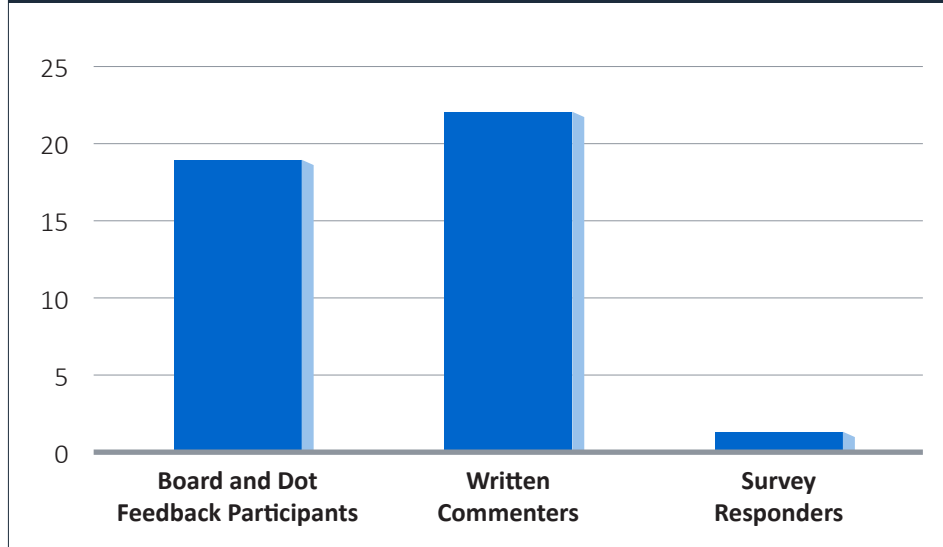
CBTP team members facilitated map exercises and/or discussions with 19 individuals and recorded 22 comments, as shown in Figure 4-6.



"It seems like there should more pedestrian protections on Callan, Westlake and Serramonte. Traffic and lighting are scary."

-Serramonte Farmer's Market attendee

Figure 4-6 Serramonte Farmer's Market Participation Rates

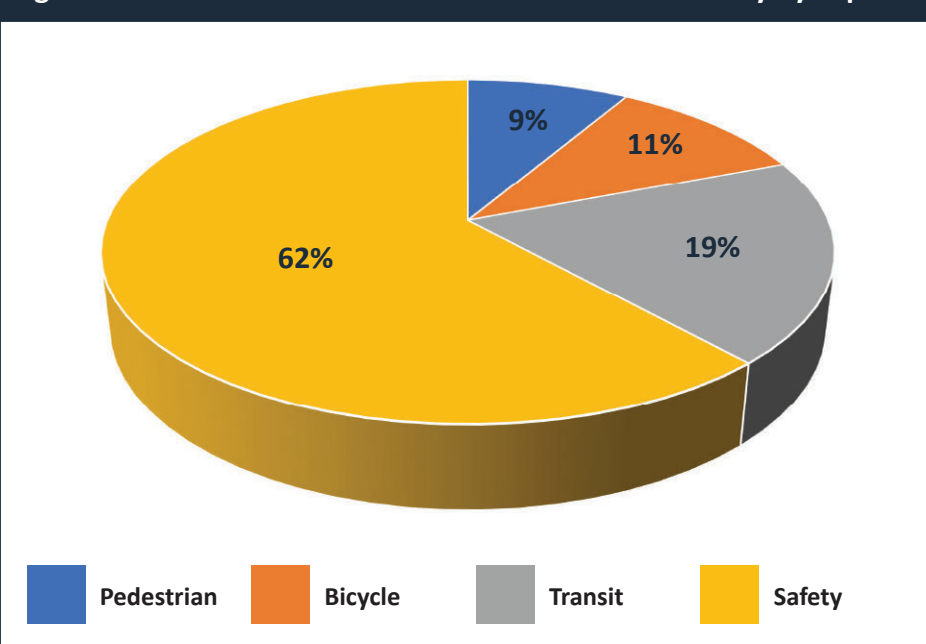


Summary of Results

Participants in this pop-up event expressed general concern for access and traffic-related safety at and surrounding Serramonte Mall. Other safety concerns included lack of lighting in surrounding residential areas. As shown in Figure 4-7, the largest number of attendee comments, about 60 percent, were focused on these safety issues.

Participants described the general difficulty of getting to Serramonte Center on transit or via active transportation. Many participants highlighted specific street segments, intersections and businesses on, or around, which traffic is a barrier. Resulting reliance on driving creates bottlenecks into and out of the mall, and near popular destinations such as Target and In-N-Out. Some individuals identified lack of lighting in the Midvale Dr. and St. Francis neighborhood. Others named vehicle speeds along St. Francis Boulevard, Callan Boulevard and Wembley Drive as safety concerns. Many of the participants voiced the need for additional traffic calming measures on local streets.

Figure 4-7 Serramonte Farmer's Market Results Summary by Topic



Participant Input

Bicycle Challenges

Participants identified:

- General “behind the curve” conditions of bike facilities and resulting difficulty of bike access around Serramonte Center

Pedestrian Challenges

Participants identified:

- Dangerous conditions at intersection of Cerro Drive and Southgate Avenue
- Need for better sidewalks along Serramonte Boulevard and Junipero Serra Boulevard
- Need to repair “prepare to stop” signals on Westridge and Westmoor Avenues that are commonly out of service

Transit Challenges

Participants identified:

- Need for “bus linkage” between Serramonte Center and other retail destinations in Daly City
- Increased frequency of bus routes, especially SamTrans’ 110 and 120
- Need for a dedicated shuttle for seniors to shopping centers
- Preparation of bus/transit marketing and information materials in Cantonese
- Poor conditions of SamTrans Route 110 bus stops near Ranch 99 Market (250 Skyline Plaza)
- Lack of transit access for Belcrest neighborhood at Belcrest Avenue and Longview Drive

Safety Challenges

Participants identified:

- Unsafe conditions due to traffic bottlenecks at multiple Serramonte Center destinations, including and vehicle speeds on and around:
 - Target
 - Chick-fil-A
 - In-N-Out Burger
 - The Home Depot
- Unsafe conditions due to traffic bottlenecks on:
 - Callan Boulevard
 - Serramonte Boulevard
 - Saint Francis Boulevard
 - Gellert Boulevard
- Lack of adequate lighting in and around:
 - Residential areas west of Saint Francis Boulevard and south of Highway 35/Route 1 intersection
 - Ranch 99 Market
- Illegal dumping that contributes to sense of danger

February 8, 2022: Colma BART Station Free Speech Area

On February 8th, 2022, from 4:30 to 6:30 pm, team members facilitated a pop-up event in the “Free Speech Area” of the Colma BART station.

Participation

CBTP team members facilitated map exercises and/or discussions with eight BART riders and collected 12 comment cards, as shown in Figure 4-8.

Summary of Results

Not surprisingly, the majority of comments collected at the BART station were about gaps in station access and conditions at the station itself. For example, commenters cited bus frequency issues, specifically the SamTrans Routes 122 and 130. Others cited the need for improved pedestrian and bike facilities accessing the station (see Figure 4-9).



Figure 4-8 Colma BART Station Response Tally

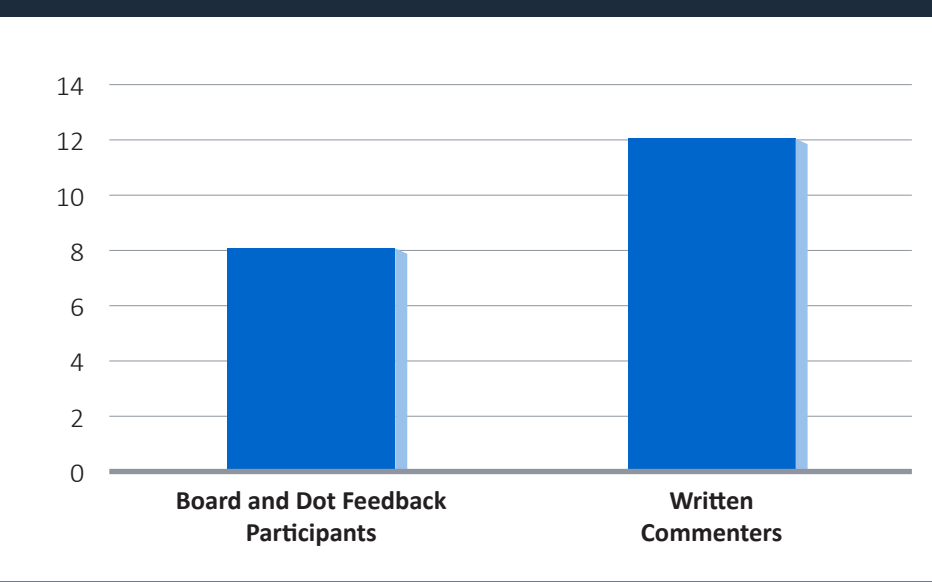
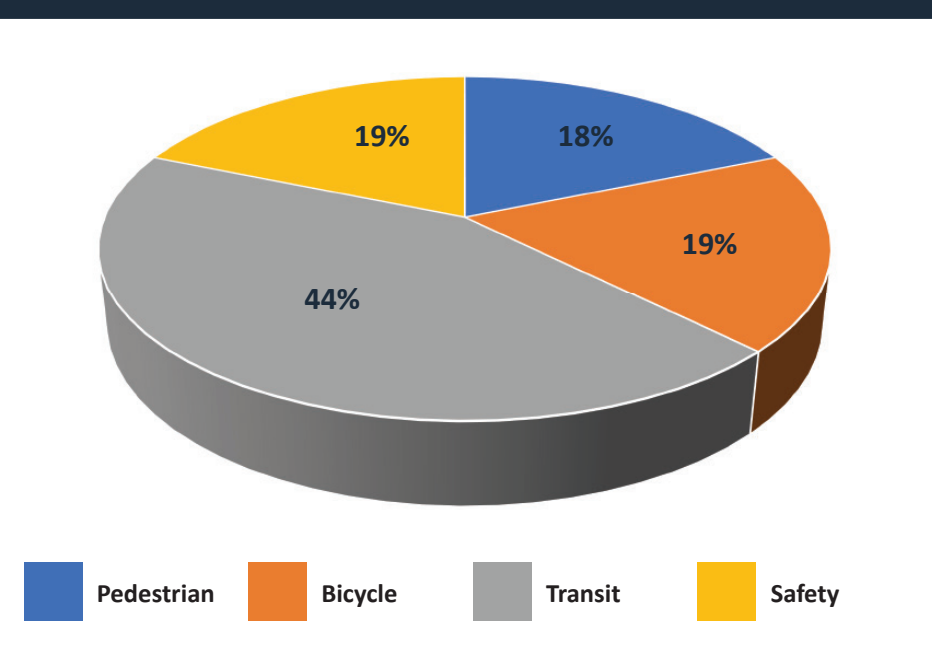


Figure 4-9 Colma BART Station Results Summary



“Please widen the sidewalks and enable more bike lanes so I can get to the Colma BART Station.” -BART rider at Colma Station

Participant Input

Bicycle Challenges

Participants identified:

- Need for bike lanes to and around the BART station
- Lack of protected bike lanes around Colma BART station and in Daly City as a whole

Pedestrian Challenges

Participants identified:

- Intersection at Mission Road/San Pedro Road/Market Street is complex and confusing

Transit Challenges

Participants identified:

- Lack of shelters on SamTrans Route 130 around the station
- The need for shorter commute hour headways on SamTrans Route 120
- New development projects in Daly City that will increase SamTrans ridership and need for increased BART route frequencies
- Insufficient transit connection from Colma BART to Serramonte Mall

Safety Challenges

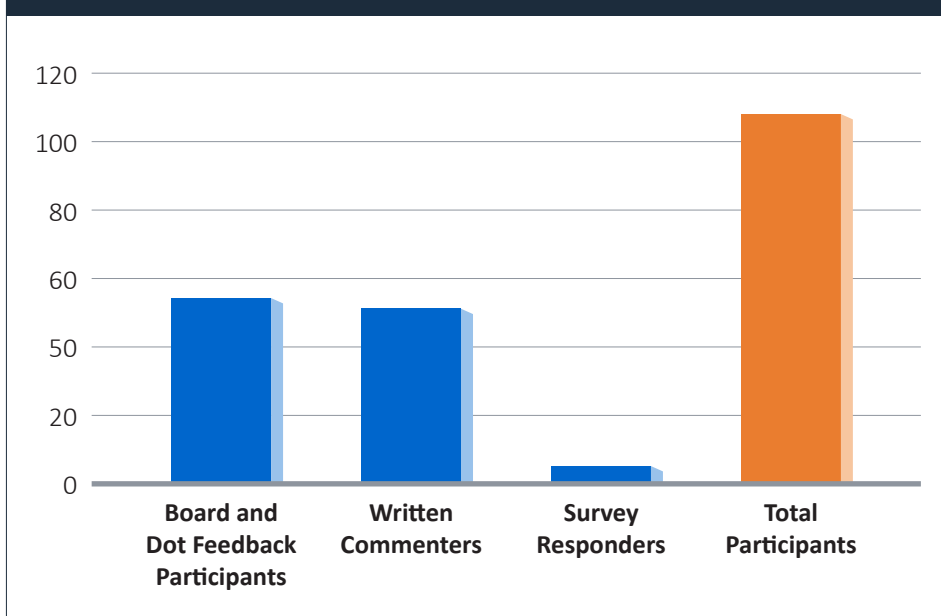
Participants identified:

- Colma Station can feel dirty and not well-maintained
- Bus bays at Colma are unsafe or poorly-lit at night

4.2.5 In-Person Feedback Summary

As shown in Figure 4-10, just over 100 individual comments were collected from EPC community members during the in-person CBTP outreach process. This does not include on-line transportation survey responders. The CBTP team collected over 50 narrative comments from community members and facilitated mapping techniques with an equivalent number of people.

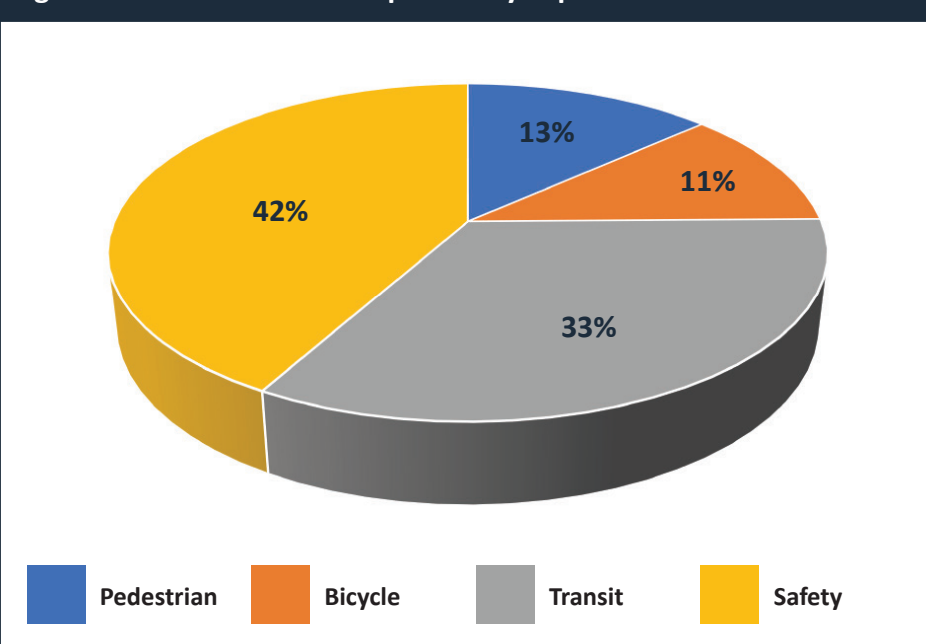
Figure 4-10 Total Participation Rates



As shown in Figure 4-11, participating members of EPCs in Daly City named transit- and safety- related issues as the most significant barriers to mobility. The rate of each among total input was about one-third. This may be partially attributed to the location of the EPCs and the location of the pop-up events. For example:

- The location of the northeast/Bayshore EPC is historically underserved by regional and intra-city transit options.
- Attendees of the Bayshore Block Party included parents of young children concerned about street and school safety.
- Attendees of the Bayshore Block Party included various school district representatives who highlighted the lack of transit connections between Bayshore Unified School Districts and Jefferson Union School District.
- Many Serramonte Farmer's Market attendees were senior citizens who identified neighborhood lighting, bus shelter safety and transit safety concerns.
- Participants at the Colma BART Station event were transit riders by default, and thus more likely to be familiar with other local transit options.

Figure 4-11 Total Rate of Responses by Topic



4.3 Digital Survey Results

Digital survey responders were a generally evenly-distributed age group from the 94015 and 94014 ZIP codes. About one-quarter were 19-29 years old, one-quarter 30-44 years old and nearly a third were over the age of sixty. As shown in Figure 4-12, responders primarily ride BART and SamTrans. Responders who selected the “Other” category identified systems such as SF Muni and corporate shuttles. Route design and delays were the most commonly cited barriers to transit mobility. The location and quality of bus stops were also identified (see Figure 4-13).

Examples of specific transit barriers and improvements directly suggested by responders include:

- Addition of feeder buses to/from SamTrans for households not on main SamTrans routes. Replacement of large-sized over-the-road coaches...with on-demand shuttle vans.

- Current SamTrans bus routes do not serve residential subdivisions- no first/last leg connection. If any, it is too far and too long of a wait. Prefer that current battleship-sized SamTrans buses are smaller (i.e.: shuttle) so they can penetrate each residential subdivision.
- Tener estaciones seguras con LUZ, bancas y paredes que protegen y que sean limpias ya que hay mucha neblina y viento en DC. Es súper difícil andar con bastón, bolsa, paraguas, suéter, chaqueta e impermeable...para ir al doctor o a la tienda. (Have safe stations with LIGHT, benches and walls that protect and are clean since there is a lot of fog and wind in DC. It is super difficult to walk with a cane, bag, umbrella, sweater, jacket and raincoat... to go to the doctor or to the store.)

Figure 4-12 Transit Systems Ridden by Survey Responders

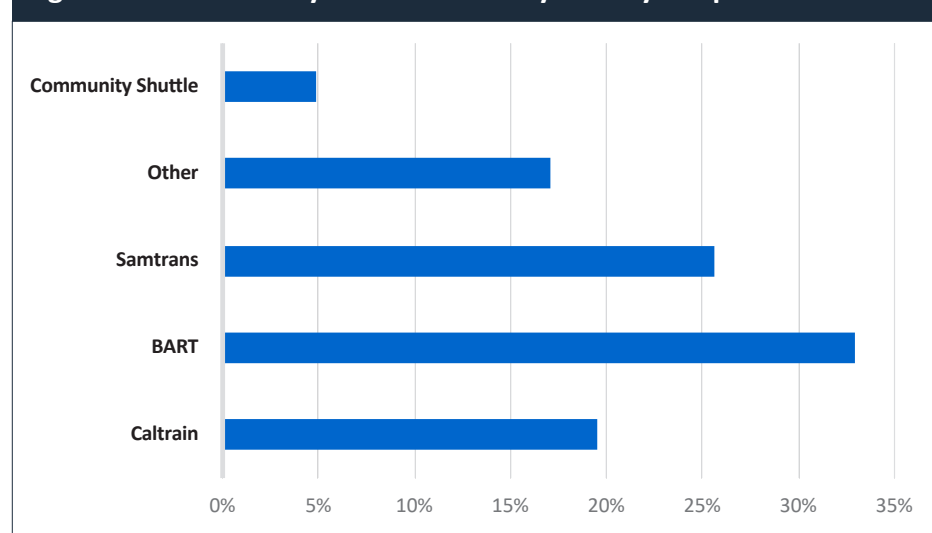
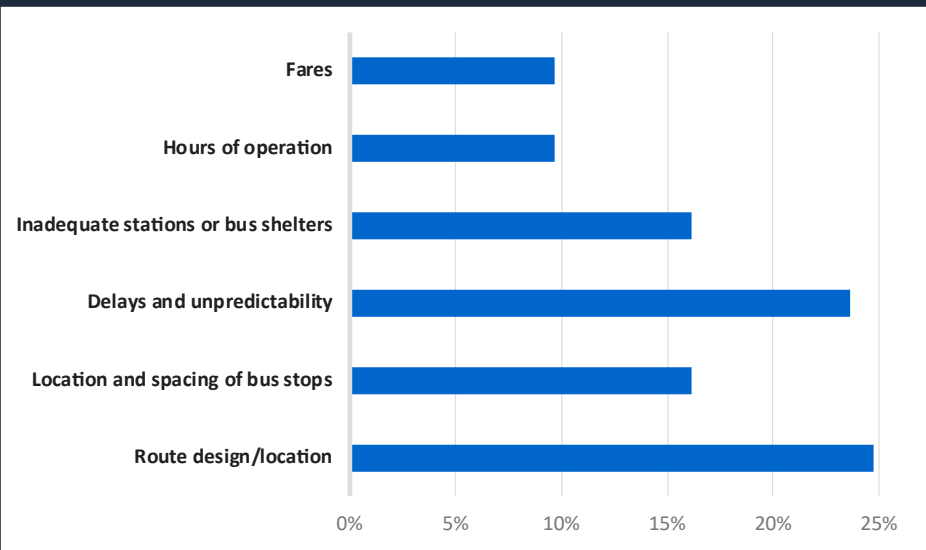


Figure 4-13 Impediments to Transit Mobility



Over 80 percent of responders stated they either “Never” or “Rarely” ride a bike. They highlighted “Lack of bike lanes” and “Dangerous streets or intersections” as the main bike-related problems they encounter (Figure 4-14).

Examples of specific bicycle-related improvements suggested by responders include:

- I’d love to ride a bike around town, such as to the BART station. However, there are no bike lanes on John Daly Blvd (west). I would not ride without protected bike lanes on that road.
- The bike lane is so small, so cars dominate the road. If the bike lane were wider and if there was a way to have a safer, more protected lane for bikes, that would be ideal.

On the other hand, walking was common among those surveyed. About 50 percent of responders stated they walk “Daily”, while 34 percent walk “On occasion.” As shown on Figure 4-15, poor lighting, poor sidewalk conditions and dangerous intersections were identified as the biggest barriers to pedestrian mobility.

Figure 4-14 Impediments to Bicycle Mobility

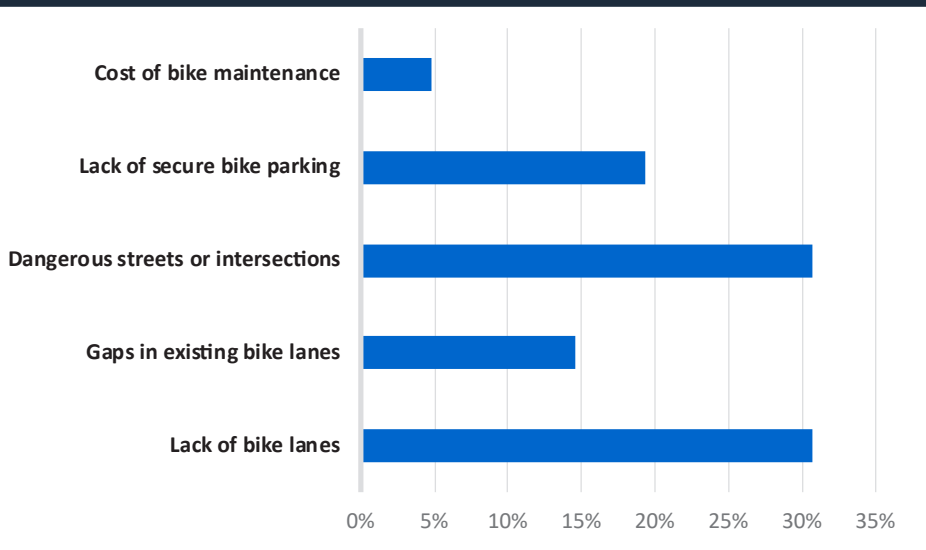
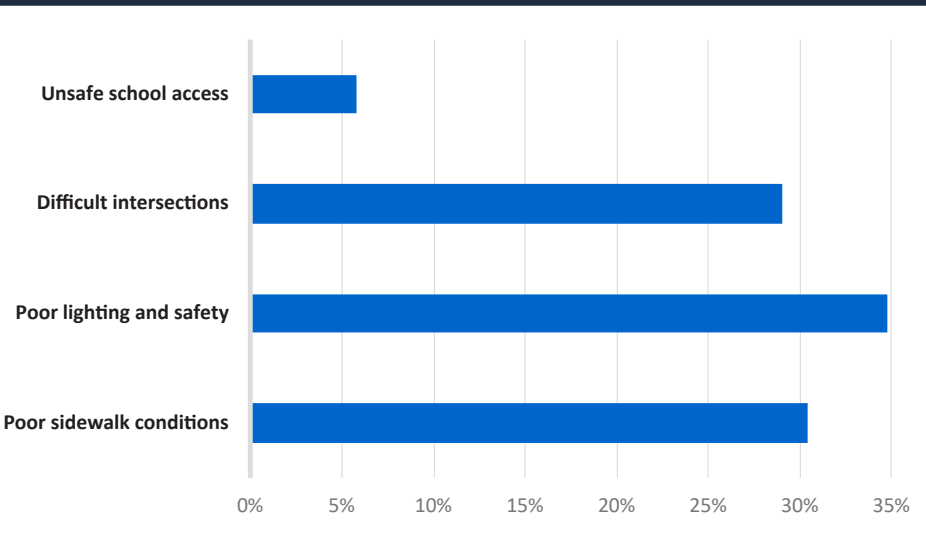


Figure 4-15 Impediments to Pedestrian Mobility



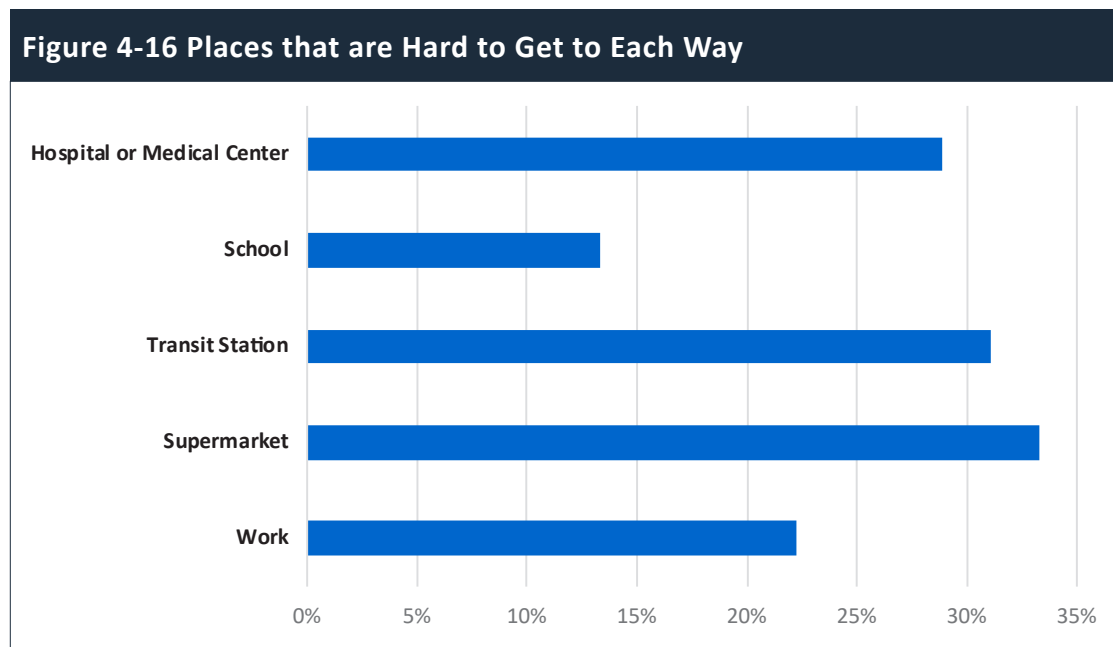
Examples of specific pedestrian improvements suggested by responders include:

- Several intersections around Mission Street, San Jose Ave, John Daly Blvd, and BART, are very difficult and/or scary for pedestrians. Some crosswalks have poor visibility at the corners. Some crosswalks require multiple light cycles to get all the way across. Several intersections have no crosswalk, and no convenient alternative, so pedestrians regularly attempt to walk through traffic to get across.
- Pedestrian improvements that are needed are when walking at sundown, it seems hard to see without good lighting.
- Outside of the residential areas, walking to the bank or groceries feels somewhat unsafe because the cars here like to drive quickly.

According to survey responders and shown in Figure 4-16, supermarkets, transit stations and medical facilities are considered “hard to get to” on a daily basis.

Responders were asked to identify specific hard-to-access places and describe improvements for improving access. Example answers include:

- Target, supermarket, school, clinic. It would be easier if there were safe walking conditions and bike lanes.
- [Access improvements needed to] Convenience stores etc. rather than Malls and hospitals. Can you imagine if SF buses only stopped at major dept stores and hospitals on Mission street?
- Junipero Serra Blvd is not continuous for pedestrians or bicyclists. Suggest connect[ing] DC Bart with Colma BART with Serramonte Shopping Center. **CREATE MORE BIKE ONLY / PEDESTRIAN ONLY ROUTES** [original boldface]. Is there a shortcut from DC BART to School St without crossing I-280? There is a cyclone fenced area on eastside of I-280 that can be made into a pedestrian walkway.
- [Community needs] multiple busses to the Bayshore [sic].



5. Methodology and Recommendations

This chapter identifies all recommended projects and plans for the Daly City CBTP. It outlines the evaluation criteria, evaluation methodology, and scoring approach used to identify and rank those recommendations. Potential funding sources, a key consideration in the evaluation process, are summarized.

5.1 Evaluation Criteria

The CBTP project team worked with the Advisory Group (AG) at a fourth meeting on April 14, 2022, to review four evaluation criteria deemed appropriate to rank projects by their ability to improve mobility. Criteria such as community benefit, degree of transportation improvement, current relevance, future technological challenges, usability and access, available funding, potential for cross-jurisdictional challenges, and ability to resolve mobility barriers were discussed.

Ultimately, the following four criteria were selected to score projects and plans:

1. Reflects Community Priorities
2. Increases Access
3. Is Financially Feasible
4. Ease of Implementation

5.1.1 Reflects Community priorities

This criterion is the degree to which a project or plan is consistent with the priorities and needs of residents, community stakeholders, and leaders in Equity Priority Communities (EPC). Projects were ranked highly under this criterion if they:

- Reflect a theme in the community feedback collected during the CBTP outreach process described in Chapter 4;
- Are consistent with community mobility challenges identified in past plans and studies and the existing conditions analysis prepared for this CBTP;
- Support transportation goals established in current plans and studies; and
- Are consistent with projects prioritized in the 2008 Bayshore CBTP, but not yet implemented.

5.1.2 Increases Access

This criterion is the potential of a project to improve access to key facilities and locations across the study area. As noted in Chapter 1, the current CBTP study area is loosely based on four discontinuous EPCs located across Daly City. Given the geographic scale and diversity of mobility gaps across the study area, projects with one of two benefits score highly under this criterion: those that would improve connectivity between systems and those that would facilitate mobility for groups challenged by limited options.

5.1.3 Is Financially Feasible

Cost and feasibility are important considerations for evaluating projects. This criterion considers more than the anticipated budget of a project, as one project may be more expensive than another but it may be eligible for a range of different funding sources, while the other project may be less expensive but does not fit into readily available funding categories.

MTC's CBTP guidelines are developed to ensure that mobility recommendations are the result of community input. Assessing the financial feasibility of projects is a tool to identify projects that are likely to find further support and move quickly to implementation. Projects were ranked under this criterion by estimates of hard costs, analyzing the potential for funding based on project type, and reviewing historical financial challenges.

One of the most significant considerations in this criterion was revenue loss to transit providers resulting from COVID-19, which have impacted the current flexibility of providers to fund new projects. Many transit recommendations in this plan are outside committed funding sources, while project outreach and research indicate high transit needs within the community. This increases the feasibility of projects that are aligned with existing plans and studies. This Plan assumes that future conditions will reposition the financial feasibility of transit projects and funding strategies for transit should continue to be developed.



Ranking projects under this criterion included reviewing potential funding sources for local and countywide mobility projects. These include:

- **Senate Bill 375.** California Senate Bill (SB) 375, passed in 2008, directs the California Air Resources Board (CARB) to set up regional targets for reducing greenhouse gas (GHG) emissions with regional Metropolitan Planning Organizations (MPOs). The GHG targets are implemented through the MPO's regional Sustainable Communities Strategies (SCS). Below are a list of funding and grants offered by MTC as part of their SCS in fulfillment of SB 375.
 - Lifeline Transportation Program. Funds offered by MTC for projects that are identified through a collaborative, inclusive, community-driven process, and that address transportation gaps and barriers identified in Community Based Transportation Plans or other local planning efforts in low-income neighborhoods.
 - One Bay Area Grant Program (OBAG) . These grants are awarded to transit-oriented development projects located in Priority Development Areas—areas targeted for compact growth identified in Plan Bay Area (MTC's SCS). Priority is given to cities and counties that have been proactive in creating more housing and who have accepted a proportionally higher allocation of housing units through the Regional Housing Needs Assessment (RHNA) process.

- Caltrans Active Transportation, Complete Streets, and Safe Routes to School Programs. Active Transportation grants fund transportation improvements that foster healthy activity, namely walking and biking. Complete Streets grants improve sidewalks and curbs that connect to important destinations. Safe Routes to School grants fund projects that provide safe walking and biking routes between neighborhoods and local schools.
- Bay Area Air Quality Management District (BAAQMD) Grants . BAAQMD offers a variety of funding sources for projects that reduce air pollution in the Bay Area, like their Carl Moyer Program, which provides grants to replace or upgrade heavy-duty diesel vehicles.
- **Caltrans Highway Safety Improvement Program (HSIP).** HSIP offers grants for local roadway infrastructure projects with demonstrated crash reduction potential, located in areas with high crash rates or at high risk of crashes.
- **FHWA Accelerating Safety Activities Program (ASAP).** Funds demonstration projects less than \$20,000 in FHWA Safety Focus states (CA is a bicycle and pedestrian focus state).
- **MTC Transportation Development Act Article 3 (TDA3) Local Transportation Fund.** Fifty-percent match for planning and education projects only: Bicycle and pedestrian design and construction; bicycle and pedestrian education programs; comprehensive bicycle and pedestrian plans.
- **Transportation for Livable Communities (TLC).** These funds are intended to support local efforts to achieve more compact, mixed-use development, and development that is pedestrian-friendly or linked into the overall transit system.
- **California Air Resources Board (CARB) Sustainable Transportation Equity Project (STEP).** This program launched in 2020 that funds transportation and planning projects that reduce GHG emissions in California.
- **Federal Transit Administration (FTA) Section 5310 - Enhanced Mobility of Seniors and People with Disabilities Program.** Funds projects that improve mobility for seniors and people with disabilities by identifying and removing barriers and improving transportation services like paratransit. This project is part of the FAST Act of 2015.

- **Highway Safety Improvement Program (HSIP) Grants.** Federal Highway Administration grants to fund projects that are meant to significantly reduce traffic fatalities on public roads. The HSIP program is a part of the 2015 FAST Act.
- **Regional Surface Transportation Block Grant.** Grants provided by the FTA to states and localities for different transportation projects, including highway improvements, bridge or tunnel projects on public roads, pedestrian and bicycle infrastructure, and transit capital projects.
- **Measure A Pedestrian and Bicycle Program.** San Mateo County Transportation Authority (SMCTA)-administered grants for new capital infrastructure based on readiness and need, effectiveness, policy consistency, sustainability, and funding leverage.
- **Measure W Pedestrian and Bicycle Program.** 2019 SMCTA-administered grants to fund local street repair, grade separations for Caltrain tracks that intersect local streets, expanded bicycle and pedestrian facilities, and improved transit connections.

5.1.4 Ease of Implementation

Numerous factors influence the ease or difficulty of initiating, completing, and putting a project into action. While a recommended project or program may align with community priorities, likely benefit many and appear a candidate for funding, assessing the challenges of implementation remains critical. Determining that the challenges of implementation of a single project are significant, facilitates the identification of other, more implementable projects that achieve the same benefits.

Factors used to assess the ease of implementation of recommendations include:

- Required cross-agency coordination (more than one agency involvement adds complexity and time to projects)
- Cross-jurisdictional physical footprint (multiple jurisdictions means more effort and time to be approved)
- Engineering complexity (cost and schedule implications arise from more complicated projects)
- Lack of technological “future proofing;” (the potential that a project will become obsolete due to new technologies).

5.2 Evaluation Process

As noted, the evaluation criteria outlined in Section 5.2 were developed in consultation with the AG and MTC and then applied to candidate projects. This was part of a larger evaluation process that included the following steps:

1. Developed lists of potential projects and plans directly from community members during the outreach process. Not all qualitative community feedback collected during the outreach process, including comment responses, map-based inputs, and written survey responses (see Appendix B), translated directly into the lists of recommended projects and plans in this CBTP.
2. Worked with the AG to develop the evaluation criteria outlined in Section 5.2.
3. Applied the four criteria to potential projects and plans, including:
 - Assessment of candidate projects against existing mobility plans to identify those supportive of relevant mobility goals or redundant with implemented projects.
 - Assessment of the feasibility of candidate projects in terms of required agency coordination, funding potential, and historic implementation challenges.
4. Distributed an initial version of the ranked recommended projects to the AG for review and revision.
5. Revised and finalized priority projects and plans based on comments of the AG.

5.2.1 Criteria Scoring Categories

Recommendations were scored one through five for each evaluation criterion. A score of one reflects the lowest potential for fulfillment of that category; five the highest. For all project and plans, the following score averages were calculated:

- **Average Score:** The average score of Criteria 1 through 4.
- **Area Need Score:** The average score of Criterion 1 (Reflects Community Priorities) and Criterion 2 (Increases Access)
- **Project Potential Score:** The average score of Criterion 3 (Financial Feasibility) and Criterion 4 (Ease of Implementation)

The four criteria were organized into the above two scores to improve the implementability of the CBTP as a whole. Identifying those recommendations with the highest and/or most immediate potential to get funded and built will support the grant selection, timing and planning processes. It will facilitate improved, more informed decision-making, and/or awareness of potential challenges in the future.

5.2.2 Implementation TimeFrame

Each of the following recommendations is assigned one the following three implementation timeframes based on community priority:

1. **Short Term (ST).** These recommendations are assumed to be implemented in one to three years.
2. **Medium Term (MT).** These recommendations are assumed to be implemented in three to eight years.
3. **Long Term (LT).** These recommendations are assumed to be implemented in eight or more years.

5.2.3 Project Types

After review of all proposed projects and programs, we found that recommendations fall within the following three types of projects and plans:

1. **Active Transportation.** These projects are generally new and improved bicycle and pedestrian facilities and micromobility programs. Examples include separated bike paths and cycle tracks, intersection signalization improvements, sidewalk audit and repair programs and bike storage at important destinations like transit hubs. Micromobility refers to the use of individual, lightweight vehicles, such as bikeshares and e-scooters, typically over short distances.
2. **Transit and Paratransit.** These projects may include new routes, expanding operating hours of certain lines, increasing transit line frequency, or improving transit stops with lighting, shelter, and seating.
3. **Safety.** Safety projects decrease danger and potential for harm for all residents EPCs. Examples of safety projects include improvements to school access and student safety, traffic calming on streets with high rates of pedestrians, neighborhood lighting improvements and poorly-secured transit facilities.

5.3 Recommended Projects and Plans

According to a CBTP program evaluation performed by MTC in 2022, overly-general CBTP recommendations developed without input from cities have historically faced implementation challenges.¹ The following section includes tables of all recommended projects and plans across the three categories for the Daly City CBTP study area. The recommendations generally reflect location-, route- or resource-specific barriers rather systemwide or topical improvements.

In each table, the average score, area need score and project potential score are shown for recommendations, as well as the estimated cost. All recommendations presented in this Plan are considered viable options that reflect community priorities.

5.3.1 Active Transportation Projects and Plans

Only about 17 percent of CBTP transportation survey responders ride a bike “On Occasion” or more often, while about 97 percent walk the same amount. The majority of the following 11 prioritized projects and plans, which are shown in descending order of average score, are pedestrian-oriented improvements along major thoroughfares and intersections. Protected bike and pedestrian facilities are also represented, which is consistent with the fact that survey responders’ identified “Lack of bike lanes” and “Dangerous streets and intersections” as the two most common barriers to getting around by bike. The projects in Table 5-1 were identified by the community, in current studies and during AG review and coordination. Funding for active transportation and multi-modal safety remains available in the wake of COVID-19 mobility changes.

¹ Metropolitan Transportation Commission and the Association of Bay Area Governments, Community-Based Transportation. Planning (CBTP) Program Evaluation, April 8, 2022.

Table 5-1 Recommended Active Transportation Projects and Plans

Recommendation	Average Score	Area Need Score	Project Potential Score	Estimated Cost	Implementation Timeframe	Responsible Agency
Study potential alternatives for high-visibility crosswalks at the intersection of Serramonte Boulevard and Highway 1 ramps.	4.25	4.5	4	\$30,000	ST	Daly City
Improve Daly City BART Station access for pedestrians travelling eastbound on John Daly Boulevard with improved markings, signalization and directional signage at the intersection of John Daly Boulevard and Niantic Avenue, consistent with <i>2020 City of Daly City Pedestrian and Bicycle Master Plan</i> .	4	4.5	3.5	\$1M	ST	Daly City and BART
Create a more pedestrian-safe Geneva Avenue: Install crosswalks with curb extensions at Allan St and Talbert Street	3.75	4	3.5	\$65,000	ST	Daly City
Install Class IV bikeway on State Route 82 in unincorporated Colma, per <i>Unincorporated San Mateo County Active Transportation Plan</i> .	3.5	5	2	\$8M to \$24M	MT	San Mateo County
Install signage and pavement markings to better designate existing Class II bike lanes on Geneva Avenue between Santos Street and Bayshore Boulevard.	3.5	3	4	\$35,000	ST	Daly City
Improve the intersection of Mission Street / E. Market Street / San Pedro Road with a pedestrian island and high-visibility or "3D" crosswalks.	3.5	3.5	3.5	\$38,000	ST	Caltrans/ Daly City
Study bicycle and pedestrian network conditions and conflicts within ½ mile of the Daly City and Colma BART Stations. Include recommendations for active transportation network improvements, infrastructure projects and micromobility programs designed to increase bike/ped safety and close "first-mile-last-mile" gaps.	3.5	4	3	\$275,000	ST	C/CAG, SMC Transportation Agency
Perform a feasibility study of a ped/bike pathway from the terminus of Reiner Street in unincorporated Colma to the Colma BART station, on unimproved land beyond the soundwall adjacent to the Station.	3.5	4	3	\$275,000	ST	San Mateo County, Daly City, BART
Develop a micromobility implementation guidebook for local jurisdictions to support efficient roll-out of bikeshare, e-scooter and other micromobility programs. The guidebook should include a framework for: - Engaging community members to get input on preferred micromobility programs. - Identifying type(s) of micromobility program(s) for maximum community benefit. - Locating micromobility vehicle access and parking areas. - Designing safe and accessible micromobility routes that close "first-mile-last-mile" transit gaps. - Contracting with third party vendors.	3.5	3.5	3.5	\$325,000	ST	C/CAG
Improve access to electronic bikes via equity programs for both shared e-bikes and individually owned e-bikes.	3.5	3.5	3.5	\$50,000 to \$500,000	MT	C/CAG, San Mateo County Daly City
Study the repurposing of Hillside Boulevard in Unincorporated Colma into a Class IV bikeway.	3.25	3.5	3	\$275,000	MT	San Mateo County
Increase number of bike lockers at Colma BART station from eight to 20, consistent with Daly City BART Station.	3.25	2.5	4	\$30,000	LT	BART
Study the development of a Class IV bikeway (per <i>Unincorporated San Mateo County Active Transportation Plan</i>) and series of safer pedestrian crossings on Hillside Blvd. in Unincorporated Colma	3.25	2.5	4	\$75,000	LT	San Mateo County, Daly City
Install Class III bike route on Mission Street from Westake Avenue to San Pedro Road, per <i>2020 City of Daly City Pedestrian and Bicycle Master Plan</i> .	3	3.5	2.5	\$1.2M	LT	Caltrans



5.3.2 Transit and Paratransit Projects and Plans

Equity Priority Communities have remained disproportionately reliant on transit service, as compared to other communities, during the pandemic. While station entries across the BART system dropped 87 percent from September 2019 to September 2020, drops were uneven from station to station. Ridership at Orinda Station, where 72 percent of the population is white, saw a 94 percent drop in ridership. In comparison, Colma Station, located where 36 percent of the population is Black or Latinx, saw an 86 percent drop in year over year ridership.²

Accessible public transit remains a mobility backbone for EPC communities. This was borne out in the Daly City outreach process, during which low-income, youth and elderly residents identified area-wide and route-specific gaps, improved information campaigns and bus stop upgrades as needed community improvements.

² Bay Area Council Economic Institute, September 2020, *Economic Profile 2020: Housing and Transportation in a Post-Pandemic Bay Area*, <http://www.bayareaeconomy.org/report/housing-and-transportation-in-a-post-pandemic-bay-area/>, accessed November 9, 2020.

Both SamTrans and BART were implementing major improvement plans in 2022, including BART's Measure RR rebuilding program and the June adoption of final new *Reimagine SamTrans* projects by the SamTrans' Board of Directors. It should be noted that the following route changes identified in the CBTP process have not been included in the following list of recommendations because they have been adopted as separate *Reimagine SamTrans* projects:

- Increase weekday and weekend frequencies of SamTrans Route 110.
 - *Reimagine SamTrans* Route 110 Alternative 1: Increase frequency of Route 110 to 30-minute headways on weekdays and weekends.
- Increase weekday, weekend and evening frequencies of SamTrans Route 120.
 - *Reimagine SamTrans* Route 120 Alternative 1: Increasing frequency of Route 120 to 10-minute headways between 2 p.m. and 4 p.m.; 15-minute headways on weekdays and weekends; and double evening service levels seven days a week
- Improve routing and speed of SamTrans Route 121 from Daly City BART Station
 - *Reimagine SamTrans* Route 121 Alternative 1: Reduce route duplication with Routes 130 and 122 and reduce travel times between Daly City BART and Seton Medical Center and Skyline College.

The 10 projects and plans in Table 5-2 are listed in descending order of average score. The recommendations indicate community preference for increased cross-town and San Francisco-based bus routes, the desire for a more robust program of transit options in Bayshore, and improved bus shelters near popular shopping and resources. The projects were identified by the community, in current studies and during AG review and coordination.

Table 5-2 Recommended Transit and Paratransit Projects and Plans

Recommendation	Average Score	Area Need Score	Project Potential Score	Estimated Cost	Implementation Timeframe	Responsible Agency
Broaden multi-lingual information and awareness campaign of Clipper START program to include transit stops, stations and high-activity destinations in Equity Priority Communities.	4.25	3.5	5	\$75,000	ST	MTC
Add NACTO and ADA compliant bus shelters at the following stops of the following SamTrans route to improve access to neighborhood supermarket: Route 110 bus stop at Southgate Ave and Westmoor Avenue, near Ranch 99 Market at 250 Skyline Plaza, Daly City, CA 94015	4	4	4	\$20,000 to \$30,000 per stop	ST	SamTrans, Daly City
Add NACTO and ADA compliant bus shelters at the following stops of the following SamTrans route to improve access to neighborhood supermarket: Route 122 bus stop at Callan Street and King Drive, near Manilla Oriental Market at 950 King Drive Suite 112, Daly City, CA 94015	4	4	4	\$20,000 to \$30,000 per stop	ST	SamTrans, Daly City
Add NACTO and ADA compliant bus shelters at the following stops of the following SamTrans route to improve access to neighborhood supermarket: Route 130 bus stops on Hillsdale Boulevard between Gambetta Street and Bismark Street, near Mission Plaza at 6843 Mission St, Daly City, CA 94014	4	4	4	\$20,000 to \$30,000 per stop	ST	SamTrans, Daly City
Add NACTO and ADA compliant bus shelters at the following stops of the following SamTrans route to improve access to neighborhood supermarket: Route ECR bus stops at Mission Street/Eastlake Avenue and Mission Street/Parkview Avenue, near Mid-City Market at 6718 Mission St, Daly City, CA 94014	4	4	4	\$20,000 to \$30,000 per stop	ST	SamTrans, Daly City
Implement a 2022 San Mateo County Paratransit Rider's Guide "How-to Tour." Introduce tour-goers at senior centers, medical facilities and social service organizations to the basics of paratransit eligibility, sign-up, routing and ride process.	3.75	4	3	\$70,000 to \$120,000	MT	San Mateo County, SamTrans, Daly City
Develop implementation strategies for equity mobility programs that encourage mode shift, such as the 2021 101 Express Lanes Community Benefits Program.	3.75	4	3	\$20,000 to \$35,000	MT	C/CAG, San Mateo County, Daly City
Increase the frequency of the City of Daly City's Bayshore Shuttle to include limited weekend service.	3.75	5	2.5	\$600,000 to \$1M annually	MT	Daly City
Install NACTO and ADA compliant bus stops along SamTrans Route 130.	3.75	3	4.5	\$20,000 to \$30,000 per stop	MT	SamTrans
Program a new Guadalupe Canyon Pkwy SamTrans route connecting Bayshore and Serramonte.	3.5	4	2.5	\$1.5M to \$3M start-up	LT	SamTrans

5.3.3 Safety Projects and Plans

The five projects and plans in Table 5-3 are listed in descending order of average score. These projects do not include non-schools related pedestrian or bicycle safety improvements, which are categorized as Active Transportation projects. Most of the recommendations are the result of community feedback collected from families and various school district volunteers at the Bayshore Block Party. The “overflow” impact of racing events held at the Cow Palace on the safety of surrounding roads was a common topic. A review of the Porsche Club of America website showed that four racing events were scheduled in the Cow Palace parking lot from April to August of 2022.³

Return to in-school learning following pandemic-related school closures during the entire 2020-21 school year, and part of the 2021-22 school year, refocused communities on school safety. Discussions with representatives from Bayshore Unified School District and Jefferson Unified School District highlighted the need for improve safety infrastructure at several school in the CBTP study area. Moreover, about 15 percent of survey responders identified schools as a “place that is hard to get to each day.”

5.4 Evaluation and Monitoring

This CBTP update contains a diverse list of recommended projects, including capital improvements, programmatic studies, and informational campaigns. Each of these is associated with a unique set of funding challenges and opportunities. The manner in which the projects are integrated into local programming also differs, whether via inclusion in a Capital Improvement Program (CIP) or adoption as local policy. Limited staff resources and multijurisdictional coordination are historic challenges to CBTP progress across the project spectrum.

Implementation of this Plan will require ongoing commitment by Daly City and partner agencies to move recommendations forward. Success will also depend on the ability of C/CAG to regularly monitor CBTP progress, maintain a record of project milestones, and offer support to responsible agencies.

In order to facilitate monitoring by C/CAG, this CBTP contains an Annual CBTP Tracking Checklist (Appendix A) to be completed by Daly City each year (beginning with adoption date of the CBTP) and submitted to C/CAG. The Checklist will help:

- Facilitate communication between Daly City and C/CAG.
- Document individual project progress.
- Tally all “In Progress” CBTP projects.
- Evaluate overall CBTP implementation.

As shown in Appendix A, the Checklist begins with a summary of total recommendations in the CBTP. It allows staff to list all CBTP projects for which one or more milestones have been reached, “check” the category of each milestone, and briefly describe and date the milestone. The three categories of milestones are:

- 1. Funding:** Examples of these milestones include grant submissions, receipt or allocation of funds, completion of detailed expenditure plans and others.
- 2. Local Adoption/Programming.** Examples of these milestones include the addition of project(s) into a Capital Improvement Plan (CIP) or budgetary document, formalization of a project as policy or action in a local planning document and others.
- 3. Implementation.** These are milestones representative of upcoming or ongoing use of project funds, such as RFP release; execution of outside contracts; and project kick-off, internal milestones and completion.

The Checklist closes with a tally of the total number of projects tracked for the year.

³ Porsche Club of America website, Autocross, <https://pca-ggr.org/autocross/>, accessed August 12, 2022.

Table 5-3 Recommended Safety Projects and Plans

Recommendation	Average Score	Area Need Score	Project Potential Score	Estimated Cost	Implementation Timeframe	Responsible Agency
Install curb extensions at intersections on community-identified informal “racetracks” on the following Bayshore neighborhood rights-of-way: • Entire length of Otilia Street • Entire length of Partridge Street • Accacia Street from Geneva Avenue to Bay Ridge Drive	4.25	4.5	4	\$1.5M to \$2M	ST	Daly City
Implement Safe Routes to School infrastructure, including traffic calming techniques such as lane narrowing, bulb-outs, and rapid flashing beacons at: • Bayshore Elementary School • Thornton High School • Daniel Webster Elementary • Westlake Elementary School • Jefferson High School	3.75	4	3.5	\$300,000 to \$600,000 per school	ST	Daly City, Bayshore Elementary Unified School District, Jefferson Elementary School District, Jefferson Union High School District
Execute a Memorandum of Understanding (MOU) between Daly City leadership and Cow Palace Board of Directors (State of California Department of Food and Agriculture’s division of Fairs and Expositions) to develop a community-sensitive event scheduling and safety campaign.	3.25	3.5	3	\$15,000	MT	Daly City, State of California
Improve lighting at loading areas, bus bays and areas between the station footprint and loading area and bus bays, at Colma BART Station.	3	2.5	3.5	\$400,000 to \$700,000	MT	BART

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A P P E N D I X A

A N N U A L C B T P T R A C K I N G
C H E C K L I S T

Daly City CBTP Annual Tracking Checklist

CBTP Adoption Date:

Number of Active Transportation Projects:	14	Tracking Start Date:
Number of Transit and Paratransit Projects:	10	
Number of Safety Projects:	4	Tracking End Date:
Total Number of Recommended Projects:	28	

Project Milestones

Project Name (Projects may be repeated to accommodate multiple milestones)	Category (Check 1 for each row)			Milestone Description and Date
	Funding	Local Adoption/ Programming	Implementation	

Total Projects Currently Tracked:

A P P E N D I X B

C O M M U N I T Y N E E D S A S S E S S M E N T

Daly City CBTP Community Needs Assessment

INTRODUCTION

This report documents existing demographic and transportation conditions in transportation-challenged communities in and near Daly City. The information will inform the Daly City Community-Based Transportation Plan (CBTP) to be prepared by the San Mateo City/County Council of Governments (C/CAG).

CBTPS AND THE LIFELINE TRANSPORTATION PROGRAM

In 2001, the Metropolitan Transportation Commission (MTC) concluded that community-oriented planning was required to address the travel needs of residents in low-income Bay Area neighborhoods. MTC implemented two complimentary programs designed to allocate funding for transportation improvement projects based on intensive outreach to low-income communities.

The goal of the CBTP program is to improve mobility in “Communities of Concern” (COC). These are neighborhoods defined by a series of census tract-level factors that increase susceptibility to transportation access gaps. These factors include high rates of minorities, low-income residents, seniors, and lack of car ownership. Per MTC guidelines, CBTPs require a diverse outreach plan to multiple community stakeholders, as well as ongoing coordination with local advisory committees.

CBTPs facilitate the identification of projects that are eligible for funding under the Lifeline Transportation Program (LTP). The LTP was designed to fund projects that result in improved mobility for low-income and other challenged communities. Per its 2018 guidelines, projects that are eligible for funding by the LTP must:

- Be developed through an inclusive planning process that engages a broad range of stakeholders.
- Improve a range of transportation choices by adding new or expanded services.
- Address transportation gaps and/or barriers identified in CBTPs or other substantive local planning efforts involving focused outreach to low-income populations.

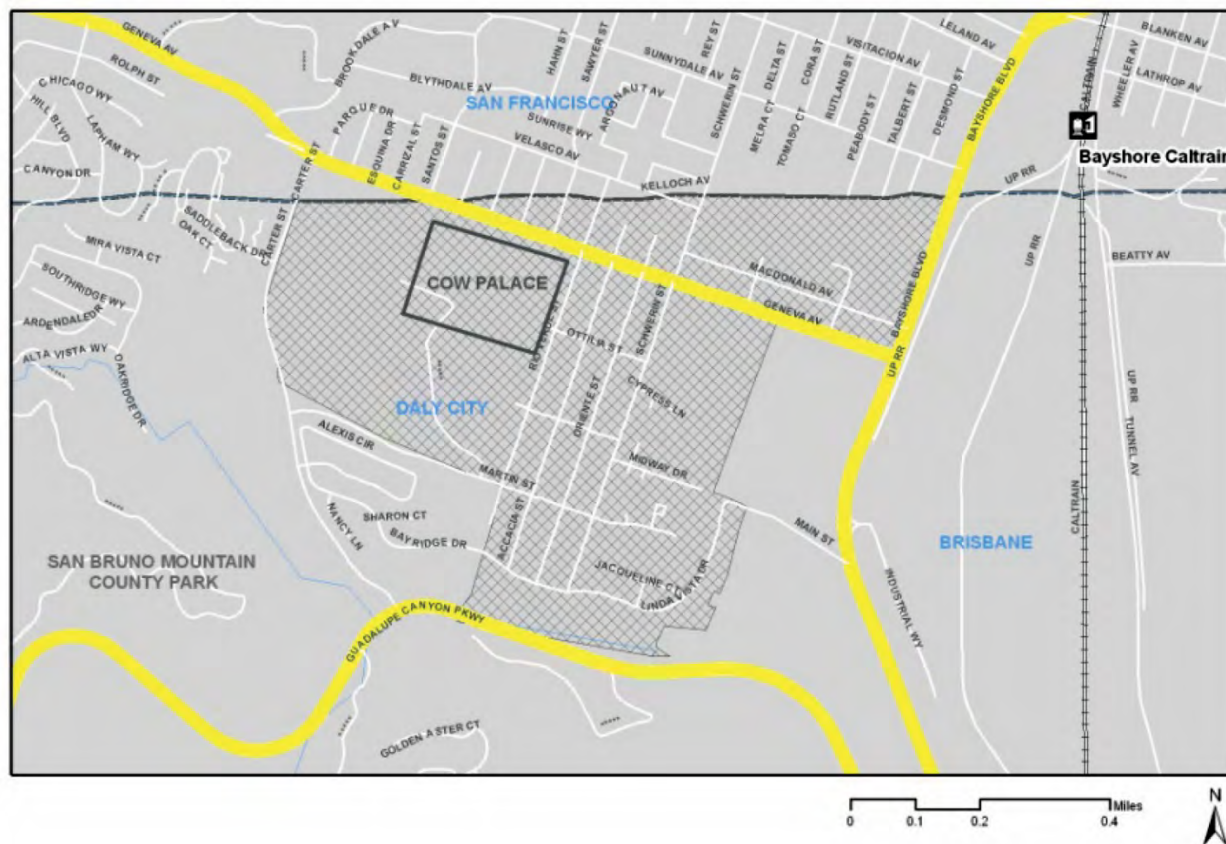
The Daly City CBTP will include a series of project and program recommendations developed according to the program outreach guidelines, and consistent with the funding requirements established in the LTP.

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2008 BAYSHORE CBTP

The most recent CBTP for the Daly City area was adopted in 2008. The *2008 Bayshore CBTP* included a study area comprised of a single census tract in northeast Daly City. The northern boundary of the study area shares the northern boundary of San Mateo County line, as shown in Figure 1.

Figure 1 2008 Bayshore CBTP Study Area



The *2008 Bayshore CBTP* recommended a series of operations-based and capital programs for improved mobility in the community. The degree to which these recommendations have been implemented and the resulting lessons learned for the current CBTP are discussed in the 2008 CBTP Implementation Status section at the end of this document.

Significant changes in demographics, land use and transit options have occurred in the last 11 years, prompting initiation of the current Daly City CBTP and revised Study Area.

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CURRENT DALY CITY CBTP STUDY AREA

The Daly City CBTP study area (herein referred to as “study area”) is delineated by the red dashed line in Figure 2. The study area has been determined by the location of four separate COCs distributed across Daly City. These COCs, each a single census tract, include:

- **Northwest COC.** This COC is located just south of John Daly Boulevard, at the intersection of Interstate 280. It partially surrounds the Lake Merced Golf Club to the north and west.
- **Northeast COC.** This census tract is in the Bayshore neighborhood of Daly City. It comprised the 2008 Bayshore CBTP study area. It is in the eastern portion of the City and, as shown in Figure 2, shares its northern boundary with San Francisco County.
- **Central COC.** This tract is located immediately east of Interstate 280. Mission Street and East Market Street intersect here, and the Colma BART Station is also located within the tract. This is the only COC that includes an unincorporated area of San Mateo County.
- **Southern COC.** As evident in Figure 2, this tract includes the area North of Hwy 1 and east of St. Francis Boulevard, as well as a larger area southeast of the intersection of Hwy 1 and Skyline Boulevard/SR 35.

The demographic information in this report reflects conditions within the four COC census tracts, not the entire study area. This is consistent with the CBTP guidelines. However, the community focus, reliance on outreach, and potential transportation solutions that result from the CBTP will not be limited to these isolated census tracts. Broader focus on the study area shown in Figure 2 will facilitate the development of projects and plans that provide connectivity, fill transit gaps and include full communities.

DEMOGRAPHIC CHARACTERISTICS

This demographic profile compares census tract data from previous and current U.S. Census and American Community Survey 5-year estimates (2006-2010 and 2013-2017) to show trends since the last CBTP. In addition, future projections are provided from the 2017 Regional Transportation Plan (RTP), which MTC published in July 2017. Also known as Plan Bay Area (PBA) 2040, this RTP contains forecasts for population, housing, and employment for the horizon year of 2040. For purposes of this analysis, data shown for the study area is limited to the census tracts that make up the COCs shown in Figure 2.

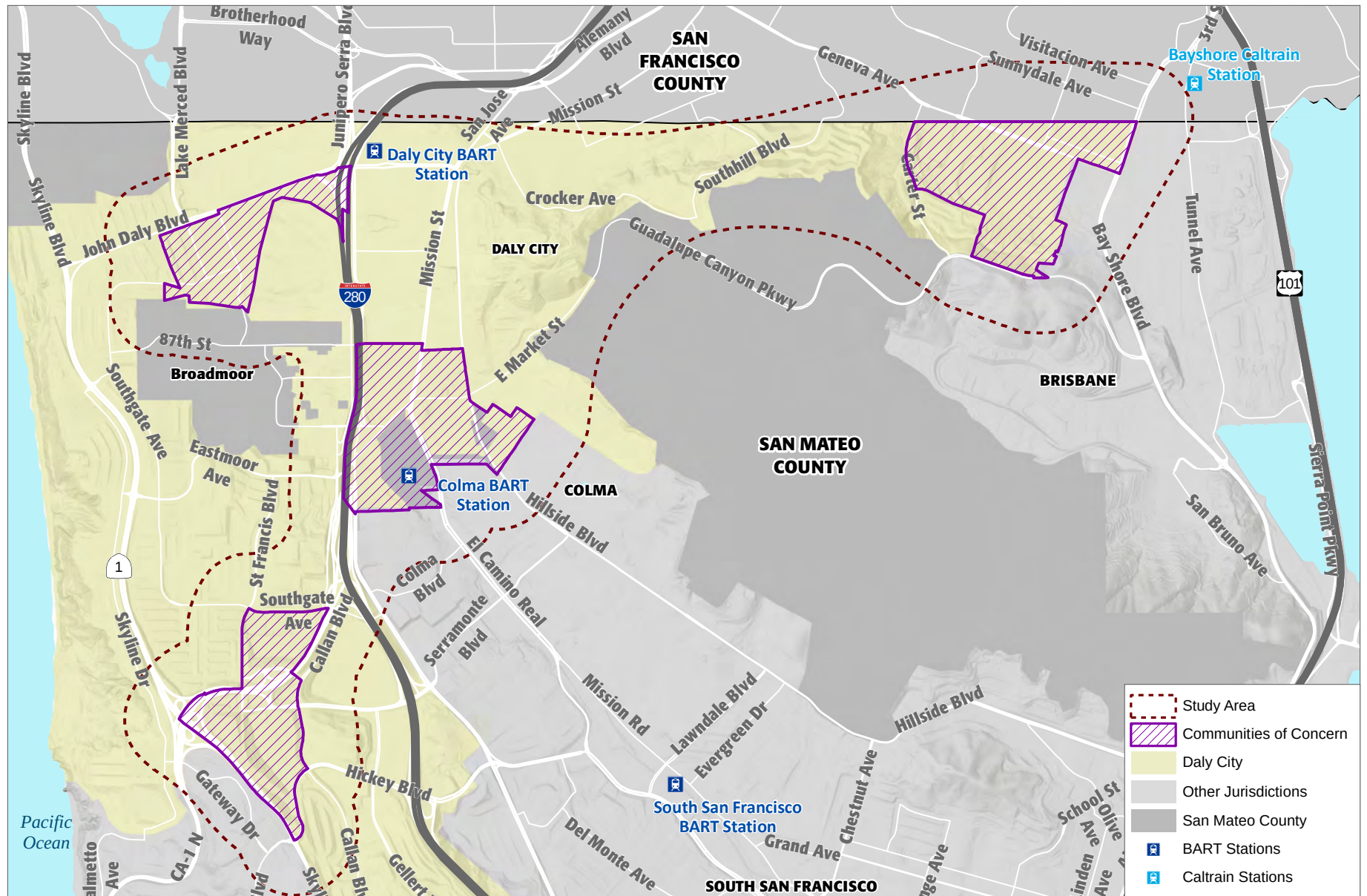
TOTAL POPULATION AND HOUSEHOLD SIZE

According to the 2013-2017 ACS 5-year estimates, the population of the study area in 2017 was approximately 25,533, having grown 8 percent from 2010, when the population was 23,653. This growth rate is similar to growth experienced over the past seven years in San Mateo County overall, where the population grew about 9 percent during the same time period, from 704,327 to 767,450 residents. The population of the study area is predicted to increase 25 percent through 2040, to 31,855 residents. This is slightly higher than the county, which is expected to grow by 19 percent from 2017 to 2040, to a population of 916,590.

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Source: Metropolitan Transportation Commission, 2018; PlaceWorks 2019.



PLACEWORKS

Figure 2
CBTP Study Area

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Average household size in the study area in 2017 was 3.17 persons, which is about 9 percent larger than San Mateo County overall, at 2.88 persons. This statistic has shown to be relatively stable in the study area, having decreased less than 1 percent since 2010. Average household size has increased 5 percent in San Mateo County during the same timeframe, from 2.72 persons in 2010. By 2040, household size in the study area is expected to 3.36 people per household and will be 18 percent higher than the rest of the county, which is projected to remain stable at 2.84 persons people per household.

RACE AND ETHNICITY

The study area contains higher percentages of Asian, Hispanic or Latino, and Black or African American, residents compared to San Mateo County, while having approximately a quarter of the percentage of white residents compared to the County (Table 1). According to 2013–2017 ACS 5-year estimates, 10 percent of study area residents were white non-Hispanic or Latino compared to 40 percent countywide. The Black or African American population is approximately 5 percent, compared to 2 percent countywide. 30 percent of the study area population is Hispanic or Latino compared to approximately 25 percent in the County.

Table 1: Race and Ethnicity

Race Category	2017 ACS % of Population	
	Study Area	San Mateo County
White	10%	40%
Black or African American	5%	2%
American Indian or Alaska Native	0%	<1%
Asian	51%	27%
Native Hawaiian or Other Pacific Islander	2%	1%
Other	<1%	<1%
Two or More Races	2%	4%
Hispanic or Latino	30%	25%
Total	100%	100%

Source: US Census 2013-2017 American Community Survey (ACS) 5-year estimates.

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AGE DISTRIBUTION

Seniors

According to 2013-2017 American Community Survey (ACS) 5-year estimates and shown in Figure 3, the senior population (65 years of age and older) in the study area is at least 11 percent of the area's total population in all four separate COCs. The northeast and southern COCs both have a higher percentage of seniors, constituting between 13 to 18 percent of the area's total population. The study area-wide rate of seniors is significantly lower than that of San Mateo County, where 15 percent of the total population is 65 and older.

Youth

The average population of residents under 18 years of age across the four COCs is about 20 percent. As shown in Figure 4, the COCs have varying rates of young people. The central COC, containing the Colma BART station, has the highest percentage of youth with approximately 25 to 28 percent of the population under 18 years of age. In comparison, the COC located in the northwest portion of the study area, adjacent Lake Merced Golf Club, has a youth population of about half that, comprising approximately 11 to 16 percent of the total population. The other two COCs have relatively moderate populations under 18 years of age, each with approximately 17 to 20 percent youth. The average rate of young people in the CBTP study area is close to that of San Mateo County, where 21 percent of the total population is under 18 years old.

DISABLED POPULATIONS

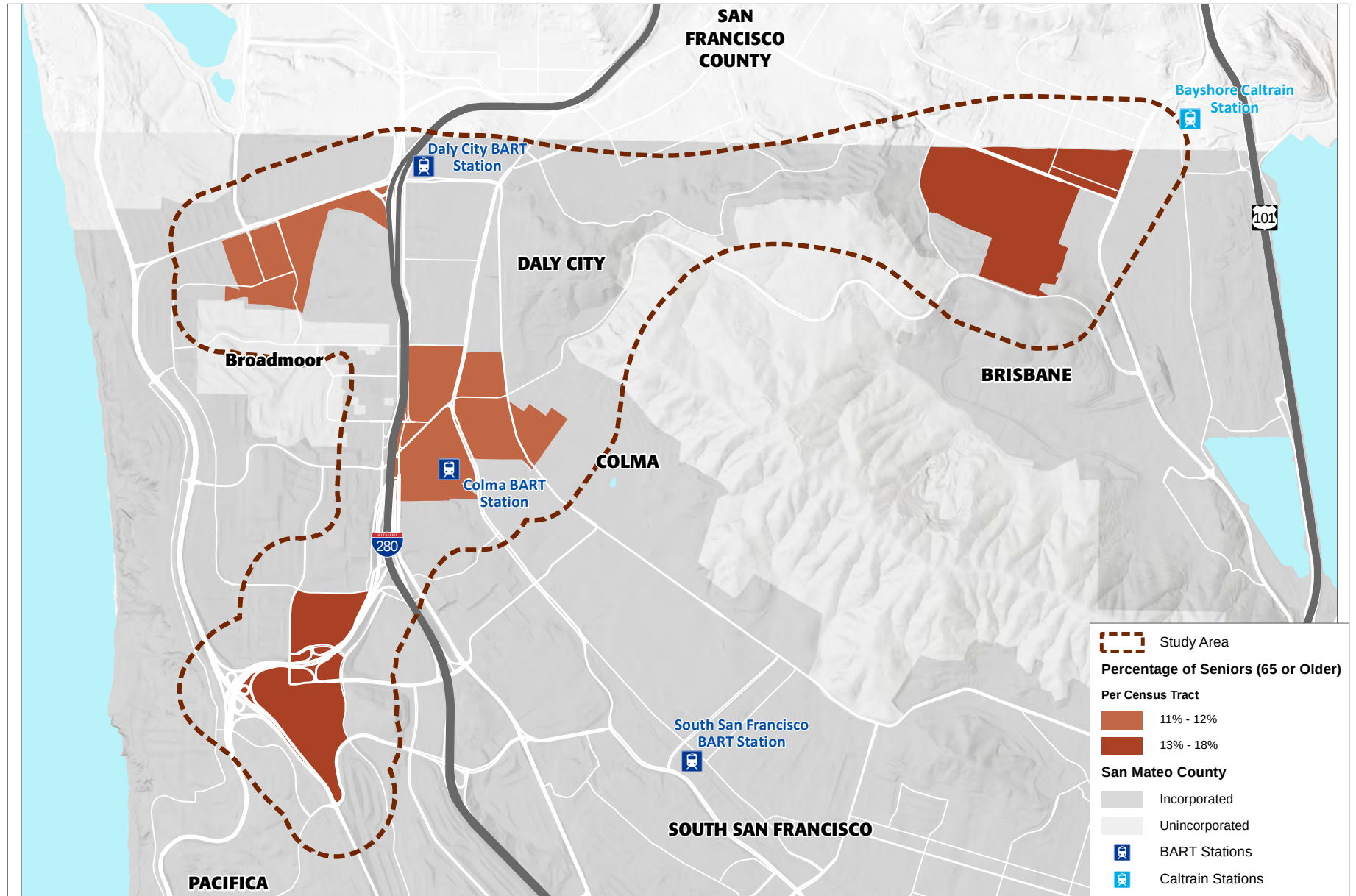
Percent disabled population is one of seven tract-level variables that, when paired with a high rate of low-income households, may factor into the establishment of a COC, per MTC guidelines. The following discussion includes rates of both physical disabilities as well as sensory disabilities such as visual and hearing impairment.

Physical Disability

As shown in Figure 5, the rate of individuals with physical disabilities, defined as those that restrict full motor capacity, is largely consistent across the study area. In three of the four COCs, about 8 to 9 percent of individuals are restricted by a physical disability. That number is slightly less in the southern census tract, where the rate is 6 to 7 percent.

The rate of physical disabilities countywide, at about 5 percent, is less than all COCs in the study area.

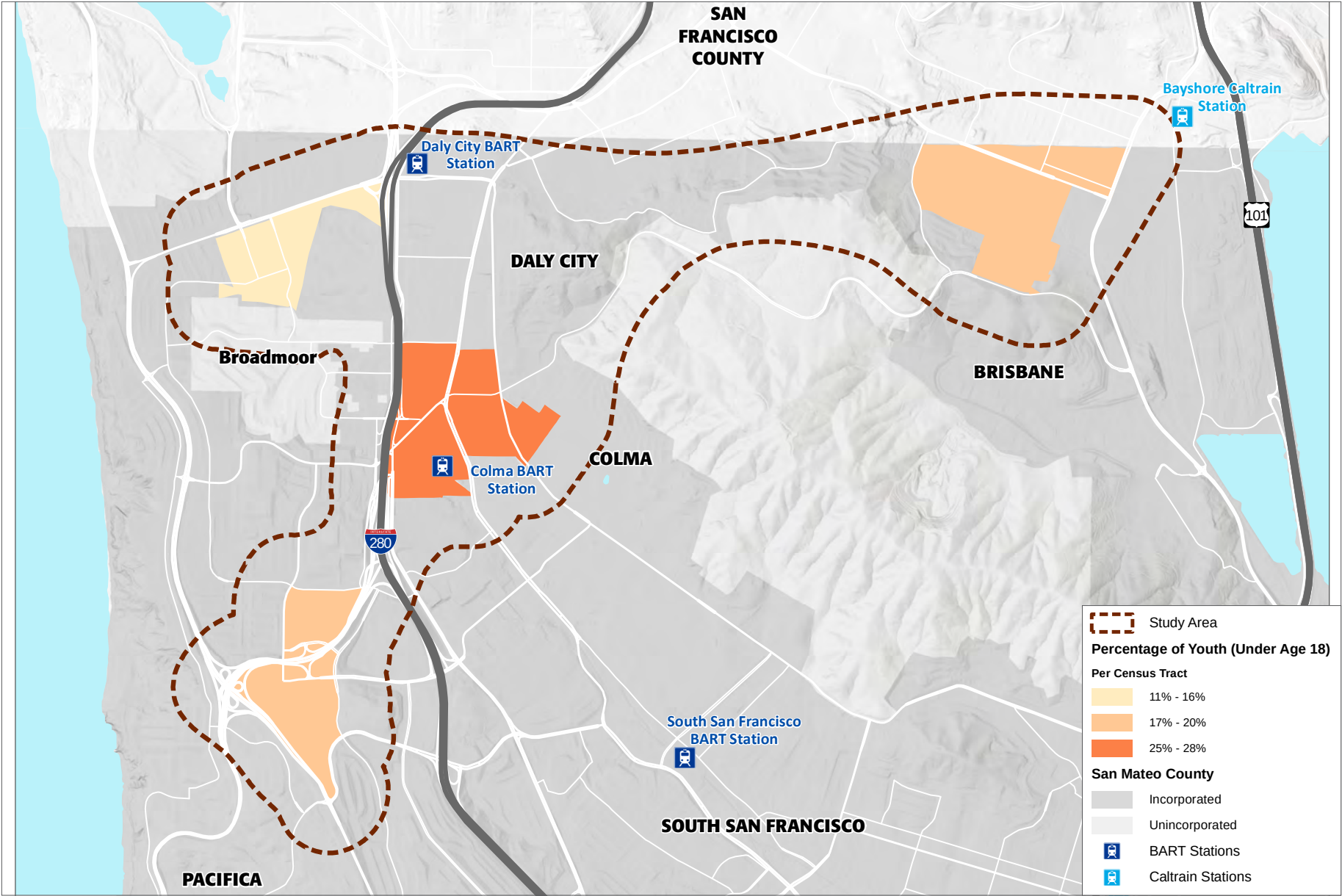
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Source: US Census 2013-2017 ACS 5-Year Estimates, 2018; PlaceWorks, 2019.

Figure 3
Population Age 65 and Older

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Source: US Census 2013-2017 ACS 5-Year Estimates, 2018; PlaceWorks, 2019.

Figure 4
Population Age 18 years and Younger

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Sensory Disability

According to 2013-2017 American Community Survey (ACS) 5-year estimates, rates of hearing or visually impaired individuals in the Daly City study area are relatively low. The central and northeast COCs contain higher rates of people with sensory disabilities, at about 4 to 5 percent of the population, than the other two COCs. As shown in Figure 6, the southern COC has the lowest rate of sensory disabilities, at approximately 2.1 to 3 percent.

The rate of sensory disabilities countywide, at about 4 percent, is similar to the central and northeast COCs.

LANGUAGE LIMITATIONS

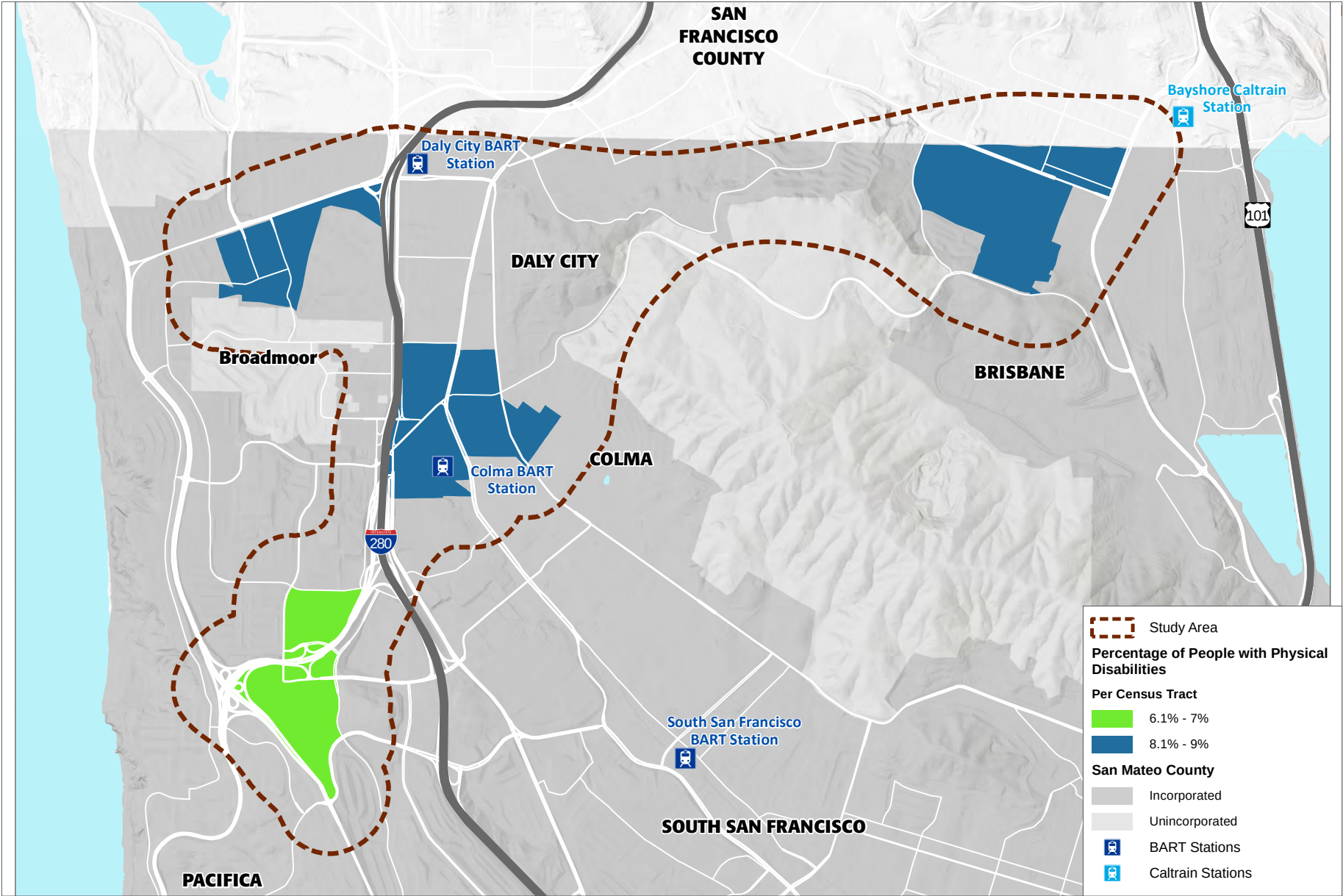
On average, the four census tracts in the Daly City CBTP study area struggle with double the rate of limited English proficiency than the countywide population. As shown in the Figure 7 bar chart, below, approximately 18 percent of total households in the study area are designated as “Limited English-Speaking Households”. These are households in which all members 14 years and over speak a non-English language, with varying degrees of difficulty with English. This is compared to the countywide rate of 9 percent of total households.

The rate of non-English speaking households is higher than the countywide rate in all four COCs in the study area. However, the northeastern and southern COCs have higher incidences of non-English speaking households than the other two COCs, at 23 percent and 19 percent, respectively.

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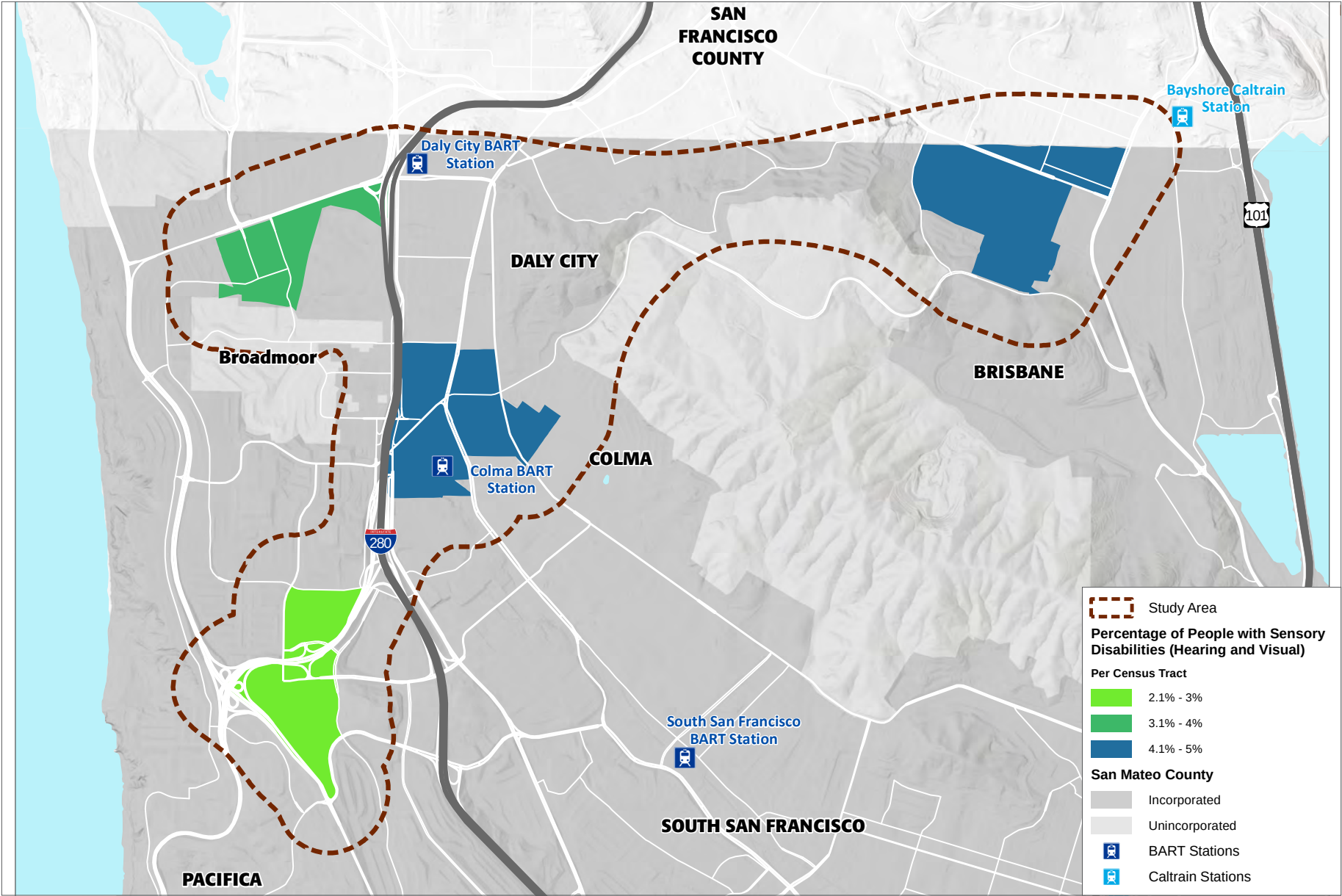


Source: US Census 2013-2017 ACS 5-Year Estimates, 2018; PlaceWorks, 2019.

Figure 5

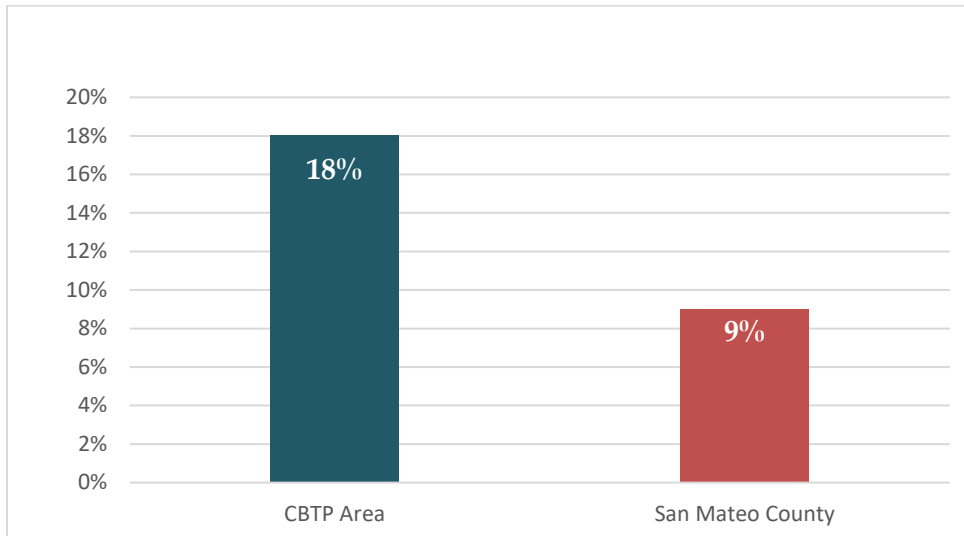
Percent of Population with Physical Disability

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Source: US Census 2013-2017 ACS 5-Year Estimates, 2018; PlaceWorks, 2019.

Figure 6
Percent of Population with Sensory Disability

COMMUNITY NEEDS ASSESSMENT**Figure 7 Limited English Proficiency, CBTP Study Area and San Mateo County**

Source: 2017 ACS 5-Year Estimates (2013-2017).

POVERTY STATUS

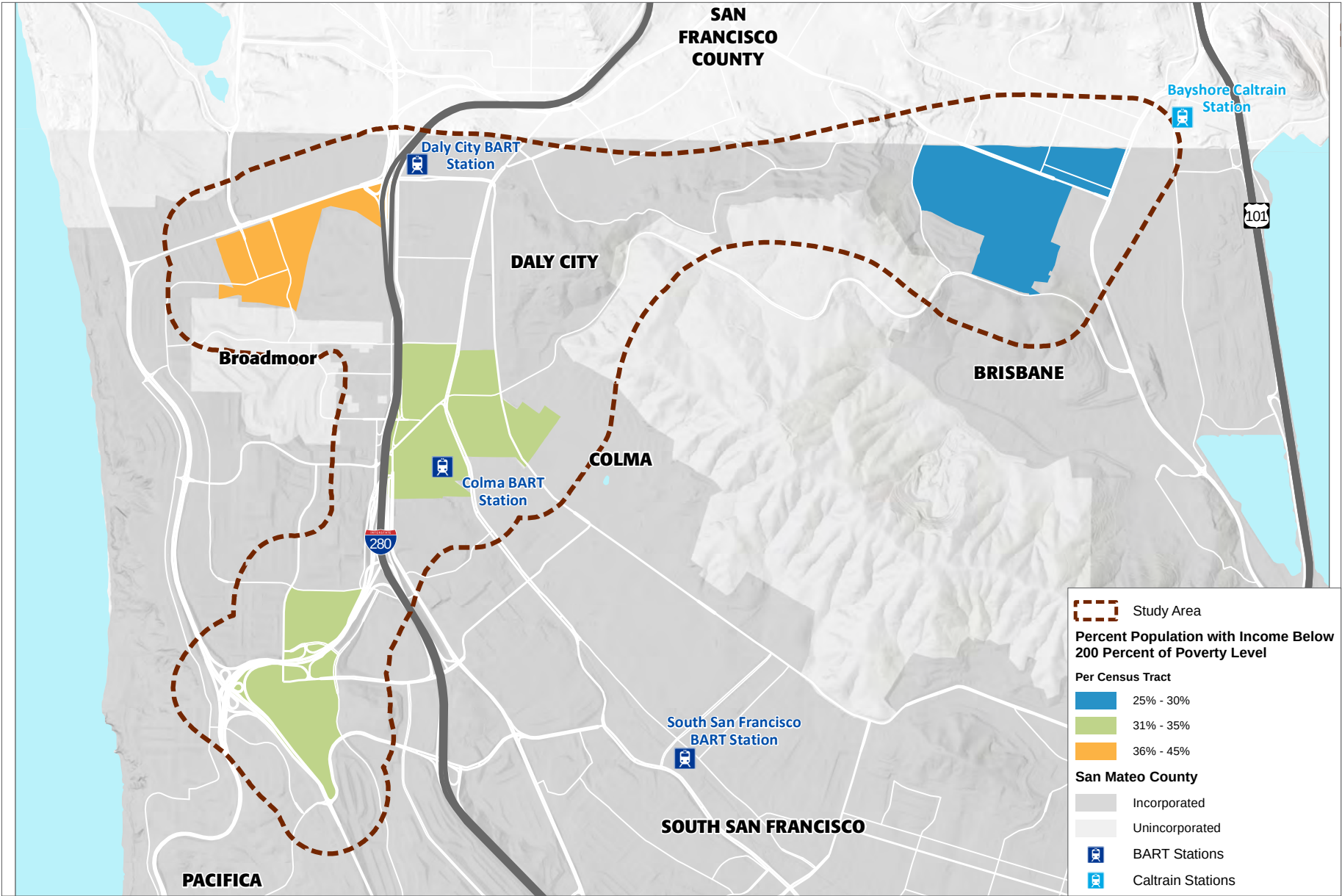
The U.S. Census Bureau uses a set of income thresholds that vary by family size and composition to determine the population living in poverty. If a family's total income is less than the poverty threshold, then that family and every individual in it is considered to be living in poverty. To reflect high living costs and wages in the Bay Area, the poverty threshold used in the CBTP analysis is 200 percent of the federal poverty threshold. These 200 percent thresholds for the 2013- 2017 ACS 5-year estimates range from \$31,754 for a family of two to \$101,362 for the largest families (nine people or more).

According to 2013-2017 ACS 5-year estimates, approximately 33 percent of all residents in the four COCs were living in poverty. This figure is significant when compared to San Mateo County as a whole, where 19 percent of residents live in poverty. Figure 8 shows the percent of population in poverty for each census tract in the study area, based on the 200 percent of federal poverty threshold. The northeast COC has the highest percentage, with approximately 36 to 45 percent of residents living in poverty. Both the central and southern COCs have between 31 to 35 percent of residents living in poverty, while the northeastern COC has the lowest incidence, with impoverished residents comprising 25 to 30 percent of the population.

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Source: US Census 2013-2017 ACS 5-Year Estimates, 2018; PlaceWorks, 2019.

Figure 8

Population in Poverty (200% of Federal Poverty Level)

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MOBILITY CHARACTERISTICS

VEHICLE AVAILABILITY

Rates of household car ownership in Daly City COCs are significantly less than in San Mateo County as a whole. As illustrated in Figures 9 and 10, four times the number of households in the study area, as compared to the county, are without a private vehicle. The percentage of households with two vehicles is also lower, at 60 percent compared to 79 percent countywide. In addition, there are far more households with just one vehicle in the study area than there are in the county.

Figure 11 shows households with no vehicle available by census tract for the study area. The northwest and central COCs have some of the highest concentrations of households without vehicles. The northeast COC has the lowest percentage of households with no vehicles, between 3 to 5 percent. This is similar to countywide vehicle availability.

Figure 9 Household Vehicle Availability in CBTP Study Area

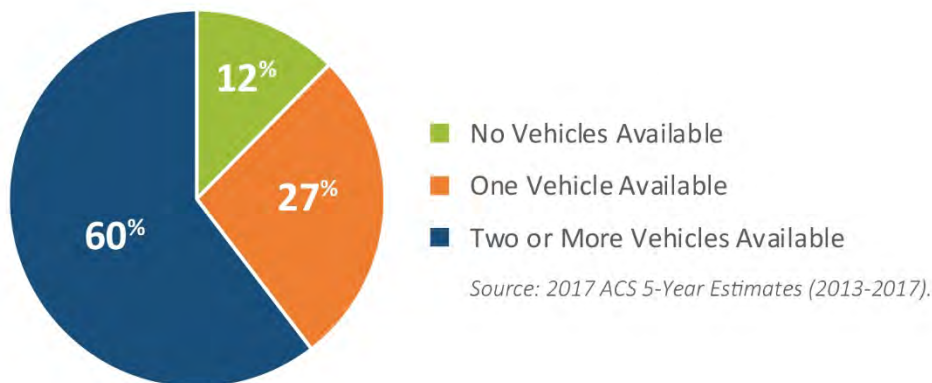
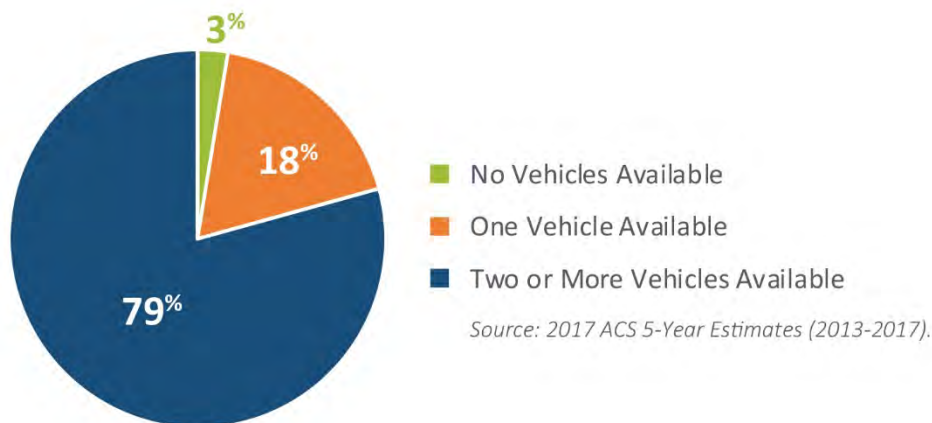


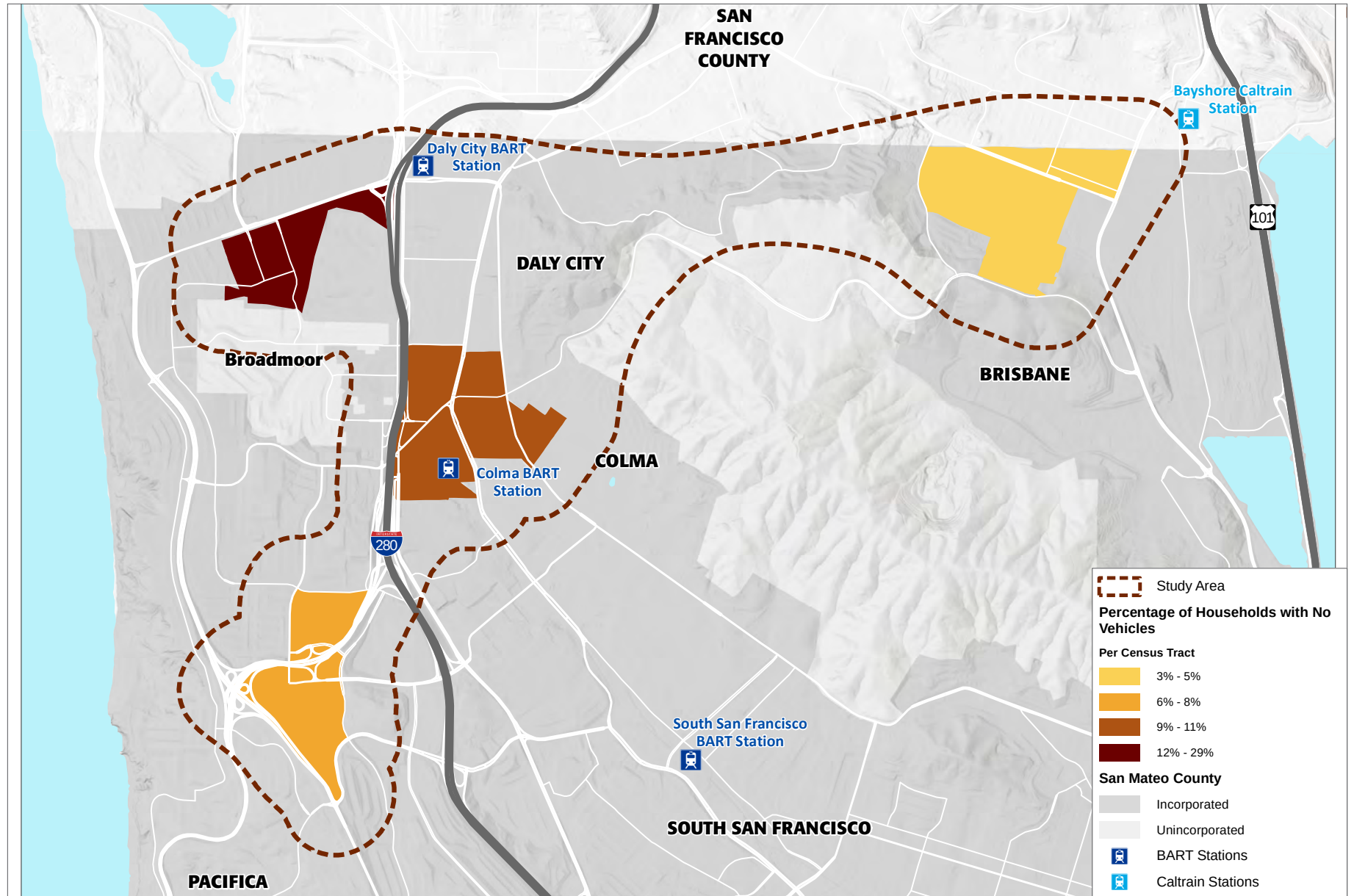
Figure 10 Household Vehicle Availability Countywide



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Source: US Census 2013-2017 ACS 5-Year Estimates, 2018; PlaceWorks, 2019.

Figure 11
Household Vehicle Availability

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TRAVEL PATTERNS

Commute Mode

Commute mode in the study area varies considerably from San Mateo County, as shown in Table 2. More than double the population in the study area takes public transportation to work compared to the county population, with 23 percent of residents in the Daly City CBTP taking transit versus 10 percent of county residents. Furthermore, fewer residents in the study area drive alone to work than residents in the county (56 percent compared to 69 percent), but slightly more residents in the study area carpool (13 percent compared to 10 percent). The northwest COC has the highest number of residents commuting without a car, with approximately 30 percent taking public transit and 9 percent walking. The southern and northeast COCs have the lowest rate of public transportation use (about 18 percent each), but the southern COC has a slightly higher incidence of walking and working from home than the eastern COC.

Table 2 Means of Travel to Work

Means of Transportation to Work	2017 ACS (% of Total)	
	Study Area	San Mateo County
Car, Truck or Van	69%	79%
Drove Alone	56%	69%
Carpooled	13%	10%
Public Transportation	23%	10%
Bicycle	<1%	1%
Walk	4%	3%
Other	2%	1%
Worked at Home	2%	5%
Total Workers 16 and Over	100%	100%

Source: 2013-2017 American Community Survey (ACS) 5-year estimates.

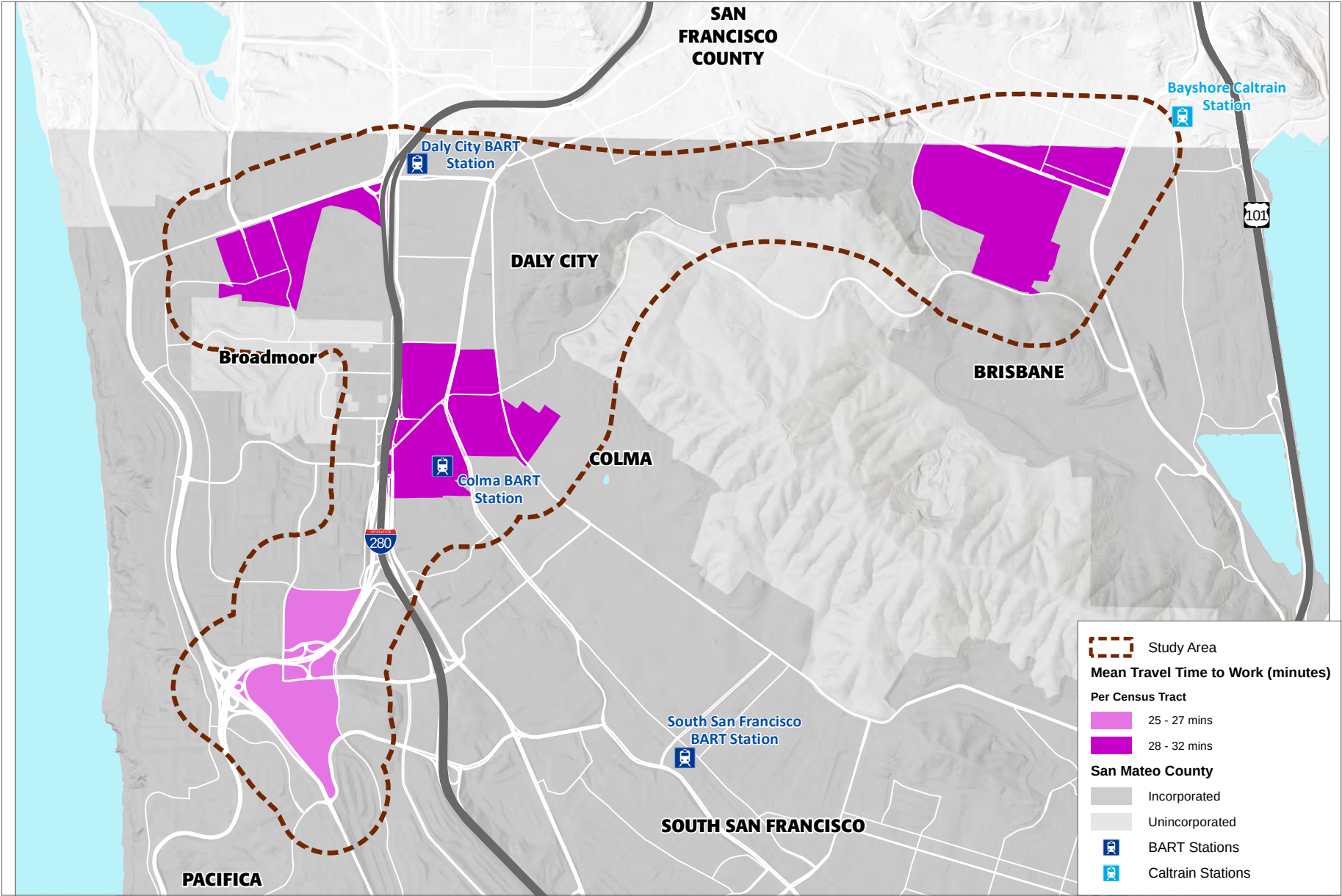
Commute Travel Time

Commuters in the Daly City CBTP study area do not typically commute more than 30 minutes each way, on average. As shown in Figure 12, three of the four COCs have an average commute time between 28 and 32 minutes. The southwest tract has a slightly lower average commute time, ranging from 25 to 27 minutes to work. The study area average of a 29.5-minute commute is close to the countywide average of 28.2 minutes.

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Source: US Census 2013-2017 ACS 5-Year Estimates, 2018; PlaceWorks, 2019.

Figure 12
Travel Time to Work

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EXISTING TRANSPORTATION SERVICES

The following sections describe existing mobility services and infrastructure in the study area and summarizes gaps in the transportation network, as identified in relevant countywide and local plans.

There are multiple transit options in the Daly City study area. The area is served by bus and rail systems managed by numerous agencies. Some transit options serve Daly City COCs directly, others serve the larger CBTP study area.

The existing transportation network in the Daly City CBTP study area is illustrated in Figure 13.

RAIL LINES (BART, CALTRAIN)

BART operates seven routes connecting four counties: Contra Costa, Alameda, San Francisco, and San Mateo, with service extending to Antioch, Richmond, Dublin/Pleasanton, Warm Springs/South Fremont, and Millbrae. Regional rail service in the study area is provided by the Richmond-Millbrae, Antioch-Millbrae, Daly City-Dublin/Pleasanton and Daly City-Warm Springs/South Fremont BART lines. As shown in Figure 13, there are two BART Stations in the study area. The Daly City BART Station is located just south of the San Francisco County line and the Colma BART Station is located within the central COC. The Bayshore Caltrain station is located at the far northeastern portion of the study area, east of the Bayshore COC. Caltrain provides regional connectivity from Downtown San Francisco, through San Mateo and Santa Clara Counties to the City of Gilroy.

COMMUNITY NEEDS ASSESSMENT

BUS ROUTES

As shown on Figure 13 and listed in Table 3, below, the CBTP study area is served primarily by bus routes managed by the San Mateo County Transit District (SamTrans). Two San Francisco Municipal Transportation Agency (MUNI) routes also serve the northern portion of the study area. MUNI routes are limited to service on Geneva Avenue in the northeast (Bayshore) COC and the area immediately surrounding the Daly City BART Station. The northeast COC is served by no other direct bus routes beyond this minimal MUNI service, and transit connections from this COC to the other three are lacking.

Table 3 Fixed-Route Bus Routes in Study Area

Transit Route	Route Description
SamTrans	
ERC	Central Community of Concern; SamTrans Route connecting to BART and Caltrain Stations
Rapid	Central Community of Concern; SamTrans Limited Stop Route
130	Central Community of Concern; SamTrans Route connecting to BART Stations
24	Central Community of Concern, eastern Community of Concern, and southern Community of Concern; SamTrans School-day Only Route
118	Central Community of Concern and southern Community of Concern; SamTrans Route connecting to BART Stations
121	Central Community of Concern and southern Community of Concern; SamTrans Route connecting to BART Stations
38	Central Community of Concern; SamTrans Route connecting to BART Stations
397	Eastern Community of Concern; SamTrans Route connecting to BART and Caltrain Stations
292	Eastern Community of Concern; SamTrans Route connecting to Caltrain Stations
29	Eastern Community of Concern; SamTrans School-day Only Route
120	Southern Community of Concern and northwestern Community of Concern; SamTrans Route connecting to BART Stations
16	Southern Community of Concern; SamTrans School-day Only Route
112	Southern Community of Concern; SamTrans Route connecting to BART Stations
122	Northwestern Community of Concern; SamTrans Route connecting to BART Stations
110	Northwestern Community of Concern; SamTrans Route connecting to BART Stations
SFMTA	
9	Eastern Community of Concern; MUNI Metro Rail
9R	Eastern Community of Concern; MUNI Rapid Bus
8AX	Bayshore A Express Route

Source: SamTrans, 2018; SFMTA, 2018.

COMMUNITY NEEDS ASSESSMENT

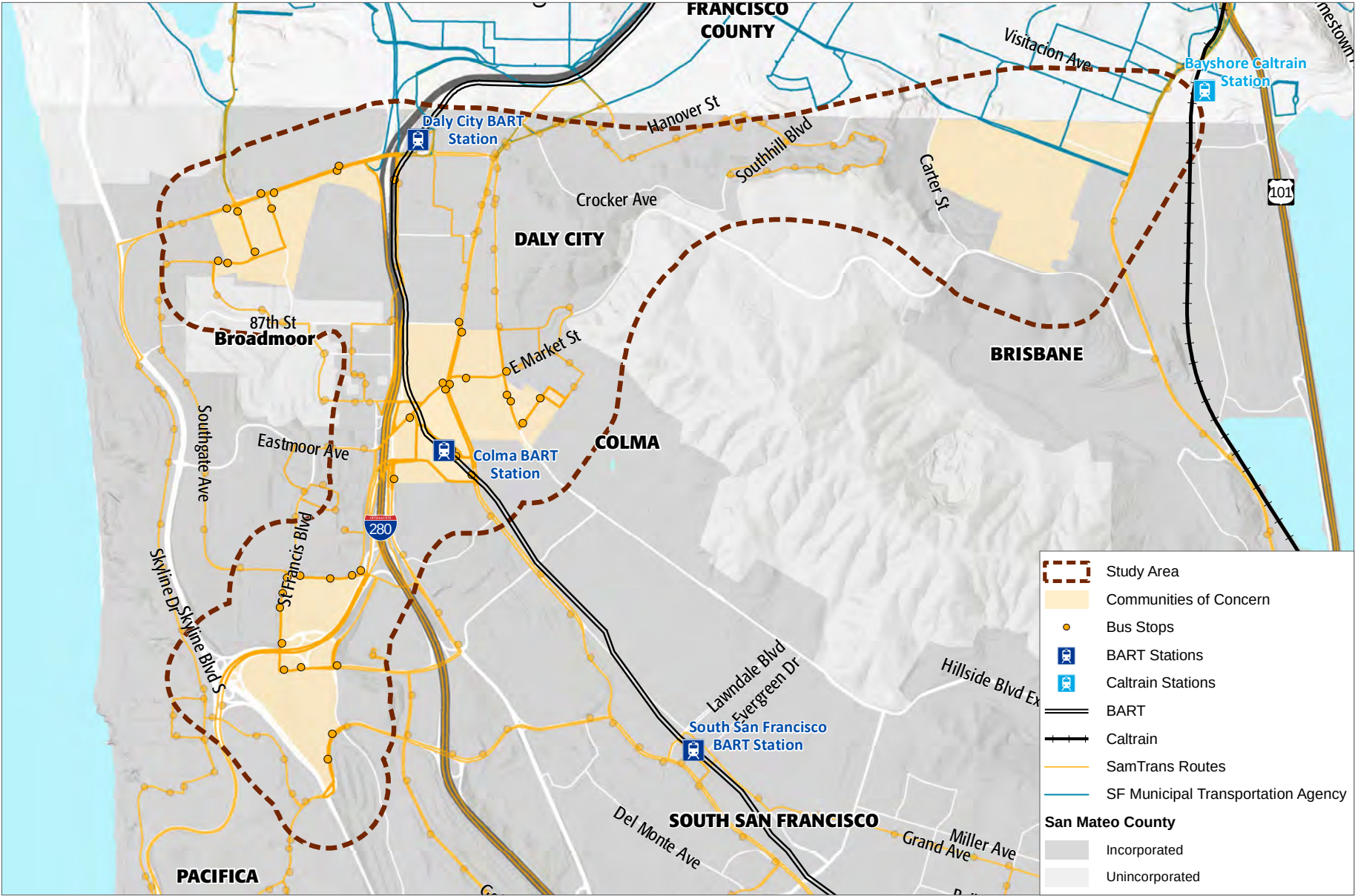


Figure 13
Existing Transportation System

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PARATRANSIT

SamTrans Redi-Wheels

The entire Daly City CBTP study area is served by SamTrans' Redi-Wheels paratransit service, which covers the Bayside of San Mateo County and Pacifica. According to SamTrans' San Mateo County Paratransit Rider's Guide, eligibility for the service is based on those with disabilities who are unable to use regular, accessible fixed-route transit service. SamTrans conducts in-person evaluations to determine full Redi-Wheels eligibility and issues a Redi-Wheels identification card to those deemed eligible.

Redi-Wheels rides are typically scheduled between one and seven days in advance, or by appointment times at medical and other facilities. Redi-Wheels riders may also schedule transfers to other transit agency routes for travel outside San Mateo County. Paratransit customers may also ride all regularly scheduled SamTrans fixed-route buses for free using their Redi-Wheels identification card.

In addition, Redi-Wheels riders who receive Supplemental Security Income, General Assistance, or Medi-Cal may also be eligible for Redi-Wheels Lifeline, the service's reduced fare program.

MUNI San Francisco Paratransit

MUNI's San Francisco Paratransit program is restricted to Daly City's northern boundary, encompassing a 0.75-mile zone surrounding MUNI routes in Daly City. As a result, it serves the northeast COC only. The program includes the following services:

- **SF Access.** This is a pre-scheduled, shared ADA-compliant van service providing door-to-door transportation.
- **Paratransit Taxi.** Paratransit Taxi is a non-ADA compliant ride service that utilizes authorized San Francisco taxis and ramp taxis.
- **Group Van.** This is a pre-scheduled van service providing door-to-door transportation to groups of ADA eligible riders attending agency programs such as Adult Day Health Care and senior centers.
- **Van Gogh Shuttle.** This is a shuttle service for groups of seniors and/or people with disabilities to attend cultural events in San Francisco. Van Gogh is open to groups of at least seven (7) individuals who are either sixty-five (65) or older, disabled with a Regional Transit Connection (RTC) Discount ID Card; or registered with SF Paratransit.

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BICYCLE INFRASTRUCTURE

Bicycle facilities are described as falling into one of four classes regulated by the California Department of Transportation (Caltrans): Class I, Class II, Class III and Class IV.

- **Class I** multi-use paths allow bicycle and pedestrian travel in both directions on paved rights of way, completely separated from a road or highway.
- **Class II** facilities are on-street bicycle lanes that are shared-use and allow for one-way travel in the same direction as vehicle traffic. Class II bicycle lanes are separated from vehicle lanes with striping.
- **Class III** bicycle facilities are shared-use bicycle routes that allow for vehicles and bicycles to share the right of way. Class III bicycle routes typically provide connections between other bikeways or designate preferred bicycle routes along low-stress neighborhood streets.
- **Class IV** bicycle facilities are within or adjacent to a roadway and separated from traffic by a physical barrier such as bollards, on-street parking, or planters. This design allows an exclusive right-of-way for bicycle travel.

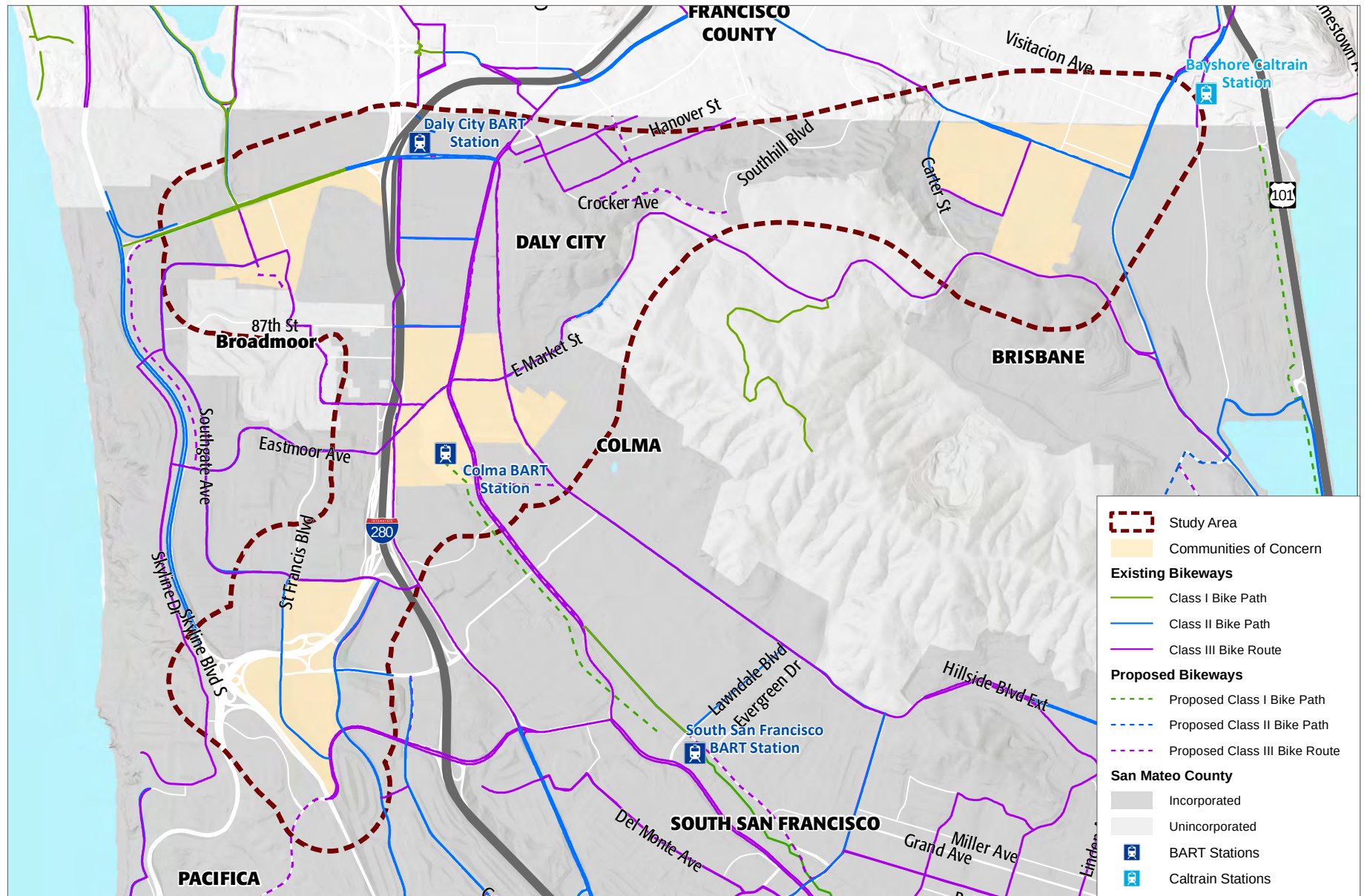
The existing and proposed bicycle network for the study area is shown in Figure 14. The existing network includes a mix of bicycle facility types and provides some connectivity with transit.

Bicycle and Pedestrian Constraints

All bicycle routes in the study area are either Class II or III bicycle facilities, apart from the Class I route along John Daly Boulevard at the northern border of the northwest COC. Apart from this Class I route, the CBTP study area is unserved by Class I and bike facilities and dedicated Class IV bicycle infrastructure. Only the western side of the northwest COC is served by bike paths, while the northeast COC is limited to one Class II path on Geneva Boulevard and a single Class III path to the south. Limited bicycle facilities in both these COCs are constraints to access within these neighborhoods. The central COC is the most bike-accessible tract, with a network of Class III paths running in all directions and a Class II path at the northern border. The southern COC has two Class II bike paths running north-south, including one at its eastern border. The lack of east-west connections here limit neighborhood accessibility for bicyclists.

In addition, as evident in Figure 14, currently proposed bike facilities would provide limited direct service to the COC tracts. Proposed facilities include a Class I facility to the Colma BART Station in the central COC, and a short extension of the existing Class III facility in the northwest COC.

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Source: Metropolitan Transportation Commission, 2018; PlaceWorks 2019.

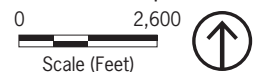


Figure 14
Existing and Proposed Bicycle Network

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BACKGROUND DOCUMENTS AND PLANNING STUDIES

To better understand the gaps in the CBTP study area transportation network, projects, plans and programs identified in the following policy documents were evaluated:

- SamTrans Strategic Plan
- San Mateo County Senior Mobility Guide
- San Mateo Countywide Transportation Plan
- San Mateo Countywide Transportation Plan for 2040 Follow Up: Final Action plan
- San Mateo County Human Services Agency (HSA) Transportation programs
- City of Daly City General Plan
- San Mateo County Comprehensive Bicycle and Pedestrian Plan
- San Mateo County Shuttle Program Call for Projects
- San Mateo County Transportation Plan for Low-Income Populations
- City of Daly City Bicycle and Pedestrian Master Plan

SAMTRANS STRATEGIC PLAN

The SamTrans Strategic Plan (Plan) is a blueprint for SamTrans growth and fiscal policy from 2015 through 2019. The Plan identifies three priorities: expand mobility options for customers, strengthen fiscal health, and become a more effective organization. It includes the following actions to improve service in the general CBTP study area:

- Work with community partners on synergistic land use development policies that support transit investments through the Grand Boulevard Initiative.
- Work with its partners on the Grand Boulevard Initiative to revitalize the El Camino Real corridor and promote transit-oriented development.
- Consider implementing select El Camino Real Bus Rapid Transit (BRT) enhancements as early as 2017.

El Camino Real intersects the central COC, and therefore Issues and improvements to the right-of-way could impact that portion of the CBTP study area. The Strategic Plan also documented early results of the SamTrans Service Plan, which suggest that there is a demand for increased route frequency in the study

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area. Over the course of one year, weekday ridership increased by 13 percent on Route ERC and by 12 percent on Route 120, both of which serve the study area.

SAN MATEO COUNTY SENIOR MOBILITY GUIDE

The Senior Mobility Guide provides information to help San Mateo County residents remain mobile as they age. It outlines a series of programs provided through a range of agencies in the county, including:

- **Bayshore/Brisbane Senior Shuttle:** This ride-request service operates during the midday and connects to the Bayshore Caltrain Station. Passengers may call to request a ride within the service area.
- **American Cancer Society – Road to Recovery:** A program staffed by volunteer drivers who pick up cancer patients at their homes and take them to anything cancer-related, including doctor's appointments, radiation treatments, and chemotherapy.
- **Seton Medical Center (Seton BART Shuttle):** This hospital offers limited transportation for patients from Daly City BART to Seton Medical Center.
- **Go-Go Grandparent:** This nationwide service offers rides 24 hours a day, 7 days a week to all. Vehicles can transport folding wheelchairs and passengers who are transferable, and fares are quoted based on distance and time traveled.
- **Serra Yellow Cab:** This program offers dispatch service to/from Daly City, Colma, Brisbane, Pacifica, Broadmoor, Millbrae, Burlingame, Hillsborough, Foster City, Belmont, San Carlos, Redwood City and SFO.
- **SilverRide:** This TNC service is specifically designed to meet the transportation needs of older adults and people with ambulatory or other limitations.
- **SamTrans Redi-Wheels:** This paratransit service is available for people whose disabilities or health conditions prevent them from using the bus.

SAN MATEO COUNTYWIDE TRANSPORTATION PLAN FOR 2040

The San Mateo Countywide Transportation Plan for 2040 (SMCTP 2040) is a long-range, comprehensive transportation planning document that promotes compatibility among all transportation plans and programs within the county. The SMCTP 2040 outlines transportation issues associated with countywide growth and establishes overall strategies and programs to overcome the challenges.

The SMCTP 2040 includes a list of Proposed Regional Transportation Plan (RTP) Projects comprised of longer-term improvements encouraged by the MTC's twenty-year RTP. Some are located, or indicate potential transportation gaps, in the current study area. These include:

- Mission Street/El Camino Real as part of Grand Boulevard Initiative.
- Provide overcrossing at I-280/John Daly Boulevard, a project that could benefit the northwest COC directly.

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- I-280 improvements near D Street exit.

SAN MATEO COUNTYWIDE TRANSPORTATION PLAN FOR 2040 FOLLOW UP: FINAL ACTION PLAN

The SMCTP 2040 Follow-Up Plan (Final Action Plan) was developed by a multi-agency Working Group to ensure the that goals, projects and programs in SMCTP 2040 would be implemented appropriately. The Final Action Plan:

- Establishes regional and local roles & responsibilities;
- Assesses the effectiveness of performance measures in SMCTP 2040 and identifies accountability measures to ensure the Action Plan is reviewed and updated as needed;
- Includes recommendations for effective community outreach and equitable planning; and
- Summarizes existing and potential funding sources on the local, state and federal level.

The Final Action Plan prioritizes funding decisions that consider equity, and stresses that the results of County CBTPs should be used to inform the development of the next SMCTP update.

SAN MATEO COUNTY HUMAN SERVICES AGENCY TRANSPORTATION PROGRAMS

The County of San Mateo's Human Services Agency (HSA) provides services that vary from public assistance programs for the homeless to child protective services. HSA also implements the following transportation assistance programs, each of which demonstrates a gap in mobility options for challenged populations.

- **Service Connect:** This program provides a range of services aimed at supporting former inmates as they re-enter the community, including emergency housing, transportation vouchers, and other basic needs assistance.
- **Health Plan of San Mateo (HPSM):** HPSM provides a managed care insurance plan for people with Medi-Cal Coverage or through the Supplemental Security Income (SSI) program. One benefit includes the Nonmedical Transportation (NMT) service, which provides rides to HPSM members to outpatient health care services throughout the county. This program is provided through the American Logistics Company, which provides the free ride to participating members.
- **Daly City Community Service Center:** This facility provides emergency safety net assistance, including emergency transportation, to those deemed eligible by a community caseworker.
- **Subsidized SamTrans Tickets:** The HSA purchases \$1 million in tickets and bus passes annually from SamTrans to serve low-income individuals, as well as passes for youth, child welfare cases, and those on juvenile probation.

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SAN MATEO COUNTY COMPREHENSIVE BICYCLE AND PEDESTRIAN PLAN

C/CAG's 2011 Comprehensive Bicycle and Pedestrian Plan (CBPP) recommends bikeways and Pedestrian Focus Areas—defined as areas of high pedestrian demand where pedestrian improvements of countywide significance can be located—to close gaps in the bicycle and pedestrian network. Multiple Pedestrian Focus Areas are in the CBTP study area.

Pedestrian Focus Areas are prioritized for funding through the CBPP, and the CBPP recommends relevant project and design improvements such as:

- **Downtown Area Improvements:** Sidewalks, walking pathways and crossing improvements.
- **El Camino Real Corridor Improvements:** Walking pathways and crossing improvements, including Grand Boulevard Initiative projects.
- **Major Barrier Crossings:** Bicyclist and pedestrian crossings of major transportation barriers, including freeway crossings; over/under crossing projects and major arterial crossings; intersection crossing/signalization improvements.
- **Safe Routes to School:** Walking pathways, sidewalks and intersection improvements near K-12 schools designed to encourage and enable school children to safely walk, bicycle, carpool, and utilize transit to get to school.
- **Safe Routes to Transit:** Sidewalks and pedestrian intersection improvements within ½ mile of a Caltrain station or BART station. Sidewalks and pedestrian intersection improvements within ¼ mile of a major bus line.
- **Access to County/Regional Activity Centers:** Sidewalks and pedestrian intersection improvements connecting to activity centers of county or regional significance.

SAN MATEO COUNTY SHUTTLE PROGRAM CALL FOR PROJECTS

The San Mateo County Transportation Authority and C/CAG initiated a joint call for projects in late 2017 to provide funding for the operation of local shuttle services. Eligible projects must serve county residents and employees and provide access to regional transit and/or meet local mobility needs. The scoring system includes the following “Project Need” criteria in order to ensure that projects serve transit-challenged communities:

COMMUNITY NEEDS ASSESSMENT

- Provides service to an area underserved by transit.
- Provides service to special populations (e.g. transit dependent, seniors).

The current call for projects deadline is February 21, 2020.¹

SAN MATEO COUNTY TRANSPORTATION PLAN FOR LOW-INCOME POPULATIONS

The objective of the 2012 Countywide Transportation Plan for Low-Income Populations is to fulfill transportation needs of disadvantaged residents in the county. This Plan outlines the following barriers to project implementation based on analyses of previous planning efforts, including the 2008 Bayshore CBTP:

- Lack of appropriate sustainable and stable funding sources.
- The absence of a process to promote implementation of projects.
- Projects that require unusual, complex, or difficult partnerships.
- Projects that require a degree of administrative resources beyond that of sponsoring agencies.

A series of general transportation improvement efforts was developed based on a community outreach process. The following impact the study area directly:

- Add more bus shelters in Daly City.
- Improve SamTrans connections and service, especially evening services along major arterials.
- Improve connections and increase service to destinations important to low-income populations.
- Improve crosswalk safety along John Daly Boulevard in Daly City.
- Employ a full-time crossing guard at Mission Street and San Pedro Road in Daly City.

CITY OF DALY CITY GENERAL PLAN

The City of Daly City updated its Circulation Element as part of the General Plan Update in 2013. The Circulation Element identifies policies to ensure that adequate transportation facilities are maintained through 2030, to invest in facilities that complement land uses, and to provide a transportation system with a range of choices. In Daly City, topics given special attention include traffic improvements, public transit, bicycle facilities, and mitigation strategies for impacts from individual developments. Roadway

¹ C/CAG Technical Advisory Committee, November 21, 2019, San Mateo County Shuttle Program Call For Projects, <https://ccag.ca.gov/wp-content/uploads/2019/11/Shuttle-Prgm-FY-20-21-21-22-TAC-Mtg-112119-1.pdf>, accessed December 11, 2019.

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improvements recommended as feasible and necessary to improving the transportation network within the study areas are listed below:

- Geneva Avenue Extension.
- John Daly Boulevard Overcrossing
- John Daly Boulevard/Lake Merced Boulevard: Optimize Signal Timings and Adjust Signal Phasing
- John Daly Boulevard/Park Plaza Drive: Optimize Signal Timings
- Lake Merced Boulevard/Southgate Avenue Signal
- I-280 Overcrossings: Pedestrian Improvements
- Serramonte Boulevard/SR-1 On/Off Ramp: Install Traffic Signal
- Serramonte Boulevard/Callan Boulevard: Install Traffic Signal
- St. Francis Boulevard/Clarinada Avenue: Install Traffic Signal
- Clarinada Avenue/SR-1 On/Off Ramp: Install Traffic Signal

In addition to future roadway improvements, the following policies or tasks identify gaps in transportation infrastructure and service in the study area:

- **Task CE-4.4:** As part of the comprehensive infrastructure plan for the Geneva Avenue Corridor identified in Task LU-3.2, develop an infrastructure enhancement fee program specific to new development in the Bayshore area which provides funding for any necessary circulation, utility, and joint-benefit projects planned in this area.
- **Task CE-7.2:** Participate in efforts by MUNI to extend the 14 Mission Street bus service to the Daly City BART Station to the extent that such a connection does not require the installation of additional utilities in Daly City's right-of-way or create a visual blight on John Daly Boulevard.
- **Task CE-7.3:** Participate in efforts by MUNI to extend the T-Third light rail line and construct a multimodal Bayshore transit station.
- **Task CE-7.4:** Support efforts to enhance MUNI and SamTrans service in the Bayshore neighborhood.
- **Task CE-8.1:** Work with both San Mateo County Transit District and the San Francisco Municipal Transportation Agency to explore the concept of peak-hour exclusive bus-only lanes along Mission Street and Geneva Avenue.
- **Task CE-11.3:** Explore amendments to the Zoning Ordinance to require the payment of parking in-lieu fees for parcels 5,000 square feet or less with direct frontage on Mission Street or Geneva

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Avenue. As part of any such amendment, the City shall identify capital improvement(s) for both Mission Street and Geneva Avenue toward which in-lieu money is expended within a certain time. These improvements may include any improvements that enhance parking, pedestrian mobility, or public transit access along each respective corridor.

- **Task CE-13.1:** As part of the comprehensive infrastructure and streetscape plan for the Geneva Avenue Corridor (see Task LU-3.2), ensure that both public and private improvements provide significant accommodation of both pedestrian and bicycle transportation modes.
- **Task CE-14.1:** As part of any City involvement in or comments provided for the Geneva Avenue connection with the Candlestick Highway 101 Interchange, work toward the inclusion of both pedestrian and bicycle transportation modes that, at a minimum, extend those identified in the Geneva Avenue infrastructure plan, and/or Daly City Bicycle Route Map.
- **Policy CE-15:** Ensure the new buildings along Mission Street and Geneva Avenue are situated so that they are easily accessible by pedestrians.
- **Task CE-16.6:** Work with BART on providing safe pedestrian access to and from the Daly City BART Station that utilizes existing street level crossings on John Daly Boulevard and maximizes either existing or future grade separated crossing(s) at this location.

DALY CITY BICYCLE AND PEDESTRIAN PLAN

The Bicycle and Pedestrian Plan (BPP) for the City of Daly City was adopted in 2013 to define the future bicycle network and improve the network's safety and efficiency. The BPP identifies the City's top five priorities to achieve its objectives, four of which highlight mobility challenges within or adjacent to the study area:

- **Priority One:** John Daly Boulevard. Provide signing and pavement markings designating a Class III bikeway between Sheffield Drive and Mission Street. The bikeway would connect to an existing Class I bike path.
- **Priority Three:** Geneva Avenue. Provide signing and pavement marking designating a Class III lanes between Santos Street and Bayshore Boulevard. Once completed the bike lanes would close the gap between the existing bike lanes on Geneva Avenue (west of Santos Street) and on Bayshore Boulevard.
- **Priority Four:** Junipero Serra Boulevard. Provide signing and pavement markings designating a Class III bikeway between the City Limit and John Daly Boulevard. The bikeway would connect to existing Class II bike lanes in Colma. Once completed, the bikeway would provide a north-south route between Colma and Dal City BART stations.
- **Priority Five:** John Daly Boulevard and Skyline Boulevard Intersection. Construct pathway from North Mayfair Avenue to the northeast corner of John Daly Boulevard/Skyline Boulevard. Construct sidewalk on the north side of John Daly Boulevard between Eastgate Drive and Skyline Boulevard.

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DALY CITY VISION ZERO ACTION PLAN

In 2018, Daly City received a grant from the Federal Highway Administration to develop a Vision Zero Action Plan to eliminate traffic deaths in Daly City, the first such plan in San Mateo County. The Action Plan, which is expected to be adopted in 2020, uses a data- and community-driven process to establish a local course of traffic safety in the city. It includes a series of roadway safety strategies and countermeasures, as well as a comprehensive Safety Plan and evaluation strategy.

The Vision Zero Action Plan represents Daly City's prioritization of safe mobility for all transportation modes and groups. It will benefit the entire CBTP study area and highlight existing transportation liabilities and solutions.

2008 CBTP Implementation Status

As noted in the introduction to this document, the last update to a CBTP in the Daly City area was the 2008 Bayshore CBTP, which included a study area composed of the northeast COC in the current CBTP study area. The 2008 CBTP recommended 14 projects, programs and plans categorized by implementation timeline, including Short-Term, Short- to Mid-Term, Mid-Term and Long-Term efforts. Table 4 tallies each of these projects and plans by the degree to which they have been implemented. It also includes information regarding factors that influenced the success or failure of each.

As shown in Table 4, two of the 14 CBTP recommendations have been fully implemented, a success rate of about 14 percent. Six of the recommendations have not been implemented and 6 have been partially implemented, a rate of about 43 percent each.

Table 4 Status of 2008 Bayshore CBTP Recommendations

Recommended Project/Plan/Program	Level of Implementation			Notes
	Fully Implemented	Partially Implemented	Not Implemented	
Short-Term				
Provide Circulator Shuttle		✓		Hindered by multi-agency coordination, subsidy restrictions, driver shortages
Provide Discounted Taxi Rides to Medical Facilities			✓	Hindered by private partnership agreement difficulties, lack of funding source, complex reimbursement and discount mechanism needs development, increasing preference towards TNCs
Subsidize School Bus Service			✓	Hindered by school transfers as barrier to entry, no responsible party identified for funding source identification
Improve Taxi Service Information			✓	Strategy not predicated on data- or outreach-driven conditions, resulting in ill-defined

COMMUNITY NEEDS ASSESSMENT

Table 4 Status of 2008 Bayshore CBTP Recommendations

Recommended Project/Plan/Program	Level of Implementation			Notes
	Fully Implemented	Partially Implemented	Not Implemented	
				action plan. Since that time, the rise of TNCs have made this strategy obsolete.
Increase Public Awareness about Transportation Options		✓		Printed materials now obsolete with online resources and smartphone availability; strategy redundant with other awareness programs
Short- to Mid-Term				
Improve Transit Stops – SamTrans		✓		Hindered by lack of multi-agency coordination and funding source
Improve Transit Stops – MUNI			✓	Hindered by limiting site conditions, permit denial, public acceptance required, shifts in route service
Improve Bicycle Infrastructure	✓			Bike facilities installed along Geneva in 2017
Provide Transit Information in Different Languages		✓		Printed materials obsolete with online resources and smartphone availability
Subsidize Monthly Transit Passes for Low Income Riders	✓			Transit Fare Assistance program (CalWORKS) included in County Welfare to Work Transportation Plan
Mid-Term				
Provide Shuttle Service to Kaiser Medical Offices		✓		Hindered by lack of TDM Strategy to plan, fund, and implement service
Enhance Pedestrian Safety			✓	Hindered by lack of jurisdictional accountability
Improve Affordability of Transfers between Transit Systems			✓	Hindered by development of equitable revenue exchange mechanism
Long-Term				
Provide Fixed-Route Transit Service		✓		Service provided by SamTrans Circulator Shuttle, which has many of the same stop
TOTAL	2	6	6	

COMMUNITY NEEDS ASSESSMENT

KEY FINDINGS AND TRENDS

Based on the demographic and transportation analysis outlined in this assessment, the study area has underserved populations when compared to San Mateo County overall. Resources and services are less accessible for residents in these neighborhoods which may be based on the key findings identified below.

- COCs with higher rates of seniors also had higher rates of people with disabilities. While disabilities can occur at any age, physical and sensory disabilities are more common later in life. Therefore, services provided for the disabled may also need to be catered towards senior needs as well.
- While the rate of commutes by car, truck, or van is lower in the study area than the county, the rate of carpoolers is higher. This may be partially attributed to the lower vehicle availability in the study area, encouraging people without vehicles to seek out a driver for carpooling. However, the northwest COC has both the lowest rate of carpools and lowest rate of vehicle availability. This indicates that in pockets with significantly high rates of households without cars, residents may have difficulties finding a vehicle owner to carpool with. Programs that match carpool drivers with riders may alleviate this gap in carpooling ability.
- The lowest transit rate use is found in the northeast COC which may be partially attributed to the few transit stops mapped within that neighborhood in comparison to the other COCs in the study area. Focusing on increasing transit stops within walking distance of homes in this neighborhood may improve and expand commute options for residents in that COC.
- The central and northwest COC have the highest percentage of households with no vehicles. This may be partially attributed to their nearby proximity to the Colma and Daly City BART stations, respectively.
- The Bayshore (northeast) COC is the only COC included in the 2008 CBTP. The factors that define a COC and other demographic challenges still frustrate equitable transportation here. This COC has the highest rate of population in poverty across the study area, as well as one of the highest rates of seniors and limited English-speaking households. Residents of this COC also exhibit one the lowest rates of transit use. The success rate of recommendations from the 2008 Bayshore CBTP should be assessed carefully in the development of new projects and programs.
- Traffic safety is a historic problem and current focus in Daly City. As noted above, Daly City is the first city in San Mateo County to develop a Vision Zero Action Plan. The outreach, data and solutions resulting from this effort may support recommendations targeting safe mobility among COC populations.
- MUNI services, including regular fixed-route buses and multiple paratransit programs, are limited in the Daly City COCs. Connectivity between existing transit service in Daly City and MUNI programs should be explored.

Analysis of 2008 CBTP recommendations and their following success revealed trends for consideration when developing updated programs and policies in this study area. The trends are discussed below.

COMMUNITY NEEDS ASSESSMENT

- **Technological Advancements Rendering Programs Obsolete.**

Online tools and engagement have become more accessible as smartphones have become ubiquitous. Recommendations should anticipate emerging and evolving technologies by devising programs and policies that are flexible and applicable in the fickle technological landscape of today.

- **Political Constraints with Multi-Agency Coordination.**

When the implementation of a program or policy relies on coordination across multiple jurisdictions or agencies, the complex planning and communication needed to implement the program becomes a barrier for program success. Creating clear, singular responsible parties reduces coordination and agreement necessary to carry out goals and objectives of the CBTP. Recommendations should minimize the responsible parties to optimize policy and program success.

- **Unjustified or Unfounded Recommendations.**

Recommendations in the CBTP should respond directly to quantitative data, documented feedback trends and previously identified transportation gaps. Strategies based on perceptions, assumptions and/or ill-defined conditions are more likely to suffer from unspecified action plans and allocation of responsibility, resulting in low funding potential.

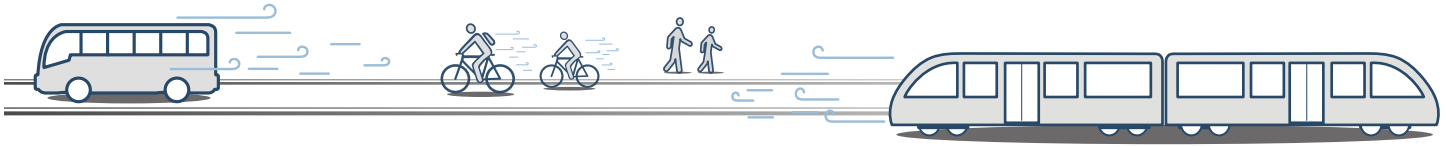
- **Unidentified Funding/Responsible Agency to Research Funding.**

When programs fail to identify a secured funding source, the first challenge to implementation becomes identifying a funding source. Adding an extra step of attempting to obtain funding increases the project timeline and decreases the likelihood of timely and effective program implementation. Furthermore, some programs may identify a potential funding source but fail to indicate a party to pursue and obtain the funding. A lack of responsible agency leaves the policy without actionable next steps to mobilize implementation. Agency staff may extend considerable resources searching for funds in the form of appropriate grant opportunities and other options. All recommendations should identify a clear, available funding source and assign an agency responsible for the pursuit and preservation of the funds for the project.

A P P E N D I X C

C O M M U N I T Y O U T R E A C H D O C U M E N T A T I O N

HELP IMPROVE TRANSPORTATION OPTIONS IN DALY CITY



PARTICIPATE IN THE DALY CITY COMMUNITY-BASED TRANSPORTATION PLAN

The CBTP will:

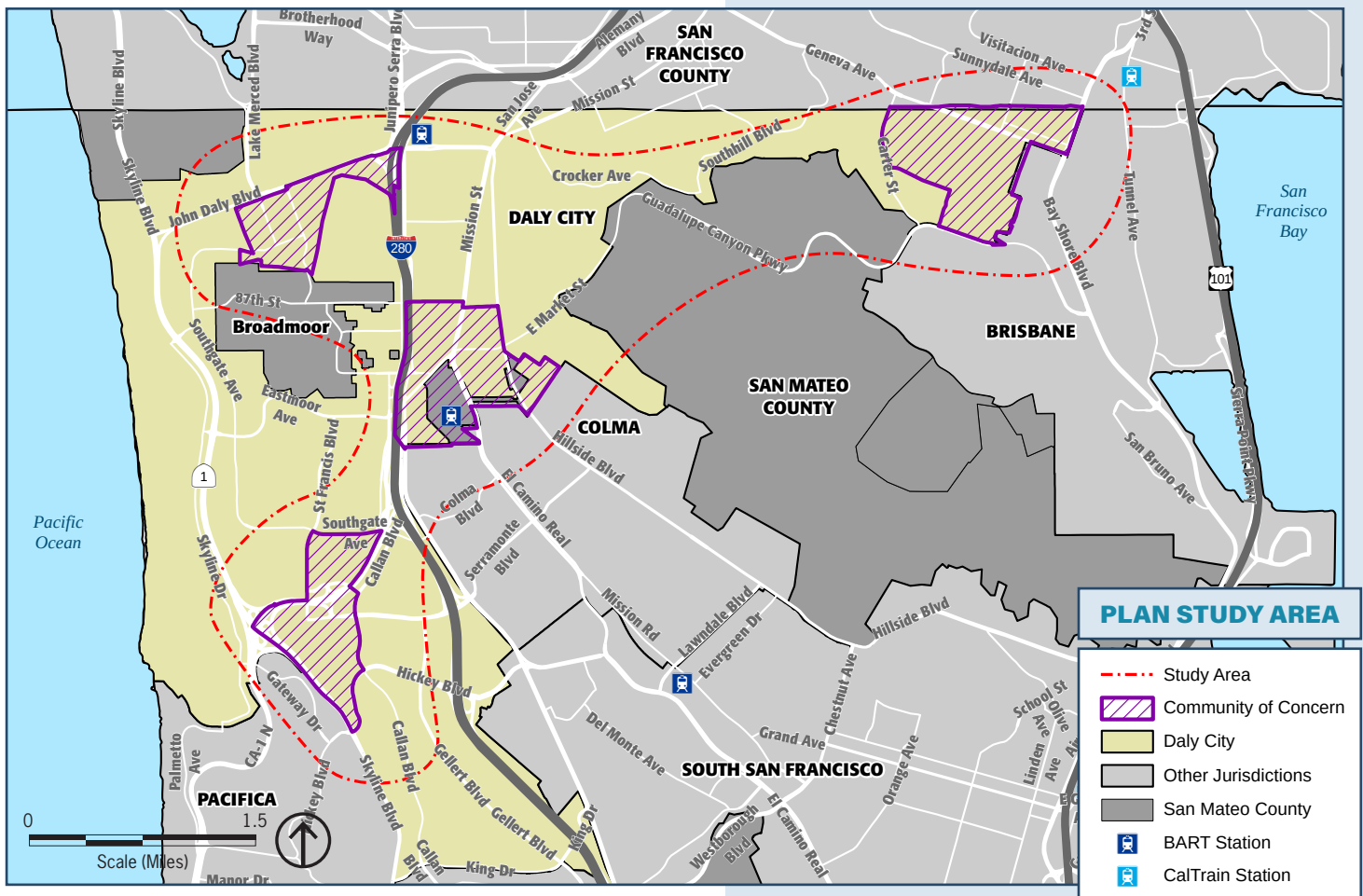
- Evaluate transportation gaps and barriers identified by the community
- Develop solutions & projects to address these challenges
- Identify possible funding sources to pay for these solutions & projects



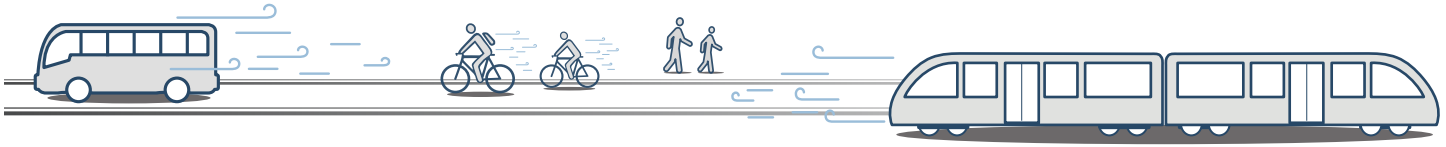
HOW TO PARTICIPATE

Community Feedback Events:

We will be hosting a series of project "Pop-Ups" at community events throughout Daly City. Please stop by and tell us about your transportation challenges and ideas.



AYUDA A MEJORAR LAS OPCIONES DE TRANSPORTE EN DALY CITY



PARTICIPE EN EL PLAN DE TRANSPORTE BASADO EN LA COMUNIDAD DE DALY CITY

El CBTP hará:

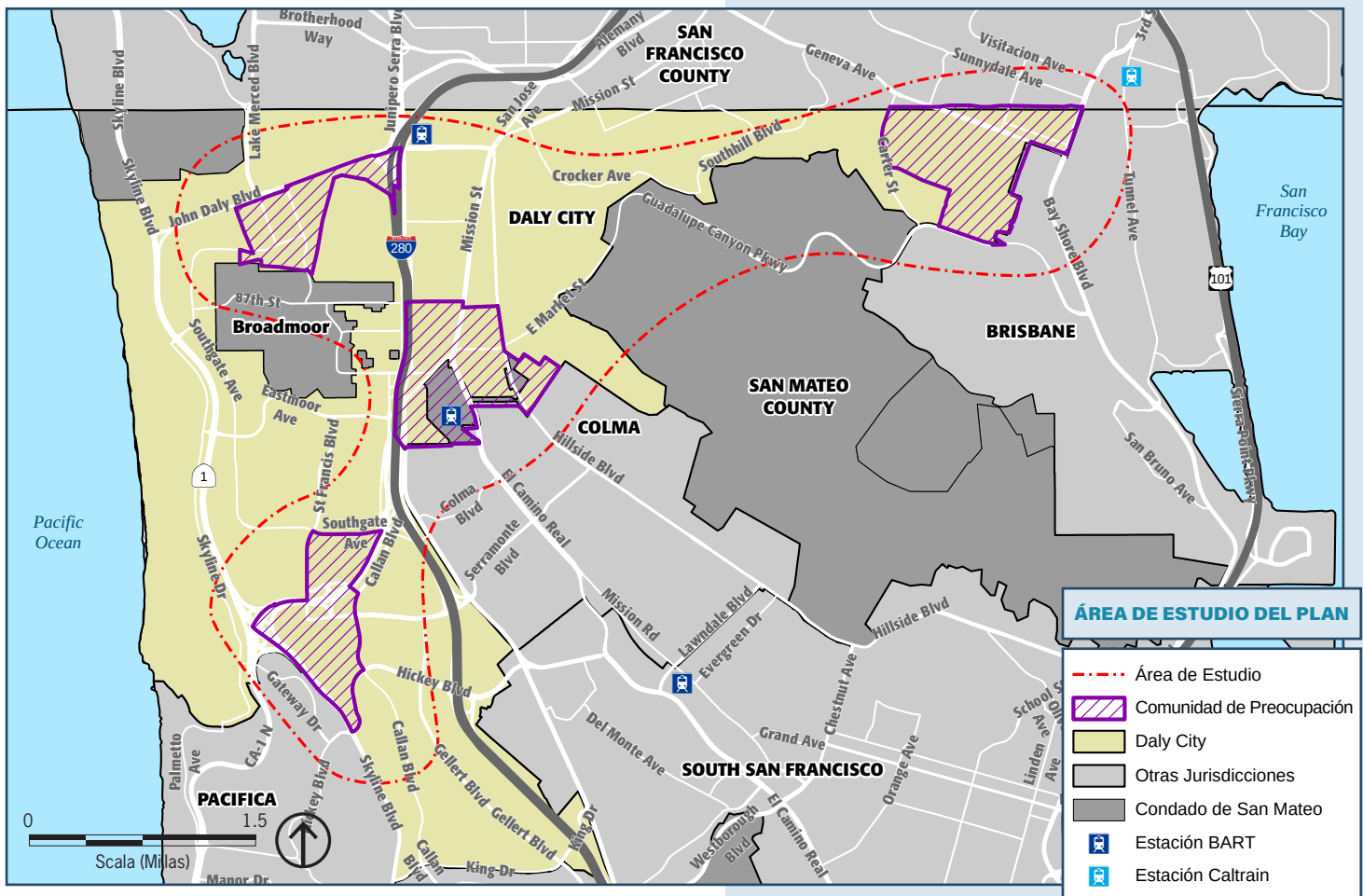
- Evaluar las brechas de transporte y las barreras identificadas por la comunidad
- Desarrollar soluciones y proyectos para solucionar estos desafíos
- Identificar posibles fuentes de financiación para pagar esas soluciones y proyectos



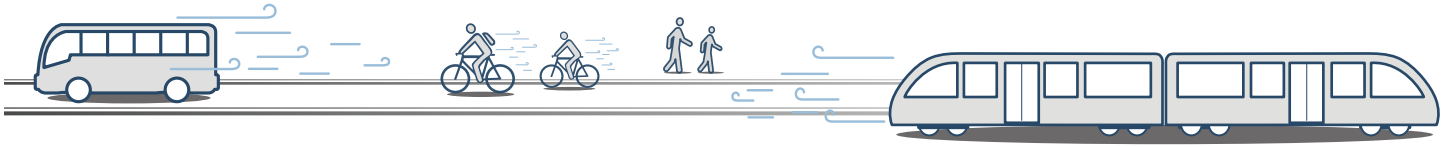
CÓMO PARTICIPAR

Eventos de Comentarios Para la Comunidad:

Vamos a organizar una serie de proyectos "Pop-Ups" en eventos comunitarios a lo largo de Daly City. Por favor, pasa a uno de los eventos y cuéntanos sobre tus desafíos e ideas de transporte.



HELP IMPROVE TRANSPORTATION OPTIONS IN DALY CITY



PARTICIPATE IN THE DALY CITY COMMUNITY-BASED TRANSPORTATION PLAN

The CBTP will:

- Evaluate transportation gaps and barriers identified by the community
- Develop solutions & projects to address these challenges
- Identify possible funding sources to pay for these solutions & projects

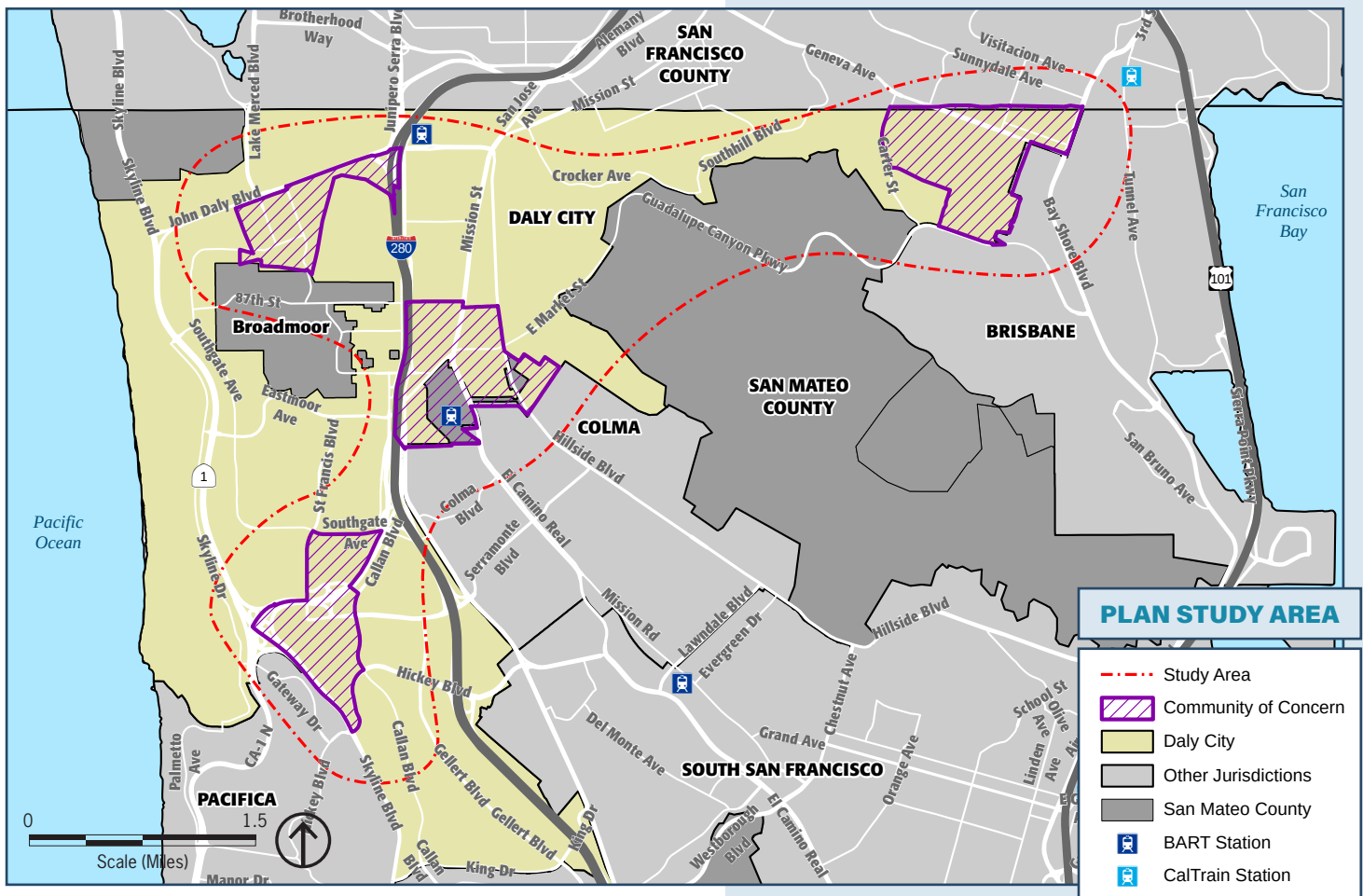


PLEASE TAKE OUR SURVEY

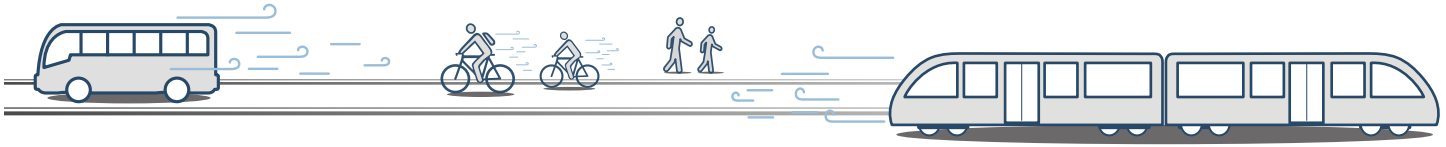
Your feedback will shape the Plan:

The results of this short survey about existing transportation problems will allow us to create meaningful solutions:

<https://arcg.is/eaCLy0>



AYUDA A MEJORAR LAS OPCIONES DE TRANSPORTE EN DALY CITY



PARTICIPE EN EL PLAN DE TRANSPORTE BASADO EN LA COMUNIDAD DE DALY CITY

El CBTP hará:

- Evaluar las brechas de transporte y las barreras identificadas por la comunidad
- Desarrollar soluciones y proyectos para solucionar estos desafíos
- Identificar posibles fuentes de financiación para pagar esas soluciones y proyectos

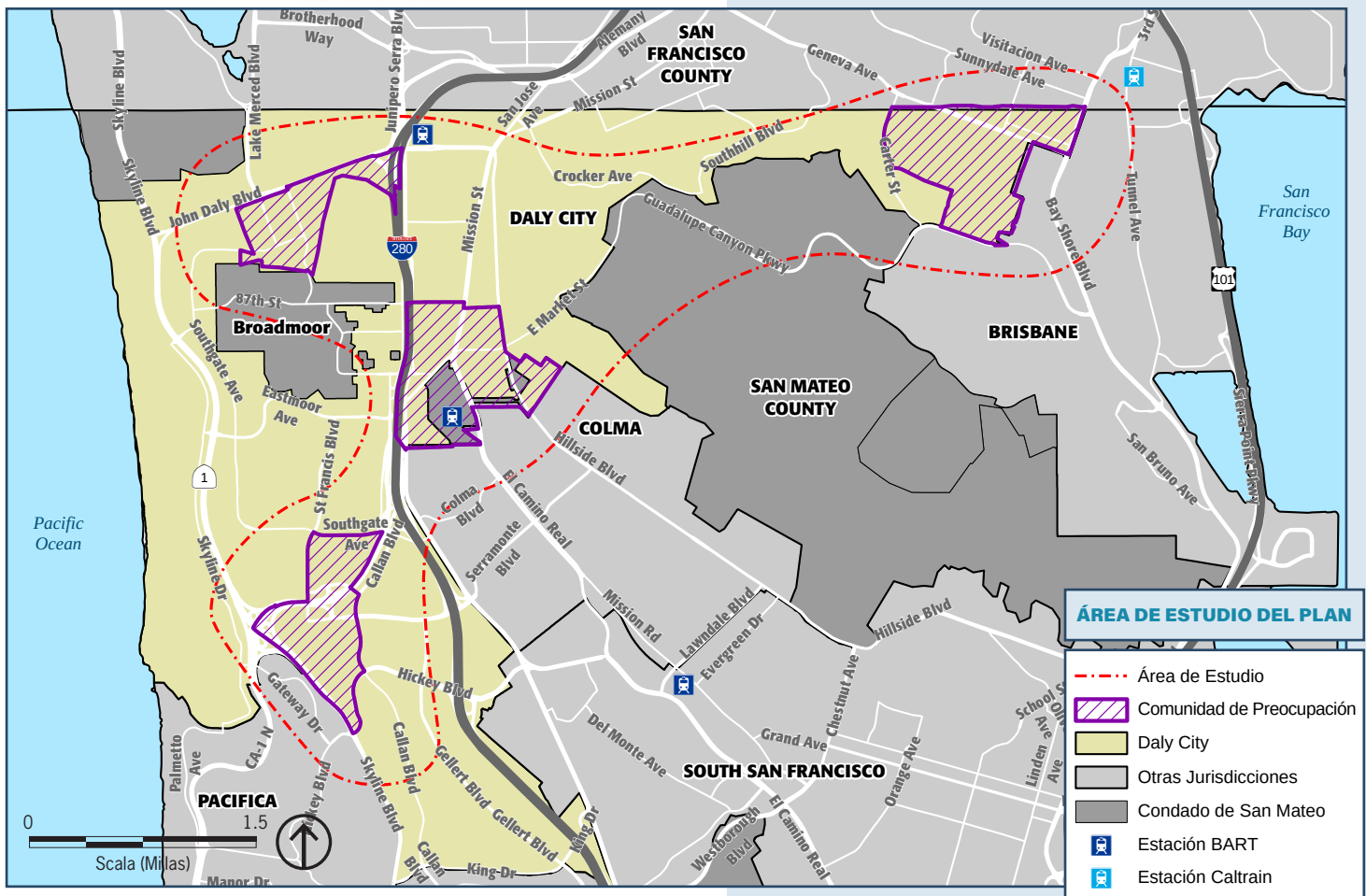


POR FAVOR, TOME NUESTRA ENCUESTA

Sus comentarios darán forma al Plan:

Los resultados de esta breve encuesta sobre los problemas de transporte existentes nos permitirán crear soluciones significativas:

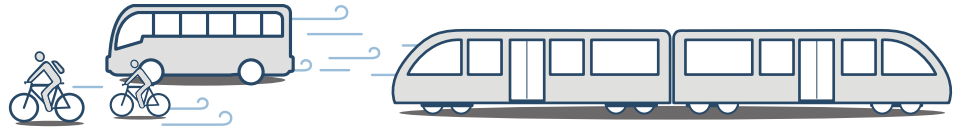
<https://arcr.is/1ra0uH>





TOWN HALL MEETING

May 17, 2021, 5:00-7:00pm: *Local Transportation Challenges*



Town Hall Meeting, May 17th, 2021, 5-7pm: Local Transportation Challenges

Daly City residents, please join us in a Virtual Town Hall Meeting to discuss daily transportation barriers in our community. Your input is vital to a developing a plan to improve quality of life.

Registration information is located here:

[www.bit.ly/TownHallTransportation](http://bit.ly/TownHallTransportation).

Reunión del Ayuntamiento, 17 de mayo de 2021, 5- 7pm: Desafíos del transporte local residentes de Daly City, por favor únase a nosotros en una reunión virtual del ayuntamiento para discutir las barreras diarias de transporte local en nuestra comunidad. Su aporte es vital para desarrollar un plan para mejorar la calidad de vida. La información de registro se encuentra aquí: <http://bit.ly/TownHallTransportation>.

Pagpupulong sa Bulwagan ng Bayan, ika-17 ng Mayo, 5-7pm: Mga Hamon sa Lokal na Transportasyon Mga residente ng Daly City, samahan kami sa isang Virtual na Pagpupulong sa Bulwagan ng Bayan upang pag-usapan ang mga balakid sa pang-araw-araw na transportasyon sa ating komunidad. Ang inyong opinyon ay mahalaga sa pagbuo ng isang plano para sa pagpapabuti ng kalidad ng buhay. Ang impormasyon tungkol sa pagpaparehistro ay matatagpuan dito: <http://bit.ly/TownHallTransportation>.

市民大会, 时间: 2021 年 5 月 17 日, 下午 5 至 7 点: 主题: 本地交通面临的挑战
戴利城居民, 请参加我们的虚拟市民大会, 一起讨论有关我们社区面临的日常交通障碍问题。你们的意见是我们制定交通计划以提高生活质量的关键。 相关的注册信息, 请到此网站: <http://bit.ly/TownHallTransportation>.

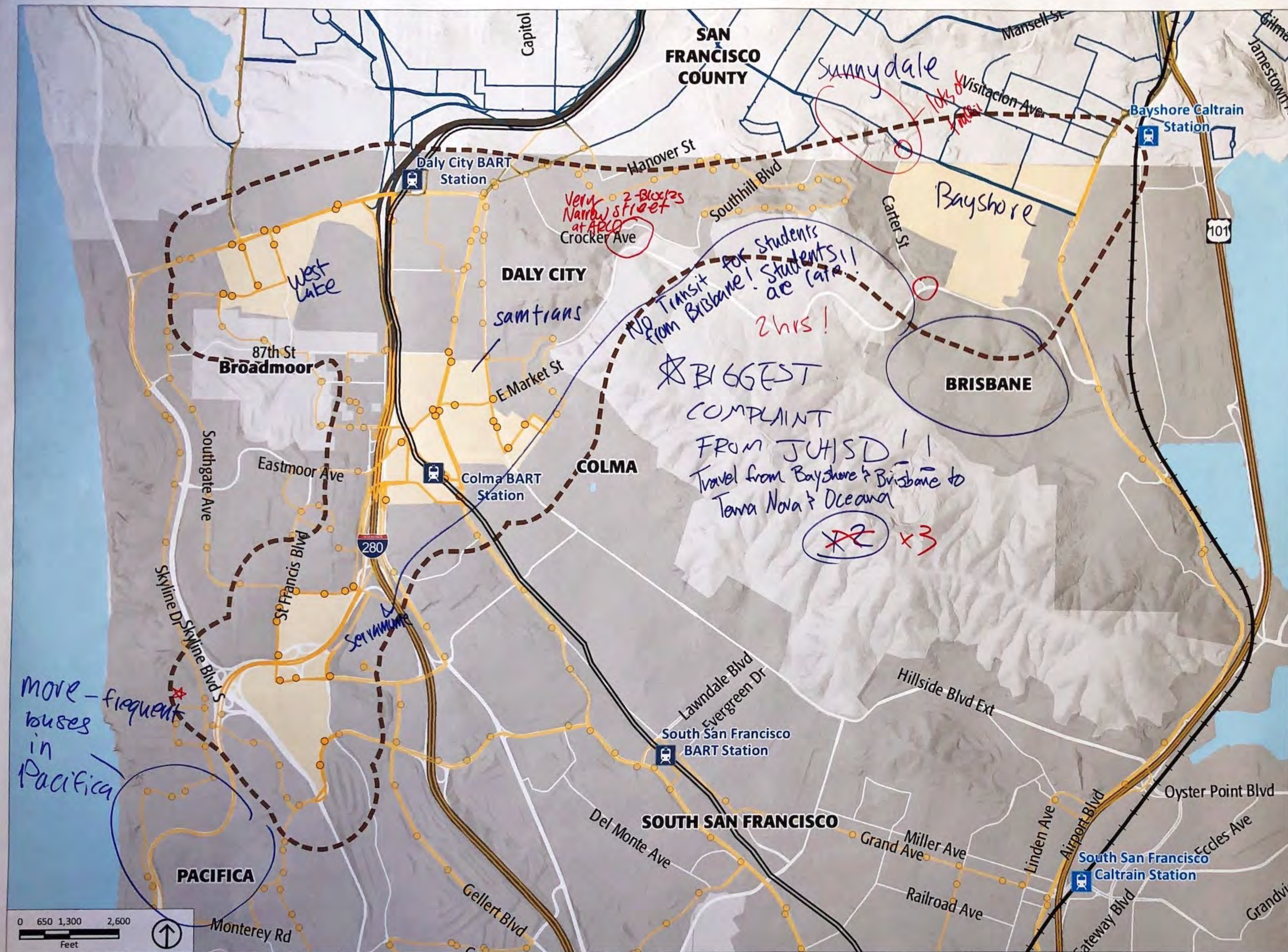
2. TRAFFIC CALMING MARTIN ST

1. Crosswalks on long blocks

Daly City CBTP Study Area: Bayshore

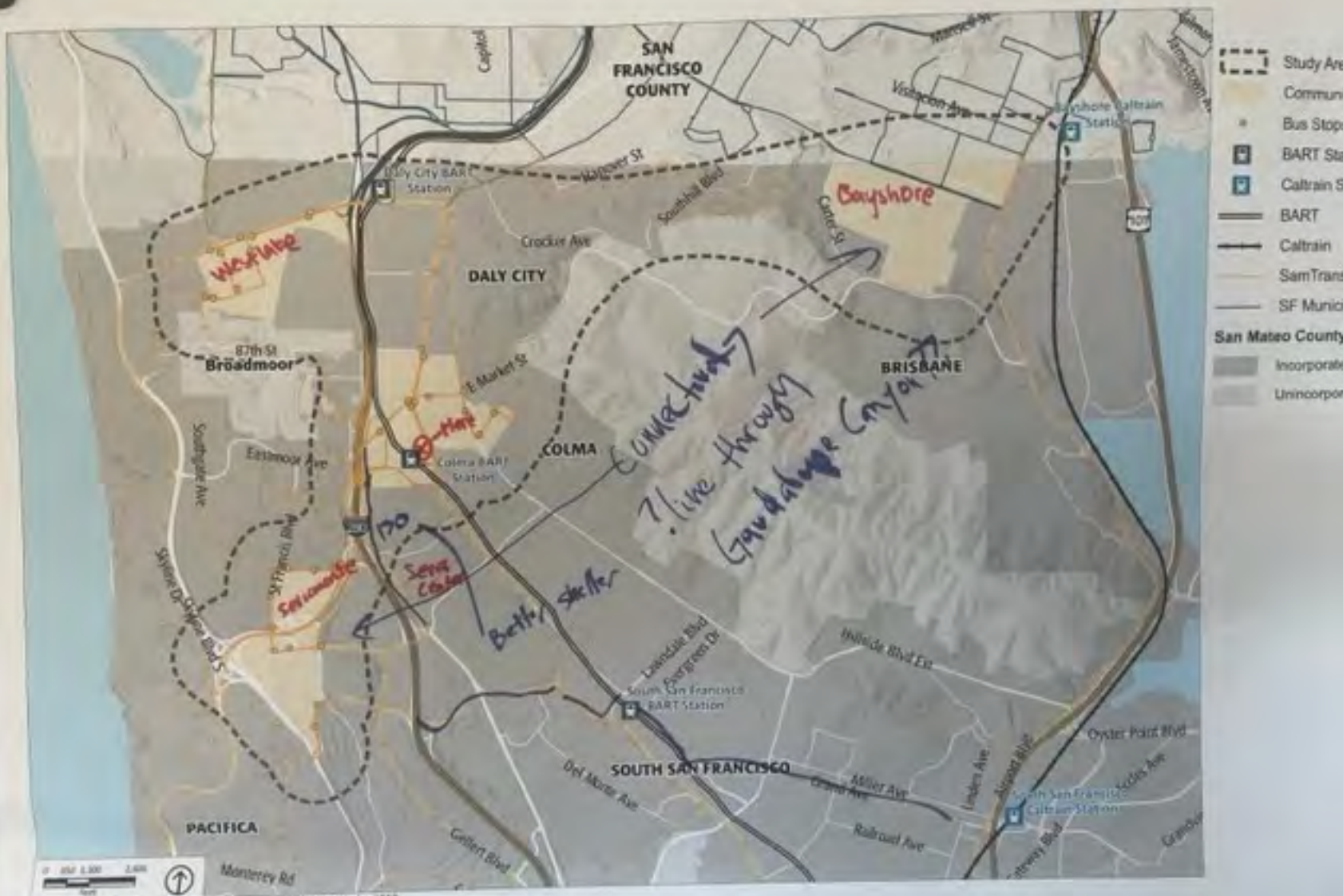


Source: Metropolitan Transportation Commission, 2018; PlaceWorks 2019.



Source: Metropolitan Transportation Commission, 2018; PlaceWorks, 2019

Daly City CBTP
Public Transportation



Source: Metropolitan Transportation Commission, 2018; PlaceWorks, 2019

COMMENTS

1 Race Cars on Weekends in Cow Palace
Very Loud... Must Be over 85 decibels (x2)
Need exhaust checks & certifications
- LOVE WATCHING THE RACE CARS ON WEEKENDS

Better bus routes to SF → ~~BAYVIEW PARK BART~~!
- too far to walk now!

⑥ Sunnyvale development and bus route issues
|| Improved lighting/bike racks

- bus routes around Bayshore Elementary

- Improve frequency of Bayshore Shuttle! It's a lifeline.

⑦ • Want an arcade!

More dedicated Bike Paths & walking

Speed Bumps around
School

- Police presence around pickup and drop off time
- Shuttle ^{x2} to ^{grocery} shopping stores for seniors
There are none here.
- Geneva is not safe.

• Wednesday food bank 7:30 - NOON - BAD TRAFFIC
AROUND BAYSHORE ELEM

OTTICIA
PARTRIDGE & ACACIA → "RACETRACKS"
- SIDESHOWS, DONUTS

- Geneva traffic calming & intersection control

- Better bus/transit materials in Cantonese

- Better bus routes to shopping centers

- ★ Better strategized ^{bus} routes/frequencies for XS
High Schoolers

- Not safe on Geneva; people are driving through stop signs

- Parents double parking

Bayshore Weekend Shuttle

for to Daly City/Balboa BART Station.



SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT
2150 Webster Street, P.O. Box 12688
Oakland, CA 94604-2688
(510) 464-6000

2022

January 25, 2022

Mr. Wesley Wong

Rebecca Saltzman
PRESIDENT

Re: Permit for Expressive Activity at BART Stations

Janice Li
VICE PRESIDENT

Greetings,

Robert Powers
GENERAL MANAGER

Pursuant to the Rules of the San Francisco Bay Area Rapid Transit District Pertaining to Use of District Facilities for Expressive Activities (Rules), attached and incorporated by reference, and the information provided in your Permit Application, this letter serves as your Permit to engage in Free Speech expressive activity described as **Community Outreach** at the following BART station(s) on these dates and times:

Colma BART Station(s), 2/8, 2022; 9am-9pm

DIRECTORS

Debora Allen
1ST DISTRICT

Expressive activity is allowed only in the "Free Area" of BART stations (where access is available to the general public) and prohibited in the "Paid Area" of BART stations (where access is available only to ticketed passengers), including BART cars and trains and BART Station platforms including BART to Oakland International Airport platforms and trains.

Mark Foley
2ND DISTRICT

Rebecca Saltzman
3RD DISTRICT

This permit is not a concessions permit to sell goods, merchandise or services at BART stations. BART parking is for round trip BART riders only.

Robert Raburn, Ph.D.
4TH DISTRICT

John McPartland
5TH DISTRICT

You are required to have this permit on your person or with your group when engaging in your activity. At the request of a BART Station Agent, BART Transportation Supervisor, Office of External Affairs staff member or BART Police Officer, you must produce this Permit. Please work with the BART Station Agent or BART Transportation Supervisor to determine the exact location within the "free area" of the station for your activity.

Elizabeth Ames
6TH DISTRICT

Lateefah Simon
7TH DISTRICT

Janice Li
8TH DISTRICT

You shall not (1) interfere with the smooth flow of passengers through entrances or exits or other areas of BART stations; (2) interfere with the access onto or off of an escalator, stairway or elevator; (3) interfere with access to or from any fare gate, ticket or automatic fare collection machine; (4) interfere with any BART authorized commercial activity or concession; (5) interfere with BART employees' conduct of their business; (6) interfere with access to any fire safety system component, public telephone, information board or news vending machine or kiosk; (7) post or affix to BART property or facilities, any signs, leaflets, posters, flyers, pamphlets, brochures and written, pictorial or graphic material of any kind, or structures, banners and any other paraphernalia; (8) use a sound amplification device (Penal Code section 640); (9) disturb the peace (Penal Code section 415), or disturb others by engaging in boisterous or unruly behavior (Penal Code section 640); (10) willfully block the free movement of another person (Penal Code section 640); or (11) violate any applicable law including but not limited to Penal Code section 602.7 prohibiting the sale of goods, merchandise or services without written consent of BART. Any prohibited conduct mentioned above shall be sufficient cause for cancellation of the permit by BART.

Bevan Duffy
9TH DISTRICT

You shall clean-up the area where your activity was conducted and remove all your written materials and property which shall not be left behind or stored at BART stations.

This Permit is not transferable and shall not be assigned, and any attempt to do so shall be void.

A. T.

Department Manager

Daly City CBTP Study Area: Colma BART Station





Source: Metropolitan Transportation Commission, 2018; PlaceWorks, 2019

Daly City CBTP
Public Transportation

PLACEWORKS

PLACEWORKS

COMMENT CARD

Have more ideas or comments? Share your thoughts here.

Name:

Address (optional):

Phone (optional):

Email (optional):

Comments and questions:

~~Emergency vehicle~~

Daily City is Diverse

People do not know how to respond
to emergency vehicles --

education component to water bill...

COMMENT CARD

Have more ideas or comments? Share your thoughts here.

Name:

Address (optional):

Phone (optional):

Email (optional):

Comments and questions:

Traffic by Taylor ~~the~~
most lanes ~~the~~ when leaving ~~the~~
backed up

COMMENT CARD

Have more ideas or comments? Share your thoughts here.

Name:

Address (optional):

Phone (optional):

Email (optional):

2

Comments and questions:

People speeding down Callan Blvd south
there's a stop sign that people don't see and
then there's a crash.

regular traffic.

Visibility issue of stop sign.

④ on map --

COMMENT CARD

Have more ideas or comments? Share your thoughts here.

Name:

Address (optional):

Phone (optional):

Email (optional):

Comments and questions:

un
Dirty, not safe, clean,

COMMENT CARD

Have more ideas or comments? Share your thoughts here.

Comments and questions:



please widen the sidewalk and enable
more bikelanes so I can get to the
college Bus station

COMMENT CARD

Have more ideas or comments? Share your thoughts here.

Comments and questions:

the 130-shallow steps are troubling

COMMENT CARD

Have more ideas or comments? Share your thoughts here.

Comments and questions:

SANITARS - Morning RTES ARE
every 30 min (RT 120) - should be 15 min
Many people have this problem.

REDUCE headways on 120 and other
routes to City / East Bay

TARJETA DE COMENTARIO

¿Tiene más ideas o comentarios? Comparta sus pensamientos aquí.

Nombre:

Dirección (opcional):

Teléfono (opcional):

Correo electrónico (opcional):

Comentarios y preguntas:

2

to
↑ increase
↑ membership

- SanTrans TOT oriented Development

- more protected ~~side~~ bikelines

- ~~wider~~ wider sidewalks

COMMENT CARD

Have more ideas or comments? Share your thoughts here.

Comments and questions:

6

Monorail!

COMMENT CARD

Have more ideas or comments? Share your thoughts here.

Comments and questions:

No connection to Serramonte Mills -- far.
I have to walk ~~across~~ there or buses...

COMMENT CARD

Have more ideas or comments? Share your thoughts here.

Comments and questions:

Left turn right on to San Pedro
is dangerous and uncontrolled. Very dangerous
- State of Colima station is scary and
dangerous - used needles, feces, etc.

COMMENT CARD

Have more ideas or comments? Share your thoughts here.

Comments and questions:

more frequent buslines ^{specifically} 122 →
every 15 minutes →

structure is a little unsafe at night,

TARJETA DE COMENTARIO

¿Tiene más ideas o comentarios? Comparta sus pensamientos aquí.

Nombre:

Dirección (opcional):

Teléfono (opcional):

Correo electrónico (opcional):

Comentarios y preguntas:

— ORYILON SQUAPES —

Bikes DON'T TAKE LIGARS

AREA IS WAY BEHIND CURVE IN BIKE FACILITIES

- WIFE W/ ARTHUR'S

TARJETA DE COMENTARIO

¿Tiene más ideas o comentarios? Comparta sus pensamientos aquí.

Nombre:

Dirección (opcional):

Teléfono (opcional):

Correo electrónico (opcional):

Comentarios y preguntas:

4 Blue dot

EXERCISE ~~area~~; que sea community

~~safe~~ safe, easy to get around.

~~NO~~ ~~change~~ ✓

2021 "Merchant at the Market" Stall Reservation Request Los Gatos Farmers' Market



Merchant Business Name: PlaceWorks
Contact Name: Wesley Wong



Mailing Address: 2040 Bancroft Way
Suite 400
Berkeley, California 94704

Email Address:
wwong@placeworks.com

☐ Day Phone:
☒ Cell Phone: 415-828-5053

*Please check the box of the best
phone number to reach you at*

Requested Date(s) of Participation: 1st choice 12/04/2021 2nd choice Unsure! 3rd choice _____

[Sundays, 9am-1pm, Year-round, Rain or shine]

*Los Gatos Chamber of Commerce members may use the "Merchant-at-the-Market" booth at
the Farmers' Market **once a quarter**, if the booth is available.*

Solicitation Policy:

We do not allow businesses to resale at our farmers' markets. Therefore the sales of goods; a request for money or other property or a contribution of money or other property is strictly forbidden.

Suggested Use of Booth:

Promotion of an event, introduce a new menu item, introduce a new business, perform a show (such as a dance studio or karate studio).

Participants must set up prior to the opening of the market and be ready to present their promotion by 9am and stay until 1pm. Please provide all supplies needed, including tent, table and table cloth. All materials you wish to distribute should be sent with this application and approved by CFMA before your participation date.

Agreement:

I will not solicit (see policy above) or resell products at the market. I agree to operate by the CFMA market rules and regulations. (A copy will be emailed to you). I have signed the Participation Agreement enclosed. I agree to cooperate with the market management. I will abide by the 72-hour cancellation policy and I will call the toll free line 800-806-3276 at least 72 hours in advance to cancel.

****Please attach photos of all promotional materials for application approval****

**Please scan and e-mail your completed agreement to cafarmersmkts@gmail.com
to secure your requested date(s) of participation.**

Los Gatos Merchant-at-the-Market Participation Agreement

I hereby acknowledge receipt of and agree to abide by the California Farmers' Markets Association (CFMA) Market Rules and Regulations. Rules and Regulations are emailed to you when application is approved.

I/We hereby agree, as a representative of my business at a CFMA's certified farmers' market, that I/we will indemnify and hold harmless Los Gatos the sponsors of the market site, the CFMA, their agents and employees, from and against any and all liability, claims, demands, expenses, fees, fines, penalties, suits, proceedings, actions and causes of action of any and every kind and nature arising or growing out of or in any way connected with my/our use or occupancy as a non-profit association representative at a California Farmers' Markets Association certified farmers' market.

I hereby agree and understand that the participation of my business is on a space available basis, and at the discretion of the California Farmers' Markets Association and Los Gatos.

I hereby agree that the business I represent maintains liability insurance and covers said business arising from our participation at the Los Gatos Certified Farmers Market.

I agree that any dispute that arises between myself and CFMA or between myself and Los Gatos and CFMA, and any other person(s) and /or entity(ies) related to the participation in CFMA markets or my involvement will be resolved by the due process policies as outlined in the CFMA Market Rules and Regulations. No dispute shall be referred to a court for resolution, but shall be resolved by the process as outlined in the section pertaining to Due Process in the CFMA Market Rules and Regulations.

Wesley Wong

Signature

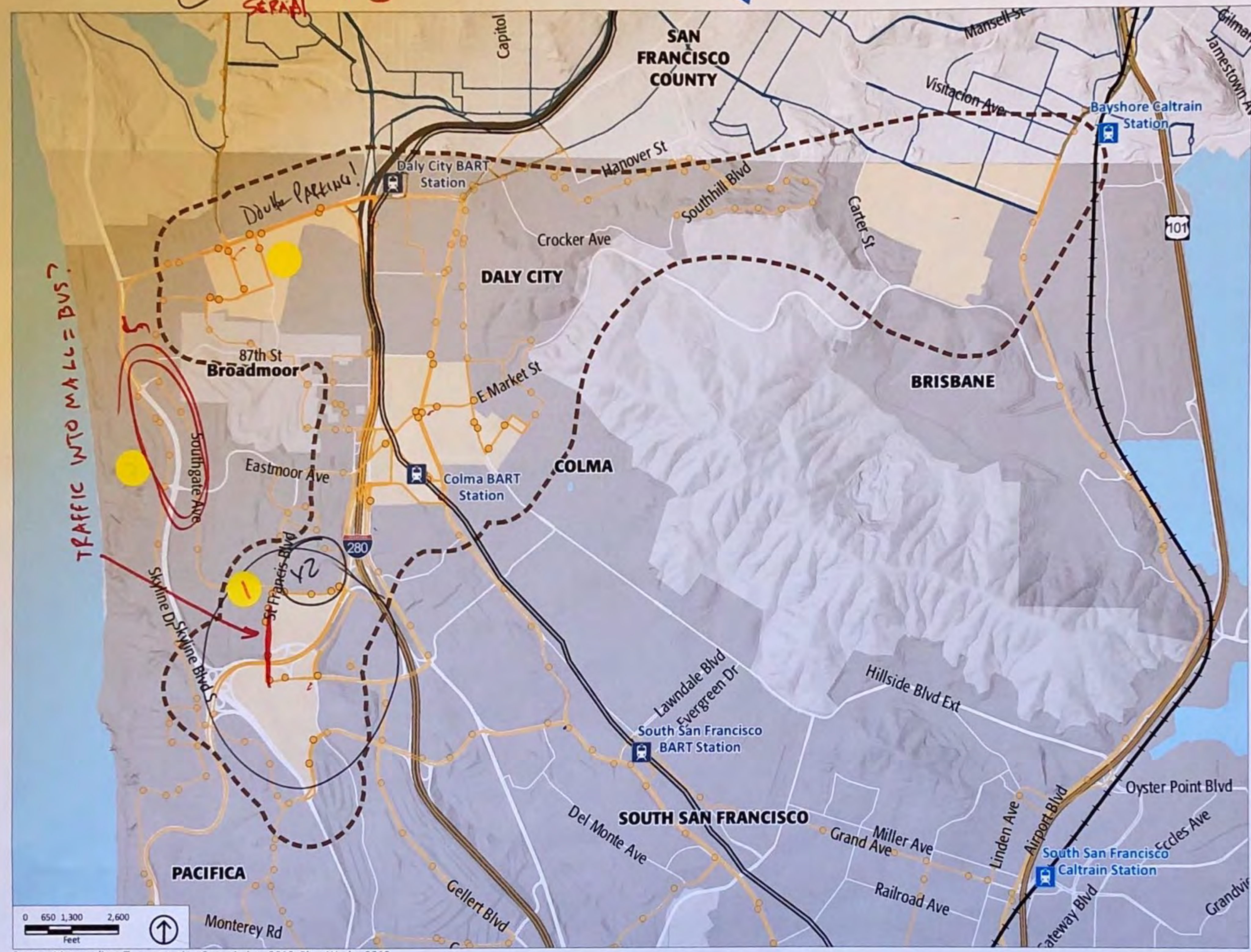
11/18/2021

Date

Wesley Wong

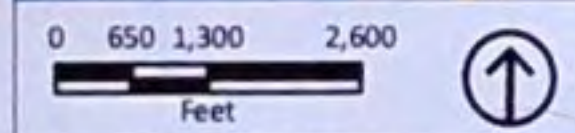
Print Name

BUS
 (x2) 3 shopping centers = LINKAGE!
 SERRA



- Study Area
 - Communities of Concern
 - Bus Stops
 - B BART Stations
 - C Caltrain Stations
 - BART
 - Caltrain
 - SamTrans Routes
 - SF Municipal Transportation Agency
- San Mateo County**
- Incorporated
 - Unincorporated

- ① SERRAMONTE
- ② SERRA
- ③



Source: Metropolitan Transportation Commission, 2018; PlaceWorks, 2019

Daly City CBTP
 Public Transportation

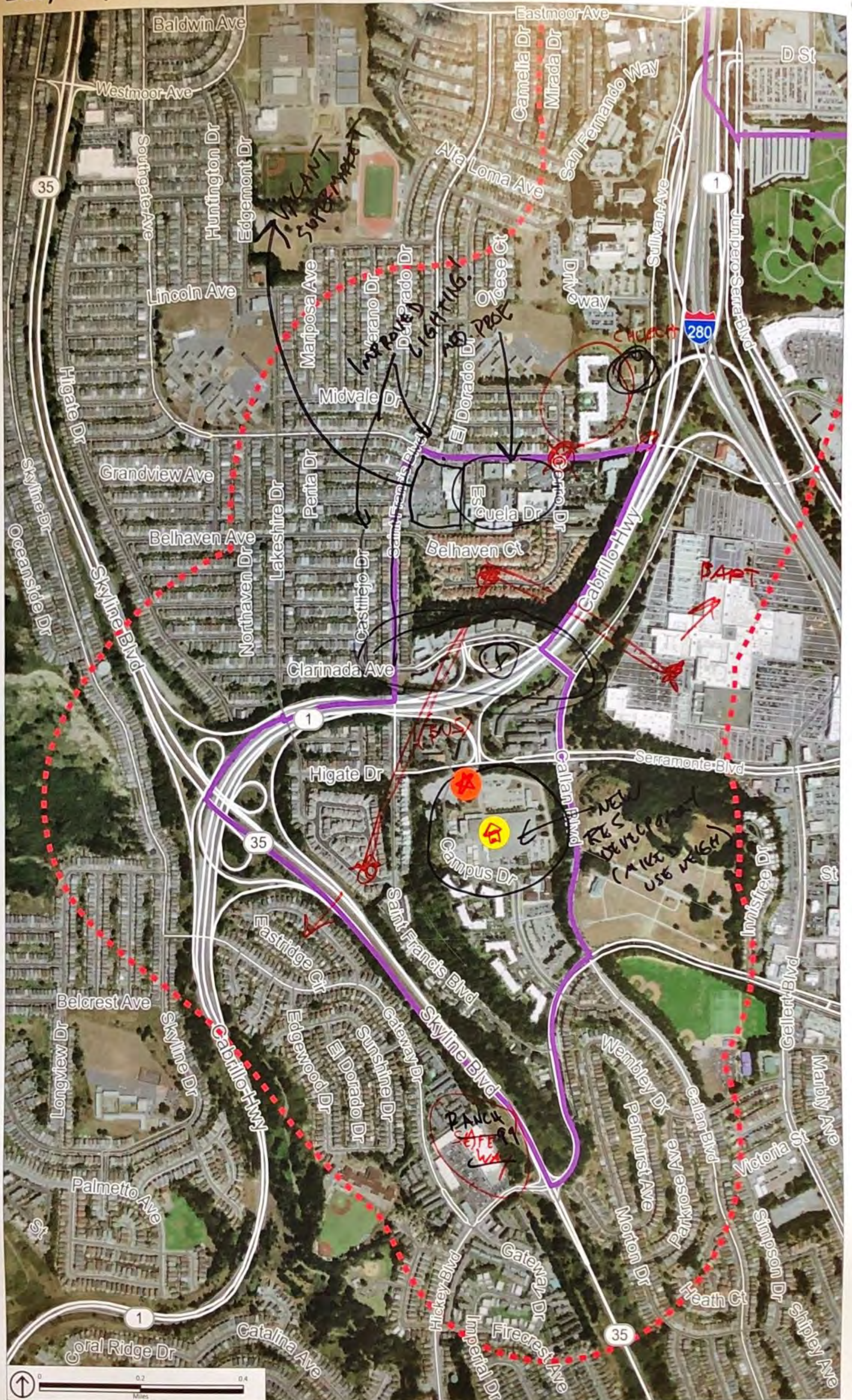


Source: Metropolitan Transportation Commission, 2018; PlaceWorks 2019.

Study Area

Communities of Concern

Daly City CBTP Study Area: Serramonte



Source: Metropolitan Transportation Commission, 2018; PlaceWorks 2019.

- Study Area
- Communities of Concern

TARJETA DE COMENTARIO

¿Tiene más ideas o comentarios? Comparta sus pensamientos aquí.

Nombre:

Dirección (opcional):

Teléfono (opcional):

Correo electrónico (opcional):

Comentarios y preguntas:

19th Ave

TRASH/DUMPING IN ARTA!

-

TARJETA DE COMENTARIO

¿Tiene más ideas o comentarios? Comparta sus pensamientos aquí.

Nombre:

Dirección (opcional):

Teléfono (opcional):

Correo electrónico (opcional):

Comentarios y preguntas:

st fairs square

green light

close calls

unprotected left

lots of traffic
and accidents

TARJETA DE COMENTARIO

¿Tiene más ideas o comentarios? Comparta sus pensamientos aquí.

Nombre:

Dirección (opcional):

Teléfono (opcional):

Correo electrónico (opcional):

Comentarios y preguntas:

the traffic going through Sevinmore Blvd. It's
really bad.

going in the middle.

TARJETA DE COMENTARIO

¿Tiene más ideas o comentarios? Comparta sus pensamientos aquí.

Nombre:

Dirección (opcional):

Teléfono (opcional):

Correo electrónico (opcional):

Comentarios y preguntas:

5 yellow
egg
burst
map

Bus ~~frequency~~ ~~area~~ aren't ~~enough~~ but good
coverage
of areas,

Too many ppl, just pub free and walk to Bus.

signalised lighting - senior center, Multijennage,
informatics

Long enough

TARJETA DE COMENTARIO

¿Tiene más ideas o comentarios? Comparta sus pensamientos aquí.

Nombre:

Dirección (opcional):

Teléfono (opcional):

Correo electrónico (opcional):

Comentarios y preguntas:

1104 124 come to school

Belknap Ave +

Only school in the area.

No access to Costco, Trader Joe's, shopping centers

& kniser

COMMENT CARD

Have more ideas or comments? Share your thoughts here.

Name:

Address (optional):

Phone (optional):

Email (optional):

Comments and questions:

Tuffie 780 during Christmas
No more putting into to clay.



COMMENT CARD

Have more ideas or comments? Share your thoughts here.

Name:

Address (optional):

Phone (optional):

Email (optional):

Comments and questions:

~~Lightning~~ lightning issue the whole neighborhood.

around in this neighborhood.

cover pepper spray.

dumplings at sidewalks and everywhere

some things are pretty good

so pretty good.

COMMENT CARD

Have more ideas or comments? Share your thoughts here.

Name:

Address (optional):

Phone (optional):

Email (optional):

Comments and questions:

When leaving Sevierville... two lanes go left
and one goes to the right. Very confusing, hard to
navigate.

Transporation issue around the in-n-out.

3

COMMENT CARD

Have more ideas or comments? Share your thoughts here.

Name:

Address (optional):

Phone (optional):

Email (optional):

Comments and questions:

Alwy 35th 280 connector -- light posts not fixed yet!!

Signs are Westbound + westward. Most "prepare to stop"

out. lights are out. On and off ramp > are bad ppl travel thru

think the wheels; decrease ~~velocity~~ velocity
postup

red light
exp. velocity

Continued + westward

COMMENT CARD

Have more ideas or comments? Share your thoughts here.

Name:

Address (optional):

Phone (optional):

Email (optional):

Comments and questions:

Lack of lighting in residential area

TARJETA DE COMENTARIO

¿Tiene más ideas o comentarios? Comparta sus pensamientos aquí.

Nombre:

Dirección (opcional):

Teléfono (opcional):

Correo electrónico (opcional):

Comentarios y preguntas:

From Seismone.
 Sidewalks going left no sidewalks then jump to song.

Bike lanes not being utilized; why?

~~Positive~~ Positive: publiced median to help folks on callan

Bigstop callan; Ppl from the park are zooming thru to

Not a stoplight) painting the ground STOP on all four sides to skyline Blvd. G. Lots of ^{signs} increase visibility of stop signs



COMMENT CARD

Have more ideas or comments? Share your thoughts here.

Name:

Address (optional):

Phone (optional):

Email (optional):

Comments and questions:

- IMPROVE MAIL ACCESS -

ST FRANCIS BLVD TRAFFIC DUE TO
CHICK FILA.

- BOULEVARD THERE

TARJETA DE COMENTARIO

¿Tiene más ideas o comentarios? Comparta sus pensamientos aquí.

Nombre:

Dirección (opcional):

Teléfono (opcional):

Correo electrónico (opcional):

Comentarios y preguntas:

no p 20 bus lines

TARJETA DE COMENTARIO

¿Tiene más ideas o comentarios? Comparta sus pensamientos aquí.

Nombre:

Dirección (opcional):

Teléfono (opcional):

Correo electrónico (opcional):

Comentarios y preguntas:

⑤ on/off ramps:
cut off to avoid traffic
westward / west gate
traffic calming!

COMMENT CARD



Have more ideas or comments? Share your thoughts here.

Name:

Address (optional):

Phone (optional):

Email (optional):

Comments and questions:

• Double-Parking ON IMPORTANT
• STREETS!

COMMENT CARD

Have more ideas or comments? Share your thoughts here.

Name:

Address (optional):

Phone (optional):

Email (optional):

Comments and questions:

~~One to~~ ~~elderly transit~~ ~~senior~~;

~~cell~~; ~~permitted~~ ~~solutions~~

Schools in ~~broken~~ OS - have ~~no~~ transit

Brisbane ~~lack of~~ ~~Chinatown~~.

COMMENT CARD

Have more ideas or comments? Share your thoughts here.

Name:

Address (optional):

Phone (optional):

Email (optional):

Comments and questions:

NO STOPPING SCHULWAGEN / OCK!G!
- crosswalks on going 55 MPH!
- NO-STOPLIGHT!

HELP MAKE IT EASIER TO GET AROUND IN DALY CITY!



This survey will be used to identify transportation improvements in parts of Daly City that need them most. Your answers will help shape the Daly City Community-Based Transportation Plan, which will recommend projects like new bus shelters, improved bike lanes, safer intersections, better bus routes, better BART access and others. We also want to understand how the COVID-19 pandemic has changed your transportation needs and priorities.

1) What is your zip code?

2) What is your age range?

- ☐ 18 and under ☐ 30-44 years ☐ 60 and over
☐ 19-29 years ☐ 45-59 years

3) What is the primary language spoken in your home?

4) Before COVID-19, what transit systems did you ride regularly? (Check all that apply.)

- ☐ Samtrans ☐ Caltrain ☐ Other
☐ BART ☐ Community Shuttle

5) What transit problems make it hard for you to get around? (Check all that apply.)

- ☐ Route design/location ☐ Delays and unpredictability ☐ Hours of operation
☐ Location and spacing of bus stops ☐ Inadequate stations or bus shelters ☐ Fares

6) Briefly describe transit improvements that are needed:

7) How often do you ride a bike?

- ☐ Daily ☐ On occasion ☐ Rarely ☐ Never

8) What bike-related problems make it hard for you to get around? (Check all that apply.)

- ☐ Lack of bike lanes ☐ Dangerous streets or intersections ☐ Cost of bike maintenance
☐ Gaps in existing bike lanes ☐ Lack of secure bike parking

9) Briefly describe bike improvements that are needed:

10) How often do you ride paratransit?

- ☐ Daily ☐ Regularly ☐ Rarely ☐ Never

11) What paratransit problems make it hard for you to get around? (Check all that apply.)

- ☐ Eligibility and sign-up difficulties ☐ Wait times
☐ Restricted hours of operation ☐ Fares

12) Briefly describe paratransit improvements that are needed:

13) How often do you walk in your community?

- ☐ Daily ☐ On occasion ☐ Rarely ☐ Never

14) What problems with the pedestrian network make it hard for you to get around? (Check all that apply.)

- ☐ Poor sidewalk conditions ☐ Difficult intersections
☐ Poor lighting and safety ☐ Unsafe school access

15) Briefly describe pedestrian improvements that are needed:

16) What specific places are hard to get to each day?

- ☐ Work ☐ Hospital/medical center ☐ Transit Station
☐ School ☐ Supermarket ☐ None
☐ Other _____

17) What are these places and what would make it easier to get to them?

18) Which of the above challenges still make it hard for you to get around during COVID-19? (Check all that apply.)

- ☐ Public Transit challenges ☐ Paratransit challenges ☐ None
☐ Bike challenges ☐ Walking challenges

19) What new transportation challenges do you face because of COVID-19?

- ☐ I feel unsafe on transit ☐ I don't own a car but I need one to get around ☐ None
☐ Reduced transit schedules ☐ I can't afford a car or transit fares
☐ Other _____

20) If you would like updates on this project, including future opportunities to participate, please provide your email address:

¡AYUDA A QUE SEA MÁS FÁCIL MOVERSE EN DALY CITY!



Esta encuesta se utilizará para identificar las mejoras de transporte en las partes de Daly City que más las necesitan. Sus respuestas ayudarán a dar forma al Plan de Transporte Basado en la Comunidad de Daly City, que recomendará proyectos como nuevos refugios de autobuses, carriles de bicicletas mejorados, intersecciones más seguras, mejores rutas de autobús, mejor acceso a BART y otros. También queremos entender cómo la pandemia COVID-19 ha cambiado sus necesidades y prioridades de transporte.

1) ¿Cuál es su código postal?

2) ¿Cuál mayor captura tu edad?

- ☐ 18 o menos ☐ 30-44 ☐ 60 o mas
☐ 19-29 ☐ 45-59

3) ¿Cuál es el idioma principal que se habla en su hogar?

4) Antes de COVID-19, ¿qué sistemas de tránsito montabas regularmente? (Marque todo lo que corresponda.)

- ☐ Samtrans ☐ Caltrain ☐ Otro
☐ BART ☐ Traslado comunitario

5) ¿Qué problemas de tránsito te dificultan moverte? (Marque todo los que corresponda.)

- ☐ Diseño/ubicación de la ruta ☐ Estaciones o refugios de autobuses inadecuados
☐ Ubicación y espaciado de las paradas de autobús ☐ Horas de funcionamiento
☐ Retrasos e imprevisibilidad ☐ Tarifas

6) Describa brevemente las mejoras de tránsito que se necesitan:

7) ¿Con qué frecuencia andas en bicicleta?

- ☐ Diario ☐ En ocasiones ☐ Raramente ☐ Nunca

8) ¿Qué problemas relacionados con la Bicicleta te dificultan moverte? (Marque todo lo que corresponda.)

- ☐ Falta de carriles de bici ☐ Calles o intersecciones peligrosas ☐ Costo de mantenimiento de bicicleta
☐ Brechas en los carriles de bici existentes ☐ Falta de estacionamiento seguro para bicicletas

9) Describa brevemente las mejoras de bicicleta que se necesitan:

10) ¿Con qué frecuencia monta montas paratransito?

☐ Diario ☐ Regularmente ☐ Raramente ☐ Nunca

11) ¿Qué problemas de paratransito te dificultan moverte? (Marque todo lo que corresponda.)

☐ Dificultad de elegibilidad y registro ☐ Tiempos de espera
☐ Horas restringidas de funcionamiento ☐ Tarifas

12) Describa brevemente las mejoras de paratransito que se necesitan:

13) ¿Con qué frecuencia camina en su comunidad?

☐ Diario ☐ En ocasiones ☐ Raramente ☐ Nunca

14) ¿Qué problemas con la red peatonal dificultan su habilidad de pasear? (Marque todo lo que corresponda.)

☐ Malas condiciones de la acera ☐ Intersecciones difíciles
☐ Iluminación y seguridad deficientes ☐ Acceso escolar inseguro

15) Describa brevemente las mejoras de los peatones que se necesitan:

16) ¿Qué lugares específicos son difíciles de llegar cada día?

☐ Trabajo ☐ Hospital/centro medico ☐ Parada de tránsito
☐ Escuela ☐ Supermercado ☐ Ninguno
☐ Otro _____

17) ¿Cuáles son estos lugares y qué facilitaría el acceso a ellos?

18) ¿Cuáles de los desafíos anteriores todavía hacen que sea difícil para usted moverse durante COVID-19?

(Marque todo lo que corresponda.)

☐ Desafíos con el transporte público ☐ Desafíos con el paratransito ☐ Ninguno
☐ Desafíos con la bicicleta ☐ Desafíos para caminar

19) ¿Qué nuevos desafíos de transporte enfrenta debido a COVID-19?

☐ Me siento inseguro en el tránsito ☐ No tengo coche, pero necesito uno para moverme ☐ Ninguno
☐ Horarios de tránsito reducidos ☐ No puedo pagar un auto o tarifas de tránsito
☐ Otro _____

20) Si desea recibir actualizaciones sobre este proyecto, incluidas las oportunidades futuras de participar, proporcione su dirección de correo electrónico:

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: February 22, 2022 3:33 PM

1. What is your zip code?

94014

2. What is your age range?

45-59

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

BART

5. What transit problems make it hard for you to get around?

Delays and unpredictability , Hours of operation

6. Briefly describe transit improvements that are needed:

Better connection times between BART and Samtrans

7. How often do you ride a bike?

On occasion

8. What bike-related problems make it hard for you to get around?

Lack of bike lanes , Gaps in existing bike lanes , Dangerous streets or intersections

9. Briefly describe bike improvements that are needed:

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

15. Briefly describe pedestrian improvements that are needed:

no issue

16. What specific places are hard to get to each day?

School

17. What are these places and what would make it easier to get to them?

more transit rides to schools

18. Which of the above challenges still make it hard for you to get around during COVID-19?

19. What new transportation challenges do you face because of (COVID-19)?

None

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: February 22, 2022 3:31 PM

1. What is your zip code?

94014

2. What is your age range?

19-29

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans , BART

5. What transit problems make it hard for you to get around?

Location and spacing of bus stops, Delays and unpredictability , Inadequate stations or bus shelters

6. Briefly describe transit improvements that are needed:

Extended routes/easier access to time information

7. How often do you ride a bike?

Rarely

8. What bike-related problems make it hard for you to get around?

9. Briefly describe bike improvements that are needed:

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

On occasion

14. What problems with the pedestrian network make it hard for you to get around?

Poor lighting and safety

15. Briefly describe pedestrian improvements that are needed:

Stops are hard to find

16. What specific places are hard to get to each day?

Transit Station

17. What are these places and what would make it easier to get to them?

The 130 passes my house and goes to Daly City BART but I always end up walking because the bus is late.

18. Which of the above challenges still make it hard for you to get around during COVID-19?

19. What new transportation challenges do you face because of (COVID-19)?

i_can't_afford_a_car_or_transit

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

nandatulloch@gmail.com

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: February 22, 2022 3:29 PM

1. What is your zip code?

94015

2. What is your age range?

19-29

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans , BART

5. What transit problems make it hard for you to get around?

Route design/location, Delays and unpredictability , Inadequate stations or bus shelters

6. Briefly describe transit improvements that are needed:

Hours available, more stops, senior shuttles

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

Lack of bike lanes

9. Briefly describe bike improvements that are needed:

more lanes

10. How often do you ride paratransit?

Rarely

11. What paratransit problems make it hard for you to get around?

Eligibility and sign-up difficulties , Restricted hours of operation

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions , Poor lighting and safety, Difficult intersections

15. Briefly describe pedestrian improvements that are needed:

16. What specific places are hard to get to each day?

Hospital/medical center , Supermarket , Transit Station

17. What are these places and what would make it easier to get to them?

Direct transit to essential places (supermarket, hospital, etc.)

18. Which of the above challenges still make it hard for you to get around during COVID-19?

None

19. What new transportation challenges do you face because of (COVID-19)?

None

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

eleazar malabanan@midpen-housing.org

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

1. What is your zip code?

94014

2. What is your age range?

19-29

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans , BART

5. What transit problems make it hard for you to get around?

Route design/location, Location and spacing of bus stops, Delays and unpredictability , Hours of operation

6. Briefly describe transit improvements that are needed:

Lower prices for youth/free during school days

7. How often do you ride a bike?

On occasion

8. What bike-related problems make it hard for you to get around?

Lack of bike lanes , Gaps in existing bike lanes , Dangerous streets or intersections , Lack of secure bike parking

9. Briefly describe bike improvements that are needed:

Dedicated bike paths in each neighborhood

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

On occasion

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions , Poor lighting and safety

15. Briefly describe pedestrian improvements that are needed:

Repave Sidewalks

16. What specific places are hard to get to each day?

Work

17. What are these places and what would make it easier to get to them?

work/property. multiple busses to the bayshore.

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Public Transit challenges

19. What new transportation challenges do you face because of (COVID-19)?

I feel unsafe on transit, Reduced transit schedules

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

adrian.cuyson@midpen.housing.com

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: February 22, 2022 1:06 PM

1. What is your zip code?

94015

2. What is your age range?

19-29

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

BART

5. What transit problems make it hard for you to get around?

Route design/location, Delays and unpredictability , Hours of operation

6. Briefly describe transit improvements that are needed:

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

Lack of bike lanes , Gaps in existing bike lanes , Dangerous streets or intersections , Lack of secure bike parking , Cost of bike maintenance

9. Briefly describe bike improvements that are needed:

10. How often do you ride paratransit?

Rarely

11. What paratransit problems make it hard for you to get around?

Wait times

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

Unsafe school access

15. Briefly describe pedestrian improvements that are needed:

16. What specific places are hard to get to each day?

Supermarket

17. What are these places and what would make it easier to get to them?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Paratransit challenges

19. What new transportation challenges do you face because of (COVID-19)?

None

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: December 5, 2021 3:29 PM

1. What is your zip code?

94015

2. What is your age range?

45-59

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

SFMTA-Muni

5. What transit problems make it hard for you to get around?

Inadequate stations or bus shelters , Hours of operation

6. Briefly describe transit improvements that are needed:

If there are going to be bus shelters, please ensure that they are able to adequately provide cover from the elements, especially when it's windy and rainy.

7. How often do you ride a bike?

Rarely

8. What bike-related problems make it hard for you to get around?

9. Briefly describe bike improvements that are needed:

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Rarely

14. What problems with the pedestrian network make it hard for you to get around?

Poor lighting and safety, Difficult intersections

15. Briefly describe pedestrian improvements that are needed:

Where there are extremely busy intersections (such as those that go across Highway 35 or John Daly Blvd.), there needs to be a little bit of traffic calming. People tend to speed and run the red lights because they don't want to be caught behind it and be forced to wait. That makes it dangerous for any pedestrians when they are trying to cross busy streets.

16. What specific places are hard to get to each day?

Shopping center/strip mall

17. What are these places and what would make it easier to get to them?

Westlake Shopping Center is one example of where people will run the red lights and also block the intersection because they won't observe traffic signals and conditions. Nobody wants to wait behind the crosswalk for a red light if they can "just squeak by" and force their way into the intersection so that they are "totally committed" to completing their traverse of the intersection.

18. Which of the above challenges still make it hard for you to get around during COVID-19?

None

19. What new transportation challenges do you face because of (COVID-19)?

None

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

edmund_lee@sbcglobal.net

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: November 5, 2021 11:06 AM

1. What is your zip code?

94015

2. What is your age range?

18 and under

3. What is the primary language spoken in your home?

Burmese

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans

5. What transit problems make it hard for you to get around?

Delays and unpredictability , Fares

6. Briefly describe transit improvements that are needed:

No fee of under the age of 16

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

9. Briefly describe bike improvements that are needed:

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Rarely

14. What problems with the pedestrian network make it hard for you to get around?

15. Briefly describe pedestrian improvements that are needed:

16. What specific places are hard to get to each day?

None

17. What are these places and what would make it easier to get to them?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Public Transit challenges

19. What new transportation challenges do you face because of (COVID-19)?

I feel unsafe on transit, i_don't_own_a_car_but_i_need_on,
i_can't_afford_a_car_or_transit

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: February 19, 2021 1:48 PM

1. What is your zip code?

94303

2. What is your age range?

30-44

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

5. What transit problems make it hard for you to get around?

Route design/location, Location and spacing of bus stops, Inadequate stations or bus shelters

6. Briefly describe transit improvements that are needed:

Increase payment options (Apple Pay, prepaid card swipes, etc). Stations need clean bathrooms.

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

Lack of bike lanes , Dangerous streets or intersections , Lack of secure bike parking

9. Briefly describe bike improvements that are needed:

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Rarely

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions , Poor lighting and safety

15. Briefly describe pedestrian improvements that are needed:

16. What specific places are hard to get to each day?

None

17. What are these places and what would make it easier to get to them?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Public Transit challenges

19. What new transportation challenges do you face because of (COVID-19)?

I feel unsafe on transit

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: February 19, 2021 11:56 AM

1. What is your zip code?

94303

2. What is your age range?

19-29

3. What is the primary language spoken in your home?

Spanish

4. Before COVID-19, what transit systems did you ride regularly?

BART, Caltrain

5. What transit problems make it hard for you to get around?

Route design/location, Fares

6. Briefly describe transit improvements that are needed:

More affordable fares, consistent schedules & fast lanes for buses, express buses that go on the highway, more bike lanes heading toward Caltrain from more remote cities

7. How often do you ride a bike?

On occasion

8. What bike-related problems make it hard for you to get around?

Lack of bike lanes , Gaps in existing bike lanes , Dangerous streets or intersections

9. Briefly describe bike improvements that are needed:

More bike lanes heading toward the transit hubs (but in more remote communities)

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

On occasion

14. What problems with the pedestrian network make it hard for you to get around?

Difficult intersections

15. Briefly describe pedestrian improvements that are needed:

16. What specific places are hard to get to each day?

Work, Supermarket

17. What are these places and what would make it easier to get to them?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

19. What new transportation challenges do you face because of (COVID-19)?

I feel unsafe on transit

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: February 19, 2021 10:51 AM

1. What is your zip code?

94303

2. What is your age range?

19-29

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans , Caltrain

5. What transit problems make it hard for you to get around?

Route design/location, Location and spacing of bus stops, Delays and unpredictability , Inadequate stations or bus shelters , Hours of operation

6. Briefly describe transit improvements that are needed:

Accessibility to transit and routes.

7. How often do you ride a bike?

Daily

8. What bike-related problems make it hard for you to get around?

Lack of bike lanes , Dangerous streets or intersections , Lack of secure bike parking

9. Briefly describe bike improvements that are needed:

It doesn't feel safe cycling. There aren't enough bike lanes and it doesn't feel safe to travel on a bike.

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Never

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions , Poor lighting and safety, Difficult intersections

15. Briefly describe pedestrian improvements that are needed:

Poor lighting is my number 1 complaint!! There also aren't sidewalks. I don't feel safe walking in the street.

16. What specific places are hard to get to each day?

Hospital/medical center , Supermarket , Transit Station

17. What are these places and what would make it easier to get to them?

Target, supermarket, school, clinic. It would be easier if there were safe walking conditions and bike lanes.

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Public Transit challenges, Bike challenges, Walking challenges

19. What new transportation challenges do you face because of (COVID-19)?

I feel unsafe on transit, Reduced transit schedules

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

vsmith09@yahoo.com

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: December 24, 2020 1:14 PM

1. What is your zip code?

94014

2. What is your age range?

30-44

3. What is the primary language spoken in your home?

English, Tagalog

4. Before COVID-19, what transit systems did you ride regularly?

BART, AC Transit (before I moved to SMC)

5. What transit problems make it hard for you to get around?

Route design/location, Location and spacing of bus stops, Delays and unpredictability , Inadequate stations or bus shelters , Hours of operation, Fares

6. Briefly describe transit improvements that are needed:

I'm wondering if there's an app that tells you accurate estimated times your bus will arrive?

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

Lack of bike lanes , Gaps in existing bike lanes , Dangerous streets or intersections , Lack of secure bike parking , Cost of bike maintenance

9. Briefly describe bike improvements that are needed:

I hardly see any bike lanes in Daly City.

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions , Poor lighting and safety, Difficult intersections

15. Briefly describe pedestrian improvements that are needed:

There are lots of crosswalks in Daly City especially on main streets where pedestrians may not be seen esp if drivers are driving at higher speeds (i.e. the cross walks on Mission are scary to cross). I generally do not feel safe walking on main streets and purposely walk on residential streets that are parallel to main streets to avoid potential accidents/injuries.

16. What specific places are hard to get to each day?

Hospital/medical center , Green spaces or parks you can go to for fresh air or exercise (i.e. Fort Funston/Thornton Beach)

17. What are these places and what would make it easier to get to them?

Green spaces or parks you can go to for fresh air or exercise (i.e. Fort Funston/Thornton Beach)

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Walking challenges

19. What new transportation challenges do you face because of (COVID-19)?

I feel unsafe on transit, Reduced transit schedules

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

hollylimconsulting@gmail.com

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: December 15, 2020 1:00 PM

1. What is your zip code?

94015

2. What is your age range?

60-over

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

Muni

5. What transit problems make it hard for you to get around?

Location and spacing of bus stops, Hours of operation

6. Briefly describe transit improvements that are needed:

Feeder buses to/from SamTrans for households not on main SamTrans routes. Replacement of large-sized over-the-road coaches (estimated cost of 600K-1M per bus) with on-demand shuttle vans. Eliminating union-based labor which significantly drives up expenditures (medical, workers compensation and pension).

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

9. Briefly describe bike improvements that are needed:

Strict enforcement of bike violators. They cause accidents through aggression and evasion of traffic rules (e.g. running stop signs).

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions , Poor lighting and safety

15. Briefly describe pedestrian improvements that are needed:

Widen the sidewalks. They are based on the width of one individual; two people cannot walk side-by-side so one person ends up walking ON THE STREET (how dangerous is that?!). Relook neighborhood sidewalks which are neglected and full of dangerous cracks. Install speed bumps to slow down traffic in residential areas (and please do not use the fire trucks as an excuse for not installing speed bumps).

16. What specific places are hard to get to each day?

Supermarket , Transit Station

17. What are these places and what would make it easier to get to them?

Daly City SamTrans-feeder bus

Westlake Shopping Center- widen the sidewalks.

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Public Transit challenges, Walking challenges

19. What new transportation challenges do you face because of (COVID-19)?

I feel unsafe on transit, I now walk daily to the shopping area (Westlake) but have to SWERVE ONTO THE STREET in order to avoid people who do not wear face masks.

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

silversneaker94015@gmail.com

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: December 6, 2020 2:41 PM

1. What is your zip code?

94015

2. What is your age range?

19-29

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

BART

5. What transit problems make it hard for you to get around?

Route design/location, Delays and unpredictability , Inadequate stations or bus shelters

6. Briefly describe transit improvements that are needed:

BART stations are incredibly disgusting. Delays are known to occur by the general public.

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

9. Briefly describe bike improvements that are needed:

None

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

None

13. How often do you walk in your community?

On occasion

14. What problems with the pedestrian network make it hard for you to get around?

Poor lighting and safety

15. Briefly describe pedestrian improvements that are needed:

More lighting needed in the neighborhoods

16. What specific places are hard to get to each day?

Work

17. What are these places and what would make it easier to get to them?

Less traffic on 280 towards san bruno.

18. Which of the above challenges still make it hard for you to get around during COVID-19?

None

19. What new transportation challenges do you face because of (COVID-19)?

My roommate can't take bus transit now due to it being unsafe with the virus and I now have to take him at 8pm and pick him up at 6am.

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: December 4, 2020 1:34 PM

1. What is your zip code?

94015

2. What is your age range?

45-59

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans , BART, Caltrain , Community Shuttle

5. What transit problems make it hard for you to get around?

Route design/location, Location and spacing of bus stops, Inadequate stations or bus shelters , Hours of operation

6. Briefly describe transit improvements that are needed:

Daly City needs to provide its own RESIDENTIAL SHUTTLE SERVICE.
(Samtrans is dysfunctional)

Current Samtran bus routes do not serve residential subdivisions - no first/last leg connection. If any, it is too far and too long of a wait. Prefer that current battleship-sized Samtran buses are smaller (ie: shuttle) so they can penetrate each residential subdivision. (You only need to stop at two locations per residential subdivision - peak & trough).

Shuttle wait time should be no greater than 20 minutes MAX. Otherwise, add

more shuttles to the route, or reduce the territory covered and start a new route.

Samtran buses, regardless of size, can only accommodate max of 3 bikes. Electric scooters can be folded so every passenger can carry one on board shuttle / bus / train.

All residential shuttle routes should connect with the main shuttle route, which should connect with adjacent city's transit hub.

7. How often do you ride a bike?

Daily

8. What bike-related problems make it hard for you to get around?

Lack of bike lanes , Gaps in existing bike lanes , Dangerous streets or intersections , Lack of secure bike parking

9. Briefly describe bike improvements that are needed:

Suburbs like the Peninsula lack a functional public transit system, and distances are too long for pedestrians (average is 3 miles to reach anything). Micro-mobility devices (like electric bikes and scooters) are therefore essential to fill in public transit service gaps, which is huge.

Daly City need to INSTALL PROTECTED MICRO-MOBILITY DEVICE LANES between subdivisions. Optimally, bikers need only reach bus/shuttle stops at subdivision periphery. But Daly City currently doesn't even provide a shuttle.

Daly City (like all Peninsula cities) has high bike thefts, so I never try to lock my expensive bike - I carry it everywhere. That requires public transit and public buildings allow bikes. (Currently government buildings like County Center in RWC does not allow bikes inside buildings.)

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

Wait times

12. Briefly describe paratransit improvements that are needed:

I don't need it ...yet. But users complain it requires 48 hour prior reservation. With current technology, perhaps you can reduce wait time to 24 hours or less?

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions , Poor lighting and safety, Difficult intersections

15. Briefly describe pedestrian improvements that are needed:

(1) Need more 4-way crosswalks at intersection - ...along with green bike boxes. Consider diagonal crosswalks - making entire intersection a crosswalk. Don't force pedestrians who want to walk a straight line to walk a circuitous route around the intersection (increases number of potential conflict with cars) ...which usually have turn-lane cutouts for motorists (clearly prioritizes motorists over pedestrians).

(2) Eliminate automobile turn-lane cutouts. Sacrificing sidewalks for auto turn-lanes widen streets into boulevards, which make pedestrian crossings more dangerous, encourages speeding and higher fatalities for both pedestrians and motorists.

(3) PROVIDE CAR ALTERNATIVES: Better public transit (faster public transit turnaround, and better route design), and use extra space to build micro-

mobility device lanes, instead of increasing number of car lanes. If excess cars, traffic slow-down will encourage motorists to seek alternative transportation.

16. What specific places are hard to get to each day?

Work, School, Hospital/medical center , Supermarket , Transit Station

17. What are these places and what would make it easier to get to them?

See #15

18. Which of the above challenges still make it hard for you to get around during COVID-19?

19. What new transportation challenges do you face because of (COVID-19)?

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: December 4, 2020 7:13 AM

1. What is your zip code?

94014

2. What is your age range?

19-29

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

BART

5. What transit problems make it hard for you to get around?

Delays and unpredictability , Hours of operation

6. Briefly describe transit improvements that are needed:

More reliability

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

9. Briefly describe bike improvements that are needed:

N/A

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

N/A

13. How often do you walk in your community?

Rarely

14. What problems with the pedestrian network make it hard for you to get around?

Poor lighting and safety, Difficult intersections

15. Briefly describe pedestrian improvements that are needed:

More protected crosswalks

16. What specific places are hard to get to each day?

Work, Hospital/medical center , Transit Station

17. What are these places and what would make it easier to get to them?

Parking is largely unavailable in Daly City

18. Which of the above challenges still make it hard for you to get around during COVID-19?

None

19. What new transportation challenges do you face because of (COVID-19)?

I feel unsafe on transit

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: December 3, 2020 2:34 PM

1. What is your zip code?

94015

2. What is your age range?

18 and under

3. What is the primary language spoken in your home?

filipino

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans

5. What transit problems make it hard for you to get around?

Location and spacing of bus stops, Inadequate stations or bus shelters

6. Briefly describe transit improvements that are needed:

Transit improvements that are needed are shelters when waiting for the bus, Ive seen most people wait on pass the slide walk , so people can walk through and still have others wait there as well.

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

Dangerous streets or intersections

9. Briefly describe bike improvements that are needed:

Im not really sure. But dearly more bike lanes.

10. How often do you ride paratransit?

Rarely

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

im not sure.

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions , Poor lighting and safety

15. Briefly describe pedestrian improvements that are needed:

Pedestrian improvements that are needed are when walking at sun down, it seems hard to see without good lighting.

16. What specific places are hard to get to each day?

School

17. What are these places and what would make it easier to get to them?

good slide walk

18. Which of the above challenges still make it hard for you to get around during COVID-19?

None

19. What new transportation challenges do you face because of (COVID-19)?

i_can't_afford_a_car_or_transit

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

Trishaloryn2001@gmail.com

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: December 3, 2020 10:24 AM

1. What is your zip code?

94014

2. What is your age range?

30-44

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

BART

5. What transit problems make it hard for you to get around?

Delays and unpredictability , Fares

6. Briefly describe transit improvements that are needed:

I just moved here and haven't had the chance to use public transit since COVID.

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

Lack of bike lanes , Dangerous streets or intersections

9. Briefly describe bike improvements that are needed:

I've seen 0 designated bike lanes in Daly City, so I don't bike for safety concerns.

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

Poor lighting and safety, Difficult intersections

15. Briefly describe pedestrian improvements that are needed:

Daly City doesn't feel like a pedestrian friendly city. Outside of the residential areas, walking to the bank or groceries feels somewhat unsafe because the cars here like to drive quickly.

16. What specific places are hard to get to each day?

Hospital/medical center

17. What are these places and what would make it easier to get to them?

Thankfully I live close enough to BART, supermarket, etc. so I can walk to places that I need to visit frequently. However, I can't access local parks, green/outdoor spaces, or beaches with the local bus system for exercise/fresh air.

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Bike challenges, Walking challenges

19. What new transportation challenges do you face because of (COVID-19)?

I feel unsafe on transit, Reduced transit schedules

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: December 3, 2020 9:36 AM

1. What is your zip code?

94015

2. What is your age range?

18 and under

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans , MUNI

5. What transit problems make it hard for you to get around?

Route design/location, Fares

6. Briefly describe transit improvements that are needed:

Some improvements that are needed are safety regulations. It should be encouraged not to sit right next to someone if many other seats are available because that can make someone feel uncomfortable.

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

9. Briefly describe bike improvements that are needed:

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions , Poor lighting and safety, Difficult intersections

15. Briefly describe pedestrian improvements that are needed:

Some improvements could be lines on roads where you need to cross.

16. What specific places are hard to get to each day?

None

17. What are these places and what would make it easier to get to them?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

None

19. What new transportation challenges do you face because of (COVID-19)?

I feel unsafe on transit

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

kitkatyummyyum@gmail.com

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: December 3, 2020 7:56 AM

1. What is your zip code?

94015

2. What is your age range?

30-44

3. What is the primary language spoken in your home?

Tagalog

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans , BART, Caltrain

5. What transit problems make it hard for you to get around?

Delays and unpredictability

6. Briefly describe transit improvements that are needed:

Please consider a designated bus lane so that buses can bypass traffic with cars. Currently, buses travel at a slower speed than cars. It would be more of an incentive for folks if it had special privileges like its own designated lane. Also good circulation, purification, and vents for the air within the bus.

7. How often do you ride a bike?

Rarely

8. What bike-related problems make it hard for you to get around?

Lack of bike lanes , Dangerous streets or intersections , Lack of secure bike parking

9. Briefly describe bike improvements that are needed:

Cars don't always watch out for bikers. The bike lane is so small so cars dominate the road. If the bike lane were wider and if there was a way to have a safer, more protected lane for bikes, that would be ideal.

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

On occasion

14. What problems with the pedestrian network make it hard for you to get around?

Difficult intersections

15. Briefly describe pedestrian improvements that are needed:

It would be nice if there were more incentives to walk around. Similar to downtown San Carlos where they close off Laurel street for downtown goers to walk around. Designated spaces for pedestrians to walk safely is needed.

16. What specific places are hard to get to each day?

Supermarket , Transit Station

17. What are these places and what would make it easier to get to them?

Designated bike or pedestrian lanes.

18. Which of the above challenges still make it hard for you to get around during COVID-19?

None

19. What new transportation challenges do you face because of (COVID-19)?

I feel unsafe on transit

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

Jkcrosales@gmail.com

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: December 3, 2020 1:07 AM

1. What is your zip code?

94014

2. What is your age range?

18 and under

3. What is the primary language spoken in your home?

Visaya

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans

5. What transit problems make it hard for you to get around?

Route design/location, Location and spacing of bus stops, Delays and unpredictability , Hours of operation

6. Briefly describe transit improvements that are needed:

Clean the bus more often.

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

Lack of bike lanes

9. Briefly describe bike improvements that are needed:

i don't bike i got ran over by one

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

Wait times

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions

15. Briefly describe pedestrian improvements that are needed:

16. What specific places are hard to get to each day?

Work, School, Hospital/medical center , Supermarket

17. What are these places and what would make it easier to get to them?

regular bus times

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Public Transit challenges

19. What new transportation challenges do you face because of (COVID-19)?

I feel unsafe on transit, Reduced transit schedules,
i_don't_own_a_car_but_i_need_on, i_can't_afford_a_car_or_transit

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: December 2, 2020 3:38 PM

1. What is your zip code?

94014

2. What is your age range?

30-44

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

BART

5. What transit problems make it hard for you to get around?

Route design/location, Location and spacing of bus stops

6. Briefly describe transit improvements that are needed:

Better routes, stop locations.

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

9. Briefly describe bike improvements that are needed:

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions , Poor lighting and safety, Difficult intersections

15. Briefly describe pedestrian improvements that are needed:

Several intersections around Mission Street, San Jose Ave, John Daly Blvd, and Bart, are very difficult and/or scary for pedestrians. Some crosswalks have poor visibility at the corners. Some crosswalks require multiple light cycles to get all the way across. Several intersections have no crosswalk, and no convenient alternative, so pedestrians regularly attempt to walk through traffic to get across.

16. What specific places are hard to get to each day?

Transit Station

17. What are these places and what would make it easier to get to them?

Bepler Street and San Jose Avenue/Mission Street.
John Daly Blvd and Mission Street.
John Daly Blvd and Santa Barbara Avenue.
John Daly Blvd and De Long Street/Woodrow Street.
John Daly crossing 280.

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Public Transit challenges, Walking challenges

19. What new transportation challenges do you face because of (COVID-19)?

Reduced transit schedules

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

toddwguthrie@yahoo.com

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: December 1, 2020 9:13 PM

1. What is your zip code?

94015

2. What is your age range?

60-over

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans , BART

5. What transit problems make it hard for you to get around?

6. Briefly describe transit improvements that are needed:

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

9. Briefly describe bike improvements that are needed:

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

15. Briefly describe pedestrian improvements that are needed:

16. What specific places are hard to get to each day?

None

17. What are these places and what would make it easier to get to them?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

None

19. What new transportation challenges do you face because of (COVID-19)?

Reduced transit schedules, Cannot get to medical buildings behind Seton on 122

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: December 1, 2020 5:39 PM

1. What is your zip code?

94014

2. What is your age range?

60-over

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans , BART, Muni

5. What transit problems make it hard for you to get around?

Delays and unpredictability , Inadequate stations or bus shelters

6. Briefly describe transit improvements that are needed:

I do not drive. Prior to the COVID-19, I would ride Sam Trans almost every day.

On time buses would be the most help. I can plan my day more efficiently.

Timed transfer connections without long wait times would be next. It's frustrating to just miss a connecting bus and have to wait for the next one. Sometimes this is caused by a bus that is running late. I would make the connection if it were on time.

I use both Sam Trans and Muni. When I go from Sam Trans to Muni (via clipper card) my 2 hour free transfer period within Sam Trans goes away. Once I use Muni, it will cost me another Sam Trans fare when I board Sam Trans within the 2 hour free transfer window. Clipper says this is how it is set up. Can we get a true 2 hour Sam Trans usage?

The bus shelters are great for rainy days. There are not many of them (could use more at major transfer points) and the real old ones work pretty well. The newer ones look nice but are not functional because they don't keep the wind or rain out.

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

Dangerous streets or intersections

9. Briefly describe bike improvements that are needed:

It would be nice to feel safe when riding a bike (from car traffic). I would consider it then.

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

On occasion

14. What problems with the pedestrian network make it hard for you to get around?

15. Briefly describe pedestrian improvements that are needed:

Major streets like Mission / El Camino is difficult to cross where there are no stop signs with car traffic. I'm a pretty fast walker but for less capable walkers, this can be a major hazard.

16. What specific places are hard to get to each day?

None

17. What are these places and what would make it easier to get to them?

Since I'm a good walker, I have no problem getting close by Sam Trans and walking from there.

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Public Transit challenges

19. What new transportation challenges do you face because of (COVID-19)?

I feel unsafe on transit, Reduced transit schedules

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

rlelands@yahoo.com

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: December 1, 2020 2:48 PM

1. What is your zip code?

94014

2. What is your age range?

60-over

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

BART, Community Shuttle

5. What transit problems make it hard for you to get around?

Hours of operation

6. Briefly describe transit improvements that are needed:

after Covid restrictions, more community shuttles (low fare or preferably free) between opposite parts of the City.

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

9. Briefly describe bike improvements that are needed:

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

15. Briefly describe pedestrian improvements that are needed:

more diligence by police to monitor and enforce speed limits and stop sign violations for the safety of walkers in neighborhoods

16. What specific places are hard to get to each day?

Hospital/medical center , Supermarket , Transit Station

17. What are these places and what would make it easier to get to them?

community shuttles throughout the City

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Public Transit challenges, Walking challenges

19. What new transportation challenges do you face because of (COVID-19)?

I feel unsafe on transit, Reduced transit schedules

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

pr.nj.rizzi@comcast.net

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: December 1, 2020 1:00 PM

1. What is your zip code?

94014

2. What is your age range?

19-29

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans , BART, Amtrak

5. What transit problems make it hard for you to get around?

Route design/location, Delays and unpredictability , Fares

6. Briefly describe transit improvements that are needed:

I take the 130 which stops on my street but the buses arrive too infrequently for me to use it more often.

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

9. Briefly describe bike improvements that are needed:

10. How often do you ride paratransit?

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

On occasion

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions , Poor lighting and safety

15. Briefly describe pedestrian improvements that are needed:

I wish the pedestrian street buttons were updated especially near the Walgreens at San Pedro/ Mission

16. What specific places are hard to get to each day?

17. What are these places and what would make it easier to get to them?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

19. What new transportation challenges do you face because of (COVID-19)?

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: December 1, 2020 11:55 AM

1. What is your zip code?

94015

2. What is your age range?

60-over

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

None due to routes

5. What transit problems make it hard for you to get around?

Route design/location, Hours of operation

6. Briefly describe transit improvements that are needed:

More bus routes

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

9. Briefly describe bike improvements that are needed:

Warning and then fines for home owners that think bicycle lanes are lanes for their garbage and recycle bins to sit in for two during Republic waste pickup. Callan Blvd...classic example. Rather than putting bins "AT CURBSIDE" and possibly inconveniencing the property owner to place bins in THEIR driveway path, Callan Blvd on Sundays through Mondays, has the bike lanes all blocked with bins and bicycles must ALWAYS swing into traffic to avoid garbage filled bicycle lanes. If cars can't use bicycle lanes without fines, neither should lazy property owners who use them for THEIR "five-foot-from-curb" garbage bin placement. Continual problem NEVER address by

phone calls to i-help or City Hall. (Probably because those government workers live mainly OUT of Daly City limits and it doesn't affect them.)

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

Restricted hours of operation , Wait times

12. Briefly describe paratransit improvements that are needed:

Again, tome available and serviced areas.

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions

15. Briefly describe pedestrian improvements that are needed:

Sidewalks continually full of dumped furniture etc. Callan Blvd. across from the Chinese cemetery is a DAILY example. Ever since the greed of the city board caused them to ok the issue of less than \$6,000 per year of parking permits to commercial vehicles which hide such dumping activities, this street is a mess and walking it - disgusting. Five to ten of these commercial vehicles BREAK the permit rules EVERYDAY and by law and permit terms of use, are to receive a \$250 fine for each violation. The residents call traffic enforcement, but ticket are not issued! this would generate from \$1,200 to \$2,500 PER DAY, \$365,000 min PER YEAR for the city but the council would

lose the "friendship" ties it has created with these companies. ENFORCE THE PARKING FINE, clean the sidewalks and THEN we will walk the streets.

16. What specific places are hard to get to each day?

Work, Supermarket , Mom and Pop stores

17. What are these places and what would make it easier to get to them?

Convenience stores etc rather than Malls and hospitals. Can you imagine if SF buses only stopped at major dept stores and hospitals on Mission street?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Public Transit challenges

19. What new transportation challenges do you face because of (COVID-19)?

None because I HAVE to use a car.

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: December 1, 2020 10:56 AM

1. What is your zip code?

94015

2. What is your age range?

60-over

3. What is the primary language spoken in your home?

english

4. Before COVID-19, what transit systems did you ride regularly?

car

5. What transit problems make it hard for you to get around?

6. Briefly describe transit improvements that are needed:

student drop off/pick up

7. How often do you ride a bike?

Rarely

8. What bike-related problems make it hard for you to get around?

Dangerous streets or intersections

9. Briefly describe bike improvements that are needed:

10. How often do you ride paratransit?

Rarely

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

14. What problems with the pedestrian network make it hard for you to get around?

Unsafe school access

15. Briefly describe pedestrian improvements that are needed:

16. What specific places are hard to get to each day?

School

17. What are these places and what would make it easier to get to them?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Public Transit challenges

19. What new transportation challenges do you face because of (COVID-19)?

what procedures will there be for students who take SamTrans to school?

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

llyman@jeffersonesd.org

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: December 1, 2020 10:14 AM

1. What is your zip code?

94014

2. What is your age range?

19-29

3. What is the primary language spoken in your home?

english

4. Before COVID-19, what transit systems did you ride regularly?

BART

5. What transit problems make it hard for you to get around?

Route design/location, Location and spacing of bus stops

6. Briefly describe transit improvements that are needed:

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

Lack of secure bike parking

9. Briefly describe bike improvements that are needed:

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions , Difficult intersections

15. Briefly describe pedestrian improvements that are needed:

16. What specific places are hard to get to each day?

Hospital/medical center , Transit Station

17. What are these places and what would make it easier to get to them?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Public Transit challenges

19. What new transportation challenges do you face because of (COVID-19)?

I feel unsafe on transit, i_don't_own_a_car_but_i_need_on

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

1. What is your zip code?

94014

2. What is your age range?

60-over

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans , BART, Caltrain

5. What transit problems make it hard for you to get around?

Route design/location, Inadequate stations or bus shelters , Hours of operation

6. Briefly describe transit improvements that are needed:

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

9. Briefly describe bike improvements that are needed:

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

Eligibility and sign-up difficulties

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

Poor lighting and safety, Difficult intersections

15. Briefly describe pedestrian improvements that are needed:

16. What specific places are hard to get to each day?

Hospital/medical center , Supermarket

17. What are these places and what would make it easier to get to them?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Public Transit challenges

19. What new transportation challenges do you face because of (COVID-19)?

I feel unsafe on transit

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

Chooverr@gmail.com

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: November 29, 2020 4:17 PM

1. What is your zip code?

94015

2. What is your age range?

60-over

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans , BART, Got Wheels transport - Daly City Cab service

5. What transit problems make it hard for you to get around?

Route design/location, Location and spacing of bus stops, Hours of operation

6. Briefly describe transit improvements that are needed:

The current transportation in Daly City goes around and around in high traffic routes and with so many cars on the road. The bus service will certainly be interrupted and delayed. The solution is a bus lane implemented throughout the city and further. I think that idea will help solve most of the problems and make Sam trans more timely and pleasant to ride.

7. How often do you ride a bike?

Rarely

8. What bike-related problems make it hard for you to get around?

Dangerous streets or intersections

9. Briefly describe bike improvements that are needed:

N/A.

10. How often do you ride paratransit?

Regularly

11. What paratransit problems make it hard for you to get around?

Wait times, Fares

12. Briefly describe paratransit improvements that are needed:

Not enough drives and vehicles which limits ridership for seniors and people with disabilities.

13. How often do you walk in your community?

On occasion

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions , Difficult intersections

15. Briefly describe pedestrian improvements that are needed:

Daly City has made much improvements in roads and signs/stop lights. But they should check the sidewalks for large cracks and uneven pavement to pedestrians walking to neighborhood stores and malls.

16. What specific places are hard to get to each day?

Hospital/medical center , Supermarket , Transit Station

17. What are these places and what would make it easier to get to them?

Home Depot and Colma district stores and restaurants are difficult because of the slopes and hills the roads are designed. The blocks are so long to get to a crosswalk to cross to the other side of the street. It's hard for elderly people with disabilities to attempt to walk to places. They have to call for a transport to take the ashes short distance. The city should look at the entire landscape of the whole area and design a suitable infrastructure so the

citizens can enjoy a good walk to places in their neighborhoods. It's a big challenge!

18. Which of the above challenges still make it hard for you to get around during COVID-19?

None

19. What new transportation challenges do you face because of (COVID-19)?

i_don't_own_a_car_but_i_need_on, i_can't_afford_a_car_or_transit

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

I don't mind participating in surveys that would help this city to make it safer for everyone.

My email- hoov50757@gmail.com

Thank you for the opportunity to give you my honest opinion

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: November 29, 2020 12:04 AM

1. What is your zip code?

94015

2. What is your age range?

60-over

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans

5. What transit problems make it hard for you to get around?

Route design/location, Location and spacing of bus stops, Inadequate stations or bus shelters

6. Briefly describe transit improvements that are needed:

Need to complement with bike routes. Transit stops need to be at top and bottom of every residential subdivisions. Pick-up at bottom, drop-off at top.

7. How often do you ride a bike?

Daily

8. What bike-related problems make it hard for you to get around?

Lack of bike lanes , Gaps in existing bike lanes , Dangerous streets or intersections , Lack of secure bike parking

9. Briefly describe bike improvements that are needed:

The future is already here, and it is not just "BIKE" lanes, but MICRO-MOBILITY DEVICE lanes. Need to connect micro-mobility device lanes between cities (ie: Junipero Serra, Mission Road/Street). The KEY to increase public transit use in the suburban hills is to increase micro-mobility device lanes for electric scooters, electric unicycles, electric bicycles, and electric skateboards, and electric wheelchairs.

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

Eligibility and sign-up difficulties , Restricted hours of operation , Wait times

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions , Poor lighting and safety, Difficult intersections

15. Briefly describe pedestrian improvements that are needed:

CREATE MORE BIKE ONLY / PEDESTRIAN ONLY ROUTES...and connect them. Consider making 2 and 3-way crosswalks into 4-way crosswalks to minimize number of times pedestrian must cross auto streets. In addition to micro-mobility device lanes, need to make sidewalks continuous (ie: Junipero Serra from SF to Colma), Mission Road to Old Mission Road). Skyline Blvd is a deathtrap for bicyclists and pedestrians, especially at Hwy 1. Alternative is Carter Drive, Canterbury, Morton, and St Francis. How do they connect?

16. What specific places are hard to get to each day?

Work, School, Hospital/medical center , Supermarket , Transit Station

17. What are these places and what would make it easier to get to them?

Junipero Serra Blvd is not continuous for pedestrians or bicyclists. Suggest connect DC Bart with Colma BART with Serramonte Shopping Center. CREATE MORE BIKE ONLY / PEDESTRIAN ONLY ROUTES. Is there a shortcut from DC BART to School St without crossing I-280? There is a cyclone fenced area on eastside of I-280 that can be made into a pedestrian walkway.

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Public Transit challenges, Bike challenges, Walking challenges

19. What new transportation challenges do you face because of (COVID-19)?

None

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

Covid reduced number of cars on road, but nothing else has improved.

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: November 27, 2020 10:20 PM

1. What is your zip code?

94015

2. What is your age range?

60-over

3. What is the primary language spoken in your home?

english

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans , redi-wheels, go go grandparent.

5. What transit problems make it hard for you to get around?

Delays and unpredictability , Inadequate stations or bus shelters

6. Briefly describe transit improvements that are needed:

same day service on paratransit (redi-wheels).

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

9. Briefly describe bike improvements that are needed:

10. How often do you ride paratransit?

Regularly

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

same day service.

13. How often do you walk in your community?

Rarely

14. What problems with the pedestrian network make it hard for you to get around?

Difficult intersections

15. Briefly describe pedestrian improvements that are needed:

more audible traffic signals and continuous sidewalks in highly travelled areas.

16. What specific places are hard to get to each day?

None

17. What are these places and what would make it easier to get to them?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Paratransit challenges, Walking challenges

19. What new transportation challenges do you face because of (COVID-19)?

None

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

mlbfiles@gmail.com

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: November 27, 2020 11:32 AM

1. What is your zip code?

94014

2. What is your age range?

30-44

3. What is the primary language spoken in your home?

English/ Spanish

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans , BART, Community Shuttle

5. What transit problems make it hard for you to get around?

Hours of operation

6. Briefly describe transit improvements that are needed:

Some routes don't run often. Weekend morning routes start later than weekends make it hard to take samtrans.

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

Cost of bike maintenance

9. Briefly describe bike improvements that are needed:

None

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

None

13. How often do you walk in your community?

On occasion

14. What problems with the pedestrian network make it hard for you to get around?

15. Briefly describe pedestrian improvements that are needed:

16. What specific places are hard to get to each day?

None

17. What are these places and what would make it easier to get to them?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

None

19. What new transportation challenges do you face because of (COVID-19)?

None

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: November 25, 2020 9:21 PM

1. What is your zip code?

94015

2. What is your age range?

60-over

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

My car

5. What transit problems make it hard for you to get around?

6. Briefly describe transit improvements that are needed:

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

9. Briefly describe bike improvements that are needed:

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

On occasion

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions

15. Briefly describe pedestrian improvements that are needed:

Sidewalks that are in poor repair, plants that block sidewalks, the man hole covers on the sidewalk(I don't know what they're call), and garbage strewn about.

16. What specific places are hard to get to each day?

Exercise walking

17. What are these places and what would make it easier to get to them?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Walking challenges, None

19. What new transportation challenges do you face because of (COVID-19)?

None

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: November 25, 2020 6:02 PM

1. What is your zip code?

94014

2. What is your age range?

45-59

3. What is the primary language spoken in your home?

english

4. Before COVID-19, what transit systems did you ride regularly?

BART, Community Shuttle

5. What transit problems make it hard for you to get around?

Route design/location, Hours of operation

6. Briefly describe transit improvements that are needed:

The neighborhood community shuttle program has been great since it was first introduced and I'd really hate to see it reduced. If anything, it would be great if the scheduled times were increased so its not a long one hour wait between shuttles if we miss one due to BART delay

7. How often do you ride a bike?

Rarely

8. What bike-related problems make it hard for you to get around?

Dangerous streets or intersections , Lack of secure bike parking

9. Briefly describe bike improvements that are needed:

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

On occasion

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions

15. Briefly describe pedestrian improvements that are needed:

Some sidewalks are broken and cracked and could use fixing.
What would be really good is a more direct walkable pathway from neighborhood to local park/community center

16. What specific places are hard to get to each day?

None

17. What are these places and what would make it easier to get to them?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

None

19. What new transportation challenges do you face because of (COVID-19)?

Reduced transit schedules

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

eng_david@hotmail.com

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: November 25, 2020 5:28 PM

1. What is your zip code?

94015

2. What is your age range?

60-over

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans , BART

5. What transit problems make it hard for you to get around?

Route design/location, Hours of operation

6. Briefly describe transit improvements that are needed:

Bring back the DX express bus to San Francisco

7. How often do you ride a bike?

On occasion

8. What bike-related problems make it hard for you to get around?

Lack of bike lanes

9. Briefly describe bike improvements that are needed:

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

On occasion

14. What problems with the pedestrian network make it hard for you to get around?

Poor lighting and safety

15. Briefly describe pedestrian improvements that are needed:

16. What specific places are hard to get to each day?

17. What are these places and what would make it easier to get to them?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

19. What new transportation challenges do you face because of (COVID-19)?

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: November 24, 2020 8:58 AM

1. What is your zip code?

94014

2. What is your age range?

30-44

3. What is the primary language spoken in your home?

4. Before COVID-19, what transit systems did you ride regularly?

BART

5. What transit problems make it hard for you to get around?

Location and spacing of bus stops, Delays and unpredictability , Inadequate stations or bus shelters , Hours of operation

6. Briefly describe transit improvements that are needed:

I think we would benefit from having more designated bike lanes There are no safe area for people to bike from Coma shopping area to DC Bart or even to Colma Bart. Having more bike share in Daly City but with hubs at Westlakes, DC bart, City Hall, Mission, and Cow Palaces area. It would also benefit Daly City if strengthen DC Bart as the central hub for all of this area and also better enforcing for parking in the resident street would be better. 2001 Junpier Serra Public Parking has poor signage, can resident and visitor used the parking when they are using Marchbank park, it says public parking but very confusing whether who can park there because lot of people who visit the park ended up parking in residential area. Also why is there no stop at Theaters?

7. How often do you ride a bike?

Rarely

8. What bike-related problems make it hard for you to get around?

Lack of bike lanes , Gaps in existing bike lanes , Dangerous streets or intersections , Lack of secure bike parking

9. Briefly describe bike improvements that are needed:

Everything, need more bike lanes, most people end up biking in the side walk, most major street with fast traffic does not have protected bike lanes and is way too dangerous to ride. No bike parking at most hubs such as westlakes or colma malls. Most DC driver does not respect bikers because there really isn't bike sharing clearly label.

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

Poor lighting and safety, Difficult intersections

15. Briefly describe pedestrian improvements that are needed:

Some big intersections are poorly designed and are not safe for pedestrians. At nights most street are poorly lit and is unsafe for walking.

16. What specific places are hard to get to each day?

17. What are these places and what would make it easier to get to them?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Public Transit challenges, Bike challenges

19. What new transportation challenges do you face because of (COVID-19)?

Reduced transit schedules

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

singquan@gmail.com

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: November 24, 2020 8:02 AM

1. What is your zip code?

94014

2. What is your age range?

30-44

3. What is the primary language spoken in your home?

english

4. Before COVID-19, what transit systems did you ride regularly?

BART

5. What transit problems make it hard for you to get around?

Route design/location, Delays and unpredictability , Fares

6. Briefly describe transit improvements that are needed:

mote frequent buses/trains.

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

9. Briefly describe bike improvements that are needed:

even if there were adjustmemts made,peple just dont use bikes as a mode of transportstion here in daly city. i have grown up here, and i have seen become more bike friendly and still people do not use bikes as a mode of transportstion here in our city.

10. How often do you ride paratransit?

Daily

11. What paratransit problems make it hard for you to get around?

Restricted hours of operation , Wait times

12. Briefly describe paratransit improvements that are needed:

i have seen the buses more and more packed and a bunch of people waiting ay bus stops. this is why we need more frequency in buses & bart.

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

Poor lighting and safety

15. Briefly describe pedestrian improvements that are needed:

the crosswalks tske too long to change lights, and then when they do change its for a short time. especially in school st. , on mission etc.

16. What specific places are hard to get to each day?

Work

17. What are these places and what would make it easier to get to them?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

Paratransit challenges

19. What new transportation challenges do you face because of (COVID-19)?

I feel unsafe on transit, Reduced transit schedules

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

kmcoello@yahoo.com

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: November 24, 2020 7:44 AM

1. What is your zip code?

94015

2. What is your age range?

30-44

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

Samtrans , BART, Corporate shuttle

5. What transit problems make it hard for you to get around?

Route design/location

6. Briefly describe transit improvements that are needed:

Making connections between agencies is a hassle. Have to build in extra padding time to transfer and also pay a new set of fares.

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

Lack of bike lanes , Dangerous streets or intersections

9. Briefly describe bike improvements that are needed:

I'd love to ride a bike around town, such as to the BART station. However, there are no bike lanes on John Daly Blvd (west). I would not ride without protected bike lanes on that road.

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

Daily

14. What problems with the pedestrian network make it hard for you to get around?

Poor lighting and safety, Difficult intersections

15. Briefly describe pedestrian improvements that are needed:

John Daly Blvd lacks sidewalks on the north side, which means crossing twice to get to BART if coming from the neighborhoods in the north side. There are also some parts of my neighborhood that could use more streetlights at night.

16. What specific places are hard to get to each day?

Transit Station

17. What are these places and what would make it easier to get to them?

John Daly Blvd needs sidewalks and protected bike lanes.

18. Which of the above challenges still make it hard for you to get around during COVID-19?

None

19. What new transportation challenges do you face because of (COVID-19)?

I feel unsafe on transit

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: November 24, 2020 1:24 AM

1. What is your zip code?

94015

2. What is your age range?

45-59

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

BART

5. What transit problems make it hard for you to get around?

Delays and unpredictability , Fares

6. Briefly describe transit improvements that are needed:

7. How often do you ride a bike?

Never

8. What bike-related problems make it hard for you to get around?

9. Briefly describe bike improvements that are needed:

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

On occasion

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions , Poor lighting and safety, Difficult intersections , Unsafe school access

15. Briefly describe pedestrian improvements that are needed:

Poor lighting this becomes a safety issue.

16. What specific places are hard to get to each day?

None

17. What are these places and what would make it easier to get to them?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

None

19. What new transportation challenges do you face because of (COVID-19)?

None

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

Submitted By: Anonymous user

Submitted Time: November 23, 2020 2:45 PM

1. What is your zip code?

94015

2. What is your age range?

19-29

3. What is the primary language spoken in your home?

English

4. Before COVID-19, what transit systems did you ride regularly?

BART

5. What transit problems make it hard for you to get around?

Delays and unpredictability

6. Briefly describe transit improvements that are needed:

7. How often do you ride a bike?

Rarely

8. What bike-related problems make it hard for you to get around?

Lack of bike lanes , Gaps in existing bike lanes , Dangerous streets or intersections , Lack of secure bike parking

9. Briefly describe bike improvements that are needed:

Actual bike lanes, not sharrows.

10. How often do you ride paratransit?

Never

11. What paratransit problems make it hard for you to get around?

12. Briefly describe paratransit improvements that are needed:

13. How often do you walk in your community?

On occasion

14. What problems with the pedestrian network make it hard for you to get around?

Poor sidewalk conditions

15. Briefly describe pedestrian improvements that are needed:

fix uneven pavement. tripped multiple times because of broken sidewalks.

16. What specific places are hard to get to each day?

Work, Supermarket , Transit Station

17. What are these places and what would make it easier to get to them?

18. Which of the above challenges still make it hard for you to get around during COVID-19?

None

19. What new transportation challenges do you face because of (COVID-19)?

20. If you would like updates on this project, including future opportunities to participate, please provide your email address

CCAG-Community Survey-Daly City

1. What is your zip code?

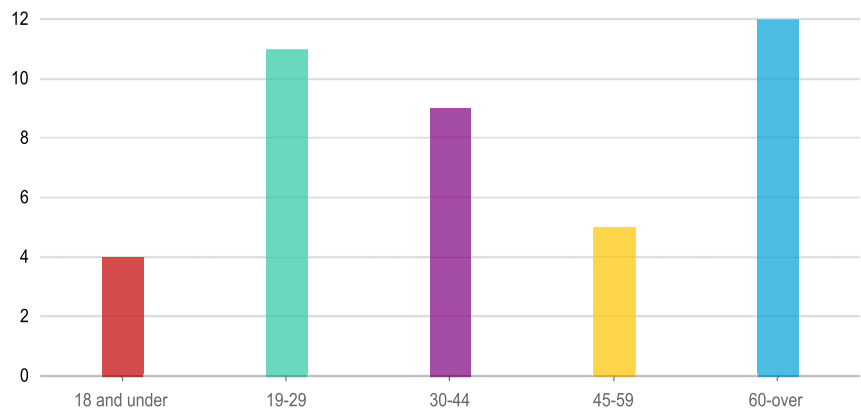


WordCount

94015	21
94014	17
94303	3

Answered: 41 Skipped: 0

2. What is your age range?



AnswersCountPercentage

18 and under	4	9.76%
19-29	11	26.83%
30-44	9	21.95%
45-59	5	12.2%
60-over	12	29.27%

Answered: 41 Skipped: 0

3. What is the primary language spoken in your home?

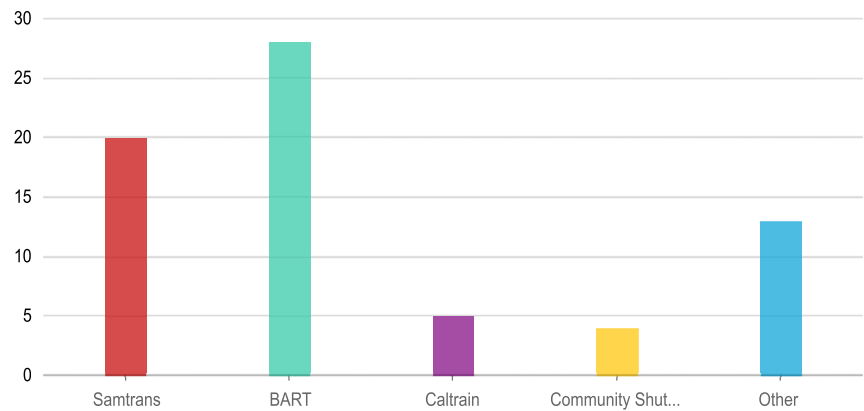


Word Count

English	34
Tagalog	2
Spanish	2
Visaya	1
filipino	1
English/	1
Burmese	1

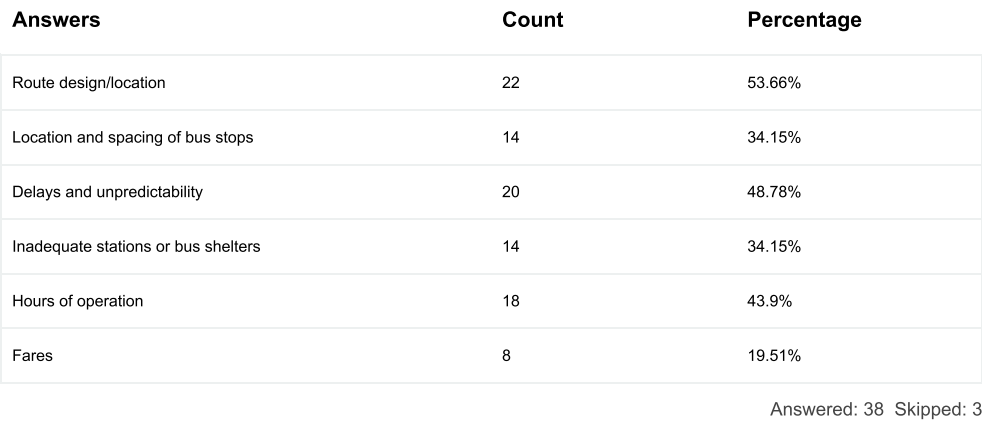
Answered: 40 Skipped: 1

4. Before COVID-19, what transit systems did you ride regularly?



Answered: 40 Skipped: 1

5. What transit problems make it hard for you to get around?



Answered: 38 Skipped: 3

6. Briefly describe transit improvements that are needed:



Word	Count
bus	14
buses	9
Sam	8
Trans	8
shuttle	7
residential	7
wait	6
BART	6

City	6
routes	6
transit	5
bike	5
transfer	5
parking	5
people	4
times	4
hour	4
shuttles	4
Daly	4
make	4
time	4
2	3
shelters	3
great	3
long	3
current	3
often.	3
designated	3
routes.	3
stops	3
lanes	3
area	3
DC	3
public	3
park	3
stop	3
Samtrans	3
Samtran	3
improvements	2
needed	2
walk	2
well.	2
community	2

miss	2
traffic	2
service	2
lane	2
start	2
day	2
cars.	2
bottom	2
&	2
express	2
connections	2
Pay	2
set	2
stations	2
Clean	2
provide	2
benefit	2
area.	2
resident	2
street	2
connection	2
Muni	2
Clipper	2
free	2
cost	2
fare	2
board	2
main	2
-	2
route	2
/	2
connect	2
3	1
16	1
20	1

130	1
2001	1
waiting	1
lve	1
pass	1
slide	1
neighborhood	1
program	1
introduced	1
hate	1
reduced.	1
scheduled	1
increased	1
due	1
delay	1
transportation	1
high	1
cars	1
road.	1
interrupted	1
delayed.	1
solution	1
implemented	1
further.	1
idea	1
solve	1
problems	1
timely	1
pleasant	1
ride.	1
student	1
drop	1
off/pick	1
ruoues	1
run	1

Weekend	1
morning	1
weekends	1
hard	1
samtrans.	1
safety	1
regulations.	1
encouraged	1
sit	1
seats	1
feel	1
uncomfortable.	1
paratransit	1
(redi-wheels).	1
bypass	1
travel	1
slower	1
speed	1
incentive	1
folks	1
special	1
privileges	1
lane.	1
good	1
circulation	1
purification	1
vents	1
air	1
bus.	1
fee	1
age	1
complement	1
top	1
subdivisions.	1
Pick-up	1

drop-off	1
top.	1
mote	1
frequent	1
buses/trains.	1
reliability	1
affordable	1
fares	1
consistent	1
schedules	1
fast	1
highway	1
heading	1
Caltrain	1
remote	1
cities	1
Making	1
agencies	1
hassle.	1
build	1
extra	1
padding	1
fares.	1
Lower	1
prices	1
youth/free	1
school	1
days	1
Increase	1
payment	1
options	1
(Apple	1
prepaid	1
card	1
swipes	1

etc).	1
bathrooms.	1
wondering	1
app	1
tells	1
accurate	1
estimated	1
arrive?	1
ensure	1
adequately	1
cover	1
elements	1
windy	1
rainy.	1
safe	1
Coma	1
shopping	1
Colma	1
Bart.	1
share	1
hubs	1
Westlakes	1
Hall	1
Mission	1
Cow	1
Palaces	1
strengthen	1
central	1
hub	1
enforcing	1
better.	1
Junpier	1
Serra	1
poor	1
signage	1

visitor	1
Marchbank	1
confusing	1
lot	1
visit	1
ended	1
Theaters?	1
arrive	1
infrequently	1
moved	1
chance	1
COVID.	1
drive.	1
Prior	1
COVID-19	1
ride	1
day.	1
help.	1
plan	1
efficiently.	1
Timed	1
next.	1
frustrating	1
connecting	1
one.	1
caused	1
running	1
late.	1
time.	1
Muni.	1
(via	1
card)	1
period	1
away.	1
window.	1

up.	1
true	1
usage?	1
rainy	1
days.	1
(could	1
major	1
points)	1
real	1
work	1
pretty	1
newer	1
nice	1
functional	1
wind	1
rain	1
out.	1
Hours	1
senior	1
Feeder	1
to/from	1
households	1
Replacement	1
large-sized	1
over-the-road	1
coaches	1
(estimated	1
600K-1M	1
bus)	1
on-demand	1
vans.	1
Eliminating	1
union-based	1
labor	1
significantly	1

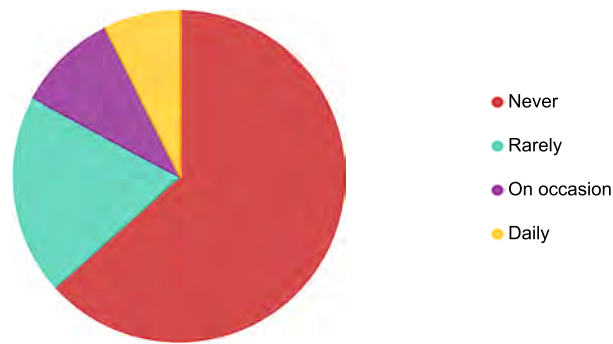
drives	1
expenditures	1
(medical	1
workers	1
compensation	1
pension).	1
Extended	1
routes/easier	1
access	1
information	1
SERVICE.	1
(Samtrans	1
dysfunctional)	1
serve	1
subdivisions	1
first/last	1
leg	1
connection.	1
wait.	1
Prefer	1
battleship-sized	1
smaller	1
(ie:	1
shuttle)	1
penetrate	1
subdivision.	1
(You	1
locations	1
subdivision	1
peak	1
trough).	1
greater	1
minutes	1
MAX.	1
add	1

reduce	1
territory	1
covered	1
route.	1
size	1
accommodate	1
max	1
bikes.	1
Electric	1
scooters	1
folded	1
passenger	1
carry	1
train.	1
adjacent	1
city's	1
hub.	1
Bring	1
back	1
DX	1
San	1
Francisco	1
locations.	1
incredibly	1
disgusting.	1
Delays	1
occur	1
general	1
public.	1
Covid	1
restrictions	1
(low	1
preferably	1
free)	1
opposite	1

parts	1
City.	1
Accessibility	1

Answered: 34 Skipped: 7

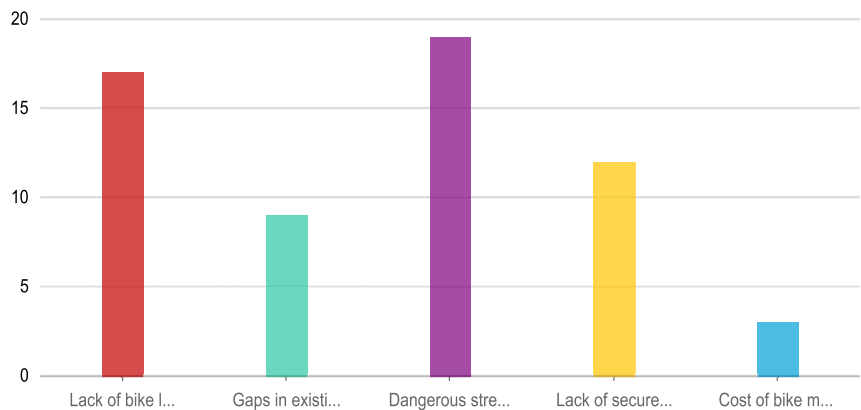
7. How often do you ride a bike?



Answers	Count	Percentage
Never	26	63.41%
Rarely	8	19.51%
On occasion	4	9.76%
Daily	3	7.32%

Answered: 41 Skipped: 0

8. What bike-related problems make it hard for you to get around?



Answers	Count	Percentage
Lack of bike lanes	17	41.46%
Gaps in existing bike lanes	9	21.95%
Dangerous streets or intersections	19	46.34%
Lack of secure bike parking	12	29.27%

Answered: 24 Skipped: 17

bike	24
lanes	18
daly	8
City	6
electric	6
MICRO-MOBILITY	5
public	5
transit	5
bikes	5
bins	4
DEVICE	4
protected	4
bicycle	3
garbage	3
traffic	3
lanes.	3
cars	3
feel	3
safe	3
city.	3
lane	3
fines	2

owners	2
Callan	2
property	2
Blvd	2
bicycles	2
government	2
increase	2
Peninsula	2
reach	2
(like	2
bikers	2
buildings	2
hubs	2
doesn't	2
ride	2
road.	2
don't	2
people	2
mode	2
transportstion	2
0	1
3	1
Warning	1
home	1
hat	1
recycle	1
sit	1
Republic	1
waste	1
pickup.	1
Blvd...classic	1
example.	1
putting	1
"AT	1
CURBSIDE"	1

possibly	1
inconveniencing	1
owner	1
place	1
driveway	1
path	1
Sundays	1
Mondays	1
blocked	1
swing	1
avoid	1
filled	1
lazy	1
"five-foot-from-curb-side"	1
bin	1
placement.	1
Continual	1
problem	1
address	1
phone	1
calls	1
i-help	1
Hall.	1
(Probably	1
workers	1
live	1
limits	1
affect	1
them.)	1
future	1
"BIKE"	1
connect	1
cities	1
(ie:	1
Junipero	1

Serra	1
Mission	1
Road/Street).	1
KEY	1
suburban	1
hills	1
scooters	1
unicycles	1
skateboards	1
wheelchairs.	1
Suburbs	1
lack	1
functional	1
system	1
distances	1
long	1
pedestrians	1
(average	1
miles	1
anything).	1
devices	1
scooters)	1
essential	1
fill	1
service	1
gaps	1
huge.	1
INSTALL	1
subdivisions.	1
Optimally	1
bus/shuttle	1
stops	1
subdivision	1
periphery.	1
provide	1

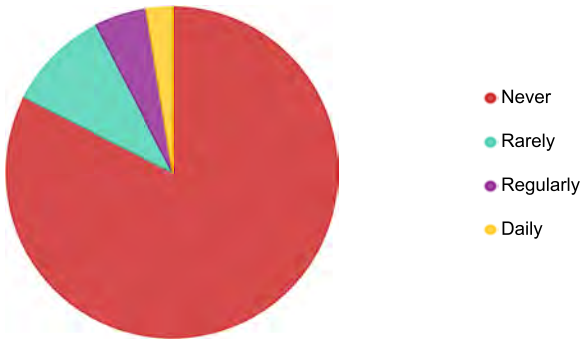
shuttle.	1
cities)	1
high	1
thefts	1
lock	1
expensive	1
-	1
carry	1
everywhere.	1
requires	1
bikes.	1
(Currently	1
County	1
Center	1
RWC	1
inside	1
buildings.)	1
Strict	1
enforcement	1
violators.	1
accidents	1
aggression	1
evasion	1
rules	1
(e.g.	1
running	1
stop	1
signs).	1
N/A.	1
N/A	1
heading	1
(but	1
remote	1
communities)	1
designated	1

safety	1
concerns.	1
nice	1
riding	1
(from	1
car	1
traffic).	1
then.	1
cycling.	1
aren't	1
travel	1
bike.	1
Im	1
sure.	1
dearly	1
love	1
town	1
BART	1
station.	1
John	1
(west).	1
ran	1
end	1
biking	1
side	1
walk	1
major	1
street	1
fast	1
dangerous	1
ride.	1
parking	1
westlakes	1
colma	1
mall.	1

DC	1
driver	1
respect	1
sharing	1
label.	1
adjustmemts	1
made	1
peple	1
dont	1
grown	1
friendly	1
Dedicated	1
paths	1
neighborhood	1
watch	1
bikers.	1
small	1
dominate	1
wider	1
safer	1
ideal.	1
Actual	1
sharrows.	1

Answered: 22 Skipped: 19

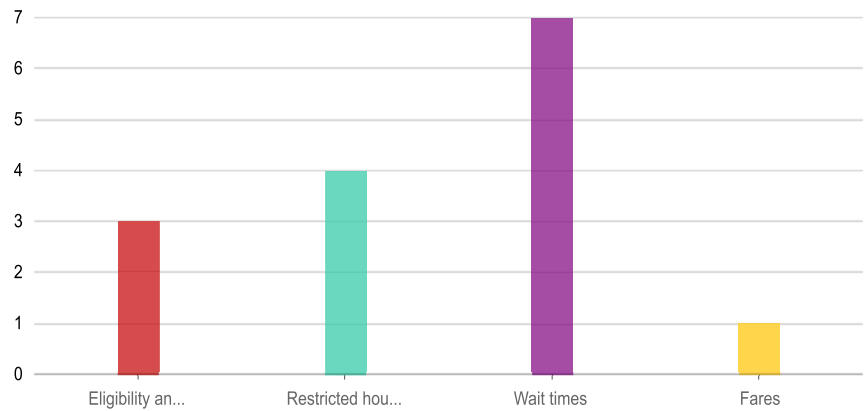
10. How often do you ride paratransit?



Answers	Count	Percentage
Never	33	80.49%
Rarely	4	9.76%
Regularly	2	4.88%
Daily	1	2.44%

Answered: 40 Skipped: 1

11. What paratransit problems make it hard for you to get around?



Answers	Count	Percentage
Eligibility and sign-up difficulties	3	7.32%
Restricted hours of operation	4	9.76%
Wait times	7	17.07%
Fares	1	2.44%

Answered: 9 Skipped: 32

12. Briefly describe paratransit improvements that are needed:

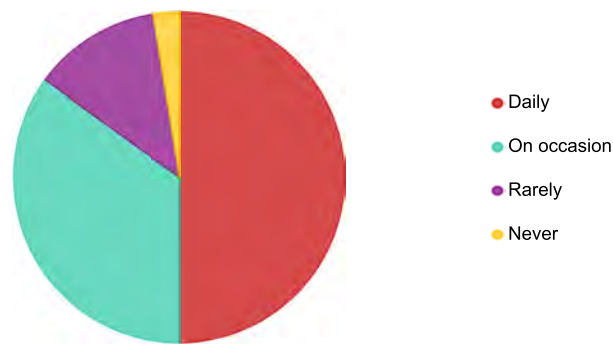
The word cloud requires at least 20 answers to show.

Word	Count
people	2
buses	2
24	1
48	1
day	1
service.	1
drives	1
vehicles	1
limits	1

ridership	1
seniors	1
disabilities.	1
N/A	1
im	1
sure.	1
packed	1
bunch	1
waiting	1
ay	1
bus	1
stops.	1
frequency	1
&	1
bart.	1
...yet.	1
users	1
complain	1
requires	1
hour	1
prior	1
reservation.	1
current	1
technology	1
reduce	1
wait	1
time	1
hours	1
less?	1
tome	1
served	1
areas.	1

Answered: 9 Skipped: 32

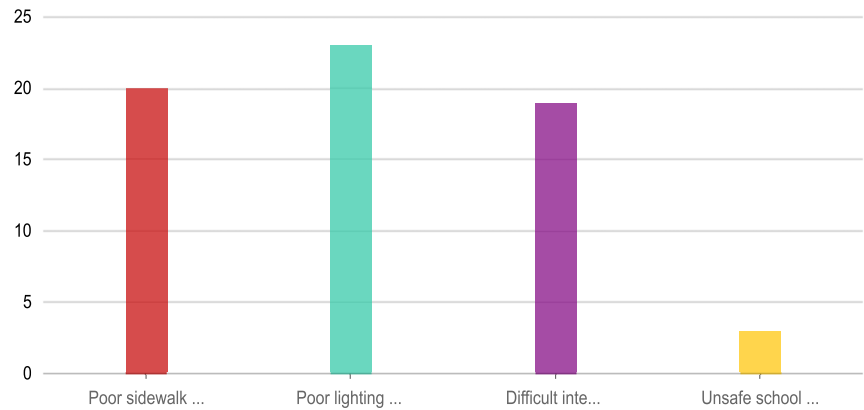
13. How often do you walk in your community?



Answers	Count	Percentage
Daily	20	48.78%
On occasion	14	34.15%
Rarely	5	12.2%
Never	1	2.44%

Answered: 40 Skipped: 1

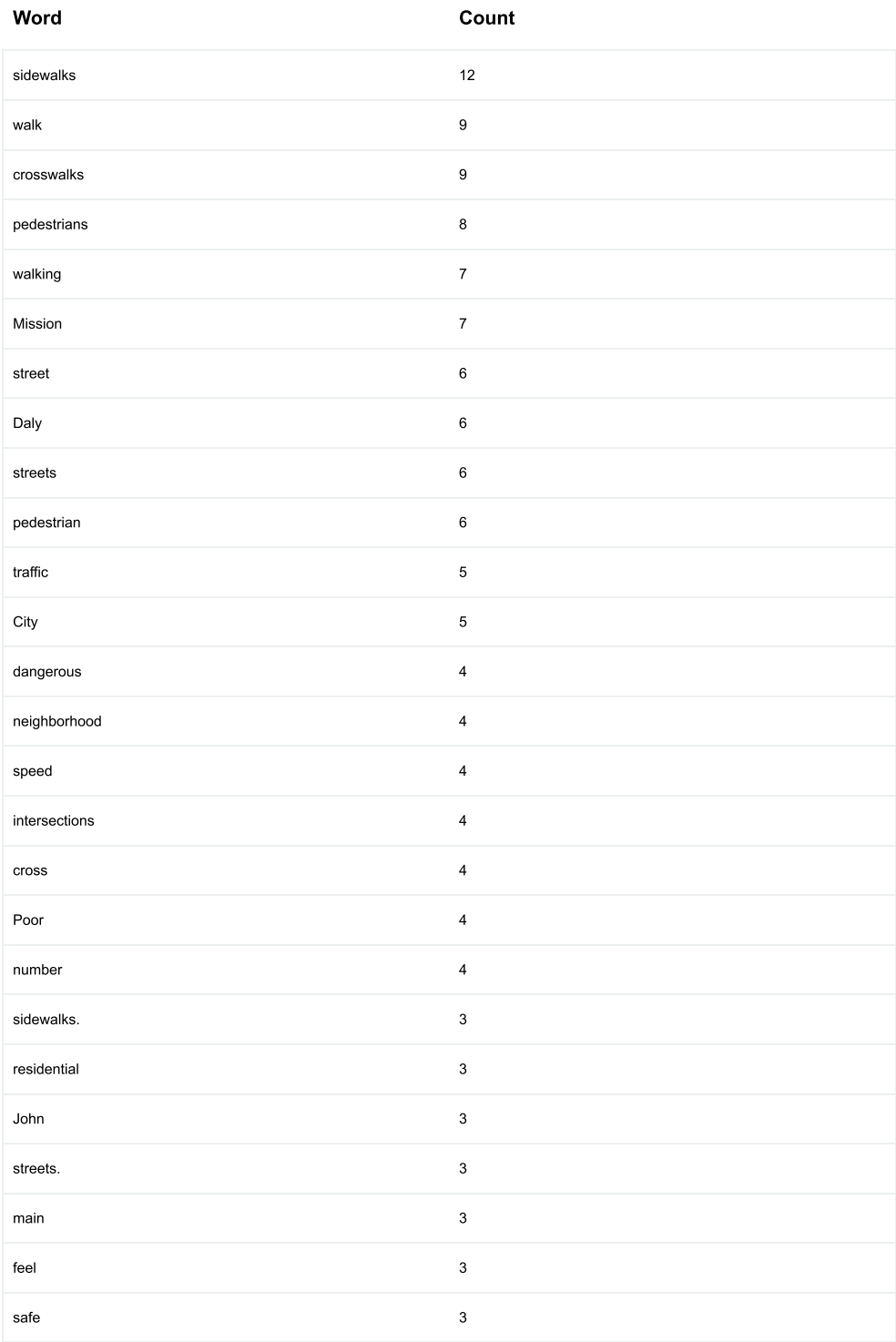
14. What problems with the pedestrian network make it hard for you to get around?



Answers	Count	Percentage
Poor sidewalk conditions	20	48.78%
Poor lighting and safety	23	56.1%
Difficult intersections	19	46.34%
Unsafe school access	3	7.32%

Answered: 35 Skipped: 6

15. Briefly describe pedestrian improvements that are needed:



improvements	3
-	3
San	3
Bld	3
alternative	3
lighting	3
neighborhoods	3
car	3
intersection	3
motorists	3
widen	2
People	2
full	2
areas	2
busy	2
lights	2
higher	2
scary	2
potential	2
change	2
etc.	2
hard	2
broken	2
good	2
roads	2
poorly	2
pedestrians.	2
unsafe	2
don't	2
issue	2
000	2
YEAR	2
PARKING	2
commercial	2
vehicles	2

permit	2
FINE	2
enforce	2
BART	2
difficult	2
multiple	2
across.	2
safety	2
needed	2
stop	2
walkers	2
continuous	2
major	2
/	2
north	2
around.	2
downtown	2
uneven	2
times	2
cars	2
Drive	2
bike	2
making	2
4-way	2
auto	2
micro-mobility	2
device	2
lanes	2
make	2
route	2
turn-lane	2
public	2
transit	2
1	1
2	1

35	1
200	1
500	1
based	1
width	1
individual;	1
side-by-side	1
person	1
ends	1
(how	1
that?!).	1
Relook	1
neglected	1
cracks.	1
Install	1
bumps	1
slow	1
(and	1
fire	1
trucks	1
excuse	1
installing	1
bumps).	1
extremely	1
(such	1
Highway	1
Blvd.)	1
bit	1
calming.	1
tend	1
run	1
red	1
caught	1
forced	1
wait.	1

makes	1
lots	1
esp	1
drivers	1
driving	1
speeds	1
(i.e.	1
walks	1
cross).	1
generally	1
purposely	1
parallel	1
avoid	1
accidents/injuries.	1
tske	1
long	1
short	1
time.	1
school	1
st.	1
Stops	1
find	1
cracked	1
fixing.	1
direct	1
walkable	1
pathway	1
local	1
park/community	1
center	1
lines	1
cross.	1
big	1
designed	1
nights	1

lit	1
walking.	1
repair	1
plants	1
block	1
man	1
hole	1
covers	1
sidewalk(l	1
they're	1
call)	1
garbage	1
strewn	1
about.	1
continually	1
dumped	1
furniture	1
Callan	1
Bld.	1
Chinese	1
cemetery	1
DAILY	1
example.	1
greed	1
board	1
caused	1
\$6	1
permits	1
hide	1
dumping	1
activities	1
mess	1
disgusting.	1
ten	1
BREAK	1

rules	1
EVERYDAY	1
law	1
terms	1
receive	1
\$250	1
violation.	1
residents	1
call	1
traffic	1
enforcement	1
ticket	1
issued!	1
generate	1
\$1	1
\$2	1
DAY	1
\$365	1
min	1
council	1
lose	1
"friendship"	1
ties	1
created	1
companies.	1
clean	1
Jose	1
Ave	1
and/or	1
visibility	1
corners.	1
require	1
light	1
cycles	1
crosswalk	1

convenient	1
regularly	1
attempt	1
Repave	1
issue.	1
complaint!!	1
aren't	1
street.	1
sun	1
lighting.	1
protected	1
diligence	1
police	1
monitor	1
limits	1
sign	1
violations	1
audible	1
signals	1
highly	1
travelled	1
areas.	1
EI	1
Camino	1
signs	1
traffic.	1
pretty	1
fast	1
walker	1
capable	1
hazard.	1
lacks	1
side	1
whick	1
means	1

crossing	1
coming	1
side.	1
parts	1
streetlights	1
night.	1
nice	1
incentives	1
Similar	1
Carlos	1
close	1
Laurel	1
goers	1
Designated	1
spaces	1
safely	1
needed.	1
buttons	1
updated	1
Walgreens	1
Pedro/	1
fix	1
pavement.	1
tripped	1
made	1
signs/stop	1
lights.	1
check	1
large	1
cracks	1
pavement	1
stores	1
malls.	1
friendly	1
city.	1

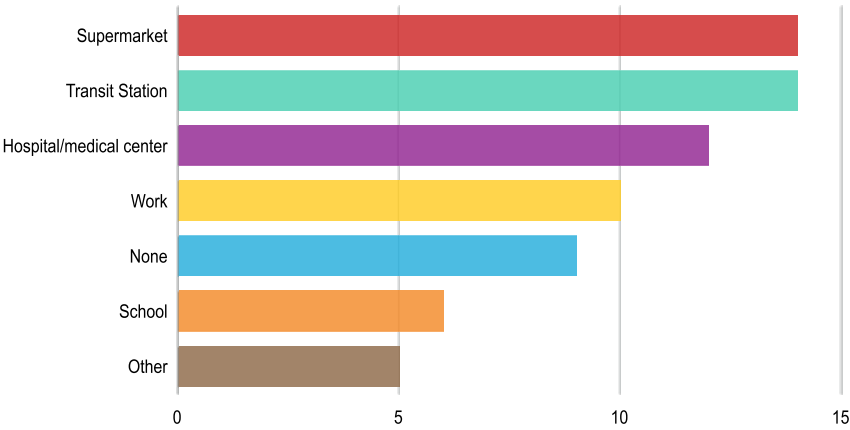
bank	1
groceries	1
feels	1
quickly.	1
CREATE	1
ROUTES...and	1
connect	1
them.	1
3-way	1
minimize	1
addition	1
(ie:	1
Junipero	1
Serra	1
SF	1
Colma)	1
Road	1
Road).	1
Skyline	1
deathtrap	1
bicyclists	1
Hwy	1
1.	1
Carter	1
Canterbury	1
Morton	1
St	1
Francis.	1
connect?	1
(1)	1
...along	1
green	1
boxes.	1
diagonal	1
entire	1

crosswalk.	1
force	1
straight	1
line	1
circuitous	1
(increases	1
conflict	1
cars)	1
...which	1
cutouts	1
(clearly	1
prioritizes	1
pedestrians).	1
(2)	1
Eliminate	1
automobile	1
cutouts.	1
Sacrificing	1
turn-lanes	1
boulevards	1
crossings	1
encourages	1
speeding	1
fatalities	1
motorists.	1
(3)	1
PROVIDE	1
ALTERNATIVES:	1
(faster	1
turnaround	1
design)	1
extra	1
space	1
build	1
increasing	1

lanes.	1
excess	1
slow-down	1
encourage	1
seek	1
transportation.	1

Answered: 29 Skipped: 12

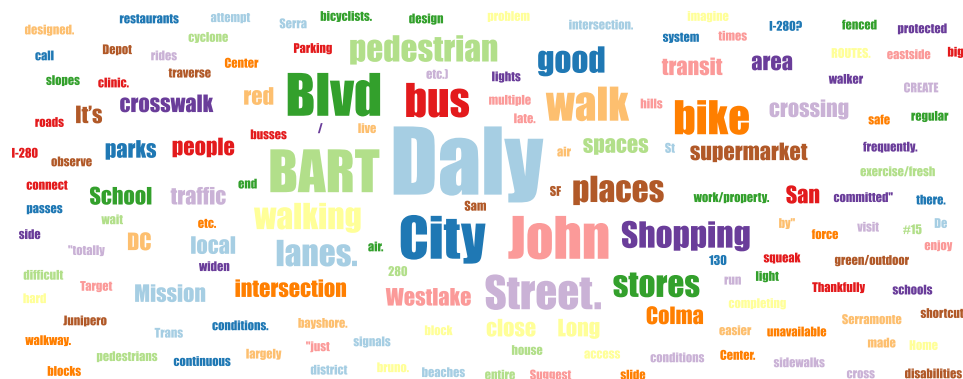
16. What specific places are hard to get to each day?



Answers	Count	Percentage
Supermarket	14	34.15%
Transit Station	14	34.15%
Hospital/medical center	12	29.27%
Work	10	24.39%
None	9	21.95%
School	6	14.63%
Other	5	12.2%

Answered: 38 Skipped: 3

17. What are these places and what would make it easier to get to them?



Response	Count
work/property. multiple busses to the bayshore.	1
Westlake Shopping Center is one example of where people will run the red lights and also block the intersection because they won't observe traffic signals and conditions. Nobody wants to wait behind the crosswalk for a red light if they can "just squeak by" and force their way into the intersection so that they are "totally committed" to completing their traverse of the intersection.	1
The 130 passes my house and goes to Daly City BART but I always end up walking because the bus is late.	1
Thankfully I live close enough to BART, supermarket, etc. so I can walk to places that I need to visit frequently. However, I can't access local parks, green/outdoor spaces, or beaches with the local bus system for exercise/fresh air.	1
Target, supermarket, school, clinic. It would be easier if there were safe walking conditions and bike lanes.	1
Since I'm a good walker, I have no problem getting close by Sam Trans and walking from there.	1
See #15	1
regular bus times	1
Parking is largely unavailable in Daly City	1
more transit rides to schools	1
Less traffic on 280 towards san bruno.	1
Junipero Serra Blvd is not continuous for pedestrians or bicyclists. Suggest connect DC Bart with Colma BART with Serramonte Shopping Center. CREATE MORE BIKE ONLY / PEDESTRIAN ONLY ROUTES. Is there a shortcut from DC BART to School St without crossing I-280? There is a cyclone fenced area on eastside of I-280 that can be made into a pedestrian walkway.	1
John Daly Blvd needs sidewalks and protected bike lanes.	1
Home Depot and Colma district stores and restaurants are difficult because of the slopes and hills the roads are designed. The blocks are so long to get to a crosswalk to cross to the other side of the street. It's hard for elderly people with disabilities to attempt to walk to places. They have to call for a transport to take the ashes short distance. The city should look at the entire landscape of the whole area and design a suitable infrastructure so the citizens can enjoy a good walk to places in their neighborhoods. It's a big challenge!	1
Green spaces or parks you can go to for fresh air or exercise (i.e. Fort Funston/Thornton Beach)	1
good slide walk	1
Direct transit to essential places (supermarket, hospital, etc.)	1
Designated bike or pedestrian lanes.	1
Daly City SamTrans-feeder bus Westlake Shopping Center- widen the sidewalks.	1

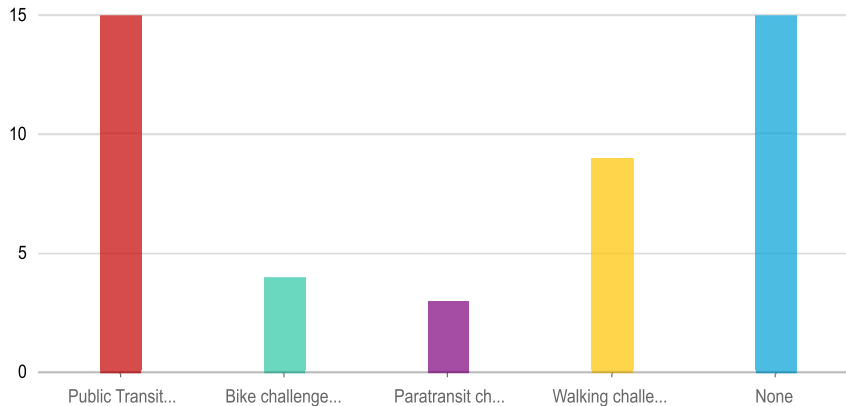
Convenience stores etc rather than Malls and hospitals. Can you imagine if SF buses only stopped at major dept stores and hospitals on Mission street? 1

community shuttles throughout the City 1

Bepler Street and San Jose Avenue/Mission Street. John Daly Blvd and Mission Street. John Daly Blvd and Santa Barbara Avenue. John Daly Blvd and De Long Street/Woodrow Street. John Daly crossing 280. 1

Answered: 22 Skipped: 19

18. Which of the above challenges still make it hard for you to get around during COVID-19?

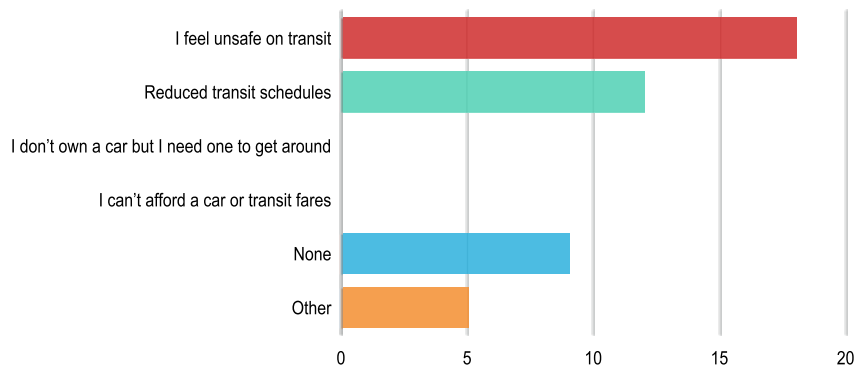


Answers

Answers	Count	Percentage
Public Transit challenges	15	36.59%
Bike challenges	4	9.76%
Paratransit challenges	3	7.32%
Walking challenges	9	21.95%
None	15	36.59%

Answered: 35 Skipped: 6

19. What new transportation challenges do you face because of (COVID-19)?



Answers

Answers	Count	Percentage
I feel unsafe on transit	18	43.9%
Reduced transit schedules	12	29.27%

I don't own a car but I need one to get around	0	0%
I can't afford a car or transit fares	0	0%
None	9	21.95%
Other	5	12.2%

Answered: 37 Skipped: 4

20. If you would like updates on this project, including future opportunities to participate,...

toddwguthrie@yahoo.com
Trishaloryn2001@gmail.com
don't vsmith09@yahoo.com
singquan@gmail.com

Word	Count
vsmith09@yahoo.com	1
Trishaloryn2001@gmail.com	1
toddwguthrie@yahoo.com	1
singquan@gmail.com	1
silversneaker94015@gmail.com	1
rlelands@yahoo.com	1
pr.nj.rizzi@comcast.net	1
nandatulloch@gmail.com	1
mlbfiles@gmail.com	1
llyman@jeffersonesd.org	1
kmcoello@yahoo.com	1
kitkatyumyum@gmail.com	1
Jkcrosales@gmail.com	1
don't	1
mind	1
participating	1
surveys	1
city	1
make	1

safer	1
everyone.	1
email-	1
hoov50757@gmail.com	1
opportunity	1
give	1
honest	1
opinion	1
hollylimconsulting@gmail.com	1
eng_david@hotmail.com	1
eleazar	1
malabanan@midpen-housing.org	1
edmund_lee@sbcglobal.net	1
Covid	1
reduced	1
number	1
cars	1
road	1
improved.	1
Choover@gmail.com	1
adrian.cuyson@midpen.housing.com	1

Answered: 21 Skipped: 20

HELP MAKE IT EASIER TO GET AROUND IN DALY CITY!

This survey will be used to identify transportation improvements in parts of Daly City that need them most. Your answers will help shape the Daly City Community-Based Transportation Plan, which will recommend projects like new bus shelters, improved bike lanes, safer intersections, better bus routes, better BART access and others. We also want to understand how the COVID-19 pandemic has changed your transportation needs and priorities.

1) What is your zip code?

94015

2) What is your age range?

- ☐ 18 and under ☐ 30-44 years ☐ 60 and over
☒ 19-29 years ☐ 45-59 years

3) What is the primary language spoken in your home?

English

4) Before COVID-19, what transit systems did you ride regularly? (Check all that apply.)

- ☒ Samtrans ☐ Caltrain ☐ Other
☒ BART ☐ Community Shuttle

5) What transit problems make it hard for you to get around? (Check all that apply.)

- ☒ Route design/location ☒ Delays and unpredictability ☒ Hours of operation
☐ Location and spacing of bus stops ☒ Inadequate stations or bus shelters ☐ Fares

6) Briefly describe transit improvements that are needed:

Hours available, more stops, senior shuttles

7) How often do you ride a bike?

- ☐ Daily ☐ On occasion ☐ Rarely ☒ Never

8) What bike-related problems make it hard for you to get around? (Check all that apply.)

- ☒ Lack of bike lanes ☒ Dangerous streets or intersections ☐ Cost of bike maintenance
☐ Gaps in existing bike lanes ☐ Lack of secure bike parking

9) Briefly describe bike improvements that are needed:

more lanes

10) How often do you ride paratransit?

☐ Daily ☐ Regularly ☒ Rarely ☐ Never

11) What paratransit problems make it hard for you to get around? (Check all that apply.)

☒ Eligibility and sign-up difficulties ☒ Wait times
☒ Restricted hours of operation ☐ Fares

12) Briefly describe paratransit improvements that are needed:

13) How often do you walk in your community?

☒ Daily ☐ On occasion ☐ Rarely ☐ Never

14) What problems with the pedestrian network make it hard for you to get around? (Check all that apply.)

☒ Poor sidewalk conditions ☒ Difficult intersections
☒ Poor lighting and safety ☐ Unsafe school access

15) Briefly describe pedestrian improvements that are needed:

16) What specific places are hard to get to each day?

☐ Work ☒ Hospital/medical center ☒ Transit Station
☐ School ☒ Supermarket ☐ None
☐ Other

17) What are these places and what would make it easier to get to them?

Direct transit to essential places (supermarket, hospital, etc.)

18) Which of the above challenges still make it hard for you to get around during COVID-19? (Check all that apply.)

☐ Public Transit challenges ☐ Paratransit challenges ☒ None
☐ Bike challenges ☐ Walking challenges

19) What new transportation challenges do you face because of COVID-19?

☐ I feel unsafe on transit ☐ I don't own a car but I need one to get around ☒ None
☐ Reduced transit schedules ☐ I can't afford a car or transit fares
☐ Other

20) If you would like updates on this project, including future opportunities to participate, please provide your email address:

clearer.malabanan@midpen-housing.org

HELP MAKE IT EASIER TO GET AROUND IN DALY CITY!

This survey will be used to identify transportation improvements in parts of Daly City that need them most. Your answers will help shape the Daly City Community-Based Transportation Plan, which will recommend projects like new bus shelters, improved bike lanes, safer intersections, better bus routes, better BART access and others. We also want to understand how the COVID-19 pandemic has changed your transportation needs and priorities.

1) What is your zip code?

94014

2) What is your age range?

- ☐ 18 and under ☐ 30-44 years ☐ 60 and over
☒ 19-29 years ☐ 45-59 years

3) What is the primary language spoken in your home?

ENGLISH

4) Before COVID-19, what transit systems did you ride regularly? (Check all that apply.)

- ☒ Samtrans ☒ Caltrain ☐ Other
☒ BART ☐ Community Shuttle

5) What transit problems make it hard for you to get around? (Check all that apply.)

- ☒ Route design/location ☒ Delays and unpredictability ☒ Hours of operation
☒ Location and spacing of bus stops ☐ Inadequate stations or bus shelters ☐ Fares

6) Briefly describe transit improvements that are needed:

LOWER PRICES FOR YOUTH/ FREE DURING SCHOOL DAYS

7) How often do you ride a bike?

- ☐ Daily ☒ On occasion ☐ Rarely ☐ Never

8) What bike-related problems make it hard for you to get around? (Check all that apply.)

- ☒ Lack of bike lanes ☐ Dangerous streets or intersections ☐ Cost of bike maintenance
☒ Gaps in existing bike lanes ☒ Lack of secure bike parking

9) Briefly describe bike improvements that are needed:

DEDICATED BIKE PATHS IN EACH NEIGHBORHOOD

10) How often do you ride paratransit?

☐ Daily ☐ Regularly ☐ Rarely ☒ Never

11) What paratransit problems make it hard for you to get around? (Check all that apply.)

☐ Eligibility and sign-up difficulties ☐ Wait times
☐ Restricted hours of operation ☐ Fares

12) Briefly describe paratransit improvements that are needed:

13) How often do you walk in your community?

☐ Daily ☒ On occasion ☐ Rarely ☐ Never

14) What problems with the pedestrian network make it hard for you to get around? (Check all that apply.)

☒ Poor sidewalk conditions ☐ Difficult intersections
☒ Poor lighting and safety ☐ Unsafe school access

15) Briefly describe pedestrian improvements that are needed:

REPAVE THE SIDEWALKS

16) What specific places are hard to get to each day?

☒ Work ☐ Hospital/medical center ☐ Transit Station
☐ School ☐ Supermarket ☐ None
☐ Other

17) What are these places and what would make it easier to get to them?

WORK/PROPERTY. MULTIPLE BUSES TO THE BAYSHORE

18) Which of the above challenges still make it hard for you to get around during COVID-19? (Check all that apply.)

☒ Public Transit challenges ☐ Paratransit challenges ☐ None
☐ Bike challenges ☐ Walking challenges

19) What new transportation challenges do you face because of COVID-19?

☒ I feel unsafe on transit ☐ I don't own a car but I need one to get around ☐ None
☒ Reduced transit schedules ☐ I can't afford a car or transit fares
☐ Other

20) If you would like updates on this project, including future opportunities to participate, please provide your email address:

ADRIAN.CUYSON@MIDPEN-HOUSING.ORG

HELP MAKE IT EASIER TO GET AROUND IN DALY CITY!

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1) What is your zip code?

94014

2) What is your age range?

- ☐ 18 and under ☐ 30-44 years ☐ 60 and over
☒ 19-29 years ☐ 45-59 years

3) What is the primary language spoken in your home?

English

4) Before COVID-19, what transit systems did you ride regularly? (Check all that apply.)

- ☒ Samtrans ☐ Caltrain ☐ Other
☒ BART ☐ Community Shuttle

5) What transit problems make it hard for you to get around? (Check all that apply.)

- ☐ Route design/location ☒ Delays and unpredictability ☐ Hours of operation
☒ Location and spacing of bus stops ☒ Inadequate stations or bus shelters ☐ Fares

6) Briefly describe transit improvements that are needed:

Extended routes/ Easier access to time information

7) How often do you ride a bike?

- ☐ Daily ☐ On occasion ☒ Rarely ☐ Never

8) What bike-related problems make it hard for you to get around? (Check all that apply.)

- ☐ Lack of bike lanes ☐ Dangerous streets or intersections ☐ Cost of bike maintenance
☐ Gaps in existing bike lanes ☐ Lack of secure bike parking

9) Briefly describe bike improvements that are needed:

10) How often do you ride paratransit?

☐ Daily ☐ Regularly ☐ Rarely ☒ Never

11) What paratransit problems make it hard for you to get around? (Check all that apply.)

☐ Eligibility and sign-up difficulties ☐ Wait times
☐ Restricted hours of operation ☐ Fares

12) Briefly describe paratransit improvements that are needed:

13) How often do you walk in your community?

☐ Daily ☒ On occasion ☐ Rarely ☐ Never

14) What problems with the pedestrian network make it hard for you to get around? (Check all that apply.)

☐ Poor sidewalk conditions ☐ Difficult intersections
☒ Poor lighting and safety ☐ Unsafe school access

15) Briefly describe pedestrian improvements that are needed:

Stops are hard to find

16) What specific places are hard to get to each day?

☐ Work ☐ Hospital/medical center ☒ Transit Station
☐ School ☐ Supermarket ☐ None
☐ Other _____

17) What are these places and what would make it easier to get to them?

The 130 passes my house and goes to Daly City BART
but I always end up walking because the bus is late

18) Which of the above challenges still make it hard for you to get around during COVID-19? (Check all that apply.)

☐ Public Transit challenges ☐ Paratransit challenges ☐ None
☐ Bike challenges ☐ Walking challenges

19) What new transportation challenges do you face because of COVID-19?

☐ I feel unsafe on transit ☐ I don't own a car but I need one to get around ☐ None
☐ Reduced transit schedules ☒ I can't afford a car or transit fares
☐ Other _____

20) If you would like updates on this project, including future opportunities to participate, please provide your email address:

nandatulloch@gmail.com

HELP MAKE IT EASIER TO GET AROUND IN DALY CITY!

This survey will be used to identify transportation improvements in parts of Daly City that need them most. Your answers will help shape the Daly City Community-Based Transportation Plan, which will recommend projects like new bus shelters, improved bike lanes, safer intersections, better bus routes, better BART access and others. We also want to understand how the COVID-19 pandemic has changed your transportation needs and priorities.

1) What is your zip code?

94014

2) What is your age range?

- ☐ 18 and under ☐ 30-44 years ☐ 60 and over
☐ 19-29 years ☒ 45-59 years

3) What is the primary language spoken in your home?

English

4) Before COVID-19, what transit systems did you ride regularly? (Check all that apply.)

- ☐ Samtrans ☐ Caltrain ☒ Other
☒ BART ☐ Community Shuttle

5) What transit problems make it hard for you to get around? (Check all that apply.)

- ☐ Route design/location ☒ Delays and unpredictability ☒ Hours of operation
☐ Location and spacing of bus stops ☐ Inadequate stations or bus shelters ☐ Fares

6) Briefly describe transit improvements that are needed:

Better connection times between BART and SamTrans

7) How often do you ride a bike?

- ☐ Daily ☒ On occasion ☐ Rarely ☐ Never

8) What bike-related problems make it hard for you to get around? (Check all that apply.)

- ☒ Lack of bike lanes ☒ Dangerous streets or intersections ☐ Cost of bike maintenance
☒ Gaps in existing bike lanes ☐ Lack of secure bike parking

9) Briefly describe bike improvements that are needed:

10) How often do you ride paratransit?

- ☐ Daily ☐ Regularly ☐ Rarely ☒ Never

11) What paratransit problems make it hard for you to get around? (Check all that apply.)

- ☐ Eligibility and sign-up difficulties ☐ Wait times
☐ Restricted hours of operation ☐ Fares

12) Briefly describe paratransit improvements that are needed:

13) How often do you walk in your community?

- ☒ Daily ☐ On occasion ☐ Rarely ☐ Never

14) What problems with the pedestrian network make it hard for you to get around? (Check all that apply.)

- ☐ Poor sidewalk conditions ☐ Difficult intersections
☐ Poor lighting and safety ☐ Unsafe school access

15) Briefly describe pedestrian improvements that are needed:

No Issue

16) What specific places are hard to get to each day?

- ☐ Work ☐ Hospital/medical center ☐ Transit Station
☒ School ☐ Supermarket ☐ None
☐ Other _____

17) What are these places and what would make it easier to get to them?

More transit lines to schools

18) Which of the above challenges still make it hard for you to get around during COVID-19? (Check all that apply.)

- ☐ Public Transit challenges ☐ Paratransit challenges ☐ None
☐ Bike challenges ☐ Walking challenges

19) What new transportation challenges do you face because of COVID-19?

- ☐ I feel unsafe on transit ☐ I don't own a car but I need one to get around ☒ None
☐ Reduced transit schedules ☐ I can't afford a car or transit fares
☐ Other _____

20) If you would like updates on this project, including future opportunities to participate, please provide your email address:

¡AYUDA A QUE SEA MÁS FÁCIL MOVERSE EN DALY CITY!



Esta encuesta se utilizará para identificar las mejoras de transporte en las partes de Daly City que más las necesitan. Sus respuestas ayudarán a dar forma al Plan de Transporte Basado en la Comunidad de Daly City, que recomendará proyectos como nuevos refugios de autobuses, carriles de bicicletas mejorados, intersecciones más seguras, mejores rutas de autobús, mejor acceso a BART y otros. También queremos entender cómo la pandemia COVID-19 ha cambiado sus necesidades y prioridades de transporte.

1) ¿Cuál es su código postal?

2) ¿Cuál mayor captura tu edad?

- ☐ 18 o menos ☐ 30-44 ☐ 60 o mas
☐ 19-29 ☐ 45-59

3) ¿Cuál es el idioma principal que se habla en su hogar?

4) Antes de COVID-19, ¿qué sistemas de tránsito montabas regularmente? (Marque todo lo que corresponda.)

- ☐ Samtrans ☐ Caltrain ☐ Otro
☐ BART ☐ Traslado comunitario

5) ¿Qué problemas de tránsito te dificultan moverte? (Marque todo los que corresponda.)

- ☐ Diseño/ubicación de la ruta ☐ Estaciones o refugios de autobuses inadecuados
☐ Ubicación y espaciado de las paradas de autobús ☐ Horas de funcionamiento
☐ Retrasos e imprevisibilidad ☐ Tarifas

6) Describa brevemente las mejoras de tránsito que se necesitan:

7) ¿Con qué frecuencia andas en bicicleta?

- ☐ Diario ☐ En ocasiones ☐ Raramente ☐ Nunca

8) ¿Qué problemas relacionados con la Bicicleta te dificultan moverte? (Marque todo lo que corresponda.)

- ☐ Falta de carriles de bici ☐ Calles o intersecciones peligrosas ☐ Costo de mantenimiento de bicicleta
☐ Brechas en los carriles de bici existentes ☐ Falta de estacionamiento seguro para bicicletas

9) Describa brevemente las mejoras de bicicleta que se necesitan:

10) ¿Con qué frecuencia monta paratransito?

- ☐ Diario ☐ Regularmente ☐ Raramente ☐ Nunca

11) ¿Qué problemas de paratransito te dificultan moverte? (Marque todo lo que corresponda.)

- ☐ Dificultad de elegibilidad y registro ☐ Tiempos de espera
☐ Horas restringidas de funcionamiento ☐ Tarifas

12) Describa brevemente las mejoras de paratransito que se necesitan:

13) ¿Con qué frecuencia camina en su comunidad?

- ☐ Diario ☐ En ocasiones ☐ Raramente ☐ Nunca

14) ¿Qué problemas con la red peatonal dificultan su habilidad de pasear? (Marque todo lo que corresponda.)

- ☐ Malas condiciones de la acera ☐ Intersecciones difíciles
☐ Iluminación y seguridad deficientes ☐ Acceso escolar inseguro

15) Describa brevemente las mejoras de los peatones que se necesitan:

16) ¿Qué lugares específicos son difíciles de llegar cada día?

- ☐ Trabajo ☐ Hospital/centro medico ☐ Parada de tránsito
☐ Escuela ☐ Supermercado ☐ Ninguno
☐ Otro _____

17) ¿Cuáles son estos lugares y qué facilitaría el acceso a ellos?

18) ¿Cuáles de los desafíos anteriores todavía hacen que sea difícil para usted moverse durante COVID-19?

(Marque todo lo que corresponda.)

- ☐ Desafíos con el transporte público ☐ Desafíos con el paratransito ☐ Ninguno
☐ Desafíos con la bicicleta ☐ Desafíos para caminar

19) ¿Qué nuevos desafíos de transporte enfrenta debido a COVID-19?

- ☐ Me siento inseguro en el tránsito ☐ No tengo coche, pero necesito uno para moverme ☐ Ninguno
☐ Horarios de tránsito reducidos ☐ No puedo pagar un auto o tarifas de tránsito
☐ Otro _____

20) Si desea recibir actualizaciones sobre este proyecto, incluidas las oportunidades futuras de participar, proporcione su dirección de correo electrónico:

CCAG-Community Survey-Daly City - Spanish

Submitted By: Anonymous user

Submitted Time: August 9, 2021 9:28 PM

1. ¿Cuál es su código postal?

94015

2. ¿Cuál mejor captura su edad?

30-44

3. ¿Cuál es el idioma principal que se habla en su hogar?

We are in UNITED STATE OF AMERICA but spanish too

4. Antes de COVID-19, ¿qué sistemas de tránsito montabas regularmente?

Samtrans

5. ¿Qué problemas de tránsito te dificultan moverte?

Horas de funcionamiento

6. Describa brevemente las mejoras de tránsito que se necesitan:

In the morning

7. ¿Con qué frecuencia andas en bicicleta?

En ocasiones

8. ¿Qué problemas relacionados con la bicicleta te dificultan moverte?

Falta de carriles de bici

9. Describa brevemente las mejoras de bicicleta que se necesitan:

Cemis

10. ¿Con qué frecuencia montas paratránsito?

Regularmente

11. ¿Qué problemas de paratránsito te dificultan moverte?

Horas restringidas de funcionamiento

12. Describa brevemente las mejoras de paratránsito que se necesitan:

13. ¿Con qué frecuencia camina en su comunidad?

Diario

14. ¿Qué problemas con la red peatonal dificultan su habilidad de pasear?

Acceso escolar inseguro

15. Describa brevemente las mejoras de los peatones que se necesitan:

Están bien

16. ¿Qué lugares específicos son difíciles de llegar cada día?

17. ¿Qué haría más fácil llegar a estos lugares:

Buses

18. ¿Cuáles de los desafíos anteriores todavía hacen que sea difícil para usted moverse durante COVID-19?

Ninguno

19. ¿Qué nuevos desafíos de transporte enfrenta debido a COVID-19?

Ninguno

20. Si desea recibir actualizaciones sobre este proyecto, incluyendo las oportunidades futuras de participar, proporcione su dirección de correo electrónico:

wistongo679@gmail.com

CCAG-Community Survey-Daly City - Spanish

Submitted By: Anonymous user

Submitted Time: November 25, 2020 6:01 PM

1. ¿Cuál es su código postal?

94015

2. ¿Cuál mejor captura su edad?

60 o mas

3. ¿Cuál es el idioma principal que se habla en su hogar?

Inglés

4. Antes de COVID-19, ¿qué sistemas de tránsito montabas regularmente?

5. ¿Qué problemas de tránsito te dificultan moverte?

Diseño/ubicación de la ruta, Ubicación y espaciado de las paradas de autobús, Retrasos e imprevisibilidad, Estaciones o refugios de autobuses inadecuados , Horas de funcionamiento

6. Describa brevemente las mejoras de tránsito que se necesitan:

Poder tener un autobús que se puede usar la gente con discapacidades ortopédicas que sea parte del parque de Samtrans todo el tiempo. Tener estaciones seguras con LUZ, bancas y paredes que protegen y que sean limpias ya que hay mucha neblina y viento en DC. Es súper difícil andar con bastón, bolsa, paraguas, suéter, chaqueta e impermeable...para ir al doctor o a la tienda

7. ¿Con qué frecuencia andas en bicicleta?

Nunca

8. ¿Qué problemas relacionados con la bicicleta te dificultan moverte?

9. Describa brevemente las mejoras de bicicleta que se necesitan:

Tener un carril de un metro para bicicletas y NO COMPARTIR el carril de carros...y que los en bici obedezcan las leyes como automóviles y que reciban multas de tránsito cuando no paran para los semáforos etc

10. ¿Con qué frecuencia montas paratransito?

Nunca

11. ¿Qué problemas de paratransito te dificultan moverte?

Dificultad de elegibilidad y registro , Horas restringidas de funcionamiento ,
Tiempos de espera, Tarifas

12. Describa brevemente las mejoras de paratransito que se necesitan:

Qué llegue puntualmente (dentro del tiempo dado por la compañía) y si hay problema que me hablen por teléfono

(Es difícil ir al mercado para comida y esperar afuera con leche, huevos, comida congelada y tener una larga espera retrasada que echa a perder la comida) Así no es posible usar para tránsito para comprar comida. Igual, llegar más de 15 minutos a una cita medical/dental cancela la cita: doble pagado, doble tiempo gastado y peor salud! Cuenta el tiempo de esperar según la hora dada: si llega temprano a recoger, no debe ser penalizado el incapacitado porque no sabe de la llegada temprana

13. ¿Con qué frecuencia camina en su comunidad?

Raramente

14. ¿Qué problemas con la red peatonal dificultan su habilidad de pasear?

Malas condiciones de la acera, Iluminación y seguridad deficientes ,
Intersecciones difíciles

15. Describa brevemente las mejoras de los peatones que se necesitan:

Banquetas limpias sin hoyos y grietas

Lugares más planos...tal vez un tiempo dedicado en la mañana cada día para las personas mayores y los incapacitados cuando algunos buses chicos de algunas partes de DC recojan y dejen clientes en un parque o mall que tiene un lugar plano para caminar, por ejemplo DC Senior Ctr, el parque en Wembley, Serramonte Mall

16. ¿Qué lugares específicos son difíciles de llegar cada día?

Trabajo , Hospital/centro medico , Supermercado , Senior Center, Banco

17. ¿Qué haría más fácil llegar a estos lugares:

?

Rutas, horas

18. ¿Cuáles de los desafíos anteriores todavía hacen que sea difícil para usted moverse durante COVID-19?

Desafíos con el transporte público, Desafíos con la bicicleta , Desafíos con el paratransito , Desafíos para caminar

19. ¿Qué nuevos desafíos de transporte enfrenta debido a COVID-19?

Me siento inseguro en el tránsito, Horarios de tránsito reducidos , Llegar al carro/regresar a casa con el carro estacionado en la calle, fuera del edificio

20. Si desea recibir actualizaciones sobre este proyecto, incluyendo las oportunidades futuras de participar, proporcione su dirección de correo electrónico:

lesandcicero@yahoo.com

CCAG-Community Survey-Daly City - Spanish

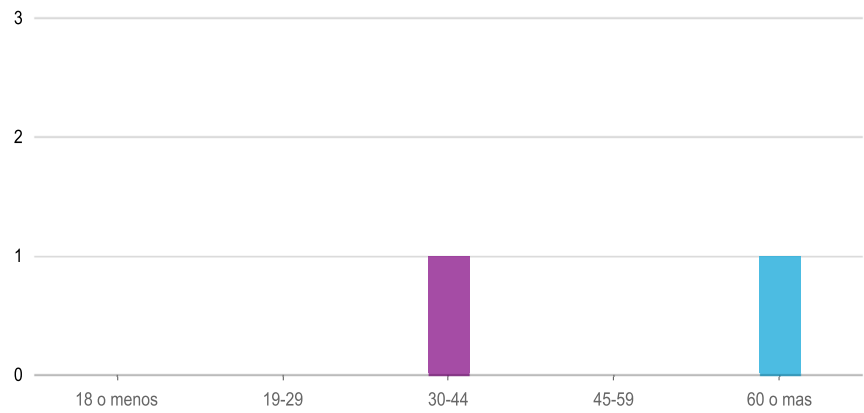
1. ¿Cuál es su código postal?

The word cloud requires at least 20 answers to show.

Word	Count
94015	2

Answered: 2 Skipped: 0

2. ¿Cuál mejor captura su edad?



Answers	Count	Percentage
18 o menos	0	0%
19-29	0	0%
30-44	1	50%
45-59	0	0%
60 o mas	1	50%

Answered: 2 Skipped: 0

3. ¿Cuál es el idioma principal que se habla en su hogar?

The word cloud requires at least 20 answers to show.

Word	Count
UNITED	1
STATE	1
AMERICA	1
spanish	1
Inglés	1

Answered: 2 Skipped: 0

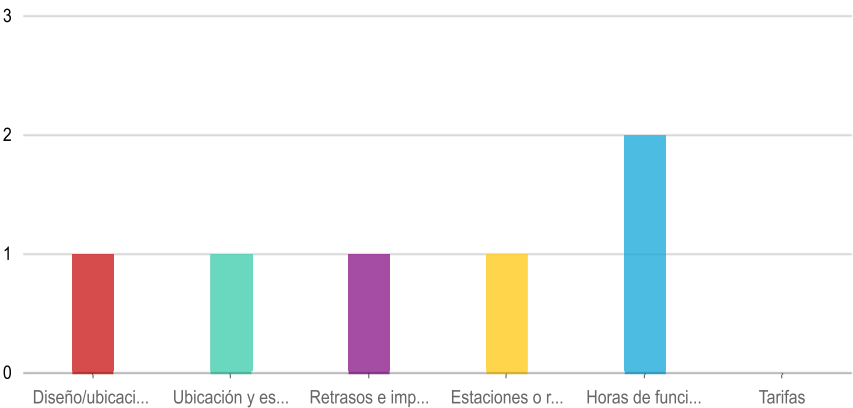
4. Antes de COVID-19, ¿qué sistemas de tránsito montabas regularmente?



Answers	Count	Percentage
Samtrans	1	50%
BART	0	0%
Caltrain	0	0%
Translado comunitario	0	0%
Otro	1	50%

Answered: 2 Skipped: 0

5. ¿Qué problemas de tránsito te dificultan moverte?



Answers	Count	Percentage
Diseño/ubicación de la ruta	1	50%
Ubicación y espaciado de las paradas de autobús	1	50%
Retrasos e imprevisibilidad	1	50%
Estaciones o refugios de autobuses inadecuados	1	50%
Horas de funcionamiento	2	100%
Tarifas	0	0%

Answered: 2 Skipped: 0

6. Describa brevemente las mejoras de tránsito que se necesitan:

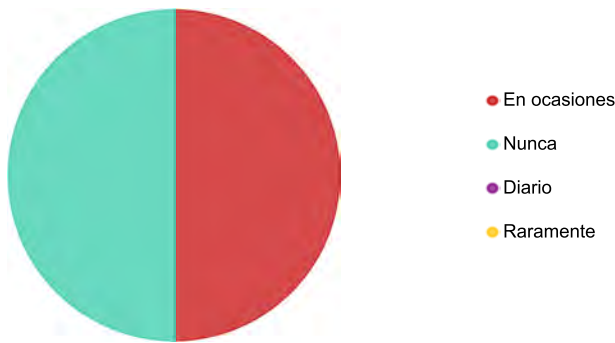
The word cloud requires at least 20 answers to show.

Word	Count
con	3
Tener	2
la	2
Poder	1
autobús	1
se	1
puede	1
usar	1
gente	1
discapacidades	1
ortopédicas	1
sea	1
parte	1
del	1
parque	1
de	1
Samtrans	1
todo	1
el	1
tiempo.	1
estaciones	1
seguras	1
LUZ	1
bancas	1
paredes	1
protegen	1
sean	1
limpias	1
ya	1
hay	1
mucha	1

neblina	1
viento	1
en	1
DC.	1
Es	1
súper	1
difícil	1
andar	1
bastón	1
bolsa	1
paraguas	1
suéter	1
chaqueta	1
impermeable...para	1
ir	1
al	1
doctor	1
tienda	1
morning	1

Answered: 2 Skipped: 0

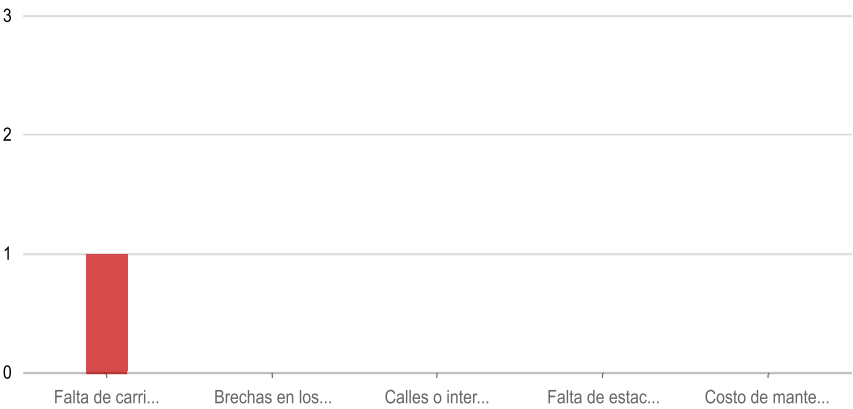
7. ¿Con qué frecuencia andas en bicicleta?



Answers	Count	Percentage
En ocasiones	1	50%
Nunca	1	50%
Diario	0	0%
Raramente	0	0%

Answered: 2 Skipped: 0

8. ¿Qué problemas relacionados con la bicicleta te dificultan moverte?



Answers	Count	Percentage
Falta de carriles de bici	1	50%
Brechas en los carriles de bici existentes	0	0%
Calles o intersecciones peligrosas	0	0%
Falta de estacionamiento seguro para bicicletas	0	0%
Costo de mantenimiento de bicicleta	0	0%

Answered: 1 Skipped: 1

9. Describa brevemente las mejoras de bicicleta que se necesitan:

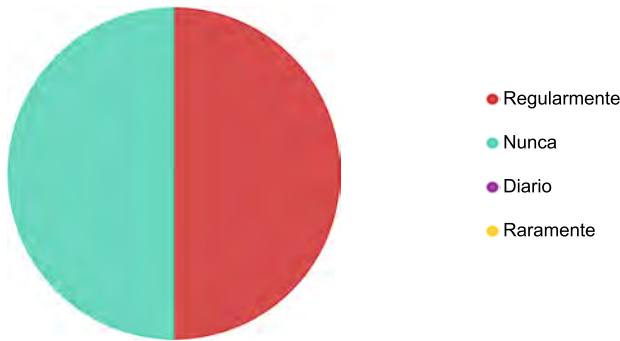
The word cloud requires at least 20 answers to show.

Word	Count
de	3
carril	2
para	2
los	2
Tener	1
metro	1
bicicletas	1
COMPARTIR	1
el	1
carros...y	1
en	1
bici	1
obedezcan	1
las	1

leyes	1
como	1
automóviles	1
reciban	1
multas	1
tránsito	1
cuando	1
paran	1
semáforos	1
Cemis	1

Answered: 2 Skipped: 0

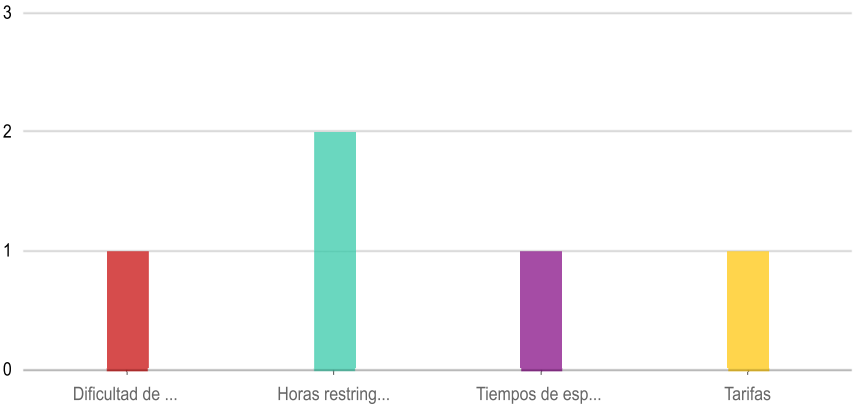
10. ¿Con qué frecuencia montas paratránsito?



Answers	Count	Percentage
Regularmente	1	50%
Nunca	1	50%
Diario	0	0%
Raramente	0	0%

Answered: 2 Skipped: 0

11. ¿Qué problemas de paratránsito te dificultan moverte?



Answers	Count	Percentage
Dificultad de elegibilidad y registro	1	50%
Horas restringidas de funcionamiento	2	100%
Tiempos de espera	1	50%
Tarifas	1	50%

Answered: 2 Skipped: 0

12. Describa brevemente las mejoras de paratransito que se necesitan:

The word cloud requires at least 20 answers to show.

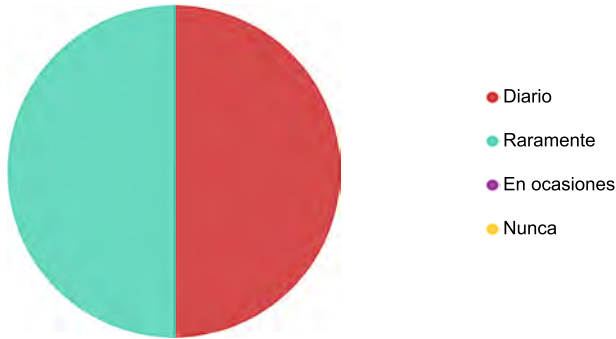
Word	Count
la	5
tiempo	3
para	3
de	3
por	2
si	2
comida	2
esperar	2
una	2
el	2
15	1
Qué	1
llegue	1
puntualmente	1
(dentro	1
del	1
dado	1

compañía)	1
hay	1
problema	1
hablen	1
teléfono	1
(Es	1
difícil	1
ir	1
al	1
mercado	1
afuera	1
con	1
leche	1
huevos	1
congelada	1
tener	1
larga	1
espera	1
retrasada	1
echa	1
perder	1
comida)	1
Así	1
es	1
posible	1
usar	1
tránsito	1
comprar	1
comida.	1
Igual	1
llegar	1
más	1
minutos	1
cita	1
medical/dental	1

cancela	1
cita:doble	1
pagado	1
doble	1
gastado	1
peor	1
salud!	1
Cuenta	1
según	1
hora	1
dada:	1
llega	1
temprano	1
recoger	1
debe	1
ser	1
penalizado	1
incapacitado	1
porque	1
sabe	1
llegada	1
temprana	1

Answered: 1 Skipped: 1

13. ¿Con qué frecuencia camina en su comunidad?

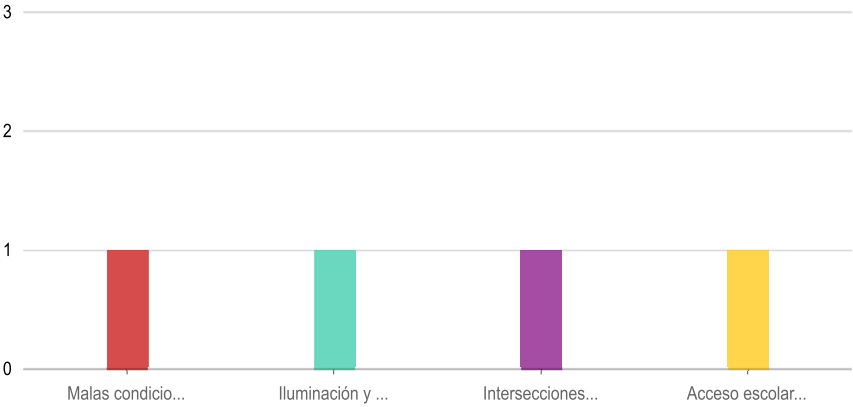


Answers	Count	Percentage
Diario	1	50%

Raramente	1	50%
En ocasiones	0	0%
Nunca	0	0%

Answered: 2 Skipped: 0

14. ¿Qué problemas con la red peatonal dificultan su habilidad de pasear?



Answers	Count	Percentage
Malas condiciones de la acera	1	50%
Iluminación y seguridad deficientes	1	50%
Intersecciones difíciles	1	50%
Acceso escolar inseguro	1	50%

Answered: 2 Skipped: 0

15. Describa brevemente las mejoras de los peatones que se necesitan:

The word cloud requires at least 20 answers to show.

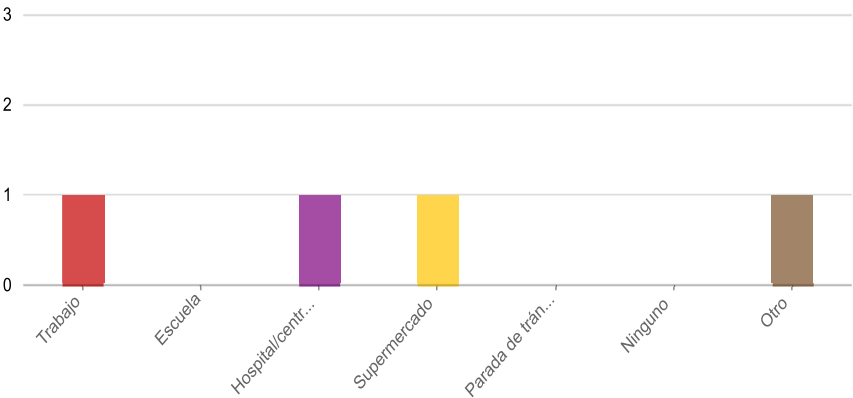
Word	Count
en	2
para	2
de	2
DC	2
parque	2
Mall	2
Están	1
bien	1
Banquetas	1
limpias	1
sin	1

hoyos	1
grietas	1
Lugares	1
más	1
planos...tal	1
vez	1
tiempo	1
dedicado	1
la	1
mañana	1
cada	1
día	1
las	1
personas	1
mayores	1
los	1
incapacitados	1
cuando	1
algunos	1
buses	1
chicos	1
algunas	1
partes	1
recojan	1
dejen	1
clientes	1
tiene	1
lugar	1
plano	1
caminar	1
por	1
ejemplo	1
Senior	1
Ctr	1
el	1

Wembley	1
Serramonte	1

Answered: 2 Skipped: 0

16. ¿Qué lugares específicos son difíciles de llegar cada día?



Answers	Count	Percentage
Trabajo	1	50%
Escuela	0	0%
Hospital/centro medico	1	50%
Supermercado	1	50%
Parada de tránsito	0	0%
Ninguno	0	0%
Otro	1	50%

Answered: 1 Skipped: 1

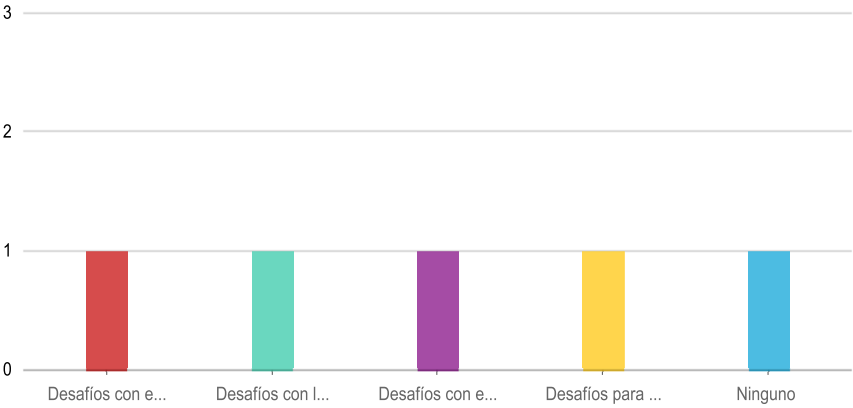
17. ¿Qué haría más fácil llegar a estos lugares:

The word cloud requires at least 20 answers to show.

Word	Count
Buses	1
?	1
Rutas	1
horas	1

Answered: 2 Skipped: 0

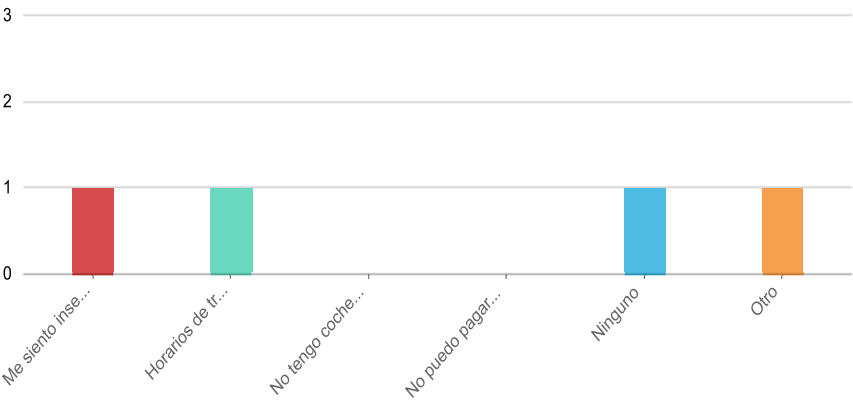
18. ¿Cuáles de los desafíos anteriores todavía hacen que sea difícil para usted moverse duran...



Answers	Count	Percentage
Desafíos con el transporte público	1	50%
Desafíos con la bicicleta	1	50%
Desafíos con el paratransito	1	50%
Desafíos para caminar	1	50%
Ninguno	1	50%

Answered: 2 Skipped: 0

19. ¿Qué nuevos desafíos de transporte enfrenta debido a COVID-19?



Answers	Count	Percentage
Me siento inseguro en el tránsito	1	50%
Horarios de tránsito reducidos	1	50%
No tengo coche, pero necesito uno para moverme	0	0%
No puedo pagar un auto o tarifas de tránsito	0	0%
Ninguno	1	50%
Otro	1	50%

Answered: 2 Skipped: 0

20. Si desea recibir actualizaciones sobre este proyecto, incluyendo las oportunidades futuras d...

The word cloud requires at least 20 answers to show.

Word	Count
wistongo679@gmail.com	1
lesandcicero@yahoo.com	1

Answered: 2 Skipped: 0





City Council Meeting Agenda Report

Item # _____

Meeting Date: April 24, 2023

**Subject: Time Extension for Use Permit UP-4-16-12038 and Design Review DR-4-16-12040
— Retail Conversion to Residential at 2665 Geneva Avenue**

Recommended Action

Approve the requested time extensions, subject to the Findings and Conditions adopted for the use permit and design review by the City Council on April 24, 2017. The applicant has requested that both approvals be extended to a new expiration date of May 9, 2025.

Background

On April 24, 2017, the City Council approved Major Subdivision SUB-4-16-12037, Use Permit UP-4-16-12038, Design Review DR-4-16-12040, to convert a portion of the vacant 9,736 square foot retail space at the street level of the existing building at 2665 Geneva Avenue to seven residential condominiums and one 1,950 square foot retail space. Although the City Council approved the Final Map for the project and the applicant recorded the map in 2022, the use permit and design review associated with the map are due to expire on May 9, 2023, because construction of the condominiums has not commenced. The applicant has cited the uncertain economic climate and construction costs as the rationale for the requested time extensions.

Conclusion

Staff recommends approval of the time extensions to May 9, 2025. Although the Daly City Municipal Code allows for a extension of up to six months, the City Council has the ability to grant longer durations by approving multiple extensions simultaneously. In this case, the applicant is requesting four six-month extensions of Use Permit UP-4-16-12038 and Design Review DR-4-16-12040, to the May 9, 2025, date.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael Van Lonkhuysen".

Michael Van Lonkhuysen
Planning Manager

A handwritten signature in black ink, appearing to read "Tatum Mothershead".

Tatum Mothershead
Director of Economic and Community
Department

G:\Planning\Current Planning Projects\2665 Geneva Avenue - Conversion of Retail to LiveWork\City Council - April 24, 2023\cc042423.mtv.doc

CITY OF DALY CITY
CHECK REGISTERS
FOR THE MONTH OF MARCH 2023

03/10/2023

CHASE CREDIT CARD - N/A – Electronic Payment

03/15/2023

CHECKS ISSUED - #404123 TO 404434

CANCELED CHECK - #404354

VOID CHECK - NONE

03/24/2023

CHECKS ISSUED - #404435 TO 404437

CANCELED CHECK - NONE

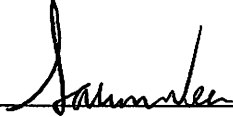
VOID CHECK - NONE

03/31/2023

CHECKS ISSUED - #404438 TO 404780

CANCELED CHECK - NONE

VOID CHECK - NONE

AUDITED  4/13/23 1 FINANCE DIRECTOR

APPROVED _____ CITY MANAGER

APPROVED _____ MAYOR

APPROVED _____ VICE MAYOR

ACCOUNTS PAYABLE CHECK RUN SUMMARY
FISCAL YEAR 2022-2023

	MONTH	TOTAL
2022	July	\$ 10,006,379.08
	August	9,110,029.96
	September	7,593,778.12
	October	8,280,806.89
	November	8,622,517.79
	December	9,132,175.03
2023	January	8,203,333.93
	February	5,099,572.09
	March	7,122,373.45
	April	
	May	
	June	
	TOTAL	\$ 73,170,966.34

MARCH 2023 BREAK DOWN OF EXPENSES BY FUND

Fund	Total for Month	Total for Year	% of Total
General Fund	\$ 1,743,491.55	\$ 27,917,688.83	38.2%
Gas Tax Fund	272,943.76	\$ 3,754,120.88	5.1%
Utility/Enterprise Funds	5,105,938.14	\$ 41,499,156.63	56.7%
Total:	\$ 7,122,373.45	\$ 73,170,966.34	100.0%

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
CB CHK 00031023	49024	JP MORGAN CHASE BANK N	03/10/23	51,372.76	HW	IS	Hand Written

G R A N D T O T A L S:

Total Void Machine Written	0.00	Number of Checks Processed:	0
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	0.00	Number of Checks Processed:	0
Total Hand Written	51,372.76	Number of Checks Processed:	1
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0

G R A N D T O T A L 51,372.76

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00404123	47004	4LEAF INC	03/15/23	13,703.05	MW	IS	
AP CHK 00404124	25627	A S F ELECTRIC INC	03/15/23	2,220.00	MW	IS	
AP CHK 00404125	57353	ABACUS PRODUCTS INC	03/15/23	810.16	MW	IS	
AP CHK 00404126	56621	ACC BUSINESS	03/15/23	4,271.18	MW	IS	
AP CHK 00404127	15222	ACTION SPORTS	03/15/23	1,558.59	MW	IS	
AP CHK 00404128	53561	ACTION TOWING	03/15/23	1,222.50	MW	IS	
AP CHK 00404129	1514	ADAM HILL COMPANY, THE	03/15/23	3,191.31	MW	IS	
AP CHK 00404130	40735R	ADVANTAGE ROOFING INC	03/15/23	209.00	MW	IS	
AP CHK 00404131	1465	ALBERTSONS SAFEWAY	03/15/23	1,348.81	MW	IS	
AP CHK 00404132	49642	ALL CITY MANAGEMENT SERVICE	03/15/23	9,504.41	MW	IS	
AP CHK 00404133	37095	ALL INDUSTRIAL ELECTRIC SUP	03/15/23	4,097.57	MW	IS	
AP CHK 00404134	39657	ALL STAR GLASS	03/15/23	457.02	MW	IS	
AP CHK 00404135	37116	ALPHA ANALYTICAL LABORATORI	03/15/23	6,624.00	MW	IS	
AP CHK 00404136	57466	ALTUS RECEIVABLES MANAGEMEN	03/15/23	502.60	MW	IS	
AP CHK 00404137	53316	ALWAYS ON TIME CONCRETE & P	03/15/23	2,110.23	MW	IS	
AP CHK 00404138	56231	AMAZON CAPITAL SERVICES INC	03/15/23	8,518.83	MW	IS	
AP CHK 00404139	45439JPA	AMERICAN MEDICAL RESPONSE	03/15/23	500.00	MW	IS	
AP CHK 00404140	38846	AMERICAN MESSAGING	03/15/23	30.23	MW	IS	
AP CHK 00404141	27427	AMERICAN TEXTILE & SUPPLY I	03/15/23	514.22	MW	IS	
AP CHK 00404142	57410R	ANDERSON, CHELA	03/15/23	102.00	MW	IS	
AP CHK 00404143	55841	AQUA-METRIC SALES CO	03/15/23	3,558.39	MW	IS	
AP CHK 00404144	53187R	ASTOUND BROADBAND LLC	03/15/23	2,000.00	MW	IS	
AP CHK 00404145	1101	AT&T	03/15/23	264.03	MW	IS	
AP CHK 00404146	45508JPA	AT&T	03/15/23	3,324.88	MW	IS	
AP CHK 00404147	47003	AT&T	03/15/23	114.50	MW	IS	
AP CHK 00404148	47003	AT&T	03/15/23	103.80	MW	IS	
AP CHK 00404149	6413	AT&T MOBILITY	03/15/23	392.27	MW	IS	
AP CHK 00404150	6413	AT&T MOBILITY	03/15/23	167.19	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00404151	6413	AT&T MOBILITY	03/15/23	981.65	MW	IS	
AP CHK 00404152	6413	AT&T MOBILITY	03/15/23	2,655.13	MW	IS	
AP CHK 00404153	55966	ATLANTA DRONE GROUP INC	03/15/23	2,500.00	MW	IS	
AP CHK 00404154	31862	AVENUE CYCLERY	03/15/23	867.63	MW	IS	
AP CHK 00404155	3952	BAY AREA BARRICADE SERVICE	03/15/23	185.99	MW	IS	
AP CHK 00404156	19892	BAY AREA PAVING COMPANY INC	03/15/23	40,833.00	MW	IS	
AP CHK 00404157	8796	BAY CITY BOILER	03/15/23	2,062.96	MW	IS	
AP CHK 00404158	36877	BBS ELECTRIC BATTERY SUPPLY	03/15/23	156.78	MW	IS	
AP CHK 00404159	43714R	BEST EXTERIORS CONSTRUCTION	03/15/23	523.49	MW	IS	
AP CHK 00404160	51571R	BETTER HOME DEVELOPMENT INC	03/15/23	449.00	MW	IS	
AP CHK 00404161	19200	BIRITE FOODSERVICE DISTRIBU	03/15/23	3,411.91	MW	IS	
AP CHK 00404162	20204	BKF ENGINEERS	03/15/23	1,235.00	MW	IS	
AP CHK 00404163	56233	BRANNON CORPORATION	03/15/23	42,869.39	MW	IS	
AP CHK 00404164	56503	BRENTWOOD FAMILY PET CARE	03/15/23	1,515.08	MW	IS	
AP CHK 00404165	21300	BRISBANE RECYCLING CO INC	03/15/23	900.00	MW	IS	
AP CHK 00404166	3349	BROADMOOR LANDSCAPE SUPPLY	03/15/23	960.51	MW	IS	
AP CHK 00404167	48259	BWNVT MOTORS INC	03/15/23	4,929.78	MW	IS	
AP CHK 00404168	33981	CAGWIN & DORWARD	03/15/23	366.00	MW	IS	
AP CHK 00404169	42973	CAL SIGNAL CORP	03/15/23	1,516.28	MW	IS	
AP CHK 00404170	36927	CALCON SYSTEMS INC	03/15/23	2,840.00	MW	IS	
AP CHK 00404171	1196	CALIFORNIA WATER SERVICE CO	03/15/23	37.12	MW	IS	
AP CHK 00404172	13564	CARPENTER RIGGING & SUPPLY	03/15/23	288.91	MW	IS	
AP CHK 00404173	28636	CDW GOVERNMENT INC	03/15/23	5,350.99	MW	IS	
AP CHK 00404174	42277	CEL ANALYTICAL INC	03/15/23	1,495.00	MW	IS	
AP CHK 00404175	46387	CELETTA INVESTIGATIVE SERVI	03/15/23	750.00	MW	IS	
AP CHK 00404176	48009	CENGAGE LEARNING INC / GALE	03/15/23	58.49	MW	IS	
AP CHK 00404177	24769	CENTER POINT LARGE PRINT	03/15/23	47.25	MW	IS	
AP CHK 00404178	10299JPA	CENTRAL COUNTY FIRE DEPARTM	03/15/23	14,678.42	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00404179	31956	CENTRAL VALLEY BUSINESS FOR	03/15/23	1,505.26	MW	IS	
AP CHK 00404180	57457R	CHEUNG, SING	03/15/23	80.00	MW	IS	
AP CHK 00404181	57467R	CHIN, RICHARD	03/15/23	500.00	MW	IS	
AP CHK 00404182	57448R	CHU, LANNIE	03/15/23	1,469.00	MW	IS	
AP CHK 00404183	51204	CINTAS CORPORATION	03/15/23	146.12	MW	IS	
AP CHK 00404184	3678	CINTAS CORPORATION #464	03/15/23	6,428.70	MW	IS	
AP CHK 00404185	35395	CITY AUTO SUPPLY	03/15/23	2,331.90	MW	IS	
AP CHK 00404186	55905	CITY CONSULTANTS & RESEARCH	03/15/23	1,800.00	MW	IS	
AP CHK 00404187	46465JPA	CITY OF BELMONT	03/15/23	3,072.08	MW	IS	
AP CHK 00404188	6649JPA	CITY OF BRISBANE	03/15/23	2,339.33	MW	IS	
AP CHK 00404189	25602	CITY OF DALY CITY	03/15/23	110,862.86	MW	IS	
AP CHK 00404190	43155JPA	CITY OF DALY CITY	03/15/23	7,985.50	MW	IS	
AP CHK 00404191	5342JPA	CITY OF FOSTER CITY	03/15/23	3,672.08	MW	IS	
AP CHK 00404192	6034JPA	CITY OF PACIFICA	03/15/23	4,182.58	MW	IS	
AP CHK 00404193	55405JPA	CITY OF REDWOOD CITY	03/15/23	4,045.00	MW	IS	
AP CHK 00404194	20562JPA	CITY OF SAN BRUNO	03/15/23	1,035.67	MW	IS	
AP CHK 00404195	46083JPA	CITY OF SAN CARLOS	03/15/23	3,806.92	MW	IS	
AP CHK 00404196	25816JPA	CITY OF SAN MATEO	03/15/23	7,972.75	MW	IS	
AP CHK 00404197	54186	CIVICPLUS INC	03/15/23	140.00	MW	IS	
AP CHK 00404198	25819JPA	COLMA FIRE PROTECTION DISTR	03/15/23	1,862.00	MW	IS	
AP CHK 00404199	34153	COMCAST	03/15/23	33.41	MW	IS	
AP CHK 00404200	48517	COMCAST	03/15/23	94.77	MW	IS	
AP CHK 00404201	48517	COMCAST	03/15/23	157.45	MW	IS	
AP CHK 00404202	51804	COMCAST	03/15/23	397.96	MW	IS	
AP CHK 00404203	56819	COMCAST	03/15/23	183.90	MW	IS	
AP CHK 00404204	57411	COMCAST	03/15/23	167.44	MW	IS	
AP CHK 00404205	36266	COMMUNITY OVERCOMING RELATI	03/15/23	15,964.00	MW	IS	
AP CHK 00404206	12578	COMPLETE LINEN SERVICES INC	03/15/23	389.43	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00404207	57469R	CONTI, GAY	03/15/23	185.89	MW	IS	
AP CHK 00404208	2930	CONTRACTORS ELECTRICAL DIST	03/15/23	123.70	MW	IS	
AP CHK 00404209	56253	CORE & MAIN LP	03/15/23	2,512.69	MW	IS	
AP CHK 00404210	30109	CORELOGIC SOLUTIONS LLC	03/15/23	215.50	MW	IS	
AP CHK 00404211	57217R	COSGROVE, JOSHUA	03/15/23	745.64	MW	IS	
AP CHK 00404212	43157JPA	COUNTY OF SAN MATEO	03/15/23	2,121.32	MW	IS	
AP CHK 00404213	56617R	CRUZ, AURA JOMELIE	03/15/23	721.54	MW	IS	
AP CHK 00404214	48323	CRYSTAL CREAMERY	03/15/23	1,135.08	MW	IS	
AP CHK 00404215	28906	CSG CONSULTANTS INC	03/15/23	7,160.00	MW	IS	
AP CHK 00404216	9835	CURIODYSSEY	03/15/23	1,200.00	MW	IS	
AP CHK 00404217	25580	CWEA-MEMBERSHIP	03/15/23	84.15	MW	IS	
AP CHK 00404218	48970R	CYPERT, SHANE	03/15/23	110.00	MW	IS	
AP CHK 00404219	57464	CYR, DOUGLAS	03/15/23	787.50	MW	IS	
AP CHK 00404220	1836	DAILY JOURNAL CORPORATION	03/15/23	216.60	MW	IS	
AP CHK 00404221	1414	DALY CITY CENTRAL CASHIER	03/15/23	1,484.42	MW	IS	
AP CHK 00404222	36807	DALY CITY TEST ONLY	03/15/23	200.00	MW	IS	
AP CHK 00404223	51806	DAVID J POWERS & ASSOCIATES	03/15/23	10,408.10	MW	IS	
AP CHK 00404224	55386R	DE LEON, EDGAR	03/15/23	400.00	MW	IS	
AP CHK 00404225	47062R	DEL RIO ROOFING CO INC	03/15/23	209.00	MW	IS	
AP CHK 00404226	57463	DINN BROS INC	03/15/23	2,378.25	MW	IS	
AP CHK 00404227	43302	DITAN, ROLAND L	03/15/23	480.00	MW	IS	
AP CHK 00404228	49596R	DOUGLAS, KAREN	03/15/23	132.24	MW	IS	
AP CHK 00404229	40801R	DUMANDAN, WILGRACE	03/15/23	721.54	MW	IS	
AP CHK 00404230	1061	DUNN EDWARDS CORPORATION	03/15/23	174.83	MW	IS	
AP CHK 00404231	48177	EAST BAY TIRE CO	03/15/23	254.48	MW	IS	
AP CHK 00404232	40611	ECMS INC	03/15/23	1,885.55	MW	IS	
AP CHK 00404233	53583	ECOHERO SHOW LLC, THE	03/15/23	3,600.00	MW	IS	
AP CHK 00404234	56297	EME ENTERPRISE INC	03/15/23	401.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00404235	57280	ENOVEN INDUSTRIES LLC	03/15/23	978.16	MW	IS	
AP CHK 00404236	44735	ENVIRONMENTAL EXPRESS INC	03/15/23	167.54	MW	IS	
AP CHK 00404237	56287	EPLUS TECHNOLOGY INC	03/15/23	115.12	MW	IS	
AP CHK 00404238	57459R	ESCOBAR, GILDA	03/15/23	200.00	MW	IS	
AP CHK 00404239	56435	ESO SOLUTIONS INC	03/15/23	667.58	MW	IS	
AP CHK 00404240	10971	FEDEX OFFICE	03/15/23	54.48	MW	IS	
AP CHK 00404241	54716	FIRESTATS LLC	03/15/23	3,075.00	MW	IS	
AP CHK 00404242	19787	FIRST CHOICE COFFEE SERVICE	03/15/23	693.29	MW	IS	
AP CHK 00404243	55643	FLORIAN INDUSTRIES INC	03/15/23	250.00	MW	IS	
AP CHK 00404244	11813	FOLGER GRAPHICS	03/15/23	93.78	MW	IS	
AP CHK 00404245	G-HOLMES	FRANCHISE TAX BOARD	03/15/23	200.00	MW	IS	
AP CHK 00404246	3451	FRANK A OLSEN COMPANY	03/15/23	6,584.06	MW	IS	
AP CHK 00404247	57470R	GARLAND, JEFFREY	03/15/23	400.00	MW	IS	
AP CHK 00404248	53703	GATES & ASSOCIATES	03/15/23	504.00	MW	IS	
AP CHK 00404249	57289R	GOLDEN WU CONSTRUCTION INC	03/15/23	3,165.06	MW	IS	
AP CHK 00404250	24397R	GONZALEZ, RUBEN	03/15/23	130.00	MW	IS	
AP CHK 00404251	31925	GOVCONNECTION INC	03/15/23	240.74	MW	IS	
AP CHK 00404252	1754	GRAINGER INC	03/15/23	2,217.04	MW	IS	
AP CHK 00404253	36985	GRAND INDUSTRIES INC	03/15/23	119,216.80	MW	IS	
AP CHK 00404254	1571	GRANITEROCK	03/15/23	1,189.96	MW	IS	
AP CHK 00404255	29425	GRAPHTECH GRAPHICS	03/15/23	983.38	MW	IS	
AP CHK 00404256	57453R	GREENSPUN, RICHARD	03/15/23	2,682.30	MW	IS	
AP CHK 00404257	57450R	GUI, PAN JIA	03/15/23	3,566.27	MW	IS	
AP CHK 00404258	2223	HACH COMPANY	03/15/23	2,151.46	MW	IS	
AP CHK 00404259	56909R	HARALAMBIDIS, MICHAEL	03/15/23	720.00	MW	IS	
AP CHK 00404260	23318	HERC RENTALS INC	03/15/23	5,277.15	MW	IS	
AP CHK 00404261	49700	HILL BROTHERS CHEMICAL CO	03/15/23	5,748.25	MW	IS	
AP CHK 00404262	57460R	HO, GAVIN	03/15/23	160.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00404263	15857	HOME DEPOT CREDIT SERVICES	03/15/23	10,776.75	MW	IS	
AP CHK 00404264	54590	HOME DEPOT PRO, THE	03/15/23	696.62	MW	IS	
AP CHK 00404265	41818	HUNTINGTON COURT REPORTERS	03/15/23	1,182.96	MW	IS	
AP CHK 00404266	47482	ICC	03/15/23	2,250.00	MW	IS	
AP CHK 00404267	48933	INFOSEND INC	03/15/23	6,342.30	MW	IS	
AP CHK 00404268	14932	INTERSTATE BATTERY SYSTEM O	03/15/23	1,283.38	MW	IS	
AP CHK 00404269	56564	INVOICE CLOUD INC	03/15/23	100.00	MW	IS	
AP CHK 00404270	1072	IRVINE & JACHENS INC	03/15/23	619.70	MW	IS	
AP CHK 00404271	52909R	JACOBS, RICHARD	03/15/23	185.00	MW	IS	
AP CHK 00404272	27808	JAMES FORD INC	03/15/23	95,690.22	MW	IS	
AP CHK 00404273	57447R	JCHUGOBOSS CONSTRUCTION LLC	03/15/23	2,148.08	MW	IS	
AP CHK 00404274	47002MED	KAISER PERMANENTE	03/15/23	3,050.41	MW	IS	
AP CHK 00404275	21383R	KALAVERAS, MARJORIE	03/15/23	769.50	MW	IS	
AP CHK 00404276	10144	KAMAN INDUSTRIAL TECHNOLOGI	03/15/23	1,999.00	MW	IS	
AP CHK 00404277	50693R	KEE, AMY	03/15/23	160.00	MW	IS	
AP CHK 00404278	56294	KELLY SPICERS FACILITIES SO	03/15/23	5,662.13	MW	IS	
AP CHK 00404279	34861R	KIMBALL, ROSINA	03/15/23	720.00	MW	IS	
AP CHK 00404280	20073	KIMLEY HORN & ASSOCIATES IN	03/15/23	26,065.33	MW	IS	
AP CHK 00404281	57456R	KING, TATUM	03/15/23	160.00	MW	IS	
AP CHK 00404282	33914	KOFFLER ELECTRICAL MECHANIC	03/15/23	6,474.20	MW	IS	
AP CHK 00404283	36720	KONECRANES INC	03/15/23	6,652.05	MW	IS	
AP CHK 00404284	1108	L N CURTIS AND SONS	03/15/23	581.46	MW	IS	
AP CHK 00404285	13776	LANGUAGE LINE SERVICES	03/15/23	2,197.72	MW	IS	
AP CHK 00404286	48008LAW	LAW OFFICES OF BURKE WILLIA	03/15/23	34.50	MW	IS	
AP CHK 00404287	1148	LAWSON PRODUCTS INC	03/15/23	32.60	MW	IS	
AP CHK 00404288	45083	LEHR	03/15/23	2,588.07	MW	IS	
AP CHK 00404289	24273	LEXIS NEXIS	03/15/23	414.57	MW	IS	
AP CHK 00404290	57345R	LIANG, SHIRONG	03/15/23	260.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00404291	57458R	LIAO, BING	03/15/23	198.24	MW	IS	
AP CHK 00404292	12906LAW	LIEBERT CASSIDY WHITMORE	03/15/23	36,732.50	MW	IS	
AP CHK 00404293	47136	LIFE MOVES	03/15/23	6,828.77	MW	IS	
AP CHK 00404294	56842R	LIFETIME ROOFING RENOVATION	03/15/23	209.00	MW	IS	
AP CHK 00404295	14431	LINDE INC	03/15/23	12,037.95	MW	IS	
AP CHK 00404296	29332	LORAL LANDSCAPING	03/15/23	31,508.25	MW	IS	
AP CHK 00404297	49874	LOU'S GLOVES INC	03/15/23	524.00	MW	IS	
AP CHK 00404298	56078R	LY, HUNG C	03/15/23	3,987.50	MW	IS	
AP CHK 00404299	52510R	MAHAN, LONDON	03/15/23	5,448.06	MW	IS	
AP CHK 00404300	21683R	MANILA BAY CUISINE	03/15/23	2,849.00	MW	IS	
AP CHK 00404301	57399R	MARKS, HOLLY	03/15/23	100.00	MW	IS	
AP CHK 00404302	54358	MAVERICK NETWORKS INC	03/15/23	598.82	MW	IS	
AP CHK 00404303	14277	MAZE & ASSOCIATES INC	03/15/23	5,600.00	MW	IS	
AP CHK 00404304	25805JPA	MENLO PARK FIRE PROTECTION	03/15/23	11,527.58	MW	IS	
AP CHK 00404305	57455R	MERAZ, MARICELLA	03/15/23	300.00	MW	IS	
AP CHK 00404306	23949	METRO MOBILE COMMUNICATIONS	03/15/23	1,545.00	MW	IS	
AP CHK 00404307	23949	METRO MOBILE COMMUNICATIONS	03/15/23	8,565.91	MW	IS	
AP CHK 00404308	33993LAW	MEYERS NAVE	03/15/23	585.00	MW	IS	
AP CHK 00404309	22863	MIDWEST TAPE INC	03/15/23	1,116.79	MW	IS	
AP CHK 00404310	38446	MIELE INC	03/15/23	612.93	MW	IS	
AP CHK 00404311	53336R	MIKE FIRE PROTECTION INC	03/15/23	1,511.00	MW	IS	
AP CHK 00404312	56560	MISSION FLOORING INC	03/15/23	5,295.60	MW	IS	
AP CHK 00404313	49436REN	MKD CEDAR HILL LLC	03/15/23	7,153.99	MW	IS	
AP CHK 00404314	56609MED	MORGENTHALER PHD, ERIC	03/15/23	2,700.00	MW	IS	
AP CHK 00404315	15210	MUNICIPAL MAINTENANCE EQUIP	03/15/23	242.03	MW	IS	
AP CHK 00404316	47324JPA	NEWFRONT INSURANCE SERVICES	03/15/23	21,130.00	MW	IS	
AP CHK 00404317	57335R	NGUYEN, THUY DO	03/15/23	100.00	MW	IS	
AP CHK 00404318	52422	NICHOLS CONSULTING ENGINEER	03/15/23	7,976.25	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
AP CHK 00404319	55546	NORTH AMERICAN FENCE & RAIL	03/15/23	3,403.00	MW	IS	
AP CHK 00404320	47093	O'REILLY AUTOMOTIVE INC	03/15/23	46.48	MW	IS	
AP CHK 00404321	56820	ODP BUSINESS SOLUTIONS LLC	03/15/23	4,880.81	MW	IS	
AP CHK 00404322	56821	ODP BUSINESS SOLUTIONS LLC	03/15/23	358.07	MW	IS	
AP CHK 00404323	56822	ODP BUSINESS SOLUTIONS LLC	03/15/23	1,150.52	MW	IS	
AP CHK 00404324	56335	OPERATIONAL TECHNICAL SERVI	03/15/23	28,656.00	MW	IS	
AP CHK 00404325	3685	OTIS ELEVATOR COMPANY	03/15/23	1,041.42	MW	IS	
AP CHK 00404326	42965	OWEN EQUIPMENT SALES	03/15/23	858.95	MW	IS	
AP CHK 00404327	1216	PACIFIC GAS & ELECTRIC	03/15/23	46,069.99	MW	IS	
AP CHK 00404328	1216	PACIFIC GAS & ELECTRIC	03/15/23	129,027.97	MW	IS	
AP CHK 00404329	29252	PACIFIC PRODUCE INC	03/15/23	1,929.30	MW	IS	
AP CHK 00404330	50620	PARK ENGINEERING INC	03/15/23	28,035.40	MW	IS	
AP CHK 00404331	56663	PARTS AUTHORITY LLC	03/15/23	4,101.31	MW	IS	
AP CHK 00404332	36907R	PATOLO, MIKE	03/15/23	110.00	MW	IS	
AP CHK 00404333	3297	PENINSULA LIBRARY SYSTEM	03/15/23	279.29	MW	IS	
AP CHK 00404334	29738	PENINSULA UNIFORMS & EQUIPM	03/15/23	1,000.30	MW	IS	
AP CHK 00404335	27473	PENWORTHY COMPANY, THE	03/15/23	5,549.34	MW	IS	
AP CHK 00404336	19678	PERS LONG TERM CARE PROGRAM	03/15/23	269.77	MW	IS	
AP CHK 00404337	51799	PET FOOD EXPRESS	03/15/23	238.10	MW	IS	
AP CHK 00404338	47044	PETERSON TRUCKS INC	03/15/23	5,369.36	MW	IS	
AP CHK 00404339	54331	PIIAN SYSTEMS LLC	03/15/23	7,407.92	MW	IS	
AP CHK 00404340	57468R	PINNACE, ALEXANDRA J	03/15/23	675.00	MW	IS	
AP CHK 00404341	49027	PLACEWORKS INC	03/15/23	4,985.84	MW	IS	
AP CHK 00404342	57003	PLANTE & MORAN PLLC	03/15/23	14,025.00	MW	IS	
AP CHK 00404343	56216	PLAY-WELL TEKNOLOGIES	03/15/23	1,365.00	MW	IS	
AP CHK 00404344	25817JPA	POINT MONTARA HALF MOON BAY	03/15/23	6,665.25	MW	IS	
AP CHK 00404345	36106	POLYDYNE INC	03/15/23	25,894.94	MW	IS	
AP CHK 00404346	55264	POWERDMS INC	03/15/23	3,940.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00404347	53942	PREFERRED ALLIANCE INC	03/15/23	355.68	MW	IS	
AP CHK 00404348	51326R	PREMENKO, JONATHAN	03/15/23	908.25	MW	IS	
AP CHK 00404349	39043	PRO FORCE LAW ENFORCEMENT	03/15/23	1,111.50	MW	IS	
AP CHK 00404350	2364	PROJECT SENTINEL	03/15/23	2,216.14	MW	IS	
AP CHK 00404351	4573	PUBLIC AGENCY RISK	03/15/23	450.00	MW	IS	
AP CHK 00404352	51526	PURETEC INDUSTRIAL WATER	03/15/23	291.07	MW	IS	
AP CHK 00404353	27398	R & S ERECTION NORTH PENINS	03/15/23	5,269.92	MW	IS	
AP CHK 00404354	57405	RA AUTOMOTIVE SOFTWARE SOLU	03/15/23	3,394.19	MW	IS	
AP CHK 00404355	48668JPA	RAVNTECH CORPORATION	03/15/23	36,436.66	MW	IS	
AP CHK 00404356	50803	READYREFRESH BY NESTLE	03/15/23	68.74	MW	IS	
AP CHK 00404357	57451R	REALTY BUILDERS INC	03/15/23	1,049.00	MW	IS	
AP CHK 00404358	56273R	RELIABLE ROOFING & RETRO-FI	03/15/23	209.00	MW	IS	
AP CHK 00404359	1200	REPUBLIC SERVICES OF NORTH	03/15/23	1,668,760.69	MW	IS	
AP CHK 00404360	53532	ROBERT HALF TECHNOLOGY	03/15/23	4,368.00	MW	IS	
AP CHK 00404361	42703	ROSS LADDER SERVICE	03/15/23	423.65	MW	IS	
AP CHK 00404362	52843R	S F UNDERGROUND	03/15/23	3,153.01	MW	IS	
AP CHK 00404363	57452R	SALIMA, DESMOND	03/15/23	3,316.79	MW	IS	
AP CHK 00404364	1109	SAN FRANCISCO PUBLIC	03/15/23	621,881.58	MW	IS	
AP CHK 00404365	51614	SAN MATEO CART SERVICE	03/15/23	750.00	MW	IS	
AP CHK 00404366	56453JPA	SAN MATEO CONSOLIDATED FIRE	03/15/23	1,650.00	MW	IS	
AP CHK 00404367	12544	SAN MATEO COUNTY CONTROLLER	03/15/23	79,752.30	MW	IS	
AP CHK 00404368	45002	SAN MATEO COUNTY DISTRICT A	03/15/23	170.00	MW	IS	
AP CHK 00404369	43158JPA	SAN MATEO COUNTY FIRE COUNT	03/15/23	14,425.67	MW	IS	
AP CHK 00404370	6088	SAN MATEO COUNTY OFFICE OF	03/15/23	5.00	MW	IS	
AP CHK 00404371	4617	SAN MATEO COUNTY PRE HOSPIT	03/15/23	15,767.86	MW	IS	
AP CHK 00404372	35246	SAN MATEO COUNTY SHERIFFS O	03/15/23	12,391.00	MW	IS	
AP CHK 00404373	G1MARTINEZ	SAN MATEO COUNTY SHERIFF	03/15/23	112.50	MW	IS	
AP CHK 00404374	1790	SAN MATEO COUNTY TRANSIT DI	03/15/23	22,768.21	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00404375	9666	SAN MATEO LAWN MOWER SHOP	03/15/23	4,154.84	MW	IS	
AP CHK 00404376	57462R	SANCHEZ, EDWARD CARL	03/15/23	621.93	MW	IS	
AP CHK 00404377	55607	SANTANA, BRUNO	03/15/23	3,000.00	MW	IS	
AP CHK 00404378	54717	SANTANA, VALERIA CRISTINA	03/15/23	11,800.00	MW	IS	
AP CHK 00404379	56393R	SEKI, YUSUKE	03/15/23	537.06	MW	IS	
AP CHK 00404380	1111	SF - WATER	03/15/23	556,852.69	MW	IS	
AP CHK 00404381	48782R	SHAO FAT CONSTRUCTION	03/15/23	1,181.89	MW	IS	
AP CHK 00404382	23742	SHOE DEPOT INC	03/15/23	2,777.41	MW	IS	
AP CHK 00404383	52666	SHRED WORKS INC	03/15/23	240.00	MW	IS	
AP CHK 00404384	44061	SMITH AND LOVELESS INC	03/15/23	122.70	MW	IS	
AP CHK 00404385	2890	SMITH, GARY	03/15/23	345.36	MW	IS	
AP CHK 00404386	57449R	SOLUTIONS BY VIAYRA CONSTRU	03/15/23	3,659.00	MW	IS	
AP CHK 00404387	55808	SOUTHERN COUNTIES LUBRICANT	03/15/23	20,020.79	MW	IS	
AP CHK 00404388	56938R	STARBOY PLUMBING INC	03/15/23	500.00	MW	IS	
AP CHK 00404389	56958JPA	STEPFORD	03/15/23	3,150.00	MW	IS	
AP CHK 00404390	45084	STEPFORD INC	03/15/23	5,200.00	MW	IS	
AP CHK 00404391	40900	STEVENS BAY AREA DIESEL SER	03/15/23	1,865.00	MW	IS	
AP CHK 00404392	27810	STEWART CHEVY CAD CHRY JEEP	03/15/23	339.64	MW	IS	
AP CHK 00404393	57023RJPA	STRATTON, MARGARET	03/15/23	5.41	MW	IS	
AP CHK 00404394	51439	SWEET DELIGHT BAKERY	03/15/23	2,804.00	MW	IS	
AP CHK 00404395	56675JPA	TABLET COMMAND INC	03/15/23	142,400.00	MW	IS	
AP CHK 00404396	56988	TARRAR UTILITY CONSULTANTS	03/15/23	28.98	MW	IS	
AP CHK 00404397	42970JPA	TELECOMMUNICATIONS ENGINEER	03/15/23	15,378.00	MW	IS	
AP CHK 00404398	51891	TETRA TECH INC	03/15/23	24,665.48	MW	IS	
AP CHK 00404399	1201	THOMSON REUTERS WEST	03/15/23	2,809.82	MW	IS	
AP CHK 00404400	57461R	TICZON, HERSCHEL	03/15/23	323.16	MW	IS	
AP CHK 00404401	53970	TRIDENT K9 CONSULTING	03/15/23	1,000.00	MW	IS	
AP CHK 00404402	52033	TRIPEPI SMITH & ASSOCIATES	03/15/23	1,757.70	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00404403	26803	TURBO DATA SYSTEMS INC	03/15/23	38,291.94	MW	IS	
AP CHK 00404404	57186	TURNER ADVISEMENT LLC	03/15/23	4,725.00	MW	IS	
AP CHK 00404405	37637	ULINE INC	03/15/23	1,911.98	MW	IS	
AP CHK 00404406	28123	UNITED RENTALS NORTH AMERIC	03/15/23	325.37	MW	IS	
AP CHK 00404407	32209	UNIVAR SOLUTIONS USA INC	03/15/23	17,385.72	MW	IS	
AP CHK 00404408	7873	URBAN FARMER STORE, THE	03/15/23	153.39	MW	IS	
AP CHK 00404409	37684	USA BLUE BOOK	03/15/23	508.06	MW	IS	
AP CHK 00404410	46998	UTILITY TELECOM GROUP LLC	03/15/23	1,215.18	MW	IS	
AP CHK 00404411	47099JPA	UTILITY TELECOM GROUP LLC	03/15/23	10,917.86	MW	IS	
AP CHK 00404412	57454R	VALDEZ, MARIE	03/15/23	400.00	MW	IS	
AP CHK 00404413	56565	VERGARA LOBO ASSOCIATES	03/15/23	4,118.29	MW	IS	
AP CHK 00404414	29329	VERIZON WIRELESS SERVICES L	03/15/23	7,648.86	MW	IS	
AP CHK 00404415	29329	VERIZON WIRELESS SERVICES L	03/15/23	84.50	MW	IS	
AP CHK 00404416	29329	VERIZON WIRELESS SERVICES L	03/15/23	259.90	MW	IS	
AP CHK 00404417	41056R	VIOLA, ANNA MARIE	03/15/23	769.50	MW	IS	
AP CHK 00404418	1579	VWR INTERNATIONAL LLC	03/15/23	1,044.07	MW	IS	
AP CHK 00404419	36355	WASTEWATER SOLUTIONS INC	03/15/23	4,125.00	MW	IS	
AP CHK 00404420	50485	WAVE BROADBAND	03/15/23	230.67	MW	IS	
AP CHK 00404421	50485	WAVE BROADBAND	03/15/23	1,079.95	MW	IS	
AP CHK 00404422	3691	WECO INDUSTRIES LLC	03/15/23	433.64	MW	IS	
AP CHK 00404423	1095	WESTLAKE ECO SOFT-TOUCH	03/15/23	295.65	MW	IS	
AP CHK 00404424	30684	WHITE CAP LP	03/15/23	1,020.49	MW	IS	
AP CHK 00404425	56711	WILLIAM K FAISST CONSULTING	03/15/23	28,393.02	MW	IS	
AP CHK 00404426	54330	WILLIAMS SCOTSMAN INC	03/15/23	763.19	MW	IS	
AP CHK 00404427	36417R	WILLIAMS, ANNE	03/15/23	721.54	MW	IS	
AP CHK 00404428	57383	WING AND BARREL RANCH	03/15/23	4,200.00	MW	IS	
AP CHK 00404429	18388JPA	WOODSIDE FIRE PROTECTION DI	03/15/23	9,921.67	MW	IS	
AP CHK 00404430	49017R	WOOLERY, PETER	03/15/23	140.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
AP CHK 00404431	51563	WORXTIME	03/15/23	1,744.70	MW	IS	
AP CHK 00404432	12694R	ZALINSKIS, KLAUS	03/15/23	721.54	MW	IS	
AP CHK 00404433	4510	ZAP MANUFACTURING INC	03/15/23	1,741.09	MW	IS	
AP CHK 00404434	20972	ZUMAR INDUSTRIES INC	03/15/23	8,327.06	MW	IS	

G R A N D T O T A L S:

Total Void Machine Written	0.00	Number of Checks Processed:	0
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	4,736,024.23	Number of Checks Processed:	312
Total Hand Written	0.00	Number of Checks Processed:	0
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0

G R A N D T O T A L 4,736,024.23

CANCELED CHECKS:

00404354	57465	RA AUTOMOTIVE SOFTWARE	3/15/23	3,394.19
		TOTAL		\$4,732,630.04

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
AP CHK 00404435	2799	CITY OF DALY CITY	03/24/23	212.00	MW	IS	
AP CHK 00404436	54289	GARLAND DBS INC	03/24/23	13,411.85	MW	IS	
AP CHK 00404437	53664	PROPRINT	03/24/23	6,586.68	MW	IS	

G R A N D T O T A L S:

Total Void Machine Written	0.00	Number of Checks Processed:	0
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	20,210.53	Number of Checks Processed:	3
Total Hand Written	0.00	Number of Checks Processed:	0
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0

G R A N D T O T A L 20,210.53

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00404438	47004	4LEAF INC	03/31/23	34,119.45	MW	IS	
AP CHK 00404439	25627	A S F ELECTRIC INC	03/31/23	16,062.50	MW	IS	
AP CHK 00404440	57353	ABACUS PRODUCTS INC	03/31/23	1,184.46	MW	IS	
AP CHK 00404441	53561	ACTION TOWING	03/31/23	2,872.00	MW	IS	
AP CHK 00404442	34666	AD BRAKES	03/31/23	714.89	MW	IS	
AP CHK 00404443	1514	ADAM HILL COMPANY, THE	03/31/23	130.88	MW	IS	
AP CHK 00404444	5034	ADAMSON POLICE PRODUCTS	03/31/23	4,134.18	MW	IS	
AP CHK 00404445	13854	AECO SYSTEMS INC	03/31/23	736.04	MW	IS	
AP CHK 00404446	15226	AFSCME DISTRICT COUNCIL 57	03/31/23	4,490.48	MW	IS	
AP CHK 00404447	29880	AIRGAS USA LLC	03/31/23	476.77	MW	IS	
AP CHK 00404448	14004	ALERT PEST CONTROL COMPANY	03/31/23	5,220.25	MW	IS	
AP CHK 00404449	57482R	ALFARO, INGRID	03/31/23	809.00	MW	IS	
AP CHK 00404450	1025	ALHAMBRA	03/31/23	212.83	MW	IS	
AP CHK 00404451	49642	ALL CITY MANAGEMENT SERVICE	03/31/23	5,050.65	MW	IS	
AP CHK 00404452	37095	ALL INDUSTRIAL ELECTRIC SUP	03/31/23	8,689.06	MW	IS	
AP CHK 00404453	39657	ALL STAR GLASS	03/31/23	2,277.07	MW	IS	
AP CHK 00404454	3197	ALPINE AWARDS INC	03/31/23	1,032.94	MW	IS	
AP CHK 00404455	22125	ALTEC INDUSTRIES INC	03/31/23	221.63	MW	IS	
AP CHK 00404456	56231	AMAZON CAPITAL SERVICES INC	03/31/23	3,690.73	MW	IS	
AP CHK 00404457	44228R	AMERICAN EAGLE ROOFING & SH	03/31/23	209.00	MW	IS	
AP CHK 00404458	38846	AMERICAN MESSAGING	03/31/23	29.58	MW	IS	
AP CHK 00404459	56082R	AMERICAN STANDARD ROOFING I	03/31/23	627.00	MW	IS	
AP CHK 00404460	14988	AMERICAN TOWER CORPORATION	03/31/23	8,712.83	MW	IS	
AP CHK 00404461	46585	ANTHEM BLUE CROSS	03/31/23	100.70	MW	IS	
AP CHK 00404462	46585	ANTHEM BLUE CROSS	03/31/23	112.90	MW	IS	
AP CHK 00404463	22468R	AQUINO, AMELIA	03/31/23	400.00	MW	IS	
AP CHK 00404464	1259	ARAMARK	03/31/23	119.12	MW	IS	
AP CHK 00404465	52685R	ARGOS CONSTRUCTION	03/31/23	749.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
AP CHK 00404466	1101	AT&T	03/31/23	98.21	MW	IS	
AP CHK 00404467	32577	AT&T	03/31/23	10,688.32	MW	IS	
AP CHK 00404468	32577	AT&T	03/31/23	1,706.46	MW	IS	
AP CHK 00404469	32577	AT&T	03/31/23	391.56	MW	IS	
AP CHK 00404470	45195	AT&T	03/31/23	175.00	MW	IS	
AP CHK 00404471	45508JPA	AT&T	03/31/23	2,034.55	MW	IS	
AP CHK 00404472	47003	AT&T	03/31/23	114.50	MW	IS	
AP CHK 00404473	47003	AT&T	03/31/23	103.80	MW	IS	
AP CHK 00404474	6413	AT&T MOBILITY	03/31/23	603.60	MW	IS	
AP CHK 00404475	6413	AT&T MOBILITY	03/31/23	1,327.92	MW	IS	
AP CHK 00404476	6413	AT&T MOBILITY	03/31/23	4,532.30	MW	IS	
AP CHK 00404477	6413	AT&T MOBILITY	03/31/23	777.85	MW	IS	
AP CHK 00404478	6413	AT&T MOBILITY	03/31/23	2,132.99	MW	IS	
AP CHK 00404479	6413	AT&T MOBILITY	03/31/23	846.62	MW	IS	
AP CHK 00404480	6413	AT&T MOBILITY	03/31/23	393.67	MW	IS	
AP CHK 00404481	6413	AT&T MOBILITY	03/31/23	2,012.00	MW	IS	
AP CHK 00404482	6413	AT&T MOBILITY	03/31/23	167.19	MW	IS	
AP CHK 00404483	44649	ATLAS COPCO COMPRESSORS LLC	03/31/23	1,599.26	MW	IS	
AP CHK 00404484	29643	AUTO COLLISION CENTER	03/31/23	2,289.24	MW	IS	
AP CHK 00404485	1232	BAKER & TAYLOR COMPANY INC	03/31/23	12,946.70	MW	IS	
AP CHK 00404486	1232	BAKER & TAYLOR COMPANY INC	03/31/23	571.73	MW	IS	
AP CHK 00404487	1232	BAKER & TAYLOR COMPANY INC	03/31/23	685.11	MW	IS	
AP CHK 00404488	57488R	BAUTISTA, FRANCISCO AND CEL	03/31/23	500.00	MW	IS	
AP CHK 00404489	7950	BAY AREA AIR QUALITY MANAGE	03/31/23	1,768.00	MW	IS	
AP CHK 00404490	51630R	BAY AREA ASIAN SPORTS	03/31/23	400.00	MW	IS	
AP CHK 00404491	50599	BAY AREA PARTS INC	03/31/23	106.79	MW	IS	
AP CHK 00404492	19892	BAY AREA PAVING COMPANY INC	03/31/23	24,828.00	MW	IS	
AP CHK 00404493	19200	BIRITE FOODSERVICE DISTRIBU	03/31/23	5,314.26	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00404494	20204	BKF ENGINEERS	03/31/23	5,888.50	MW	IS	
AP CHK 00404495	22205	BLACKSTONE PUBLISHING	03/31/23	404.92	MW	IS	
AP CHK 00404496	57477R	BLUE FOX CONSTRUCTION	03/31/23	809.00	MW	IS	
AP CHK 00404497	35495	BLUE WATER TOWING & AUTO SE	03/31/23	60.00	MW	IS	
AP CHK 00404498	17202	BOUND TREE MEDICAL LLC	03/31/23	432.89	MW	IS	
AP CHK 00404499	46139R	BOWMAN, SCOTT	03/31/23	250.00	MW	IS	
AP CHK 00404500	56068	BRADSHAW CONSTRUCTION	03/31/23	7,965.00	MW	IS	
AP CHK 00404501	3349	BROADMOOR LANDSCAPE SUPPLY	03/31/23	996.65	MW	IS	
AP CHK 00404502	3064	BROWN & CALDWELL INC	03/31/23	32,126.62	MW	IS	
AP CHK 00404503	29354	BUCHANAN AUTO ELECTRIC INC	03/31/23	415.79	MW	IS	
AP CHK 00404504	17997	C.L.E.A.	03/31/23	2,268.00	MW	IS	
AP CHK 00404505	17997	C.L.E.A.	03/31/23	2,349.00	MW	IS	
AP CHK 00404506	33981	CAGWIN & DORWARD	03/31/23	366.00	MW	IS	
AP CHK 00404507	36927	CALCON SYSTEMS INC	03/31/23	35,090.00	MW	IS	
AP CHK 00404508	50547R	CALIENDO, CHRIS	03/31/23	142.49	MW	IS	
AP CHK 00404509	1196	CALIFORNIA WATER SERVICE CO	03/31/23	36.89	MW	IS	
AP CHK 00404510	1196	CALIFORNIA WATER SERVICE CO	03/31/23	230.03	MW	IS	
AP CHK 00404511	1196	CALIFORNIA WATER SERVICE CO	03/31/23	109.71	MW	IS	
AP CHK 00404512	17888	CARL WARREN & COMPANY INC	03/31/23	828.20	MW	IS	
AP CHK 00404513	27289	CASA	03/31/23	18,000.00	MW	IS	
AP CHK 00404514	28636	CDW GOVERNMENT INC	03/31/23	4,015.66	MW	IS	
AP CHK 00404515	42277	CEL ANALYTICAL INC	03/31/23	5,400.00	MW	IS	
AP CHK 00404516	40247	CELLEBRITE INC.	03/31/23	2,966.63	MW	IS	
AP CHK 00404517	24769	CENTER POINT LARGE PRINT	03/31/23	45.74	MW	IS	
AP CHK 00404518	54171	CENTURY CARPET	03/31/23	895.00	MW	IS	
AP CHK 00404519	54918R	CFY CONSTRUCTION INC	03/31/23	209.00	MW	IS	
AP CHK 00404520	57478R	CHAN, KALEI	03/31/23	209.00	MW	IS	
AP CHK 00404521	57474R	CHO, RAYMOND	03/31/23	659.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00404522	48727	CINTAS CORPORATION	03/31/23	629.72	MW	IS	
AP CHK 00404523	51204	CINTAS CORPORATION	03/31/23	1,110.07	MW	IS	
AP CHK 00404524	3678	CINTAS CORPORATION #464	03/31/23	9,406.29	MW	IS	
AP CHK 00404525	13126	CITY OF BRISBANE	03/31/23	260.00	MW	IS	
AP CHK 00404526	25602	CITY OF DALY CITY	03/31/23	4,078.36	MW	IS	
AP CHK 00404527	54186	CIVICPLUS INC	03/31/23	4,410.00	MW	IS	
AP CHK 00404528	57423R	CKG BUILDING CONSTRUCTION	03/31/23	418.00	MW	IS	
AP CHK 00404529	56237	CLAREMONT BEHAVIORAL SERVIC	03/31/23	4,017.00	MW	IS	
AP CHK 00404530	54474	COLANTUONO HIGHSMITH & WHAT	03/31/23	1,145.50	MW	IS	
AP CHK 00404531	34153	COMCAST	03/31/23	33.42	MW	IS	
AP CHK 00404532	48645	COMCAST	03/31/23	86.00	MW	IS	
AP CHK 00404533	49258	COMCAST	03/31/23	6.00	MW	IS	
AP CHK 00404534	52652	COMCAST	03/31/23	173.82	MW	IS	
AP CHK 00404535	56468	COMCAST	03/31/23	139.45	MW	IS	
AP CHK 00404536	56653	COMCAST	03/31/23	197.65	MW	IS	
AP CHK 00404537	56654	COMCAST	03/31/23	192.90	MW	IS	
AP CHK 00404538	12578	COMPLETE LINEN SERVICES INC	03/31/23	234.82	MW	IS	
AP CHK 00404539	2930	CONTRACTORS ELECTRICAL DIST	03/31/23	5,327.43	MW	IS	
AP CHK 00404540	56253	CORE & MAIN LP	03/31/23	13,818.48	MW	IS	
AP CHK 00404541	54055R	COSMIC RENOVATION AND ROOFI	03/31/23	209.00	MW	IS	
AP CHK 00404542	14930	COUNTY OF SAN MATEO	03/31/23	246.76	MW	IS	
AP CHK 00404543	43157JPA	COUNTY OF SAN MATEO	03/31/23	1,060.66	MW	IS	
AP CHK 00404544	1053	CPS HR CONSULTING	03/31/23	471.50	MW	IS	
AP CHK 00404545	42324	CRIME SCENE CLEANERS INC	03/31/23	216.00	MW	IS	
AP CHK 00404546	48323	CRYSTAL CREAMERY	03/31/23	1,097.86	MW	IS	
AP CHK 00404547	28906	CSG CONSULTANTS INC	03/31/23	1,580.00	MW	IS	
AP CHK 00404548	19907	CWEA-TCP	03/31/23	100.00	MW	IS	
AP CHK 00404549	1414	DALY CITY CENTRAL CASHIER	03/31/23	1,264.12	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00404550	2285	DALY CITY COLMA CHAMBER OF	03/31/23	700.00	MW	IS	
AP CHK 00404551	1937	DALY CITY FIREFIGHTERS UNIO	03/31/23	9,084.16	MW	IS	
AP CHK 00404552	48520	DALY CITY PARTNERSHIP	03/31/23	23,653.69	MW	IS	
AP CHK 00404553	48520	DALY CITY PARTNERSHIP	03/31/23	686.81	MW	IS	
AP CHK 00404554	9290	DALY CITY POLICE OFFICERS A	03/31/23	440.00	MW	IS	
AP CHK 00404555	9290	DALY CITY POLICE OFFICERS A	03/31/23	8,800.00	MW	IS	
AP CHK 00404556	36807	DALY CITY TEST ONLY	03/31/23	240.00	MW	IS	
AP CHK 00404557	1793	DALY CITY TOOL MART	03/31/23	642.77	MW	IS	
AP CHK 00404558	7817	DANS DRILLING & FENCING INC	03/31/23	565.00	MW	IS	
AP CHK 00404559	42706	DASH MEDICAL GLOVES INC	03/31/23	877.32	MW	IS	
AP CHK 00404560	51806	DAVID J POWERS & ASSOCIATES	03/31/23	3,906.77	MW	IS	
AP CHK 00404561	38128R	DEFRIES, KAILA	03/31/23	2,460.86	MW	IS	
AP CHK 00404562	1299	DEPARTMENT OF JUSTICE	03/31/23	409.00	MW	IS	
AP CHK 00404563	20552	DEWEY PEST CONTROL INC	03/31/23	3,250.00	MW	IS	
AP CHK 00404564	45964	DISCOUNT PLUMBING ROOTER IN	03/31/23	7,800.00	MW	IS	
AP CHK 00404565	30629LAW	DOWNEY BRAND ATTORNEYS LLP	03/31/23	4,686.00	MW	IS	
AP CHK 00404566	53705	DUBOIS ROOFING INC	03/31/23	97,161.90	MW	IS	
AP CHK 00404567	1061	DUNN EDWARDS CORPORATION	03/31/23	976.12	MW	IS	
AP CHK 00404568	48177	EAST BAY TIRE CO	03/31/23	3,158.76	MW	IS	
AP CHK 00404569	40611	ECMS INC	03/31/23	779.16	MW	IS	
AP CHK 00404570	55579	EDWARDS & SONS EQUIPMENT SE	03/31/23	3,139.46	MW	IS	
AP CHK 00404571	40541R	EHB CONSTRUCTION	03/31/23	569.00	MW	IS	
AP CHK 00404572	57280	ENOVEN INDUSTRIES LLC	03/31/23	1,806.81	MW	IS	
AP CHK 00404573	1049	EQUIFAX INFORMATION SVCS LL	03/31/23	50.00	MW	IS	
AP CHK 00404574	56552R	ERICSSON INC	03/31/23	1,318.00	MW	IS	
AP CHK 00404575	57481R	ESCALA, ALEXANDER	03/31/23	944.00	MW	IS	
AP CHK 00404576	23816	ESRI INC	03/31/23	77,500.00	MW	IS	
AP CHK 00404577	26327	EWING IRRIGATION PRODUCTS I	03/31/23	47.77	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00404578	36077	FASTENAL COMPANY	03/31/23	58.79	MW	IS	
AP CHK 00404579	10971	FEDEX OFFICE	03/31/23	5,008.50	MW	IS	
AP CHK 00404580	9922	FERGUSON ENTERPRISES LLC #3	03/31/23	2,187.45	MW	IS	
AP CHK 00404581	57301	FINN DESIGN GROUP INC	03/31/23	1,113.75	MW	IS	
AP CHK 00404582	19787	FIRST CHOICE COFFEE SERVICE	03/31/23	247.01	MW	IS	
AP CHK 00404583	G-HOLMES	FRANCHISE TAX BOARD	03/31/23	200.00	MW	IS	
AP CHK 00404584	56546	FUN EXPRESS LLC	03/31/23	2,080.99	MW	IS	
AP CHK 00404585	21638R	GARRISON PROPERTIES	03/31/23	1,400.00	MW	IS	
AP CHK 00404586	48247	GCS ENVIRONMENTAL EQUIPMENT	03/31/23	546.63	MW	IS	
AP CHK 00404587	53960R	GILL, BRANDYN	03/31/23	335.37	MW	IS	
AP CHK 00404588	55311	GOLDEN STATE EMERGENCY	03/31/23	1,555.48	MW	IS	
AP CHK 00404589	30509	GOODYEAR COMMERCIAL TIRE &	03/31/23	2,980.03	MW	IS	
AP CHK 00404590	1754	GRAINGER INC	03/31/23	2,259.42	MW	IS	
AP CHK 00404591	36985	GRAND INDUSTRIES INC	03/31/23	11,562.00	MW	IS	
AP CHK 00404592	56292	GRANICUS LLC	03/31/23	9,013.30	MW	IS	
AP CHK 00404593	1571	GRANITEROCK	03/31/23	1,424.39	MW	IS	
AP CHK 00404594	29425	GRAPHTECH GRAPHICS	03/31/23	597.77	MW	IS	
AP CHK 00404595	22404	GREG'S TRUCKING SERVICE INC	03/31/23	9,738.33	MW	IS	
AP CHK 00404596	37554R	GREGORIO, JOYCE	03/31/23	147.06	MW	IS	
AP CHK 00404597	56252	GRISWOLD INDUSTRIES	03/31/23	55,782.48	MW	IS	
AP CHK 00404598	30894	GRM	03/31/23	554.54	MW	IS	
AP CHK 00404599	57219	GSW CONSTRUCTION INC	03/31/23	69,915.12	MW	IS	
AP CHK 00404600	19293	GYM DOCTORS	03/31/23	494.61	MW	IS	
AP CHK 00404601	55195	GYM PRECISION INC	03/31/23	400.00	MW	IS	
AP CHK 00404602	57031R	HA BUILDERS INC	03/31/23	13,709.00	MW	IS	
AP CHK 00404603	2223	HACH COMPANY	03/31/23	1,187.55	MW	IS	
AP CHK 00404604	1980	HARRISON & BONINI INC	03/31/23	1,593.26	MW	IS	
AP CHK 00404605	55667	HAZEN AND SAWYER	03/31/23	5,023.64	MW	IS	

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=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00404606	40302R	HERNANDEZ ROOFING	03/31/23	209.00	MW	IS	
AP CHK 00404607	57244R	HERRERA, LAUREN	03/31/23	5,188.63	MW	IS	
AP CHK 00404608	17021	HF&H CONSULTANTS LLC	03/31/23	2,337.50	MW	IS	
AP CHK 00404609	9049	HI TECH EVS INC	03/31/23	4,996.48	MW	IS	
AP CHK 00404610	49700	HILL BROTHERS CHEMICAL CO	03/31/23	11,158.11	MW	IS	
AP CHK 00404611	54590	HOME DEPOT PRO, THE	03/31/23	5,739.53	MW	IS	
AP CHK 00404612	56109	HONEY BUCKET	03/31/23	209.00	MW	IS	
AP CHK 00404613	57479R	HUANG, LI SALLY	03/31/23	689.00	MW	IS	
AP CHK 00404614	57444REN	HUB COMMUNITY CORPORATION,	03/31/23	191.22	MW	IS	
AP CHK 00404615	41818	HUNTINGTON COURT REPORTERS	03/31/23	489.47	MW	IS	
AP CHK 00404616	57486R	HUYNH, LYNN	03/31/23	223.62	MW	IS	
AP CHK 00404617	31781	INNOVATIVE CLAIM SOLUTIONS	03/31/23	16,032.17	MW	IS	
AP CHK 00404618	51901	INTEGRATED COMMUNICATION SY	03/31/23	568.00	MW	IS	
AP CHK 00404619	5560	INTERSTATE GRADING & PAVING	03/31/23	67,594.89	MW	IS	
AP CHK 00404620	23280	INTERSTATE SALES	03/31/23	890.06	MW	IS	
AP CHK 00404621	47829	ITERIS INC	03/31/23	10,255.00	MW	IS	
AP CHK 00404622	54334R	JACKSON-BERRIOS, AMANDA	03/31/23	94.00	MW	IS	
AP CHK 00404623	24233	JACOBS ASSOCIATES	03/31/23	67,946.97	MW	IS	
AP CHK 00404624	26328	JAM SERVICES INC	03/31/23	11,646.75	MW	IS	
AP CHK 00404625	25311	JOHNSON CONTROLS SECURITY S	03/31/23	504.56	MW	IS	
AP CHK 00404626	54478R	JPG HOME IMPROVEMENT	03/31/23	3,145.51	MW	IS	
AP CHK 00404627	7901	K 119 OF CALIFORNIA INC	03/31/23	75.71	MW	IS	
AP CHK 00404628	47002MED	KAISER PERMANENTE	03/31/23	3,050.41	MW	IS	
AP CHK 00404629	56598MED	KAISER PERMANENTE	03/31/23	2,325.00	MW	IS	
AP CHK 00404630	51508	KEYSTONE PLASTICS INC	03/31/23	5,333.41	MW	IS	
AP CHK 00404631	39604	KIMBALL MIDWEST	03/31/23	851.72	MW	IS	
AP CHK 00404632	54214R	KIME, KEEGAN	03/31/23	285.00	MW	IS	
AP CHK 00404633	31870R	KRAUSS, GREGORY	03/31/23	291.77	MW	IS	

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=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00404634	54288R	KWONG, WINNIE	03/31/23	1,646.67	MW	IS	
AP CHK 00404635	1148	LAWSON PRODUCTS INC	03/31/23	30.50	MW	IS	
AP CHK 00404636	1486	LEAGUE OF CALIFORNIA CITIES	03/31/23	500.00	MW	IS	
AP CHK 00404637	33497	LEGACY MECHANICAL & ENERGY	03/31/23	5,030.50	MW	IS	
AP CHK 00404638	29200	LEGAL SHIELD	03/31/23	339.95	MW	IS	
AP CHK 00404639	45083	LEHR	03/31/23	5,038.45	MW	IS	
AP CHK 00404640	37094	LEXISNEXIS RISK DATA MANAGE	03/31/23	504.50	MW	IS	
AP CHK 00404641	44624	LIBERTY PROCESS EQUIPMENT I	03/31/23	7,716.89	MW	IS	
AP CHK 00404642	16440	LINDE GAS & EQUIPMENT INC	03/31/23	603.52	MW	IS	
AP CHK 00404643	14431	LINDE INC	03/31/23	20,628.07	MW	IS	
AP CHK 00404644	30627	LITESYS INC	03/31/23	15,647.28	MW	IS	
AP CHK 00404645	57473R	LOFTUS, JOHN	03/31/23	209.00	MW	IS	
AP CHK 00404646	56232	LOOKINGPOINT INC	03/31/23	29,741.07	MW	IS	
AP CHK 00404647	29332	LORAL LANDSCAPING	03/31/23	2,390.00	MW	IS	
AP CHK 00404648	35716R	MALLARI, NORMAN	03/31/23	235.00	MW	IS	
AP CHK 00404649	57483R	MANGAMPAT, MARK	03/31/23	385.19	MW	IS	
AP CHK 00404650	57475R	MASUDA, SUSAN	03/31/23	209.00	MW	IS	
AP CHK 00404651	15393	MCMASTER-CARR	03/31/23	402.87	MW	IS	
AP CHK 00404652	37348	METROPOLITAN ELECTRICAL CON	03/31/23	1,820.00	MW	IS	
AP CHK 00404653	52240	MGT OF AMERICA CONSULTING L	03/31/23	2,500.00	MW	IS	
AP CHK 00404654	38446	MIELE INC	03/31/23	286.47	MW	IS	
AP CHK 00404655	38922	MISSIONSQUARE - 801447	03/31/23	5,900.00	MW	IS	
AP CHK 00404656	38922	MISSIONSQUARE - 801447	03/31/23	2,000.00	MW	IS	
AP CHK 00404657	49476R	MOALA, JOSHUA	03/31/23	315.75	MW	IS	
AP CHK 00404658	15210	MUNICIPAL MAINTENANCE EQUIP	03/31/23	3,586.68	MW	IS	
AP CHK 00404659	45221R	NEW HIGH PROTECTION ROOFING	03/31/23	209.00	MW	IS	
AP CHK 00404660	49974	NGLIC	03/31/23	1,903.87	MW	IS	
AP CHK 00404661	54702R	O'SHEA, VINCENT	03/31/23	4,909.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00404662	54672	OCEAN TREASURES SERVICING I	03/31/23	321.73	MW	IS	
AP CHK 00404663	56820	ODP BUSINESS SOLUTIONS LLC	03/31/23	624.65	MW	IS	
AP CHK 00404664	56821	ODP BUSINESS SOLUTIONS LLC	03/31/23	1,008.40	MW	IS	
AP CHK 00404665	56822	ODP BUSINESS SOLUTIONS LLC	03/31/23	3,989.88	MW	IS	
AP CHK 00404666	56335	OPERATIONAL TECHNICAL SERVI	03/31/23	124,324.98	MW	IS	
AP CHK 00404667	42965	OWEN EQUIPMENT SALES	03/31/23	14,795.73	MW	IS	
AP CHK 00404668	49111	PACIFIC BAY EQUIPMENT	03/31/23	2,744.73	MW	IS	
AP CHK 00404669	1216	PACIFIC GAS & ELECTRIC	03/31/23	99,036.16	MW	IS	
AP CHK 00404670	29252	PACIFIC PRODUCE INC	03/31/23	3,123.15	MW	IS	
AP CHK 00404671	30186	PACIFIC SKYLINE COUNCIL	03/31/23	823.75	MW	IS	
AP CHK 00404672	31575R	PADREDDII, MICHAEL	03/31/23	10,832.72	MW	IS	
AP CHK 00404673	40269R	PAK'S ROOFING INC	03/31/23	627.00	MW	IS	
AP CHK 00404674	3297	PENINSULA LIBRARY SYSTEM	03/31/23	30,083.84	MW	IS	
AP CHK 00404675	1936	PENINSULA PEACE OFFICERS AS	03/31/23	176.40	MW	IS	
AP CHK 00404676	55742	PENNE BROTHERS LLC DBA YOUN	03/31/23	18,000.00	MW	IS	
AP CHK 00404677	19678	PERS LONG TERM CARE PROGRAM	03/31/23	539.54	MW	IS	
AP CHK 00404678	47044	PETERSON TRUCKS INC	03/31/23	2,486.85	MW	IS	
AP CHK 00404679	54331	PIIAN SYSTEMS LLC	03/31/23	14,815.74	MW	IS	
AP CHK 00404680	55719	PIRTEK SAN LEANDRO	03/31/23	281.23	MW	IS	
AP CHK 00404681	49027	PLACEWORKS INC	03/31/23	4,406.25	MW	IS	
AP CHK 00404682	36106	POLYDYNE INC	03/31/23	54,928.58	MW	IS	
AP CHK 00404683	52406	POWER WORKS INC	03/31/23	2,018.23	MW	IS	
AP CHK 00404684	56225	PRADO 9-1-1 INVESTIGATIVE S	03/31/23	1,805.04	MW	IS	
AP CHK 00404685	56137	PROCURE AMERICA INC	03/31/23	2,411.08	MW	IS	
AP CHK 00404686	57489R	PURSCH, ZACHARY	03/31/23	163.49	MW	IS	
AP CHK 00404687	22005	QUADIENT INC	03/31/23	1,763.56	MW	IS	
AP CHK 00404688	54044	QUADIENT LEASING USA INC	03/31/23	1,653.54	MW	IS	
AP CHK 00404689	3027	R & H REPAIRS	03/31/23	6,556.36	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00404690	57480R	R & R ROOFING	03/31/23	209.00	MW	IS	
AP CHK 00404691	57465	RA AUTOMOTIVE SOFTWARE SOLU	03/31/23	1,672.00	MW	IS	
AP CHK 00404692	48668JPA	RAVNTECH CORPORATION	03/31/23	21,702.57	MW	IS	
AP CHK 00404693	50803	READYREFRESH BY NESTLE	03/31/23	220.78	MW	IS	
AP CHK 00404694	53532	ROBERT HALF TECHNOLOGY	03/31/23	3,024.00	MW	IS	
AP CHK 00404695	57487R	ROBERTSON, AZJAH	03/31/23	3,676.59	MW	IS	
AP CHK 00404696	57484R	RODRIGUEZ, ANDREYES	03/31/23	400.00	MW	IS	
AP CHK 00404697	20508	RODRIGUEZ, JEFFREY	03/31/23	720.00	MW	IS	
AP CHK 00404698	10207	ROMAN, MARIANNA	03/31/23	324.00	MW	IS	
AP CHK 00404699	57476R	ROOFS 4 AMERICA	03/31/23	209.00	MW	IS	
AP CHK 00404700	13761	ROSS RECREATION EQUIPMENT I	03/31/23	6,417.69	MW	IS	
AP CHK 00404701	32440	RYDIN	03/31/23	1,753.76	MW	IS	
AP CHK 00404702	14379	S & J SALES	03/31/23	14,661.78	MW	IS	
AP CHK 00404703	22771	S & S WORLDWIDE INC	03/31/23	104.03	MW	IS	
AP CHK 00404704	1087	SAFETY KLEEN SYSTEMS INC	03/31/23	340.93	MW	IS	
AP CHK 00404705	46041	SAK CONSTRUCTION OF CA LP	03/31/23	339,156.00	MW	IS	
AP CHK 00404706	51614	SAN MATEO CART SERVICE	03/31/23	750.00	MW	IS	
AP CHK 00404707	1643	SAN MATEO COUNTY ENVIRONMEN	03/31/23	52.00	MW	IS	
AP CHK 00404708	56664	SAN MATEO COUNTY FIREFIGHTE	03/31/23	8,946.00	MW	IS	
AP CHK 00404709	28572	SAN MATEO COUNTY MOSQUITO A	03/31/23	1,089.00	MW	IS	
AP CHK 00404710	18047	SAN MATEO COUNTY PUBLIC	03/31/23	17,009.00	MW	IS	
AP CHK 00404711	G1MARTINEZ	SAN MATEO COUNTY SHERIFF	03/31/23	112.50	MW	IS	
AP CHK 00404712	53967R	SAN MIGUEL, REDENTOR	03/31/23	3,475.03	MW	IS	
AP CHK 00404713	46427	SAVE OUR SKIN INC	03/31/23	656.91	MW	IS	
AP CHK 00404714	49441	SC FUELS	03/31/23	33,251.80	MW	IS	
AP CHK 00404715	41081R	SCOLES, GREGORY	03/31/23	415.04	MW	IS	
AP CHK 00404716	6137	SCOTT BUSCHMAN PHOTOGRAPHY	03/31/23	200.00	MW	IS	
AP CHK 00404717	50026R	SERBIN, NOAH	03/31/23	150.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00404718	50625R	SF CROWN ROOFING INC	03/31/23	209.00	MW	IS	
AP CHK 00404719	44983	SHAPE INC	03/31/23	38,672.69	MW	IS	
AP CHK 00404720	23742	SHOE DEPOT INC	03/31/23	2,470.84	MW	IS	
AP CHK 00404721	49695	SHRED IT USA	03/31/23	192.51	MW	IS	
AP CHK 00404722	52666	SHRED WORKS INC	03/31/23	79.00	MW	IS	
AP CHK 00404723	37110R	SOLIS, ELIZABETH	03/31/23	642.74	MW	IS	
AP CHK 00404724	55808	SOUTHERN COUNTIES LUBRICANT	03/31/23	22,774.22	MW	IS	
AP CHK 00404725	57440	SPRAY MART II	03/31/23	366.89	MW	IS	
AP CHK 00404726	20534	ST FRANCIS ELECTRIC INC	03/31/23	12,365.00	MW	IS	
AP CHK 00404727	45112JPA	STATE COMPENSATION INSURANC	03/31/23	291.50	MW	IS	
AP CHK 00404728	3613	STATIONARY ENGINEERS LOCAL	03/31/23	3,724.40	MW	IS	
AP CHK 00404729	36511	STELLA, ROBERT	03/31/23	195.00	MW	IS	
AP CHK 00404730	56958JPA	STEPFORD	03/31/23	1,050.00	MW	IS	
AP CHK 00404731	45084	STEPFORD INC	03/31/23	5,200.00	MW	IS	
AP CHK 00404732	40900	STEVENS BAY AREA DIESEL SER	03/31/23	1,587.20	MW	IS	
AP CHK 00404733	27810	STEWART CHEVY CAD CHRY JEEP	03/31/23	51.71	MW	IS	
AP CHK 00404734	40145R	SUPER ROOFING CO	03/31/23	836.00	MW	IS	
AP CHK 00404735	51439	SWEET DELIGHT BAKERY	03/31/23	2,719.00	MW	IS	
AP CHK 00404736	34747	SWINERTON MANAGEMENT & CONS	03/31/23	20,677.00	MW	IS	
AP CHK 00404737	29237	SYNAGRO WEST LLC	03/31/23	32,681.60	MW	IS	
AP CHK 00404738	57490R	SZEKELY. MAX	03/31/23	126.36	MW	IS	
AP CHK 00404739	2798	TEAMSTERS LOCAL 856	03/31/23	3,447.00	MW	IS	
AP CHK 00404740	13852	TELECOMMUNICATIONS ENGINEER	03/31/23	2,887.00	MW	IS	
AP CHK 00404741	42970JPA	TELECOMMUNICATIONS ENGINEER	03/31/23	15,378.00	MW	IS	
AP CHK 00404742	1787	TELSTAR INSTRUMENTS INC	03/31/23	7,035.00	MW	IS	
AP CHK 00404743	22184R	TOM LEE ROOFING INC	03/31/23	209.00	MW	IS	
AP CHK 00404744	53866	TOWN OF HILLSBOROUGH	03/31/23	120.00	MW	IS	
AP CHK 00404745	49543	TRB AND ASSOCIATES INC	03/31/23	1,312.50	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
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AP CHK 00404746	52033	TRIEPEI SMITH & ASSOCIATES	03/31/23	1,757.70	MW	IS	
AP CHK 00404747	56004	TRUSTED GEAR COMPANY LLC	03/31/23	4,078.08	MW	IS	
AP CHK 00404748	57186	TURNER ADVISEMENT LLC	03/31/23	4,500.00	MW	IS	
AP CHK 00404749	56737R	UBR CONSTRUCTION & ROOFING	03/31/23	209.00	MW	IS	
AP CHK 00404750	37637	ULINE INC	03/31/23	1,708.45	MW	IS	
AP CHK 00404751	28123	UNITED RENTALS NORTH AMERIC	03/31/23	1,945.51	MW	IS	
AP CHK 00404752	31894R	UNITED ROOFING COMPANY	03/31/23	209.00	MW	IS	
AP CHK 00404753	50490	UNITEDHEALTHCARE INSURANCE	03/31/23	352.82	MW	IS	
AP CHK 00404754	50490	UNITEDHEALTHCARE INSURANCE	03/31/23	352.82	MW	IS	
AP CHK 00404755	32209	UNIVAR SOLUTIONS USA INC	03/31/23	11,473.80	MW	IS	
AP CHK 00404756	7873	URBAN FARMER STORE, THE	03/31/23	177.21	MW	IS	
AP CHK 00404757	37684	USA BLUE BOOK	03/31/23	1,084.50	MW	IS	
AP CHK 00404758	47099JPA	UTILITY TELECOM GROUP LLC	03/31/23	10,934.16	MW	IS	
AP CHK 00404759	3376	VERITIV OPERATING COMPANY	03/31/23	355.50	MW	IS	
AP CHK 00404760	29329	VERIZON WIRELESS SERVICES L	03/31/23	137.91	MW	IS	
AP CHK 00404761	19698R	WALLACE, ARLENE	03/31/23	209.00	MW	IS	
AP CHK 00404762	46441	WARMAN SECURITY	03/31/23	741.56	MW	IS	
AP CHK 00404763	50909R	WATERMAN, TRENTON	03/31/23	1,427.00	MW	IS	
AP CHK 00404764	50485	WAVE BROADBAND	03/31/23	1,295.00	MW	IS	
AP CHK 00404765	50485	WAVE BROADBAND	03/31/23	243.51	MW	IS	
AP CHK 00404766	50485	WAVE BROADBAND	03/31/23	104.65	MW	IS	
AP CHK 00404767	50485	WAVE BROADBAND	03/31/23	134.72	MW	IS	
AP CHK 00404768	50485	WAVE BROADBAND	03/31/23	134.72	MW	IS	
AP CHK 00404769	57347	WEATHERPROOFING TECHNOLOGIE	03/31/23	3,000.00	MW	IS	
AP CHK 00404770	49085	WEST COAST ARBORISTS INC	03/31/23	6,116.00	MW	IS	
AP CHK 00404771	39237	WEST COAST CODE CONSULTANTS	03/31/23	47,335.89	MW	IS	
AP CHK 00404772	36888	WESTERN TRUCK FABRICATION I	03/31/23	16,215.94	MW	IS	
AP CHK 00404773	1095	WESTLAKE ECO SOFT-TOUCH	03/31/23	409.45	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
AP CHK 00404774	53311	WESTSIDE CONCRETE MATERIALS	03/31/23	371.07	MW	IS	
AP CHK 00404775	30684	WHITE CAP LP	03/31/23	939.91	MW	IS	
AP CHK 00404776	25139	WITMER PUBLIC SAFETY GROUP	03/31/23	39.63	MW	IS	
AP CHK 00404777	21984	WONG, ANTHONY	03/31/23	1,128.60	MW	IS	
AP CHK 00404778	57215R	YEE, BAYLON	03/31/23	201.18	MW	IS	
AP CHK 00404779	46308R	YES CONSTRUCTION	03/31/23	4,909.00	MW	IS	
AP CHK 00404780	57485R	ZULETA, WILLY ROSALEZ	03/31/23	400.00	MW	IS	

G R A N D T O T A L S:

Total Void Machine Written	0.00	Number of Checks Processed:	0
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	2,318,160.12	Number of Checks Processed:	343
Total Hand Written	0.00	Number of Checks Processed:	0
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0

G R A N D T O T A L 2,318,160.12



City Council Meeting Agenda Report

Item # _____

Meeting Date: April 24, 2023

Subject: Adoption of an Amendment to Daly City Municipal Code Chapter 2.58 – Small Business Commission Ordinance to Establish a Legacy Business Program

Recommended Action

Staff recommends the City Council conduct a public hearing and adopt an amendment to Daly City Municipal Code Chapter 2.58 Small Business Commission to establish a Legacy Business Program.

Background

At its last few meetings, the Small Business Commission discussed the establishment and program structure of a Legacy Business Program and Registry. The purpose of the program is to recognize and celebrate the longstanding community-serving, and culturally relevant businesses in the City. In addition, the City intends that the Registry be a tool for the provision of promotional assistance to Legacy Businesses to encourage their continued viability and success.

Discussion

The amendments to the Municipal Code regulating the Small Business Commission will establish the program and give authority to the Small Business Commission to make the nominations for the program. Nominations for the Registry shall be limited to a total of 10 businesses per year, with each Small Business Commissioner granted up to two annual nominations.

The ordinance outlines the criteria the Commission must consider when making a nomination as listed below:

1. The business has operated in City of Daly City for ten (10) or more years, with no break in Daly City operations exceeding two years. The business may have operated in more than one location and may have gone through an ownership change.
2. The business has contributed to the history or identity of the neighborhood or community within which it is located.
3. The business is committed to maintaining the physical features or traditions that define the business, including craft, culinary, or art forms.
4. The business has no pending complaints with the City associated with its operations.
5. The business has a total of 100 or fewer employees across all locations.

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6. The business reported less than \$1M in annual gross receipts in its first full year of operating in the City.

Once a nomination has been made, the Department of Economic and Community Development will request an advisory recommendation from the Small Business Commission, at a regularly scheduled meeting, as to whether the business meets the requirements in this subsection. The recommendation will then be forwarded to the City Council for final determination. If City Council can make all six findings as listed above, the business will be included in the Registry as a Legacy Business.

Summary/Conclusion

Staff recommends adoption an amendment to Daly City Municipal Code Chapter 2.58 Small Business Commission to establish a Legacy Business Program.

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Staff is available to provide any additional information desired by the Mayor or Council members.

Respectfully submitted,



Tatum Mothershead
Director of Economic and Community Development

Attachment: Draft Ordinance

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALY CITY
AMENDING CHAPTER 2.58 OF TITLE 2 OF THE DALY CITY MUNICIPAL CODE
REGARDING SMALL BUSINESS COMMISSION

The City Council of the City of Daly City, DOES ORDAIN as follows:

SECTION 1. Section 2.58.040(J) of Chapter 2.58 of the Daly City Municipal Code is hereafter added to read as follows:

2.58.040 Duties

- J. Nominate businesses to the City’s Legacy Business Registry and provide advisory recommendations to City Council as to whether the business meets the criteria detailed in section 2.58.100.

SECTION 2. Section 2.58.100 is hereafter added to Chapter 2.58 of the Daly City Municipal Code to read as follows:

2.58.100 Legacy Business Registry.

- A. The Department of Economic and Community Development shall establish and maintain a registry of Legacy Businesses in City of Daly City (the “Registry”). The purpose of the Registry is to recognize and celebrate the longstanding community-serving, and culturally relevant businesses in the City. In addition, the City intends that the Registry be a tool for the provision of promotional assistance to Legacy Businesses to encourage their continued viability and success.
- B. For the purposes of this section 2.58.100, “Registry” means a qualified list of Legacy Businesses that is maintained by the Department of Economic and Community Development and provided to the public through the creation of a web page, accessible through the City’s website, which may include interactive maps and information on the history and cultural relevance of included businesses.
- C. For the purposes of this Section 2.58.100, “Legacy Business” means a business that has been nominated by a member of the Small Business Commission in accordance with subsection (d) below, and that the City Council, after a noticed hearing, determines meets each of the following criteria:
1. The business has operated in City of Daly City for ten (10) or more years, with no break in Daly City operations exceeding two years. The business may have operated in more than one location and may have gone through an ownership change.
 2. The business has contributed to the history or identity of the neighborhood or community within which it is located.

3. The business is committed to maintaining the physical features or traditions that define the business, including craft, culinary, or art forms.
4. The business has no pending complaints with the City associated with its operations.
5. The business has a total of 100 or fewer employees across all locations.
6. The business reported less than \$1M in annual gross receipts in its first full year of operating in the City.

Prior to the City Council noticed hearing, the Department of Economic and Community Development shall request an advisory recommendation from the Small Business Commission, at a regularly scheduled meeting, as to whether the business meets the requirements in this subsection. If the Small Business Commission does not provide an advisory recommendation within 60 days of receipt of the nomination, City Council shall treat such nonresponse as an advisory recommendation that the business meets the requirements of this subsection.

If City Council confirms and makes all six findings, it shall include the business in the Registry as a Legacy Business.

- D. Nominations for the Registry shall be limited to a total of 10 businesses per year, with each Small Business Commissioner granted up to two annual nominations. If a Small Business Commission seat is vacant at the start of a given nomination year, starting on October 1, the Small Business Commission Chair will be granted additional nominations equal to two nominations per each empty Small Business Commission seat. Commissioners must submit nominations by September 30th of each year, with a new year of nominations commencing on October 1 of each year. A nomination is deemed to have been made on the date the Department of Economic and Community Development receives a nomination in writing from a member of the Small Business Commission. Nominations received after the close of business on September 30th shall be considered received in the following year. The nominations for any year shall be the first 10 received in that year (October 1 through September 30).

SECTION 2. Severability. If any section, subsection, provision or part of this Ordinance, or its application to any person or circumstance, is held to be unconstitutional or otherwise invalid, the remainder of this Ordinance, and the application of such provision to other person or circumstances, shall not be affected thereby and shall remain in full force and effect and, to that end, the provisions of this Ordinance are severable.

SECTION 3. Environmental Determination. The City Council finds, pursuant to Title 14 of the California Code of Regulations, Section 15378, that this Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a project as provided by the Act, in that it does not have a potential for resulting in a detrimental physical

change in the environment, directly or ultimately, as provided in Title 14, Section 15378(a), and that it is also exempt under the definition of "project" in Section 15378(b)(3) in that it concern general policy and procedure making.

SECTION 4. **Effective Date and Publication:** Pursuant to the provisions of Government Code Section 36933, a summary of this ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this ordinance is scheduled to be adopted, the City Clerk shall (1) publish the summary, and (2) post it in the City Clerk's office a certified copy of this ordinance. Within fifteen (15) days after the adoption of this ordinance, the City Clerk shall (1) publish the summary and (2) post in the City Clerk's office a certified copy of the full text of this ordinance along with the names of those City Council members voting for and against this ordinance or otherwise voting. This ordinance shall become effective thirty (30) days from and after its adoption.

Introduced this _____ day of _____, 2023

Passed and adopted as an Ordinance of the City of Daly City at a regular meeting of the City Council of the City of Daly City held on the _____ day of _____, 2023, by the following vote:

AYES, Councilmembers: _____

NOES, Councilmembers: _____

ABSENT, Councilmembers: _____

CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

MAYOR OF THE CITY OF DALY CITY



City Council Meeting Agenda Report

Item # _____

Meeting Date: April 24, 2023

Subject: Consideration of the City's HUD Five-Year Consolidated Plan for July 1, 2023 to June 30, 2028 and One-Year Action Plan for Fiscal Year 2023-24

Recommended Action

1. Conduct a Public Hearing to obtain citizen comments on the following:
 - a) The draft Five-Year U.S. Department of Housing and Urban Development (HUD) Consolidated Plan for July 1, 2023 to June 30, 2028
 - b) The draft One-Year Action Plan for Fiscal Year 2023-2024;
2. Allocate funds for various CDBG and HOME activities for Fiscal Year 2023-24 (See Table 1);
3. Approve the City's Five-Year Consolidated Plan and One-Year Action Plan documents for submission to HUD; and
4. Adopt a resolution authorizing the City Manager or his designee to sign the appropriate forms and certifications as part of the City's submission of the Action Plan to HUD.

Background

Consolidated Plan

Beginning on July 1, 1995, the U.S. Department of Housing and Urban Development required that local jurisdictions prepare a Five-Year Consolidated Plan in order to receive Federal funds through the Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), Emergency Shelter Grant (ESG) and, Housing Opportunities for Persons with AIDS (HOPWA) Programs. Daly City has historically participated in HUD's CDBG and HOME programs. The Five-Year Plan provides long-range guidelines with proposed priorities, strategies and potential activities to address the City's housing and community development needs. For each year during the Five-Year period, the City must also prepare a One-Year Action Plan that describes the specific activities (and associated costs) the City will pursue. Fiscal Year 2023-24 is the first year of the current Five-Year Consolidated Plan.

Citizen Participation

HUD requires citizen participation during the development and review of the Consolidated Five-Year and One-Year Action Plans. To meet this requirement, the City held a public hearing on housing and community development needs on December 13, 2022 and scheduled a community meeting on November 29, 2022. In addition, staff collaborated with the other recipients of HUD funding in San Mateo County (the cities of Redwood City, San Mateo, South San Francisco, and the County of San Mateo) to conduct community outreach and consultations with stakeholders to prepare the Consolidated Plan. The five jurisdictions worked with Root Policy, a housing and community development research firm, which administered a survey for residents and stakeholders to identify housing and community development priorities. Unfortunately, survey participation from Daly City residents was too low to be considered statistically significant. However, the findings from those who participated generally

mirrored the priorities expressed our current Consolidated Plan which include affordable housing, public services for lower income households, economic development, and public facilities.

The draft Five-Year HUD Consolidated Plan and the One-Year Action Plan (which is a component of the Five-Year Plan) were made available for public review on the City's website, and at local libraries, the Daly City Community Service Center and City Hall from March 23, 2023 through April 24, 2023. Public notification of the availability and description of the draft documents was printed in *The Examiner Peninsula* and posted on the City's website.

Discussion

The draft Five-Year HUD Consolidated Plan consists of the following:

1. Demographic data that provides an overall picture of the housing and community development needs in the City,
2. a five-year strategic plan that brings together needs, available resources, and priority activities,
3. a one-year action plan that lists proposed activities that the City will undertake to address priority needs with anticipated CDBG and HOME funds during FY23-24

Five-Year Strategic Plan

The following is a summary of the recommended priorities, which are not listed in any order of priority, for the Five-Year strategic plan covering the period from July 1, 2023 through June 30, 2028. This long-range plan serves as a guideline with proposed priorities, strategies, and potential activities to address the City's housing and community development needs. The following are the priorities identified in the plan:

- Increase the supply of affordable housing
- Preserve housing affordability
- Maintain and improve the housing stock
- Provide public services that support lower income households in areas that include housing, fair housing, affordable childcare, youth development, literacy and homelessness
- Encourage economic development
- Maintain, provide, and improve public facilities
- Provide general administration of the HUD programs and affirmatively further fair housing

The need for childcare services was highlighted in consultations Root Policy had with community service organizations serving Daly City residents. During the public hearing from housing and community development needs held in December 2022, Peninsula Family Services submitted a letter to the City Council indicating an unmet need for 878 subsidized childcare spaces in Daly City.

Given that there are already plans to build a childcare facility to meet this unmet need using \$1,000,000 in American Rescue Plan Act funds (Council Resolution 21-58) and \$800,000 from the 2023 Consolidated Appropriations Act facilitated by Congresswoman Jackie Speier, the construction of the childcare facility is identified as a goal in the Consolidated Plan. The Consolidated Plan specifies the use of a Section 108 loan to help fully finance the construction of the facility.

The Section 108 Loan Guarantee Program (Section 108) provides Community Development Block Grant (CDBG) recipients with the ability to leverage their annual grant allocation to access low-cost, flexible financing for economic development, housing, public facility, and infrastructure projects. Communities can use Section 108 guaranteed loans to either finance specific projects or to launch loan funds to finance multiple projects over several years. In 2001 the City utilized the Section 108 program to finance construction of the Bayshore Community Center. That loan was paid off in August of 2022. Loan

payments for a \$3.2 million Section 108 loan to finance a portion of the costs of the proposed childcare facility would be approximately \$263,000 per year (principal and interest) and would begin in FY 2023-24.

One-Year Action Plan Allocations

CDBG Funding

Staff estimates for FY23-24 a CDBG budget of \$1,432,471. This includes a CDBG Entitlement Grant of \$977,893 and estimated program income of \$48,800 in FY23-24, plus \$406,578 in unallocated funds. In December 2022, the City issued a Request for Proposals (RFP) for the use of the FY23-24 CDBG funds. Staff undertook preliminary review and evaluation of the applications, which the CDBG Advisory Committee consequently considered. The CDBG Advisory Committee consists of Vice Mayor Juslyn Manalo and Councilmember Rod Daus-Magbual. All applicants have been recommended for funding. FY23-24 is the first year of a two-year CDBG funding cycle. Proposals that receive funding in FY23-24 will have their funding renewed for FY24-25 pending availability of CDBG funds and satisfactory performance of their FY23-24 contracts. The CDBG Advisory Committee's funding recommendations are discussed below.

Administration. The Committee recommends funding at \$205,179, the maximum that can be used for administration activities. Fair Housing activities may count under this activity category.

- 1) Program Administration at \$185,179: This activity encompasses the general administration and planning activities for all CDBG activities. Expenses under this category include the salaries for all CDBG staff and related overhead expenses (except those directly related to housing rehabilitation and economic development activities).
- 2) Project Sentinel at \$20,000: This activity includes educating the public and the housing industry that housing discrimination is illegal; informing the community that assistance is available to those encountering discrimination; investigating cases where complaints have been alleged; and maintaining a housing hotline for information and referral. Fair housing activities are mandatory under the CDBG Program.

Housing. The Committee recommends funding at \$735,062.

- 1) City's Residential Rehabilitation Program: at \$255,880: This continuing program provides low-interest rate loans and deferred loans to lower-income residents in Daly City for home repairs that bring properties up to a decent, safe, and sanitary condition. It also includes oversight of the rehab activities described below carried out by nonprofit organizations.
- 2) Habitat for Humanity/Residential Rehab at \$396,182: This activity will provide low-interest rate loans to lower-income residents and Habitat will complete the housing rehabilitation work on four housing units.
- 3) Rebuilding Together/Safe at Home at \$63,000: the Safe at Home program will provide minor home repair services on a year-round basis for seven low-income homeowners, particularly the disabled and elderly.
- 4) Center for Independence of the Disabled (CID) at \$10,000: The Housing Accessibility Modification (HAM) Program by CID will eliminate architectural barriers and provide a variety of modifications to make ten homes safer and more accessible for disabled and elderly households in Daly City.

Capital Projects: The Committee recommends funding at \$389,230.

Early Learning/Childcare Center at \$389,230: The City Council has allocated American Rescue Plan Act (ARPA) funding for the construction of the Early Learning/Childcare Center. Additional funds are needed and the City will apply for an estimated \$3.2 million Section 108 loan (as described earlier). This activity will comprise \$263,000 in payments associated with the Section 108 loan and the balance for pre-construction costs.

Economic Development: The Committee recommends funding at \$35,000

- 1) Renaissance Entrepreneurship Center at \$35,000. This program provides technical assistance, microenterprise classes and workshops, business consulting, loan packaging, and peer support programs to microenterprises. It is estimated that 30 microenterprises and/or entrepreneurs will be assisted.

Public Service Programs/Projects: The Committee recommends funding at \$68,00 which is within the maximum allowed by HUD for Public Services.

- 1) LifeMoves/Family Crossroads at \$18,000: Family Crossroad, located in Daly City, provides temporary shelter as well as counseling to arrest the cycle of homelessness by helping homeless families to obtain stable incomes, jobs, and housing. Family Crossroads is projected to serve 12 households (or 30 persons) during the program year.
- 2) Peninsula Family Service at \$30,000: This activity provides subsidized care to children (ages 2 months through 12 years of age) of lower income families at the Mission Child Development Center. The activity shall serve approximately 30 Daly City children during the program year.
- 3) Project Read at \$20,000: Project Read trains community members as volunteer tutors to teach basic reading and writing skills to English speaking adults over the age of 16 who have very limited or no basic reading and writing skills. It is projected that 30 Daly City residents will be assisted during the program year.

HOME Funding

The City will be receiving \$354,725 in HOME funds for FY23-24. Up to ten percent of the funding may be used for program administration, and fifteen percent must be set-aside for a housing project sponsored or developed by a community housing development organization (CHDO). As in years past, the use of this set-aside has been challenging because there are few CHDOs in the County. The Advisory Committee recommends that 75% (\$266,043) be allocated for 493 Eastmoor, a 72-unit affordable housing development that will target households at 60% AMI or less. The City has already conditionally committed \$1,129,804 in prior year HOME funds (Council Resolution 22-84) to this project.

- 1) **HOME Administration at \$35,472.50:** Encompasses the general administration and planning for all HOME activities. This amount is 10% of the new HOME grant for Fiscal Year 2023-24.
- 2) **Affordable Housing Development at \$319,252.50:** This will be used for the development of affordable housing. As described above, \$266,043 will be allocated for 493 Eastmoor and the balance must be set-aside for a CHDO project.

Summary/Conclusion

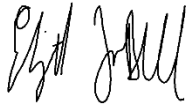
The CDBG Advisory Committee's recommendations for Fiscal Year 2023-24 are eligible uses of CDBG and HOME funds and represent an opportunity for the City to help lower income Daly City families and individuals. Your approval of the HUD Five-Year Consolidated Plan and the Fiscal Year 2023-24 One-Year Action will enable staff to formalize CDBG and HOME recommendations and proceed with

implementation of the housing and community development activities described above.

To date, we have received no written correspondence or verbal comments from the public regarding the recommended allocations or the draft Five-Year Consolidated Plan and One-Year Action Plan.

Staff is available to provide additional information desired by the Mayor or Council Members.

Respectfully Submitted,



Betsy ZoBell
Housing and Community Development Supervisor



Tatum Mothershead
ECD Director

CDBG FY23-24 Funding Table

ACTIVITY	FY23-24 Allocation
Administration	
General Administration	\$ 185,179.00
Project Sentinel/Fair Housing	\$ 20,000.00
subtotal	\$ 205,179.00
Capital Projects	
Early Learning/Childcare Center	\$ 389,230.00
subtotal	\$ 389,230.00
Economic Development	
Renaissance Entrepreneurship	\$ 35,000.00
subtotal	\$ 35,000.00
Housing	
Rebuilding Together/Safe at Home	\$ 63,000.00
CID/Housing Accessibility Modification (HAM) Program	\$ 20,000.00
Habitat for Humanity/Residential Rehab	\$ 396,182.00
City Housing Rehab	\$ 255,880.00
subtotal	\$ 735,062.00
Public Services	
Life Moves/Family Crossroads	\$ 18,000.00
Peninsula Family Service	\$ 30,000.00
Project Read	\$ 20,000.00
subtotal	\$ 68,000.00
TOTAL	\$ 1,432,471.00

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Daly City receives federal funds in the form of Community Development Block Grant (CDBG) funds and HOME funds from the Department of Housing and Urban Development. These funds are integral to the City's efforts to help better the lives of low and moderate income persons in its community. As a grantee, the City is required to prepare a Five-Year Consolidated Plan which incorporates an assessment and analysis of the housing and non-housing community development needs in Daly City. The plan covers the program years beginning July 2023 through June 2028. An Annual Action Plan is prepared for each program year within the Consolidated Plan period. This document includes the Annual Action Plan for the first year of the Consolidated Plan period, FY23-24.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The objectives and outcomes identified in this Consolidated Plan address the housing and community development needs in Daly City. The objectives address these priority needs:

- Maintain and improve housing stock
- Increase the supply of affordable housing
- Preserve housing affordability
- Support public services that serve lower income persons and these groups:
 - Children and youth
 - The homeless
 - Special needs populations
- Facilitate economic development by helping small businesses and entrepreneurs
- Maintain and improve and provide for public facilities that serve lower income households.

The City will collaborate with both public and private organizations to address these needs. In addition, it will work to address barriers to affordable housing and lead based paint hazards. It will collaborate with the San Mateo County Continuum of Care to address homelessness.

3. Evaluation of past performance

The City provides an evaluation of its past performance in the Consolidated Annual Performance and Evaluation Report (CAPER). A CAPER is prepared for each program year and at the end of the Consolidated Plan Period. A CAPER for the ending Planning period (FY2018-FY2022) will be submitted in September 2023.

During the current planning period the City has provided assistance for the development of six affordable homes developed by Habitat for Humanity Greater San Francisco. These homes did not receive federal funds but were instead provided local Housing Trust Fund dollars. The City also used HOME and CDBG funds to help lower income households affected by the COVID-19 pandemic. As of June 30, 2022, CDBG and HOME funds have been used during the current Consolidated Plan period to provide public services and housing assistance during the Plan Period. Some of these accomplishments include:

- Legal services to 558 low income renter households to help stabilize housing and prevent evictions.
- Literacy tutoring to 176 low income persons
- Childcare services for 155 low income households
- Fair housing cases for 23 households
- Transitional shelter for 40 homeless families comprised of 148 persons
- Emergency rental assistance for over 150 households affected by the COVID19 pandemic

These community development and housing funds from HUD have been essential in helping the City provide services to its lower income residents. The City plans to continue its efforts to address the priority needs summarized previously.

4. Summary of citizen participation process and consultation process

The citizen participation process involved two public hearings, a community survey, a community meeting, and public noticing and review period of the draft Consolidated Plan. The consultation process involved surveys of and consultations/interviews with various stakeholders. The City contracted with Root Policy, a community planning and housing research firm, to conduct community outreach for the Consolidated Plan and collaborated with the other entitlement jurisdictions in San Mateo County (County of San Mateo and the cities of Redwood City, South San Francisco and San Mateo) in the process. Sections PR10 and PR15 provide more information on these processes. Results from the community survey can be found in the Appendix.

5. Summary of public comments

There was one written comment submitted during the Public Needs hearing held in December 2022 highlighting the need for affordable childcare in Daly City.

TO BE COMPLETED.

6. Summary of comments or views not accepted and the reasons for not accepting them

TO BE COMPLETED.

7. Summary

This Consolidated Plan includes a needs assessment and market analysis for Daly City. The assessment and analysis inform the City's goals and priorities for housing and community development for the Five Year planning period beginning FY23-24. Funds from the Department of Housing and Urban Development are critical in helping the City meet those needs. Changes to the Consolidated Plan will follow the process for public input as outlined in the City's Citizen Participation Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	DALY CITY	
CDBG Administrator	DALY CITY	Economic and Community Development Department
HOPWA Administrator		
HOME Administrator	DALY CITY	Economic and Community Development Department
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The Housing and Community Development (HCD) division of the City of Daly City's Economic and Community Development department is responsible for preparing the Consolidated Plan as well as administering both the HOME and CDBG programs.

The HCD division also administers the City's Below Market Rate program and serves as staff to the Daly City Housing Development Finance Agency.

Consolidated Plan Public Contact Information

City of Daly City
 ECD/HCD
 333-90th Street
 Daly City, CA 94015
 Tel: (650) 991-8068
 Fax: (650) 991-8070
www.dalycity.org

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Daly City recognizes that consultation is an important part of preparing the HUD Consolidated Plan. In collaboration with the County of San Mateo and other jurisdictions, the City of Daly City reached out to a variety of stakeholders to inform development of the Consolidated Plan. The City also reached out to the Daly City Community Service Center/Daly City Partnership, one of a network of agencies in the County that provides emergency food, shelter, clothing, employment services and short-term counseling.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Daly City enhances coordination between public and assisted housing providers and private and governmental health, mental health and service agencies in several ways. Primarily, it networks with these agencies through participation in consortiums such as the Continuum of Care (CoC). The Continuum of Care meets at least quarterly and has representatives from various agencies including governmental health, mental health and service agencies.

In consulting with various agencies through the process of drafting the Consolidated Plan, the City identifies contacts with whom it can coordinate. Often times, it is knowing who to contact at an agency that is key to engagement and coordination. The quarterly CoC meetings are helpful in facilitating communication and coordination with different agencies. Close collaboration with the other four entitlement jurisdictions that receive CDBG funds also enhances coordination.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

HCD staff is a member of the Continuum of Care (CoC) Steering Committee for San Mateo County which meets at least quarterly to discuss policies and procedures for addressing the needs of homeless persons and persons at risk of homelessness. Through its representation on the Steering Committee, the City is able to vote on the CoC’s governance charter and provide input on the allocation of funds used for homeless shelters and services. The CoC recently established a coordinated entry system for homeless services and while the homeless system redesign was taking place, HCD staff attended

learning sessions and was kept abreast of features of the coordinated entry system which include shelter diversion and coordinated assessment.

In addition to participation in the CoC, the City has directly funded some of the service providers that serve those at risk of homelessness, such as LifeMoves, Samaritan House, and Community Overcoming Relationship Abuse (CORA). As a result of its reduced CDBG allocation in recent years, the City has unfortunately not been able to fund all these agencies, funding only LifeMoves which operates a transitional shelter for families in Daly City.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City does not have ESG funds.

As mentioned previously, the City has representation on the CoC Steering Committee. As a Committee member, the City has input on the development of performance standards and evaluation of outcomes, and the development of funding, policies and procedures for the administration of HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	County of San Mateo Department of Housing
	Agency/Group/Organization Type	Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the County Department of Housing on a regular basis, meeting with them at least quarterly to collaborate on various projects such as the Assessment of Fair Housing (AFH).
2	Agency/Group/Organization	San Mateo County Continuum of Care
	Agency/Group/Organization Type	Services-homeless Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a steering committee member, the City consults with the Continuum of Care (CoC) on a regular basis. It meets at least quarterly to discuss policies and procedures relating to the CoC's network of homeless service providers.
3	Agency/Group/Organization	Housing Authority of the County of San Mateo
	Agency/Group/Organization Type	PHA Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority provided data and information regarding public housing in the County and City. There is no public housing in the City so areas for improved coordination are limited.

4	Agency/Group/Organization	County of San Mateo Health Department
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County Health Dept provided information and data regarding lead-based paint, HIV/AIDS, and non-homeless special needs such as services for seniors and persons with disabilities.
5	Agency/Group/Organization	Community Overcoming Relationship Abuse
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CORA provided data and information on victims of domestic violence in the City.
6	Agency/Group/Organization	Rebuilding Together Peninsula
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Rebuilding Together Peninsula attended a community workshop and provided information on the housing rehab needs in the City.

7	Agency/Group/Organization	LifeMoves
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	LifeMoves provided data and information on homelessness in the City and County, describing the challenges and needs faced by various types of homeless households.
8	Agency/Group/Organization	LEGAL AID SOCIETY OF SAN MATEO COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Fair housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Legal Aid Society of San Mateo County provided eviction data in the City, providing information on the numbers and causes of evictions.
9	Agency/Group/Organization	Project Sentinel
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Project Sentinel provided information on fair housing data and the City discussed possible activities for collaborating on AFH goals.

10	Agency/Group/Organization	County of San Mateo Human Services Agency
	Agency/Group/Organization Type	Services-Elderly Persons Services-Employment Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County Human Services Agency provided data on lead based paint in the City, and information regarding anti-poverty strategies as well as programs and services for the elderly.
11	Agency/Group/Organization	Renaissance Entrepreneurship Center
	Agency/Group/Organization Type	Services-Employment Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Renaissance Entrepreneurship Center attended a community workshop and provided information on technical assistance to microenterprises.
12	Agency/Group/Organization	SMC Office of Sustainability
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Resiliency
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The SMC Office of Sustainability provided information on regional efforts to address impacts of climate change, such as sea level rise and severe weather.
13	Agency/Group/Organization	Daly City Partnership
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Education

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the organization provided input during a stakeholder interview on December 1, 2022.
14	Agency/Group/Organization	Peninsula Family Service
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Input provided during a stakeholder interview on October 26, 2022
15	Agency/Group/Organization	HIP Housing
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Several representatives from HIP Housing provided input during a stakeholder interview on December 6, 2022.
16	Agency/Group/Organization	MENTAL HEALTH ASSOCIATION OF SAN MATEO COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the Mental Health Association of San Mateo County provided input during a stakeholder interview on December 12, 2022.
17	Agency/Group/Organization	Abode Services, inc.
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Abode Services provided input during a stakeholder interview on December 20, 2022.
18	Agency/Group/Organization	Silicon Valley Community Foundation
	Agency/Group/Organization Type	Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the Silicon Valley Community Foundation provided input during a stakeholder interview on December 21, 2022.
19	Agency/Group/Organization	Habitat for Humanity Greater San Francisco, Inc.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Habitat for Humanity Greater San Francisco provided input during a stakeholder interview on January 6, 2023.
20	Agency/Group/Organization	ASSOCIATION OF BAY AREA GOVERNMENTS
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the Association of Bay Area Governments provided input during a stakeholder interview on December 22, 2022.
21	Agency/Group/Organization	Service League of San Mateo County
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the Service League of San Mateo County provided input during a stakeholder interview on January 10, 2023.

Identify any Agency Types not consulted and provide rationale for not consulting

Multiple efforts were made to contact all required agency types for consultation to help inform the development of the Consolidated Plan. However, despite multiple attempts, not all of the agencies contacted responded.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of San Mateo Center on Homelessness	Both plans share the goal of addressing homelessness.
Housing Element/General Plan	City of Daly City	Both plans share the goal of increasing, maintaining and improving the housing stock.
Fair Housing Action Plan	City of Daly City	Both plans share the goal of affirmatively furthering fair housing.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

At the local governmental level, the City cooperates and coordinates with the cities of South San Francisco, San Mateo, and Redwood City and the County of San Mateo. It meets at least quarterly with these jurisdictions to discuss joint monitoring of subgrantees and to share information and best practices with each other regarding Consolidated Plan implementation and compliance with HUD requirements. Since the COVID-19 pandemic, the meetings have been monthly.

The City of Daly City is adjacent to these jurisdictions: Brisbane, Colma, Pacifica, San Francisco, and South San Francisco. With the exception of San Francisco, all the other cities are part of the County of San Mateo. The City cooperates with its neighbors on projects or plans that cross or border jurisdictional lines. Through 21 Elements, a collaboration of all the jurisdictions in San Mateo County that meet regularly to discuss various planning and housing issues, the City collaborates on a regional level. For example, 21 Elements facilitated the collection of data and conducted county-wide webinars on the Housing Element in which the City participated. The City is hoping to participate in other 21 Element initiatives like a nexus study to look at the nexus between housing and development projects. The Consolidated Plan addresses the need to build and rehabilitate affordable housing, so in the event that affordable housing projects are located along Mission St. or located adjacent to another jurisdiction, then cooperation and coordination in project implementation will be required.

Collaboration and cooperation at the State level is something the City looks to, particularly in looking to the State as a source of funding for affordable housing development. In the past, the City has used State funds to complement its CDBG-funded housing rehabilitation program, and previous affordable housing projects have received funding from the State. More recently, the City plans to use State funds from the Permanent Local Housing Allocation (PLHA) fund to provide financial assistance for the development of affordable housing for very low income households.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City has a citizen participation plan which outlines the process for engaging its residents in preparing the Consolidated Plan and Action Plans. Generally, the process requires public noticing, a public comment period, and public hearings. The process impacts goal setting by facilitating communication between the City and its residents regarding community development priorities and needs. For the preparation of this Consolidated Plan, the City took additional steps: a community survey and a community workshop.

On December 13, 2022, the Daly City City Council held a public hearing to obtain citizens' views on community development and housing needs as part of the citizen participation process for preparing the Action Plan and Consolidated Plan. A legal notice announcing the meeting was published in *The Examiner Peninsula* on November 13, 2022, and notices were posted at the libraries, City Hall, and the Daly City Community Service Center. Notices of the hearing were distributed to the school district offices, as well as organizations serving lower income persons. In addition, a notice of the hearing was posted on the City's website. The notice was also available in Chinese, Spanish, and Tagalog.

The community survey the City conducted was available both on-line and on paper. The survey asked residents and community stakeholders to prioritize housing and community development needs. A link to the survey was included in the City's webpage as well as its social media pages such as NextDoor and Twitter. The survey was posted on the City's general e-newsletter as well as the library's e-newsletter. The community workshop was scheduled on November 29, 2022 at the Daly City Council Chambers. Consultants from Root Policy were on hand to facilitate the meeting, but turnout was minimal. A summary of the surveys can be found in the Appendix. The survey results reflect affordable housing to be a high priority for residents.

The draft Consolidated Plan and Action Plan were made available for review between March 23, 2023 and April 24, 2023. The availability of the draft Plans and the notice of public hearing regarding the Plans were posted on March 2023 in the local paper and posted at the libraries and the City's website.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	survey	Minorities Non-English Speaking - Specify other language: Spanish, Chinese and Tagalog Persons with disabilities Non-targeted/broad community	The City participated in a county-wide survey available on-line and at the libraries to prioritize housing and community development priorities. There were 41 responses from Daly City residents. Survey respondents prioritized housing and community development needs.	See Appendix.	Comments accepted.	
3	Public Meeting	Non-English Speaking - Specify other language: Spanish, Chinese, Tagalog Non-targeted/broad community	A community meeting was scheduled at the Daly City Council Chambers on November 29, 2022, but there were no attendees despite meeting notices.	Not applicable.	Not applicable.	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-English Speaking - Specify other language: Spanish, Chinese, Tagalog Non-targeted/broad community	A public hearing was held in December 2022 to hear comments on housing and community development priorities and needs. There was one member of the public that spoke via phone. Peninsula Family Services submitted a written comment.	The caller expressed disappointment in the low number survey respondents so far. Peninsula Family Service Agency write about the need for affordable childcare for low income households with young children.	Comments accepted.	
5	Public Hearing	Non-English Speaking - Specify other language: Spanish, Chinese, Tagalog Non-targeted/broad community	A public hearing will be held on April 24, 2023.	To be completed.	Comments accepted.	

Table 4 – Citizen Participation Outreach

Demo

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Consolidated Plan includes census data and analytical information that provides an overall picture of the housing and community development needs of the City. The information is intended to assist in establishing priorities for allocating resources in a coordinated housing and community development strategy. HUD has provided the data in the following tables using information from the 2013-2017 American Community Survey (ACS).

Needs are assessed in the following areas:

- Housing – housing problems such as substandard housing, cost burden and overcrowding.
- Public housing
- Homeless
- Non-homeless special needs – elderly, frail elderly, persons with disabilities and persons with HIV/AIDS.
- Non-housing community development needs – public improvements and public services.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

HUD has provided 2013-2017 CHAS (Comprehensive Housing Affordability Strategy) data in order to assist in the assessment of housing needs. CHAS data is compiled from custom tabulations of American Community Survey (ACS) data from the U.S. Census. The numbers in the following tables are pre-filled in the Consolidated Planning suite that is used to prepare this Consolidated Plan.

There is an error in Table 5 which shows incorrect numbers for the 2017 Population and Households. Looking at the data source from the ACS and CHAS, the correct numbers are 106,480 for Population and 31,320 for Households. These numbers reflect a six percent increase in population, and an increase of about one percent in the number of households. The rate of increase in population exceeding the rate of increase in the number of households suggests that the number of persons per household has increased resulting in more overcrowding. Table 5 below indicates an almost 20% increase in household median income between 2009 and 2017. The City's median income of \$86,342 is about 22% less than the median income for San Mateo County during the same time period.

Table 6 breaks out the households in Daly City by household income levels. Thirty-three percent (33%) of Daly City households have a family income greater than the HAMFI (HUD Area Median Family Income). This means that sixty-seven percent (67%) of households have incomes at or below the HAMFI, further broken down as follows:

- Extremely Low, household income $\leq 30\%$ HAMFI: 15%
- Very Low, household income $>30\%$ to $\leq 50\%$ HAMFI: 14%
- Low, household income $>50\%$ to $\leq 80\%$ HAMFI: 24%
- Household income $>80\%$ to $\leq 100\%$ HAMFI: 14%

In the tables below, we see the number of household types in the City, and the number of households with housing problems. Housing problems include substandard housing, overcrowding, and housing cost burden. Small Family households are households with two to four members, and Large Family households are households with five or more members. Table 6 shows that the majority of family households are small family households. It also shows us the number of households containing seniors and children 6 years old or younger.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	100,254	17	-100%
Households	30,921	31	-100%
Median Income	\$72,214.00	\$86,342.00	20%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,815	4,385	7,465	4,365	10,285
Small Family Households	1,445	1,820	3,305	2,360	5,410
Large Family Households	380	650	1,375	625	1,715
Household contains at least one person 62-74 years of age	1,305	1,070	1,780	1,215	3,095
Household contains at least one person age 75 or older	1,075	950	1,150	440	1,115
Households with one or more children 6 years old or younger	490	655	1,215	800	785

Table 6 - Total Households Table

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	135	25	50	25	235	0	0	0	4	4
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	345	420	340	175	1,280	10	50	150	60	270
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	245	335	360	240	1,180	95	40	290	185	610
Housing cost burden greater than 50% of income (and none of the above problems)	1,420	1,095	145	15	2,675	940	620	450	140	2,150
Housing cost burden greater than 30% of income (and none of the above problems)	215	655	1,490	380	2,740	325	140	1,030	910	2,405

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	170	0	0	0	170	135	0	0	0	135

Table 7 – Housing Problems Table

Data 2013-2017 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,150	1,875	900	450	5,375	1,045	710	895	390	3,040
Having none of four housing problems	520	870	2,575	1,145	5,110	795	935	3,100	2,375	7,205
Household has negative income, but none of the other housing problems	170	0	0	0	170	135	0	0	0	135

Table 8 – Housing Problems 2

Data 2013-2017 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	815	1,035	710	2,560	450	370	900	1,720
Large Related	210	415	260	885	135	185	265	585
Elderly	695	390	285	1,370	605	175	390	1,170

Demo

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	605	490	660	1,755	135	110	135	380
Total need by income	2,325	2,330	1,915	6,570	1,325	840	1,690	3,855

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	710	550	85	1,345	380	305	255	940
Large Related	210	275	25	510	125	120	45	290
Elderly	495	190	55	740	370	145	115	630
Other	605	390	20	1,015	105	75	45	225
Total need by income	2,020	1,405	185	3,610	980	645	460	2,085

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	445	610	475	315	1,845	65	45	265	130	505
Multiple, unrelated family households	35	110	185	45	375	40	45	175	115	375
Other, non-family households	110	35	40	55	240	0	0	0	0	0
Total need by income	590	755	700	415	2,460	105	90	440	245	880

Table 11 – Crowding Information – 1/2

Data 2013-2017 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2017 ACS Table B25011, there were 2,453 owner occupied single person households, and 3,351 renter occupied single person households; together these 5,804 single person households comprise about 20% of Daly City households. Cost-burdened single person households may be more vulnerable to increases in housing costs than other households because they would have to carry the burden of the increased costs alone, whereas this burden can be shared in multi-person households. Almost 40% of single person households consist of a person over the age of 65. Additionally, senior single person households may need modifications to their homes to make them more accessible (i.e. ramps, grab bars).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

From Table 9 we see that there are 2,540 lower income elderly households that are cost burdened. The ACS estimates that 33% of the population 65 years and older have a disability. Therefore, we can estimate that at least 838 elderly households are cost-burdened and have a disability. To consider all households, not just elderly, we can add the totals in the last row of Table 9 (6570+3855= 10,425) and apply 8.7% to it. This is the percentage of the total civilian noninstitutionalized population estimated to be disabled. This gives us a larger an estimate of 907 households who are cost-burdened and have a disability.

Daly City police department data on domestic violence provides the number of cases of domestic violence, not the number of victims. From 2018 to 2022, there was an average of 129 cases of domestic violence annually. During the same time period, the average number of family domestic cases annually was 523. The City also reached out to Community Overcoming Relationship Abuse (CORA), an organization that assists victims of domestic violence in San Mateo County to inquire about their data relating to Daly City. For the most recent program year (July 1, 2021 through June 30, 2022), CORA

reported serving 507 clients from Daly City. CORA followed up on 363 survivors that were referred by Daly City law enforcement.

What are the most common housing problems?

As indicated earlier, the Housing Needs Summary Tables above only provide data on households at or below the HAMFI which comprise 67% of Daly City households. The Totals columns in Table 7 show that for both Renters and Owners, a housing cost burden greater than 30% of income is the most common housing problem for these households, followed closely by a housing cost burden greater than 50% of income (5,145 and 4,825 households, respectively). Severe Overcrowding (more than 1.51 people per room) is the third most common housing problem for Renters followed by Overcrowding (1.01-1.5 people per room). The reverse is true for Owners where Overcrowding is a problem for more owners than is Severe Overcrowding.

Are any populations/household types more affected than others by these problems?

In Daly City, there are more Owner households than there are Renter households. The breakdown between tenancies is about 60% Owners to 40% Renters. The previous tables show that for lower income households, more Renter households have housing problems than Owner households. The problems of substandard housing and overcrowding affect far more Renter households than Owner households. Table 7 shows that for every lower income Owner household with substandard housing, there are 58.75 Renter households with substandard housing. Table 7 also shows that lower income Renter households are almost three times more likely to have problems of overcrowding and severe overcrowding than Owner households. Table 8 indicates that 64% of lower income households that have one or more of four housing problems (lacking complete plumbing or kitchen facilities, severe overcrowding, cost burden and severe cost burden) are Renter households, compared to 36% that are lower income Owner households.

There is less of a disparity between the number of lower income Renter and Owner households that have a housing cost burden problem. Table 7 shows that for every one Owner household with a housing cost burden greater than 30%, there are 1.14 Renter households; for every one Owner household with a housing cost burden greater than 50%, there are 1.24 Renter households.

Housing cost burden affects both Renter and Owner households more closely. In total, about 16% more Renter households face housing cost burden more than Owner households. Among Renter households, the data shows that extremely low income households are most affected by severe housing cost burden; among Owner households, households between 50-80% of HAMFI are most affected.

Tables 9 and 10 show that there are more Small Related households (for both Renter and Owner households) with housing cost burden problems than there are Large Related households. This is in part due to there being almost three times more Small Family households than Large Family Households. These tables also show that although the total number of elderly renter households facing

housing cost burden exceeds the total number of owner households facing housing cost burden, there are more elderly Owner households at 50-80% HAMFI affected than elderly Renter households at the same income level.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals and families with children who are currently housed but are at imminent risk of losing their housing are generally households who have a severe housing cost burden and no savings. The lack of savings becomes a challenge when household income is reduced due to job loss or inability to work. These households, especially those with children, need to find housing that is more affordable and ideally in proximity to their current residence. If proximity is not possible, there will be a need for access to transportation.

Formerly homeless families and individuals receiving rapid re-housing assistance and are near the termination of that assistance need a stable source of income or a plan for what happens next after the assistance has terminated. Providers of rapid re-housing assistance have case managers that work with these households to help them find permanent affordable housing. As a result of the tight housing market, formerly homeless families and individuals are often unable to find housing in the City that is affordable to them and may have to move out of the area.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable. The City does not provide estimates of the at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Severe housing cost burden is a housing characteristic linked with instability and an increased risk of homelessness. In consultation with homeless service providers and the CoC, other characteristics identified include poor health, mental illness, and lack of affordable child care options which all negatively impact the ability to work and earn income. Overcrowding has also been cited as a

characteristic.

Discussion

The housing problems identified in the CHAS data come as no surprise. Daly City is located in a region where the issue of affordable housing is often in the news. The previous tables have provided data on about two-thirds of Daly City households, the lower income households making 100% of the HAMFI or less. The data show shows that 40% of these households (8,415) have one or more of four housing problems. Overcrowding, particularly for renters, and a housing cost burden for both renter and owner households are problems for these households.

As mentioned in the start of this section, Daly City's median income is less than that of the County. ACS data shows that in 2017, the County median income was \$105,667 compared with \$86,342 for the City. The HAMFI for the region in 2017 was \$115,300, which is 34% more than the median income of Daly City residents. Housing is a regional issue, and people are mobile. As other places in the region have become more expensive, Daly City becomes relatively more affordable; what is considered affordable for the region, may be market rent in Daly City. Because pricing for affordable units uses the regional HAMFI, and the median income of Daly City residents is less than this regional HAMFI, an "affordable" unit will need deeper income targeting to be effectively affordable to lower income Daly City households.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In looking at the tables below, it is first important to look at the racial demographics of the City as a whole. The tables show that the racial group with the most number of housing problems across the different income groups is Asian. This is not to be unexpected given that Asians comprise about 50% of the City's population. The City's household racial demographics are as follows [derived from Table 21]:

- White – 19.5%
- Black – 4.6%
- Asian – 52.4%
- American Indian/Native – .08%
- Pacific Islander – .78%
- Hispanic – 20.3%

The following tables look at the presence of housing problems by race for different income levels. For each income level, we look at the racial and ethnic demographics at the income level to determine disproportionately greater need for any racial or ethnic group. For example, If Asians make up 30% of an income level, we look to see if more than 40% of Asians at the income level have one or more of four housing problems. We will define a 10% differential as an indicator of disproportionately greater need.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,735	775	305
White	725	210	60
Black / African American	300	14	4
Asian	1,440	390	200
American Indian, Alaska Native	0	0	0
Pacific Islander	40	0	0
Hispanic	1,160	140	20

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,375	1,010	0
White	430	415	0
Black / African American	230	100	0
Asian	1,660	315	0
American Indian, Alaska Native	0	0	0
Pacific Islander	25	0	0
Hispanic	975	150	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,310	3,155	0
White	660	620	0
Black / African American	205	190	0
Asian	2,400	1,700	0
American Indian, Alaska Native	0	0	0
Pacific Islander	75	0	0
Hispanic	890	575	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,135	2,230	0
White	360	460	0
Black / African American	35	50	0
Asian	1,140	1,215	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	445	450	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

A review of the data, taking the steps described earlier using the differential of 10%, shows that there is not a disproportionately greater need for any racial or ethnic group in comparison to the needs of that category of need as a whole. In all the income levels, there is no disproportionately greater need identified by racial or ethnic group as the percentage of households with one or more housing problems across racial groups are within 10% of the percentage of households in that racial group.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section is similar to the previous section, but here the housing problems are more severe. The problems of lack of kitchen facilities and complete plumbing facilities are the same. However, in this section, overcrowding is defined as more than 1.5 persons per room and the housing cost burden is over 50% of income. In the previous section, overcrowding is more than 1 person per room and the housing cost burden is over 30% of income.

We analyze the data below in the same way we did in the previous section, looking to see what the racial and ethnic compositions are for each income level.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,195	1,315	305
White	620	320	60
Black / African American	275	44	4
Asian	1,245	585	200
American Indian, Alaska Native	0	0	0
Pacific Islander	10	30	0
Hispanic	975	325	20

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,585	1,805	0
White	340	510	0
Black / African American	145	185	0
Asian	1,370	605	0
American Indian, Alaska Native	0	0	0
Pacific Islander	25	0	0
Hispanic	645	480	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,795	5,675	0
White	240	1,040	0
Black / African American	85	310	0
Asian	1,075	3,025	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	75	0
Hispanic	360	1,110	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	840	3,520	0
White	120	695	0
Black / African American	4	80	0
Asian	475	1,875	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	165	730	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

A review of the data, taking the steps described earlier using the differential of 10%, shows that there is not a disproportionately greater need for any racial or ethnic group in comparison to the needs of that category of need as a whole. In all the income levels, there is no disproportionately greater need identified by racial or ethnic group as the percentage of households with one or more severe housing problems across racial groups are within 10% of the percentage of households in that racial group. The greatest differential identified was 8% at the 30-50% of area median income level. Asians comprise 45% of the population at this income level. The data shows that 53% of the 2,585 households at this income level with one or more of four severe housing problems are Asians. It is likely that Overcrowding is the housing problem that most of these households have since 52% of the population is foreign-born, and 75% of the foreign-born population are from Asian countries where it is not uncommon to have more than one person per room.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section looks at housing cost burdens. It looks at the total number of households paying less than 30% of their income on housing, the number paying 30-50% of their income, and the number paying more than 50% of their income. Those paying more than 50% of their income have a severe housing cost burden.

To assess disproportionately greater need, again we first look at the racial and ethnic composition of the jurisdiction's households as a whole. We use the 10% differential as an indicator of disproportionately greater need.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	18,255	6,810	5,915	340
White	3,860	985	1,195	60
Black / African American	670	340	430	4
Asian	9,915	3,525	2,730	230
American Indian, Alaska Native	25	0	0	0
Pacific Islander	110	100	35	0
Hispanic	3,235	1,700	1,395	20

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion:

From the table above, the demographic breakdown of the jurisdiction's households as percentages is as follows:

White – 19.5%

Black – 4.6%

Asian – 52.4%

Demo

American Indian/Native – .08%

Pacific Islander – .78%

Hispanic – 20.3%

Comparing these percentages to the information in the table above, no disproportionate housing cost burden need is identified. The percentage of households with a housing cost burden need who are members of a particular racial or ethnic group is not 10 percentage points or more than the percentage of households in that racial or ethnic group for the jurisdiction as a whole.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As mentioned in the previous sections, there were no income categories in which a racial or ethnic group has a disproportionately greater need than the needs of that income category as a whole. A disproportionately greater need is identified when the percentage of a racial or ethnic group with a housing problem exceeds the percentage of that racial or ethnic group in that income category by 10%. For example, if an income category is comprised of 30% Asian, then a disproportionately greater need is identified when 40% of Asians in that income category have a housing problem.

If they have needs not identified above, what are those needs?

Daly City has a large immigrant population. According to the 2013-017 American Community Survey, about half of its residents are foreign born. It is estimated that only 33% percent of the population five years old and over speak English only at the home. Sixty-seven percent speak a language other than English and that 29% speak English less than “very well.” Language assistance is a need that racial or ethnic groups may have.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Maps of the demographic concentrations for Asians, Whites, and persons of Hispanic origin are included in the Appendix. Maps are included only for those racial groups that comprise at least one percent of the City’s population. The maps show that no census tract has a concentration of Whites alone that exceeds 40%. Hispanics are mostly concentrated in the eastern part of the City, particularly the census tracts adjacent to Mission Street and the Bayshore neighborhood. All census tracts in the City have at least 31.82% Asians, with several having concentrations exceeding 51.59%.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Daly City does not own or manage any public housing. Midway Village, a 150-unit rental development in the Bayshore neighborhood used to be public housing but was disposed of its public housing status when the Housing Authority of the County of San Mateo (HACSM) transferred ownership in 2011 to SAMCHAI, a Housing Authority-affiliated nonprofit. Midway Village currently receives 100% project-based Section 8 vouchers. HACSM administers the voucher program in San Mateo County which includes Daly City. The HACSM was consulted for the responses to the questions in this section which relate to the County and not just Daly City.

The data provided in the tables below are generated by HUD from reports submitted by the HACSM and apply to their full housing and voucher inventory. Hence, the data is not specific to Daly City. Consultation with HACSM in January 2023 indicates that there are 593 vouchers being used in Daly City, and of these 184 are project-based vouchers.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	97	27	3,474	1	3,470	0	2	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	15,991	33,726	19,085	16,236	19,082	0	21,515
Average length of stay	0	8	7	7	0	7	0	0
Average Household size	0	2	3	2	6	2	0	4
# Homeless at admission	0	1	1	1	0	1	0	0
# of Elderly Program Participants (>62)	0	34	5	839	0	839	0	0
# of Disabled Families	0	12	4	628	0	628	0	0
# of Families requesting accessibility features	0	97	27	3,474	1	3,470	0	2
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	56	14	1,836	1	1,834	0	1	0
Black/African American	0	39	5	1,110	0	1,108	0	1	0
Asian	0	1	8	380	0	380	0	0	0
American Indian/Alaska Native	0	0	0	37	0	37	0	0	0
Pacific Islander	0	1	0	109	0	109	0	0	0
Other	0	0	0	2	0	2	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	45	9	957	1	955	0	1	0
Not Hispanic	0	52	18	2,516	0	2,514	0	1	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Demo

Data Source: PIC (PIH Information Center)

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Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

HACSCM does not have any public housing units. HACSM owns a housing development in Daly City, Midway Village (a formerly Public Housing project converted to Section 8 Project-based) with 150 units of family housing. HACSM has advised that the need and most common request of tenants and applicants on the waiting list for accessible units are ground floor units and grab bars in bathrooms.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

As of December 2022, there were 12,030 applicants on the project-based voucher waitlist with another 15,595 applicants on the tenant-based voucher waitlist. Applicants include a mix of families, single-persons households, seniors, people experiencing disabilities, and more. The most immediate needs of Housing Choice voucher holders are safety, security, good public schools, and transportation or access to public transportation for travel to/from work or school. Housing Choice voucher holders also need affordably priced units and landlords that accept Section 8 participants. Section 8 voucher holders are experiencing much difficulty in finding landlords willing to accept Section 8 participants and finding affordably priced units. Because of the tight and expensive rental market and the limited funds available to HACSM to provide the vouchers, HACSM uses a tiered subsidy table (TST) that allows for families to know exactly how much subsidy they will get as they search for a unit that meets HASMC housing quality standards and rent reasonableness criteria.

How do these needs compare to the housing needs of the population at large

The lack of affordable housing in San Mateo County is a significant issue that impacts low- to moderate-income populations, particularly those individual households and families who are currently using or seeking out housing choice vouchers. One stakeholder shared during consultation that housing in San Mateo County is so expensive that renters who make less than or equal to 80% AMI are all at risk of experiencing homelessness. Given that voucher holders are usually considered extremely low or low income, it's reasonable that they have much more acute housing needs when compared to the population at large.

Discussion

The HACSM is committed to increasing affordable housing choices for families, promoting the self-sufficiency of program participants, and developing administrative efficiencies. Through the MTW Demonstration Program, HACSM has effectively reduced administrative costs, collaborated with other County Departments and organizations to address and support the end to homelessness for San Mateo

County residents, continually refined its focus on activities that increase the potential self-sufficiency of current participants, broadened its commitment to increasing affordable housing choices for families, as well as expanded the overall effectiveness of the agency.

Through collaboration with a broad range of community stakeholders, made possible due to the flexibilities of the MTW program, HACSM has been able to continually take bold steps in supporting San Mateo County (SMC) residents through program innovation and responsiveness. Having the ability to address these local conditions through the MTW Demonstration program has been invaluable. Within these parameters, HACSM has taken active steps to increase and preserve affordable housing options in San Mateo County.

Beginning as a small pilot program in 2000, the HACSM self-sufficiency program has expanded and matured into a premier program in San Mateo County. HACSM has continued to conduct ongoing research into best practices and lessons learned, and through this analysis has continued to refine the program to most effectively support families in becoming financially independent during their time on the program.

In 2014, HACSM expanded the time-limited MTW Self-Sufficiency Program to serve up to 800 households. All new participants admitted through the voucher waiting list now join the self-sufficiency program. To support the participants, HACSM has utilized the cost savings realized through other MTW initiatives to further enrich the resources and staff time dedicated to this important endeavor. For example, in late 2015, HACSM used cost savings and administrative efficiencies realized through the MTW activities to allow Self-Sufficiency staff to dedicate their time solely to provide coaching and mentoring to the Self-Sufficiency families. Instead of annual goal reviews, the Self-Sufficiency staff now has capacity to make direct contact with all families on at least a quarterly basis. This increased contact has resulted in more focused support, timely assistance provided to participants when challenges arise, and witnessing greater success. Due to the success of the self-sufficiency program, in FY2019, HACSM removed the 800 household limit and continued to expand the program. In 2022, based on the historical data, HACSM projects to be able to provide FSS services to 1,500 families over a five-year period.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Daly City has had the largest population in San Mateo County, but results from the 2020 Census shows that the City of San Mateo has surpassed it by less than a thousand people. Among the three largest cities in the County, it appears to have the least number of homeless persons. The 2022 San Mateo County Homeless Census and Survey counted 49 unsheltered homeless persons in Daly City; the counts for the cities of Redwood City and San Mateo 245 and 60, respectively. The lower number of homeless persons in Daly City may be related to the City's proximity to the City of San Francisco. San Francisco borders Daly City to the north and services for homeless persons in San Francisco may be just as or more accessible to Daly City's homeless population than the County's. The Homeless Census counted 716 sheltered persons but did not provide a breakout by cities.

The San Mateo County Continuum of Care (CoC) has been consulted in completing the table and responses below. The data in the table below reports on the results from the County's point-in-time 2022 Homeless Census and Survey; it is not specific to Daly City. The CoC has an estimate on the number of persons experiencing homelessness each year, but it does not have data on the number becoming homeless or exiting homelessness. The CoC guides the implementation of San Mateo County's housing and service system to meet the needs of homeless individuals and families. Its members actively participate in conducting the bi-annual homeless street count that is a requirement for CoCs to receive funding.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	316	70	0	0	0	0
Persons in Households with Only Children	1	0	0	0	0	0
Persons in Households with Only Adults	399	1,022	0	0	0	0
Chronically Homeless Individuals	233	455	0	0	0	0
Chronically Homeless Families	38	29	0	0	0	0
Veterans	31	0	0	0	0	0
Unaccompanied Child	15	34	0	0	0	0
Persons with HIV	2	29	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: 2022 San Mateo County One Day Homeless Count and Survey

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The 2022 San Mateo County homeless census reported the following about the various homeless population types:

- Thirty-nine percent of adults experiencing homelessness are chronically homeless. There were 641 persons in households without children that were chronically homeless. Sixty-seven percent (67%) were unsheltered. Of the 109 family households, 17 (16%) were chronically homeless and eight (47%) were unsheltered.
- There were 109 homeless family households comprised of 386 adults and children. Fifty-six (56%) of people in family households were less than 18 years of age, 5% were between 18 and 24 years old, and 39% were 25 years old and over. Fifty-one (51%) were in emergency shelters. People in family households were predominantly female (55%), Hispanic (57%) and not experiencing homelessness. Families had an average of two children per household.
- Five percent of adults experiencing homelessness were veterans. There were 84 veteran households and 10% were veteran households with children. Seventy-nine (79%) of the homeless veterans were male, and 58% were chronically homeless.
- There were 49 unaccompanied youth households. Sixty-nine percent (69%) were unsheltered and 82% were male.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	424	677
Black or African American	117	218
Asian	30	76
American Indian or Alaska Native	29	66
Pacific Islander	62	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	276	579
Not Hispanic	440	513

Data Source

Comments: 2022 San Mateo County One Day Homeless Count and Survey

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

As mentioned earlier, there were 109 homeless family households. People in family households were predominantly female (55%), Hispanic (57%) and not experiencing homelessness. Families had an average of two children per household. There was 1 veteran family household comprised of three children. This veteran family household stayed at an emergency shelter.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The City does not have data on the nature and extent of homelessness in its jurisdiction by racial and ethnic group. The primary source of data on homelessness is provided by the San Mateo County Human Services Agency, Center on Homelessness and data on the nature and extent of homelessness is generally provided on a County level.

The 2022 San Mateo County Homeless Census and Survey reported the following racial and ethnic composition of the homeless population in the County (sheltered and unsheltered): White – 61%; Black or African American – 19%; Hawaiian or Pacific Islander – 3%; American Indian or Alaska Native – 5%; Asian – 6%; persons of Hispanic origin - 47%. The homeless population is disproportionately Black or African American since the County population of Black or African American is 3%. Similarly, persons of

Hispanic origin also make up a disproportionate share of the homeless population; they make up 25% of the general County population, compared to the 47% of the homeless population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2022 San Mateo County Homeless Census and Survey reported that 1,808 people experienced homelessness on a single night. Of this total, 1,092 (60%) were unsheltered and 716 (40%) were living in emergency shelters or transitional housing. The majority of people experiencing unsheltered homelessness slept in cars or vans (30%) and RVs (26%). An additional 9% slept in vehicles in safe parking programs. The remaining 34% slept on the street (16%), in tents and encampments (16%), or in other locations including abandoned buildings, boats, and other uncategorized vehicles or structures (2%).

Of the homeless households without children, 750 (66%) were unsheltered. These adult-only unsheltered households were comprised of 1,022 persons, of which 427 (42%) were chronically homeless. Of the 109 homeless households with at least one adult and one child, 21 (19%) were unsheltered. People in family households were more likely to be sheltered than unsheltered. These households were comprised of 386 persons, of which 64 (17%) were chronically homeless.

Discussion:

The City of Daly City will work with the CoC to better understand the characteristics of its homeless population. City staff sits on the Steering Committee of the CoC and is currently a member of the Racial Equity sub-committee. As stated earlier, much of the characteristic data on the homeless population is reported at the County level and so the descriptions provided were arrived from county data. The 2022 San Mateo County Homeless census counted 49 homeless persons in Daly City. This is a 17% decrease from the 2019 count, but an almost 300% increase from the 2017 count.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Special needs populations include the elderly, frail elderly, persons with disabilities and persons with HIV/AIDS. This section looks at these populations in Daly City when data is available at the city level. Data for the population with HIV/AIDS is available only at the Eligible Metropolitan Area (EMA) level. This population is discussed towards the end of this section.

The 2013-2017 American Community Survey (ACS) 5-year estimates that 8.7% of the civilian noninstitutionalized population in Daly City have a disability. This percentage goes up with age. Thirty-three (33%) of the 16,943 persons over the age of 65 are estimated to have a disability. For those 7,293 persons age 75 years and over, this percentage is 47.4%. The ACS estimates the percentages below for different disability categories; percentages are provided for the general population, 65 years and over, and 75 years and over:

- Hearing difficulty – 2.5%, 12.3% (age 65 and over), 20.4% (age 75 and over)
- Vision difficulty – 1.5%, 4.4% (age 65 and over), 5.1% (age 75 and over)
- Cognitive difficulty – 2.9%, 7.2% (age 65 and over), 10.8% (age 75 and over)
- Ambulatory difficulty – 5.1%, 21.9% (age 65 and over), 31.9% (age 75 and over)
- Self-care difficulty – 2.1%, 8.3% (age 65 and over), 14.5% (age 75 and over)
- Independent living difficulty – 5%, 18.9% (age 65 and over), 31.9% (age 75 and over)

Describe the characteristics of special needs populations in your community:

In Daly City, it is estimated that 9,254 persons have a disability. Of the population under 5 years the percent with a disability is estimated to be .7%; of those between 5 to 17 years, 3%; of those 18 to 64 years, 4.6%; and of those 65 years and over, 33%. There are an estimated 16,943 persons 65 years and older. The disabilities most disabled seniors face are ambulatory difficulty, independent living difficulty, and hearing difficulty.

The elderly, frail elderly, and persons with disabilities are often on a fixed income since most of them are unable to work. In addition to everyday costs of living, they may also be faced with numerous health care costs.

What are the housing and supportive service needs of these populations and how are these needs determined?

Because many are on a fixed income and have additional expenses for health care, special needs populations have a great need for housing that is affordable. In addition to housing affordability, special needs populations have a need for housing that is accessible. Housing accessibility features include ramps, handrails, handicapped parking spaces, elevators, wider doorways, and lower shelving. Persons with mental illness or substance abuse issues have a need for supportive housing, where housing is combined with services. These services may include job training, case management or substance abuse programs.

A search on the California Department of Social Services website shows that there are 15 licensed assisted living facilities for the elderly with a capacity of 497; there are 12 licensed adult residential facilities with a capacity of 68.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Daly City is in San Mateo County which is part of the San Francisco EMA (Eligible Metropolitan Area). The counties of Marin and San Francisco are the other two counties in the EMA. The 2017-2021 Integrated HIV and Prevention and Care Plan for the EMA had not been updated because of COVID. This Plan provided the following information on the size and characteristics of the population with HIV/AIDS in the EMA:

- As of December 31, 2014, there were 15,955 persons estimated to be living with HIV, and 84.8% live in San Francisco. About 15% live in Marin and San Mateo Counties combined. Approximately 1 in every 111 residents of the EMA is living with HIV. It is estimated that 66.2% of persons living with HIV/ AIDS are living at or below 300% of the 2015 federal poverty level.
- 29% of persons enrolled in the Ryan White HIV/AIDS Program (a federal program providing HIV-related services) do not have health insurance. Homelessness is a critical risk factor for HIV. One in seven persons with HIV speaks a primary language other than English.
- Racial composition of persons with HIV: White (not Hispanic) – 58%; African American – 13%; Asian/Pacific Islander – 6.2%; Latino/Hispanic – 19.9%; Other/Multiethnic – 3.0%
- 91% of persons living with HIV/AIDS are men; 6.6% are women, and 2.4% are transgender.
- There is a significant over-representation of African American women living with HIV. 39% of the women living with HIV are African American while comprising 4.1% of the region's total female population.

Data from December 2022 specific to San Mateo County reported that 1,731 persons were living with HIV/AIDS. These were predominantly male (86.8%), and 59% were 50 years of age or older. Thirty-six percent identified as Latinx.

Discussion:

The special needs populations have a great need for affordable and accessible housing, among other things. To better understand these populations and their needs, the City will continue to maintain and strengthen relationships with those agencies and organizations that work directly with these populations. There may be funds available that are intended to specifically meet the needs of special needs populations. There have been recent projects in the Bay Area that combine these funds to leverage funds available for the development of affordable housing.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Department of Justice published revised regulations for Titles II and III of the Americans with Disabilities Act of 1990 (ADA) in the Federal Register on September 15, 2010, referred to as the 2010 ADA Standards. Adoption of these revised/updated 2010 ADA Standards has resulted in some City facilities that were previously compliant now needing to be modified to meet the newly adopted standards. The City completed its ADA Self Evaluation and Transition Plan in July of 2020 and has identified the need to provide ADA improvements to its public facilities to comply with the current ADA standards. There is also a need for public park and open space facilities as identified in the City's Parks and Open Space Master Plan completed in March of 2020. Parks and Open Spaces provide the community with recreational opportunities and support physical and mental health.

Through the City's community engagement process for preparing this Consolidated Plan, as well as a recent assessment carried out by the San Mateo County Child Care Partnership Council, the San Mateo County Office of Education and San Mateo County Superintendent of Schools, a critical need for additional childcare has been identified. The greatest need is for licensed spaces serving infants, toddlers and preschool-aged children. The City supports the provision of the needed childcare within a high-quality center-based program and has carried out initial feasibility studies to develop a new early learning center on City-owned property.

How were these needs determined?

The American Disabilities Act (ADA) requires that public facilities are fully accessible to and fully usable by all individuals. The updated ADA Self Evaluation and Transition Plan completed in July of 2020, identifies the specific improvements that need to be made to City facilities to meet the 2010 ADA standards. The Daly City Parks and Open Space Master Plan completed in March of 2020, evaluated existing facilities, conducted public outreach, developed goals, and made recommendations to meet the needs of the community.

As mentioned previously, the need for a childcare facility was identified through the Consolidated Plan community engagement process. Root Policy, a community planning and housing research firm retained by the City to assist with the outreach and consultation process, identified affordable childcare through surveys and interviews the conducted with stakeholders. Additionally, data provided in the November 2022 childcare needs analysis mentioned above highlights this need, showing an unmet need for 878 childcare spaces for infants and toddlers.

Describe the jurisdiction's need for Public Improvements:

The City has identified the need for curb ramps, series circuit streetlights and bicycle/pedestrian improvements. The curb ramps facilitate the use of sidewalks by those who use mobility devices/equipment. Streetlights improve visibility for users in the Right-of-Way and increase safety. The bicycle and pedestrian improvements facilitate alternative non-automobile modes of travel. With the completion of the Daly City ADA Self Evaluation and Transition Plan (July 2020) and the Daly City Pedestrian and Bicycle Master Plan (February 2020), the city has a comprehensive list of improvement needed to support accessibility, safety, and alternative modes of travel for all. Studies from a variety of disciplines confirm the community health benefits of walking and bicycling. The San Mateo County Comprehensive Bicycle and Pedestrian Plan cite the following as significant reasons for elevating walking and bicycling as alternative travel modes: congestion reduction, economic competitiveness, environmental protection, and public safety.

How were these needs determined?

The City has a need for curb ramps as required by ADA. Citizens' requests and the City's Community Accessibility and Mobility Plan (CAMP) identify the priority areas for installing the curb ramps, and more curb ramps will be installed as funding allows.

The Pedestrian and Bicycle Master Plan and the ADA Self-Evaluation and Transition Plan mentioned previously identifies the specific needs for public rights-of-way improvements. Improvements include installation of addition ADA compliant curb ramps, signage and markings for bike lanes and pedestrian improvements throughout the City of Daly City. The series circuit streetlights are outdated and have become unreliable. Maintenance records support the need to replace the series circuit streetlights with newer parallel circuit LED streetlights.

Describe the jurisdiction's need for Public Services:

The City recognizes that public services programs provide necessary services at reduced or no cost to low income residents. These programs help free up scarce financial resources to allow lower income people to afford housing and educational opportunities and to maintain or improve their economic situations. The City has identified the following public services as priorities:

- Affordable childcare
- Legal assistance
- Mental health services
- Services and facilities for special needs populations
- Services to affirmatively further fair housing

How were these needs determined?

The public service needs were determined by public input meetings and a community needs assessment survey as well as recent Action Plans. Additionally, consultations with stakeholders and community organizations serving lower income informed the need for public services.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Daly City is the northernmost city in San Mateo County. It is primarily a bedroom community and is home to about 31,000 households. The Housing Market Analysis looks at several areas that inform and guide the strategies to address the housing and community development needs of the City. Areas discussed in this section include the cost and condition of housing, public housing and homeless facilities.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to the 2013-2017 ACS, the City of Daly City has a population of 106,480 persons and 31,320 households. The ACS also indicates that there are about 32,455 dwelling units in the City, with almost half of them single family detached structures. Table 29 below shows that 75% of the ownership units have three or more bedrooms, while the reverse is true for those that rent; about 72% of rental units have less than 3 bedrooms. The fewest type of units are studios, or those with no bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	15,105	47%
1-unit, attached structure	4,990	15%
2-4 units	3,755	12%
5-19 units	3,095	10%
20 or more units	4,975	15%
Mobile Home, boat, RV, van, etc	535	2%
Total	32,455	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	180	1%	1,675	12%
1 bedroom	525	3%	4,165	31%
2 bedrooms	3,815	21%	3,905	29%
3 or more bedrooms	13,290	75%	3,755	28%
Total	17,810	100%	13,500	100%

Table 28 – Unit Size by Tenure

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Below is a list of housing developments that were assisted with federal, state, and local programs.

New construction

- 4619 Brunswick, 206 rental studios for persons 55 years and over, targeting up to 60% AMI

- 3001 Geneva Ave, 6 townhomes for families, targeting 40%-80% AMI
- Midway Village Phase 1, 147 rental units of various bedroom counts, targeting up to 60% AMI
- 6800 Mission: 51 rental units of various bedroom counts, targeting 30%-60% AMI
- 7555 Mission: 36 condominiums for families, targeting up to 50% and 60% AMI
- Parkview: 2 single-family detached for families, targeting up to 60% AMI
- 35 Hillcrest: 39 rental units for seniors, targeting up to 50% AMI
- Habitat Way: 7 single-family detached for families, targeting up to 60% AMI
- DeLong: 4 single-family detached for families, targeting up to 60% AMI
- Schoolhouse Station: 47 rental units for families, targeting up to 50% and 90% AMI
- Vista Grande: 24 rental units for families and others, targeting up to 50% and 90% AMI

Acquisition and Rehabilitation

- Hillside Terrace: 18 rental units for families and others, targeting up to 50% AMI

Rehabilitation – primarily single family detached homes, targeting up to 80% AMI

The City has an affordable housing ordinance that requires market rate developers to include below market rate (BMR) units. The BMR units for ownership projects target households making up to 120% AMI. The BMR units for rental projects target households making up to 80% AMI. The payment of in-lieu fees are an option for rental projects and these fees are deposited into a housing trust fund that may be used to increase the supply of affordable housing for lower income households and help with downpayment assistance.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The California Housing Partnership Corporation, a private nonprofit organization dedicated to helping government and nonprofit housing agencies preserve the supply of affordable housing, maintains a list of properties that may be at risk of losing their affordability. Villa Fontana, a 120-unit apartment in Daly City, is on the list with a high risk level having been funded with a Section 236 Mortgage subsidy. The City has contacted the HUD office to assess the status of Villa Fontana and was told that Section 8 vouchers were provided to residents. There are seven other properties on the list, one is regarded as moderate and the rest are only considered low-risk for being lost from the affordable housing inventory.

Does the availability of housing units meet the needs of the population?

The 2013-2017 ACS reports a homeowner vacancy rate of .4% and a rental vacancy rate of 2%. Real estate professionals generally consider a 5% rental vacancy rate as an indicator of a healthy balance in the rental market. The 2% vacancy rate indicates that the supply of rental housing does not meet demand, resulting in high rents for the available units. The table above indicates that rental housing for

large families is limited given that less than 30% of the rental units have three or more bedrooms.

Describe the need for specific types of housing:

The City has a need for housing that is affordable for all household types. Most of the deed-restricted affordable housing that has been built is targeted for families or seniors. Although the affordable housing needs of this population remain unmet, there is also a need for housing for very low and extremely low income individuals which may be met with smaller units.

Discussion

The ACS reports that there are about 32,000 dwelling units in Daly City, a city of about 100,000 persons and 31,200 households. The City, under California law, is required to update its Housing Element on a regular basis. The Housing Element is a planning document that outlines how the City will meet its housing production goals as set by the Regional Housing Needs Allocation (RHNA) process. Much of housing construction is dependent on market forces, but the City through its zoning policies may help foster development.

The State of California has passed several housing laws since the last Consolidated Plan period. The laws have generated additional funding for affordable housing and have tried to incentivize and streamline housing construction.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The cost of housing is high in the Bay Area, it being one of the most expensive places to live in the country. Within this very high cost area, however, Daly City is relatively more affordable. Data from the San Mateo County Association of Realtors (SAMCAR), shows that in 2022 the median sales price for a single family home in San Mateo County was \$1,910,000 and the median cost per square foot was \$1,150/sqft. By comparison, the median sales price for a single family home in Daly City was \$1,253,000 and the median cost per square foot was \$862/sqft. As housing prices in the area rise, there is upward pressure on rents to rise. While Daly City may be relatively more affordable than neighboring cities, more of its residents are lower income and more vulnerable to the effects of rising sales prices and rents.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	618,200	651,600	5%
Median Contract Rent	1,273	1,799	41%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	895	6.6%
\$500-999	795	5.9%
\$1,000-1,499	2,690	19.9%
\$1,500-1,999	4,355	32.3%
\$2,000 or more	4,770	35.3%
Total	13,505	100.1%

Table 30 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	619	No Data
50% HAMFI	1,594	290
80% HAMFI	6,834	1,005

% Units affordable to Households earning	Renter	Owner
100% HAMFI	No Data	1,955
Total	9,047	3,250

Table 31 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	2,156	2,665	3,188	3,912	4,283
High HOME Rent	1,818	1,949	2,341	2,695	2,986
Low HOME Rent	1,411	1,511	1,813	2,095	2,337

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Table 31 provides information on the number of units affordable to different income levels. Comparing this table to Table 6 in the previous section which shows the number of Daly City households in the different income levels up to the HAMFI, we can see that there is insufficient rental housing for households at incomes below 50% HAMFI, and insufficient ownership housing for households at all income levels included in the table. According to the CHAS data, there are only 619 rental units affordable to households making up to 30% HAMFI but Table 6 in the previous section indicated 4,815 households at this income level; and there are 1,594 rental units affordable to households making between 30%-50% HAMFI, but Table 6 in the previous section indicated 4,385 households at this income level. The discrepancy is less for households at 50%-80% AMI, but a discrepancy remains; 6,834 units affordable at this income level for 7,465 households.

How is affordability of housing likely to change considering changes to home values and/or rents?

Home prices have continued to rise along with rents, making housing less affordable for the City's residents. As people become priced out of more expensive areas such as San Francisco, Daly City becomes a more affordable alternative for some, but becomes increasingly less affordable for others, many of them current residents.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

As shown in Table 32, HOME rents are significantly lower than fair market rent. The fair market rent is more comparable to the area median rent. There is a great need for more affordable housing and both strategies to produce and to preserve affordable housing are important. Daly City does not have much vacant land for development and its housing development strategies will largely depend on funding availability and what development opportunities arise.

Discussion

The San Francisco Bay Area is one of the most expensive places to live in the country. Within this metropolitan area, Daly City is relatively more affordable compared to other cities like San Francisco or other parts of San Mateo County. This makes it attractive to people who have been priced out of more expensive areas, thereby pushing up the housing cost in Daly City for both ownership and rental housing. As Daly City rents go up, more of its current residents may find themselves being priced out. And as home sale prices rise, homeownership becomes more out of reach for Daly City residents looking to buy their first home.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The 2013-2017 ACS data provides information on the housing conditions of the City's dwelling units. According to Table 33 below, 62% of the owner-occupied units have no selected conditions, and 35% have one selected condition. With regards to renter-occupied housing, 36% have no selected conditions and 52% have one selected condition. The four conditions in Table 34 include:

- Lacks complete kitchen
- Lacks complete plumbing facilities
- More than one person per room
- Cost burden greater than 30%

This section looks at the need for housing rehabilitation and estimates the number of lead based paint hazards for low and moderate income households.

Definitions

A dwelling unit in "Substandard Condition" is defined as a dwelling unit in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

A dwelling unit in "Substandard Condition but Suitable for Rehabilitation" is defined as a dwelling unit that does not meet standard conditions but is both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems or maintenance work.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,270	35%	7,015	52%
With two selected Conditions	515	3%	1,555	12%
With three selected Conditions	0	0%	35	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,030	62%	4,895	36%
Total	17,815	100%	13,500	100%

Table 33 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	580	3%	785	6%
1980-1999	2,370	13%	3,400	25%
1950-1979	11,445	64%	7,695	57%
Before 1950	3,425	19%	1,615	12%
Total	17,820	99%	13,495	100%

Table 34 – Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	14,870	83%	9,310	69%
Housing Units build before 1980 with children present	1,165	7%	305	2%

Table 35 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The majority of the City's housing units were built between 1950 and 1979; sixty-four percent (64%) of owner-occupied units and 57% of renter occupied units. Almost 80% of the City's housing units are at least 40 years old. Age itself, however, may not be the best indicator of housing conditions as older homes may be well-built and may have received modernizing renovations. However, the age of the housing stock may be a key factor in determining energy efficiency. Older homes often consume more energy due to inadequate insulation and inefficient appliances. As the City's housing stock ages and wears down, there will be a continued need for rehabilitation and maintenance. The need for housing rehabilitation may be greater in some areas of the City than in others. For example, in the coastal area and in some areas adjacent to San Bruno Mountain, homes are exposed to more extreme

weather. Strong winds and constant exposure to salt air and mist combine to erode paint, rust metal objects and blow away roof shingles. This can lead to advanced states of deterioration to the exteriors of these homes. In lower income census tracts, there may be more deferred maintenance that can lead to faster rates of deterioration of the housing stock.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Table 35 estimates 14,870 owner-occupied and 9,310 renter-occupied units built before 1980. These units, 24,180 in total, represent the estimated number of housing units at risk of lead-based paint hazard. This number is 75% of the housing stock; however, only 5% of these units have children present.

According to Table 6 in Section NA-10 (Housing Needs Assessment) there is an estimated 16,665 households in Daly City making less than 80% of the household area median family income (HAMFI). This is about 53% of the households in Daly City. Applying this percentage to the total number of housing units built before 1980 with children present gives a rough estimate of 779 housing units occupied by lower income families at risk of lead-based paint hazard.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of the County of San Mateo (HACSM) was consulted in completing this section. The HACSM administers the public housing and the Housing Choice Voucher program in the County. There is no public housing in Daly City. Midway Village, a development of 150 units located in Daly City, was previously owned by the HACSM but had its Public Housing status removed in 2011. Replacement vouchers were issued to the residents who were given the option to stay or move elsewhere using their voucher.

The data provided in the tables below are generated by HUD from reports submitted by the HACSM and apply to their full housing and voucher inventory, which includes Daly City. Hence, the data is not specific to Daly City. Consultation with HACSM in January 2023 indicates that there are 593 vouchers being used in Daly City, and of these 184 are project-based vouchers.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	103	179	4,170	0	4,170	6	528	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing units in the jurisdiction.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Not applicable as there are no public housing units in the jurisdiction. There is a plan, however, to redevelop Midway Village and increase the number of units there from 150 to over 500. The redevelopment will be in four phases and the first phase is near completion.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

HACSM's strategy for improving the living environment is to implement more educational and social activities at the community center.

Discussion:

The City of Daly City will collaborate with HACSM where it can to improve the lives of public housing residents.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The County Center on Homelessness was consulted in completing this section. The Center leads the development of homeless system planning and staffs the planning bodies that share responsibility for overseeing the efforts to address homelessness. One of these bodies is the Continuum of Care (CoC) Steering Committee, on which the City has representation. The other planning body is the HOPE Interagency Council (IAC) that oversees the implementation of the County's 10 Year Plan to End Homelessness.

The number of facilities and housing below are part of the County's homeless service system and are located throughout the County.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	237	0	94	125	0
Households with Only Adults	417	96	5	932	0
Chronically Homeless Households	0	0	0	461	0
Veterans	36	0	0	437	0
Unaccompanied Youth	1	0	10	8	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: 2022 San Mateo County Housing Inventory Count

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

San Mateo County's mainstream services are used to complement services targeted to homeless persons in a number of ways:

- The County's Behavioral Health and Recovery Services (BHRS) has several mobile teams that conduct intensive outreach to homeless people with mental health and substance abuse issues on the street, in the shelters, and at the psychiatric Emergency Room. These teams engage with homeless people and help them access treatment and/or housing. BHRS funds in-patient alcohol and other drug treatment programs located throughout the County which serve a larger number of homeless individuals with substance abuse issues. BHRS also funds the majority of the case management services for individuals and families living in Shelter Plus Care funded housing units. BHRS also provides funding for the Spring Street emergency shelter and transitional housing programs which are dedicated to serving homeless persons with mental illness.
- The County's Health Services funds a mobile health van that provides primary health care to homeless people living in emergency shelters. The County's Medical Center coordinates with the CoC to link health services to emergency shelter and permanent supportive housing.
- Homeless service providers link homeless people to mainstream employment and training services. They also provide supplemental resources to help participants overcome barriers to employment such as mental health support, children's services, life skills education and transportation assistance.
- The County's Human Service Agency oversees the Center on Homelessness, as well as the County's Employment Services Division. This Division provides homeless people with connection to employment services and a new locally funded vocational rehabilitation program for homeless people.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

As described previously, there are numerous services and facilities in the County targeted to assist the homeless population. The facilities offer case management and an opportunity for the homeless population to connect with various programs and services to help them. Programs targeting specific populations are described below. Appendix E summarizes the main homeless system components, providers and programs in the County.

- Chronically homeless individuals are able to access single adult shelters. These include Maple Street, Spring Street, Safe Harbor, and WeHOPE. The majority of the County's Shelter PlusCare vouchers as well as several permanent supportive housing complexes target this population.

- Families with children are able to access a motel voucher program specifically targeted for homeless families with children. This program is administered by the County Human Services Agency. There are also permanent housing options available through the Shelter PlusCare Housing Readiness Program. Family Crossroads in Daly City offers transitional housing, a place where homeless families can get stabilized before they move into permanent housing.
- Veterans have access to dedicated beds at the Maple Street Shelter and Haven Family House. In addition, the HACSM operates the VASH permanent housing voucher program for this population, and LifeMoves, a homeless services provider, administers the rapid re-housing and homelessness prevention program for veteran households using SSVF (Supportive Services for Veteran Families) funding.
- Unaccompanied youth have access to an emergency shelter and a transitional housing program operated by StarVista. The HACSM provides time-limited Section 8 vouchers for youth emancipating from foster care who have no housing options through its Family Unification Program (FUP).

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

In Daly City, there are currently 15 licensed assisted living facilities for the elderly with a capacity of 497 persons and 12 licensed adult residential facilities with a capacity of 68. In addition to these care facilities, there are services that target seniors such as Operation Brown Bag which provide a weekly bag of groceries and Meals on Wheels which provides meals to homebound seniors. The City also offers activities and programs for seniors at its Doelger Senior Center. As a part of the Continuum of Care, the City maintains a connection to the network of services available to those with special needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

As mentioned earlier in the non-homeless special needs assessment, the special needs population have a great need for affordable and accessible housing. The elderly, frail elderly, and physically disabled need housing with handicap accessible features such as grab bars and ramps, and housing where care is readily available. Those with substance abuse issues or persons with HIV/AIDS have a need for supportive housing where services are combined to help maintain housing stability. Services may include job training, life skills training, substance abuse programs and case management. Those with special needs may have health issues and or limited income and are vulnerable to high housing cost burdens.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Mental and physical health institutions have discharge policies and programs to help persons access supportive housing. There are social workers and case managers to facilitate discharge from these institutions and connect persons to various programs and services. They have a list of board and care homes as well as information on programs provided by nonprofit social service agencies and the San Mateo County health system. These programs include the In-Home Supportive Services (IHSS) program which provides an alternative to board and care homes and assist people to remain safely in their homes; Home Accessibility Modification program administered by the Center for Independence of the Disabled; and the permanent supportive housing programs for persons with mental illness available through the County's Behavioral Health and Recovery Services Division.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

To address the housing and supportive services identified for persons who are not homeless but have other special needs, the City will work with community agencies that serve seniors and disabled persons such as the Center for Independence of Individuals with Disabilities, an organization that makes minor home modifications to make them more handicapped accessible. This may include installing ramps or hand rails. In addition, the City will coordinate with the County's Health System to provide outreach to Daly City residents about services available.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See previous paragraph.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The governmental constraints to housing development include the following: land use controls, building codes, fees and dedications, permit processing procedures, infrastructure limitations, and environmental reviews. A detailed discussion of governmental constraints can be found in the City's Housing Element which is currently being updated.

In general, anything that increases the cost of development or creates uncertainty is potentially a barrier to construction of affordable housing and residential development. Land use controls, designed to minimize a development's potential impacts, often add to the cost of building. For example, parking requirements easily make a project more expensive. The Building Code, as amended by the City, may require the use of more expensive materials. Fees and dedications, while important in offsetting the costs to the City in planning and regulating development, add to the cost of development. The procedures for permit processing sometimes make for a lengthy process resulting in delays which usually translate to increased costs. CEQA, the California Environmental Quality Act, requires environmental reviews that may delay a project and require mitigating actions that increase costs.

The City updated its Affordable Housing Ordinance in December 2018. This Ordinance requires residential developers to include below market rate units in their developments. The City plans to review the Ordinance during the Consolidated Plan period to assess how the Ordinance impacts development and how it may be revised to ensure that it not deter developers from building more housing in the City.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section looks at the jobs by sector in Daly City and its labor force. Daly City has an educated labor force with the majority of the civilian employed having a Bachelor's degree or higher. Opportunities for workforce training and economic development initiatives are discussed.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	258	7	1	0	-1
Arts, Entertainment, Accommodations	8,376	3,503	18	22	4
Construction	1,752	529	4	3	-1
Education and Health Care Services	9,985	4,830	21	30	9
Finance, Insurance, and Real Estate	2,977	833	6	5	-1
Information	2,008	1,002	4	6	2
Manufacturing	2,292	143	5	1	-4
Other Services	2,351	775	5	5	0
Professional, Scientific, Management Services	6,486	418	14	3	-11
Public Administration	0	0	0	0	0
Retail Trade	5,626	3,610	12	22	10
Transportation and Warehousing	2,961	459	6	3	-3
Wholesale Trade	1,750	86	4	1	-3
Total	46,822	16,195	--	--	--

Table 40 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	61,835
Civilian Employed Population 16 years and over	58,060
Unemployment Rate	6.10
Unemployment Rate for Ages 16-24	25.88
Unemployment Rate for Ages 25-65	4.11

Table 41 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	12,360
Farming, fisheries and forestry occupations	3,355
Service	7,795
Sales and office	15,915
Construction, extraction, maintenance and repair	3,295
Production, transportation and material moving	2,565

Table 42 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	28,495	51%
30-59 Minutes	20,600	37%
60 or More Minutes	6,670	12%
Total	55,765	100%

Table 43 - Travel Time

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,820	235	2,210
High school graduate (includes equivalency)	9,155	335	1,865
Some college or Associate's degree	14,990	995	3,055

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	19,195	925	2,670

Table 44 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	10	470	905	2,140	2,765
9th to 12th grade, no diploma	525	800	1,005	1,940	1,150
High school graduate, GED, or alternative	2,390	2,660	2,955	5,765	3,830
Some college, no degree	5,280	3,825	3,430	6,215	2,840
Associate's degree	620	1,755	1,345	2,470	1,165
Bachelor's degree	1,690	6,450	4,335	7,385	4,455
Graduate or professional degree	60	1,585	1,150	1,885	1,115

Table 45 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,005
High school graduate (includes equivalency)	34,925
Some college or Associate's degree	40,035
Bachelor's degree	48,190
Graduate or professional degree	80,530

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity table earlier, the top three major employment sectors within the jurisdiction are Education and Health Care Services (30% share of jobs), and the sectors of Retail Trade and Arts/Entertainment/Accommodations (each with 22% share of jobs). These three sectors make up 74% of the share of jobs in Daly City.

Describe the workforce and infrastructure needs of the business community:

The workforce needs of the community are well served through the network of high school, local college and university education that is available in the community. Within five miles of our city and within it, there is San Francisco State University, City College of San Francisco, and Skyline College. Both City College and Skyline are community colleges that have workforce development programs. The Educational Attainment By Employment Status table shows that almost 19,000 persons in the labor force (40%) have a Bachelor's degree or higher.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are currently no major changes planned that would appear to have an economic impact during the planning period.

Daly City is a "bedroom community" as reflected in the Business Activity table where there are 2.67 more workers than there are jobs in the city. The issue appears to be more about *job creation* and less *workforce development* to accommodate a healthy jobs-housing balance, particularly job creation in higher paying jobs. Currently, most of the commercial developments in the planning pipeline relate to more employment opportunities in the retail sector. The City's challenge is to attract higher paying jobs.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The skills and education of the current workforce are fairly adequately matched to employment opportunities in the jurisdiction. The Business Activity Table, however, shows that there are some employment sectors where the match is less aligned. The employment sectors of Retail Trade and Education and Health Care Services have a larger share of jobs than workers (10% and 9% differentials, respectively). In contrast, the Professional/Scientific/Management Services sector has a negative 10% differential, indicating that there are 10% more workers in this sector than there are job opportunities in the City.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City of Daly City is not directly involved in workforce training initiatives. Perhaps the most significant workforce development effort affecting Daly City are the activities carried out by Strategic Partnership and Workforce Development Division (SPWD) at Skyline College. SPWD facilitates the delivery of workforce development programs and services designed to meet local labor market needs and to support entry or advancement in the workplace. The City has collaborated with Skyline College in the past to offer its entrepreneurship training.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

As mentioned earlier, Daly City is primarily a bedroom community adjacent to San Francisco. It is a largely built out city and does not have large tracts of land available for major commercial developments such as office parks. It does have, however, two commercial corridors: Mission Street and Geneva Avenue. The City's policy to facilitate development along Mission Street, Geneva Avenue, and other locations within close proximity to public transit, are aligned with the regional efforts to facilitate development near existing or planned transit and other infrastructure. These regional efforts include the Grand Boulevard Initiative and the FOCUS Program. The Grand Boulevard Initiative is a collaboration of public/private organizations to revitalize the El Camino corridor (Mission Street in Daly City) in San Mateo and Santa Clara counties. FOCUS is a regional development and conservation strategy that promotes a more compact land use pattern for the Bay Area. It is led by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC).

According to the State's Local Area Unemployment Statistics, the unemployment rate for San Mateo County has been under 4% since October 2022. The economic development initiatives in the region and in adjacent communities such as San Francisco have impacted economic growth in Daly City. Recently, we have seen expansions in the two regional malls located in Daly City.

Discussion

The City of Daly City is interested in attracting more businesses and jobs in the community. As discussed later, the City regards economic development as an anti-poverty strategy. More and better jobs for its educated workforce hopefully lead to higher income for its residents and improved livelihoods.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Maps 3 and 4 in Appendix D show the percentage of households with any of four housing problems (i.e. substandard housing, overcrowding, cost burden). Housing problems are mapped out for two different income groups: extremely low income (<30%AMI), and low income (31%-50% AMI). Areas of concentration are those census tracts that have the highest percentage of housing problems relative to other tracts in the City. This is signified by the darkest shaded areas on the maps. Natural breaks in the City's data distribution were used for the ranges.

Maps 3 and 4 show that census tract 6015.02, at over 80% of extremely low and low income households, has the highest concentration of households with any of four severe housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Maps in the Appendix show the geographic distribution by census tract of the White, Asian and Hispanic populations. Maps are included only for those racial groups that comprise at least 10% of the City's population. Areas of concentrations are defined similarly as above: those census tracts signified by the darkest shaded areas on the map shows areas of concentration. Natural breaks in the City's data were used to define the ranges.

Most of Daly City's census tracts are comprised of over 50% Asian households. The census tracts with the least concentration of Asian households (less than 30%) are 6004.01, 6006, 6012, 6013, 6016.01 and 6016.04. No other racial or ethnic group comprises more than 50% of a census tract. An area of concentration for White households is a census tract with at least 17.87% White; for Hispanics, it is at least 47.80%. Map 6 shows that households of Hispanic origin are primarily in the eastern part of the city. There are also concentrations in census tracts 6002, 6004.01, 6006, 6013, and 6015.02. Maps 3 and 4 show the percentages of extremely low and low income households with any four of severe housing problems. Map 1 identifies the low-mod income census tracts in the City where the household incomes of at least 50% of the households in the census tract are less than 80% of the HAMFI. Map 2 identifies the qualified census tracts (QCT) where at least 50% of households have incomes below 60% of the HAMFI.

What are the characteristics of the market in these areas/neighborhoods?

The low-mod income census tracts tend to be in the center of the City, with the exception of 6015.02 and 6002. These tracts have both rental and ownership units. Tracts 6012 and 6015.02, identified earlier as having a concentration of households with severe housing problems, consist mostly of multifamily rental apartments. Tract 6002, on the eastern edge of the City includes the 150-unit

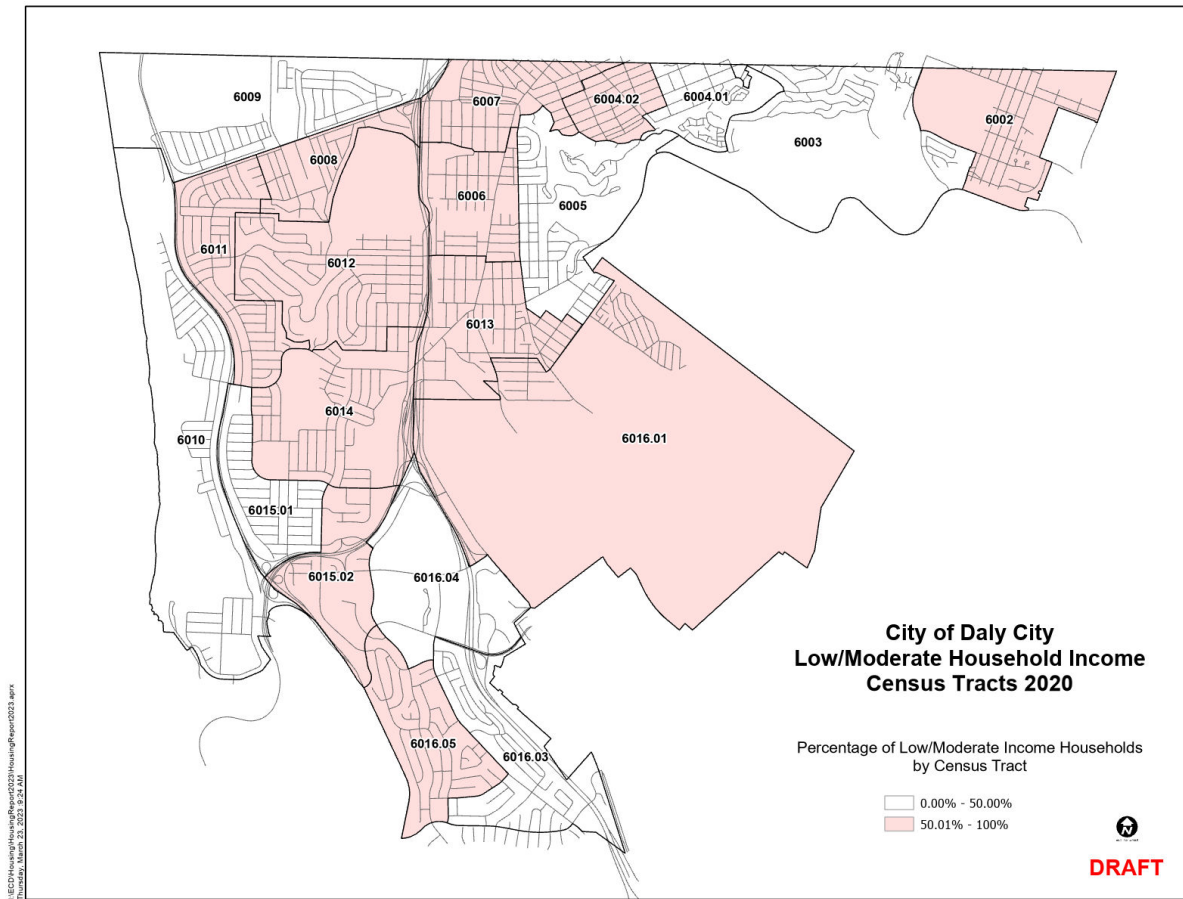
Midway Village formerly owned by the Housing Authority of the County of San Mateo. Tract 6016.01 encompasses the 501-unit Franciscan Mobile Home Park.

Are there any community assets in these areas/neighborhoods?

Several of the above tracts have a community center and/or library. Mission St. runs through tracts 6007, 6006, and 6013. This commercial corridor includes a supermarket, retail, auto-related businesses, and eating establishments. Tract 6012 contains City Hall, a county medical office, and a branch office of the County's Human Service Agency which provides employment services. Tract 6015.02 is adjacent to Serramonte Ridge, a regional mall. Tract 6002 has the Cow Palace and three neighborhood parks.

Are there other strategic opportunities in any of these areas?

The City's two former Redevelopment Project Areas were located along Mission Street and Geneva Ave. Both of these commercial corridors run through low-mod income census tracts (6007, 6006, 6013, and 6012). As mentioned earlier in Section MA-45, the City's updated Housing Element and General Plan include a policy to allow for higher-density mixed use development along these corridors. This policy is intended to facilitate more development which could also foster job and business growth opportunities.



Map 1: Daly City Low-Mod Census Tracts

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The broadband infrastructure exists to provide internet service throughout the City, but a digital divide persists because of the costs associated with internet access. There are costs related to hardware, and costs related to internet service that lower income households may find difficult to bear in light of high housing costs. To address the digital divide, City libraries offer high speed Wi-Fi and have computers with internet access available to the public at no cost. Library staff is available to aid residents in using the technology. The American Rescue Plan Act (ARPA) funds were used to buy new laptops and wi-fi hotspots available at the libraries. Additionally, ARPA funds were used to install wireless internet infrastructure at six community centers, and at the Bayshore neighborhood which is home to many lower income households.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City of Daly City currently has more than one broadband internet service provider serving the jurisdiction. There are resources available for comparing internet providers and improving internet connections. Providers serving Daly City include the following: AT&T, xfinity, Astound, Earthlink, Sail Internet, HughesNet, Viasat, IspMint, Unlimitedville, Etheric Networks. Internet service providers are also trying to address the digital divide by offering low-cost home internet service to qualifying households. Households participating in the Supplemental Nutrition Assistance Program (SNAP) or receive SSI benefits may qualify.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Beginning in February 2021, the County of San Mateo convened a partnership of 36 local governments and special districts in the County to update the San Mateo County Multijurisdictional Local Hazard Mitigation Plan. This plan provides information specific to the partnering jurisdictions, including a capability assessment and hazard risk ranking. For Daly City, the hazard risk ranking is as follows:

- High: Landslide/Mass Movements, Earthquake, Drought
- Medium: Severe weather, Sea Level Rise/Climate Change, Wildfire, Flood
- Low: Dam Failure, Tsunami

To address the high earthquake risk, the City's mitigation efforts include retrofitting water retention structures and adopting retrofit standards for single-family homes. The City has participated in the County Sea Level Rise Vulnerability Assessment coordinated by the County's Office of Sustainability. The Assessment identified impacts to Mussel Rock landfill and increased erosion to the coastal side of the City. Participation in these county-wide and regional planning efforts increases the resiliency of the City, particularly since natural hazards could affect the regional transportation infrastructure. On a more local level the North County Fire Authority (NCFA) has an active Fire Prevention Bureau that conducts fire inspections and educational outreach in the City. These efforts and local residents comprising the Community Emergency Response Team (CERT) contribute to community resiliency.

The plan is available on the County's website at <https://www.smcgov.org/ceo/2021-multijurisdictional-lhmp>.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The vulnerability to these risks of housing occupied by low- and moderate-income households are greater for hazard mitigations that are more costly. For example, lower income households may be less likely to afford retrofits of their homes such as wall bracing to strengthen the basement walls to resist horizontal loads. The risks of landslide/mass movements are greatest in areas around hillsides or bluffs.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This section of the Consolidated Plan identifies the priority needs, the anticipated resources and activities to address those needs, and the institutional delivery structure through which the City will address those needs.

The City's priority needs reflect the housing and community development needs of the City. These include maintaining and improving the housing stock and increasing the supply of affordable housing, providing critical public services to its lower income residents, and maintaining and improving public facilities. The City will be looking to partner more closely with public and private organizations to meet the needs of its residents as federal dollars have declined over the years. Participation in the Continuum of Care is key to the City's efforts to meet the needs of the homeless, and collaboration with public agencies at the regional and State levels is important to accessing additional sources of funding.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City does not have a designated geographic priority area. However, geography is taken into consideration when allocating CDBG funds to public improvements such as curb cuts or improvements to a public facility. These projects must be located in low-mod census tracts where more than 50% of the households have incomes at less than 80% AMI (area median income)

The allocation of HOME funds is considered on a project-by-project basis. Other sources of funding for affordable housing development such as Low Income Housing Tax Credits are highly competitive and projects located near transportation and other amenities are more likely to be awarded funding. The City is built out and opportunities for development are limited. With each opportunity, the City is sensitive to concerns of potentially concentrating affordable and carefully takes this into consideration.

Map 1 in Appendix D shows the low-mod census tracts. These tracts are census tracts 6002, 6004.02, 6006, 6007, 6008, 6011, 6012, 6013, 60114, 6015.02, 6016.01 and 6016.05. Of the 20 census tracts in Daly City, 12 are low-mod census tracts. These census tracts were identified using the Low Mod Income Summary Data (LMISD) provided by HUD.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Increase the supply of affordable housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Develop new affordable ownership units Develop new affordable rental units Acquisition and Rehab
	Description	Affordable housing at various income levels is a priority need. Both affordable ownership housing and rental housing is needed to maintain the diversity of the housing stock. Lack of affordable housign leads to high housing costs which can lead to displacement.
	Basis for Relative Priority	Housing related needs are a high priority.
2	Priority Need Name	Preserve housing affordability
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Persons with Physical Disabilities

	Geographic Areas Affected	
	Associated Goals	
	Description	The loss of affordable housing and lack of affordable housing supply are contributing factors to disproportionate housing needs. Both loss and lack of affordable housing lead to high housing costs which lead to displacement.
	Basis for Relative Priority	Housing related contributing factors or needs are a high priority.
3	Priority Need Name	Maintain and improve the housing stock
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Elderly Elderly Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	Fund residential accessibility improvements. Provide Residential Rehabilitation Program
	Description	With the high cost of new construction and the already insufficient supply of housing, it is important to maintain the City's housing stock. Maintaining the housing stock through rehabilitation before conditions worsen help households to remain in their homes. This is often a more affordable option than looking for a home elsewhere in the City or the region. Maintaining and improving the housing stock also includes making accessibility modifications so that residents can remain in their homes.
	Basis for Relative Priority	Housing related needs are high priority.

4	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Provide public services Provide public services for the homeless
	Description	There is a need to support cost-effective public service programs that serve lower income residents in areas that include housing, fair housing, affordable childcare, youth development, literacy, and homelessness.
	Basis for Relative Priority	Public services provide much needed programs and services that the City is unable to provide directly. Funding public services foster relationships with community-based organizations that strengthen partnerships and collaborations to effectively meet the needs of lower income residents in the community.
5	Priority Need Name	Economic Development
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Encourage economic development

	Description	In prior years, the City has promoted economic development by providing technical assistance to microenterprises to foster entrepreneurship and small business. It is the goal of this effort to create jobs in the community. The current economic climate has created jobs regionally and locally resulting in a low unemployment rate.
	Basis for Relative Priority	Economic development is a high priority, but specifically as it relates to the use of CDBG and HOME funds, it is a lower priority relative to housing.
6	Priority Need Name	Maintain, improve, and provide public facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children
	Geographic Areas Affected	
	Associated Goals	Maintain, provide, and improve public facilities
	Description	In prior years, the City has used CDBG funds for curb cuts and improved handicapped accessibility in public facilities. It has also used a Section 108 to building the Bayshore Community Center. In this ConPlan period, it plans to apply for a Section 108 loan to meet the need for early childcare services by building an early learning center on City property.
	Basis for Relative Priority	The City has received funding to help with the construction of the early childcare center. Like all funding, there are time considerations when the funding must be used. CDBG funds will help with the timeliness of completing the project.
7	Priority Need Name	General Administration/Fair Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle

	Geographic Areas Affected	
	Associated Goals	Affirmatively further fair housing
	Description	The administration of the CDBG and HOME programs requires the preparation of plans and reports, as well as the monitoring of subgrantees and compliance with various regulations. Fair Housing can also be considered an administrative activity.
	Basis for Relative Priority	Program administration and Fair Housing are high priorities.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City does not intend to use funds for this.
TBRA for Non-Homeless Special Needs	The City does not intend to use funds for this.
New Unit Production	Interest rate, land price, labor cost, funding availability, developer, income targeting
Rehabilitation	Interest rate, land price, labor cost, funding availability, developer, income targeting
Acquisition, including preservation	Interest rate, sales price, funding availability, income targeting

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Listed below is information on the anticipated amount of CDBG and HOME funding from the Department of Housing and Urban Development. The expected amounts available for the remainder of the Consolidated Plan takes the Year 1 allocation plus program income and multiples it by four. The CDBG and HOME funds are a portion of the actual costs to address the priority needs identified. The City will continue to explore other sources of funding at the local, regional and State levels, and will work with its public and private partners in doing so. The City will apply for an estimated \$3.2 million Section 108 loan to help finance the construction of an early learning/childcare center.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	977,893	48,000	406,578	1,432,471	4,103,572	CDBG funds will be used to address housing needs, costs related with a Section 108 loan, provide public services and public facilities, and program administration. If funding allows, funds may be used for economic development.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	354,725	0	1,129,804	1,484,529	1,418,900	HOME funds will be used to increase or improve the supply of affordable housing.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Because no one source of funding is sufficient to complete an affordable housing project, various funding sources will need to be combined to fully fund a project. Federal funds alone are not enough to fund a development. Past projects have included public sources of funding as well as private funds, such as monies raised by Habitat for Humanity from individual donors and private foundations. The City will satisfy its matching requirements by encouraging and partnering with developers to compete for tax credits, State funding, and other sources for which projects are eligible.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The San Mateo County Housing Authority owns land in the Bayshore neighborhood and is working with Mid-Peninsula Housing to redevelop the 150-unit Midway Village site for more affordable housing. The Daly City Housing Development Finance Agency also owns land in the Bayshore neighborhood that is adjacent to the Cow Palace. The Agency has an executed Exclusive Right to Negotiate with Bridge Housing, a nonprofit housing developer, to develop affordable housing on the site. Both sites present opportunities to address the need for more affordable housing identified in the Plan.

Discussion

The previous Consolidated Plan period has seen CDBG and HOME allocations rise and fall slightly. The estimated amounts for the remainder of the upcoming Consolidated Plan period are based on the Year 1 allocation. CDBG and HOME funds allow the City to support community organizations that provide valuable services to lower income residents and to build much needed affordable housing. This financial support helps organizations and development projects raise funding from other public and private sources.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DALY CITY	Government	Ownership Planning Rental	Jurisdiction
SAN MATEO COUNTY	Government	Ownership Planning Rental public services	Region
HIP Housing	Non-profit organizations	public services	Region
LifeMoves	Non-profit organizations	Homelessness	Region
Center for Independence of Individuals with Disabilities	Non-profit organizations	Non-homeless special needs Ownership	Region
San Mateo County Health System	Government	Non-homeless special needs Planning	Region
San Mateo County Continuum of Care	Continuum of care	Homelessness	Region
Rebuilding Together Peninsula	Non-profit organizations	Non-homeless special needs Ownership	Region
DALY CITY YOUTH HEALTH CENTER	Public institution	public services	Jurisdiction
JOHN'S CLOSET	Non-profit organizations	public services	Jurisdiction
Peninsula Family Service	Non-profit organizations	public services	Region
PROJECT READ	Departments and agencies	public services	Region
LEGAL AID SOCIETY OF SAN MATEO COUNTY	Non-profit organizations	public services	Region
Project Sentinel	Non-profit organizations	public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Housing Leadership Council of San Mateo County	Non-profit organizations	Ownership Planning Rental	Region
COMMUNITY OVERCOMING RELATIONSHIP ABUSE (CORA)	Private Industry	Homelessness Non-homeless special needs	Region
Habitat for Humanity Greater San Francisco, Inc.	Non-profit organizations	Ownership	Region
Daly City Partnership	Non-profit organizations	Homelessness Rental	Jurisdiction
Renaissance Entrepreneurship Center	Non-profit organizations	Economic Development	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system's strengths include the fostering of partnerships, collaboration, and leveraging of funding and resources between private and public entities. In San Mateo County the five jurisdictions that receive HUD funding meet monthly to exchange best practices and share information. The Continuum of Care also meets quarterly and provides an opportunity to interact with the various players and stakeholders engaged in the County's service delivery system to address homelessness. These collaborative efforts are key to effectively addressing needs in the community. The City is unable to be completely versed in the various needs of different members of its community, such as the homeless or those with special needs, that it is necessary to consult and partner with agencies that more directly serve these populations. Gaps in the institutional delivery system include the lack of funds to fully meet the needs of the community. For example, the City has had to reduce its number of grantees because of decreases to its CDBG allocation.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		X
Mortgage Assistance	X		X

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The service delivery system addressing the needs of homeless persons is primarily coordinated at the County level, and the San Mateo County Continuum of Care (CoC) of which the City is a member, is an integral part of this system. The City has a membership seat on the CoC Steering Committee which is the planning and decision-making group that provides local oversight of the community's federal target homeless assistance funding. The County's Human Service Agency which oversees the Center on Homelessness, is undertaking a wide range of efforts outlined in its *CoC Strategic Plan on Homelessness (July 2022-June 2025)* to meet the needs of homeless persons and those at risk of homelessness:

Chronically homeless people: The County has been expanding capacity in permanent supportive housing by maximizing existing voucher capacity. Housing locator services and landlord outreach will be implemented to increase the number of units available to voucher holders, and resources will be coordinated to ensure chronically homeless people have access to supportive services.

Families with Children: To reduce the number of unsheltered families, the County has implemented shelter diversion, and targeted rapid re-housing assistance to unsheltered and high need families. Housing programs for homeless families include motel vouchers, shelter, and transitional housing.

Veterans: The County is expanding staffing to coordinate initiatives for homeless veterans. This will include developing a “by name” registry of homeless veterans in the County and prioritizing veterans for access to available housing assistance.

Youth: Through the Coordinated Entry System, the County prioritizes homeless youth include former foster youth. The County Human Service Agency and Department of Housing coordinate to fully use existing voucher capacity in the FUP program for youth leaving the foster care system to ensure they do not become homeless.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strengths of the service delivery system include the County’s commitment to make progress toward ending homelessness, a strong history and culture of inter-agency collaboration to improve service delivery for homeless people, and several major funding streams that can be leveraged and aligned to support the development and refinement of an effective Homeless Crisis Response System. Over the past several years, the County has put into place all the key elements of the system, including outreach (HOT), Coordinated Entry, interim housing (emergency shelters and short-term transitional housing), an expanding supply of rapid re-housing and permanent supportive housing. Robust performance measurement and data analysis is used to assess progress and make improvements on an ongoing basis.

System challenges or gaps in the system include the need for greater targeting and prioritization of unsheltered individuals and families, right-sizing the system to speed movement from homelessness to housing, and expanding permanent housing options in a high cost rental market. While most families in the community experiencing a housing crisis can access shelter or transitional housing, unsheltered homelessness among single adults continue to be an ongoing challenge in San Mateo County. Single adults make up the majority of the homeless people in the community, and there is a need to invest proportionally great resources for single adults while maintaining the commitment to families and ending family homelessness. There are also challenges related to program access in both family and adult programs and a need for greater prioritization based on housing need and vulnerability.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The strategy for overcoming gaps in the institutional structure and service delivery system will involve coordination and collaboration with the different entities, both public and private, within the delivery system. Coordination in the following areas will be required:

- Addressing the lack of affordable housing
- Maintaining relationships with the County health care system, workforce development system, and criminal justice systems.
- Specific to homelessness, implementing a Housing Crisis Resolution System that includes a coordinated entry system, robust shelter diversion program, right-sizing of interim housing programs, expansion of rapid re-housing capacity, and maximization of permanent supportive housing programs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Develop new affordable ownership units	2023	2027	Affordable Housing		Increase the supply of affordable housing		Homeowner Housing Added: 5 Household Housing Unit
2	Develop new affordable rental units	2023	2027	Affordable Housing		Increase the supply of affordable housing	HOME: \$1,596,262	Rental units constructed: 71 Household Housing Unit
4	Fund residential accessibility improvements.	2023	2027	Affordable Housing Non-Homeless Special Needs		Maintain and improve the housing stock	CDBG: \$100,000	Homeowner Housing Rehabilitated: 45 Household Housing Unit
6	Acquisition and Rehab	2023	2027	Affordable Housing		Increase the supply of affordable housing		Rental units rehabilitated: 5 Household Housing Unit
9	Affirmatively further fair housing	2023	2027	Affordable Housing Fair housing		General Administration/Fair Housing	CDBG: \$100,000	
13	Provide Residential Rehabilitation Program	2023	2027	Affordable Housing Non-Homeless Special Needs		Maintain and improve the housing stock	CDBG: \$2,363,918	Homeowner Housing Rehabilitated: 65 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Provide public services	2023	2027	Non-Housing Community Development		Public Services	CDBG: \$340,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
15	Provide public services for the homeless	2023	2027	Homeless		Public Services	CDBG: \$90,000	Public service activities for Low/Moderate Income Housing Benefit: 60 Households Assisted
17	Encourage economic development	2023	2027	Non-Housing Community Development		Economic Development	CDBG: \$175,000	Other: 1 Other
18	Maintain, provide, and improve public facilities	2023	2027	Non-Housing Community Development		Maintain, improve, and provide public facilities	CDBG: \$1,441,230	Other: 1 Other
19	Administration and Coordination	2023	2027	Non-Housing Community Development		General Administration/Fair Housing	CDBG: \$925,895 HOME: \$177,363	

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Develop new affordable ownership units
	Goal Description	Work with developers to build affordable ownership units for lower income households. Affordable projects targeting lower incomes may require HOME funds. New ownership units affordable to households at 120% may be created pursuant to the City's Affordable Housing Ordinance. These units would not receive HOME funds.
2	Goal Name	Develop new affordable rental units
	Goal Description	Work with affordable housing developers to build new rental housing for low income households. Staff is working with a developer to advance the development of a 71 unit affordable housing project in the City. This project has a conditional commitment of prior year HOME funds. The City's Affordable Housing Ordinance may result in affordable rental projects that would not involve HOME funds.
4	Goal Name	Fund residential accessibility improvements.
	Goal Description	This program addresses the needs of seniors and those with physical disabilities by providing assistance to install accessibility modifications in homes. Estimate assisting 8 households annually.
6	Goal Name	Acquisition and Rehab
	Goal Description	The City continues to explore Work with developers to identify rental housing that may be acquired, rehabbed and kept affordable to lower income households. Without a nonprofit developer acquiring the building, it may be acquired by a new owner who will increase rents and result in displacement of the existing tenants.
9	Goal Name	Affirmatively further fair housing
	Goal Description	This goal includes the educating and informing the community about fair housing, responding to complaints, and conducting audits. Provide assistance to households possibly facing housing discrimination by conducting an investigation or opening a case. Estimated 10 persons assisted annually with a case.
13	Goal Name	Provide Residential Rehabilitation Program
	Goal Description	The City has provided a Residential Rehab program that offers senior grants and various rehab loans to lower income households. This program has been complimented by the work of Rebuilding Together Peninsula which does minor home repair. This program will also be complemented by the work of Habitat for Humanity Greater San Francisco.

14	Goal Name	Provide public services
	Goal Description	Lower income households have various community development and housing needs. It is the goal of the City to support the provision of services that support youth, childcare, literacy, renter households and the homeless.
15	Goal Name	Provide public services for the homeless
	Goal Description	Provide shelter to homeless persons along with a program to assist them in moving to permanent housing after their shelter stay. Estimated to provide service to 12 households or 30 persons annually.
17	Goal Name	Encourage economic development
	Goal Description	The City's goal for economic development includes increasing the standard of living for its residents, retention and expansion of small businesses, and achieving economic stability through job creation. In prior years, the City has used CDBG funds to fund technical assistance for microenterprises and entrepreneurs. Depending on the availability of CDBG funds in the future, the City may fund such programs again. During the Consolidated Plan period, the City will be working to develop a couple of commercially zoned sites that were formerly owned by the Redevelopment Agency.
18	Goal Name	Maintain, provide, and improve public facilities
	Goal Description	The City has identified the need for curb ramps and bicycle/pedestrian improvements. It has also identified the need to increase childcare services for young children. The City will apply for a \$3.2 million Section 108 loan to help finance the a childcare facility.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City has conditionally committed HOME funds to a project that proposes 71 units of affordable housing to households at 60% AMI or less. This project is undergoing an environmental review and working on lining up all its funding.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable. There is no public housing in Daly City.

Activities to Increase Resident Involvements

There is no public housing in Daly City. The City, however, did consult with HASMC who indicated that Housing Authority staff encourage residents to report maintenance issues inside and outside their apartments. This provides staff with valuable information, as well as gives the residents a sense of responsibility for their surroundings. Meetings are held with residents to inform them of all upcoming work scheduled to take place, gather resident feedback and special requests. There is a resident site representative in charge of general cleaning of the entire complex, as well as monitoring safety and resident compliance with House Rules.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Daly City's strategy to remove or ameliorate the barriers to affordable housing focuses on the governmental constraints. This strategy looks at the constraints that increase development costs and how these costs may be reduced. As a result, the City has allowed for denser developments, reduced parking requirements for affordable housing projects, and a more streamlined review process for affordable housing projects.

The City cannot affect labor, land, or financing costs. However, it can help ameliorate the barrier of neighborhood opposition by encouraging developers to meet with neighborhood groups regarding their proposed projects. Such a meeting can help educate both the developer and the neighborhood on issues that need to be addressed in order to have a successful affordable housing project built.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As mentioned previously, the Center on Homelessness which operates through the San Mateo County Human Service Agency, coordinates the homeless service delivery system in the County. Over the last decade, the County has partnered with cities and non-profit providers to implement multi-disciplinary Homeless Outreach Teams (HOT). The HOT teams conduct outreach, engage with unsheltered homeless people, work to identify their individual service needs, and assist with a housing plan. The HOT teams cover the whole County, with a focus on areas that have a large number of unsheltered and chronically homeless adults. The City is not a focus area as it does not have a large number of unsheltered persons relative to other areas in the County.

Located across from City Hall is the Daly City Community Service Center, which is part the County's network of core service agencies that provide emergency rental assistance, case management and other housing assistance. The Center is part of the County's Coordinated Entry System which provides initial screening and housing assessment to persons who are homeless.

Addressing the emergency and transitional housing needs of homeless persons

Interim housing, both emergency shelter and transitional housing, is a critical element of San Mateo County's homeless crisis response system. It is a short-term intervention designed to serve as a safety net for households who are unsheltered or in the midst of a housing crisis and have no alternative housing options. These programs provide an entry point into stabilization services and help move households towards permanent housing as quickly as possible.

The City, through its membership and participation in the Continuum of Care (CoC), is represented in discussions pertaining to the role of interim housing in the County's homeless response system. There are currently 19 emergency shelter or transitional housing programs in the County. Some programs are dedicated to special populations, including programs for homeless youth, veterans and people experiencing domestic violence. The City has used CDBG funds to assist in the operations of several shelters (Family Crossroads, Safe Harbor, Maple St., and Spring Street). With the reduction of CDBG funds, the City is unable to continuing funding all these shelters. During the last Consolidated Plan period, it was able to fund Family Crossroads, transitional housing for families operated by LifeMoves, located in Daly City.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that

individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

As mentioned earlier, Daly City is located in a county and region where the cost of housing is very high, making it extremely difficult to find permanent housing for those who have become homeless. As part of the County's effort to transition homeless individuals to permanent housing, the County supports rapid re-housing programs. Data suggests that rapid re-housing can be an important tool for moving people out of homelessness and into permanent housing, especially if combined with housing location and stabilization services. Currently there are several CoC-funded rapid re-housing programs operating in the County. There are two such program serving veterans funded through the Veterans Administration. Another important component of transitioning people into permanent housing is maximizing the inventory of permanent supportive housing (PSH). The County prioritizes its PSH inventory for chronically homeless people with very high service needs and high levels of functional impairment.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The County's Human Service Agency works collaboratively with system partners (foster care, hospitals, treatment programs, jail) to integrate into discharge policies and protocols the County's homeless service delivery system. This system assists in identifying housing solutions and entering the shelter system would be a last resort. The County's plan to end homelessness has a goal that all individuals exiting an institution will have access to interim housing if needed and a permanent housing plan prior to discharge. This will require coordination with discharge units to support reunification with the client's home community and expansion or repurposing of dedicated interim housing for clients exiting institutions.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City's actions to address LBP hazards and increase access to housing without LBP hazards include the following:

- Continue the lead hazard evaluation and reduction activities of Daly City's Residential Rehabilitation Program and CDBG-funded minor home repair programs.
- Cooperate with the County of San Mateo, other local jurisdictions and the private sector in efforts to reduce lead-based hazards.
- Provide public information and education on lead-based paint hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

The action of lead hazard evaluation is directly related to the extent of lead poisoning and hazards. The rehabilitation program tests for lead when necessary and requires contractors to conduct safe practices to minimize lead hazards.

How are the actions listed above integrated into housing policies and procedures?

As part of the City's housing policies and procedures, all households receiving rehabilitation assistance are given the "HUD/EPA booklet "Protect your Family from Lead in your HOME." In addition, a lead paint assessment under HUD Appendix A environment checklist is completed as required for each unit.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's anti-poverty strategy is to encourage economic development, support services that enable low income persons to obtain or maintain employment, and facilitate access to various services available to poverty-level families. Economic development generates jobs which in turn improve economic opportunities for lower income households. Public services that provide childcare or literacy training help poverty-level families maintain employment or improve their job skills. The Daly City Community Center provides information and referral to assist poverty-level families access benefits and assistance for which they may be eligible. The City's proposal to build a childcare center can also help as an anti-poverty strategy because it may allow more people with small children to enter the workforce. The lack of affordable childcare has sometimes been a detriment for households with small children.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Inadequate income, due to underemployment/unemployment or loss of welfare benefits, contributes to homelessness, overcrowding, and other housing problems. In this sense, the City's anti-poverty strategy to increase economic opportunities, are directly related to the City's housing strategies. Families need incomes to afford housing, and housing must be affordable on their incomes. Through the City's efforts to encourage economic development, to support public services for lower income households, and to provide coordination and access of services through the Daly City Community Service Center, the goals of combating poverty and providing housing are tied together.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's Economic and Community Development (ECD) department has established monitoring procedures and monitoring checklist to ensure that its subrecipients comply with federal program requirements and City policies. These monitoring activities include desk review of requests for reimbursements so ECD staff can ensure compliance with eligible CDBG expenditures, and on-site monitoring visits where ECD staff can review program files and meet with program staff. The City also has monitoring procedures for its HOME-assisted projects, conducting on-site physical inspections and reviewing tenant rolls and files. For both CDBG and HOME-assisted projects, the City often coordinates on-site monitoring visits with neighboring entitlement or participating jurisdictions that have also funded the same project. This coordination helps facilitate the monitoring process for both the ECD and the subrecipients.

The City prepares a number of reports to HUD which serve as a check on compliance with HUD requirements such as minority business outreach and comprehensive planning requirements. ECD prepares a calendar for the program year which identifies the public hearing and noticing requirements schedule for the HUD Consolidated Plan and Annual Plan, as well as the Consolidated Annual Performance and Evaluation Report (CAPER).

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Listed below is information on the anticipated amount of CDBG and HOME funding from the Department of Housing and Urban Development. The expected amounts available for the remainder of the Consolidated Plan takes the Year 1 allocation plus program income and multiples it by four. The CDBG and HOME funds are a portion of the actual costs to address the priority needs identified. The City will continue to explore other sources of funding at the local, regional and State levels, and will work with its public and private partners in doing so. The City will apply for an estimated \$3.2 million Section 108 loan to help finance the construction of an early learning/childcare center.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	977,893	48,000	406,578	1,432,471	4,103,572	CDBG funds will be used to address housing needs, costs related with a Section 108 loan, provide public services and public facilities, and program administration. If funding allows, funds may be used for economic development.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	354,725	0	1,129,804	1,484,529	1,418,900	HOME funds will be used to increase or improve the supply of affordable housing.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Because no one source of funding is sufficient to complete an affordable housing project, various funding sources will need to be combined to fully fund a project. Federal funds alone are not enough to fund a development. Past projects have included public sources of funding as well as private funds, such as monies raised by Habitat for Humanity from individual donors and private foundations. The City will satisfy its matching requirements by encouraging and partnering with developers to compete for tax credits, State funding, and other sources for which projects are eligible.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The San Mateo County Housing Authority owns land in the Bayshore neighborhood and is working with Mid-Peninsula Housing to redevelop the 150-unit Midway Village site for more affordable housing. The Daly City Housing Development Finance Agency also owns land in the Bayshore neighborhood that is adjacent to the Cow Palace. The Agency has an executed Exclusive Right to Negotiate with Bridge Housing, a nonprofit housing developer, to develop affordable housing on the site. Both sites present opportunities to address the need for more affordable housing identified in the Plan.

Discussion

The previous Consolidated Plan period has seen CDBG and HOME allocations rise and fall slightly. The estimated amounts for the remainder of the upcoming Consolidated Plan period are based on the Year 1 allocation. CDBG and HOME funds allow the City to support community organizations that provide valuable services to lower income residents and to build much needed affordable housing. This financial support helps organizations and development projects raise funding from other public and private sources.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Develop new affordable ownership units	2018	2023	Affordable Housing		Increase the supply of affordable housing Preserve housing affordability		
2	Develop new affordable rental units	2018	2023	Affordable Housing		Increase the supply of affordable housing	CDBG: \$0 HOME: \$1,246,147	Rental units constructed: 71 Household Housing Unit
3	Fund residential accessibility improvements.	2018	2023	Affordable Housing Non-Homeless Special Needs		Maintain and improve the housing stock	CDBG: \$20,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
4	Acquisition and Rehab	2018	2023	Affordable Housing		Preserve housing affordability		
5	Affirmatively further fair housing	2018	2023	Affordable Housing Fair housing		Preserve housing affordability	CDBG: \$20,000	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Provide Residential Rehabilitation Program	2018	2023	Affordable Housing Non-Homeless Special Needs		Maintain and improve the housing stock	CDBG: \$715,062	Homeowner Housing Rehabilitated: 13 Household Housing Unit
7	Provide public services	2018	2023	Non-Housing Community Development		Public Services	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
8	Provide public services for the homeless	2018	2023	Homeless		Public Services	CDBG: \$18,000	Public service activities for Low/Moderate Income Housing Benefit: 30 Households Assisted
9	Encourage economic development	2023	2027	Non-Housing Community Development		Economic Development	CDBG: \$35,000	Businesses assisted: 40 Businesses Assisted
10	Maintain, provide, and improve public facilities	2023	2027	Non-Housing Community Development		Maintain, improve, and provide public facilities	CDBG: \$389,230	

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Develop new affordable ownership units
	Goal Description	

2	Goal Name	Develop new affordable rental units
	Goal Description	
3	Goal Name	Fund residential accessibility improvements.
	Goal Description	
4	Goal Name	Acquisition and Rehab
	Goal Description	
5	Goal Name	Affirmatively further fair housing
	Goal Description	
6	Goal Name	Provide Residential Rehabilitation Program
	Goal Description	This goal includes the work of the City program, Habitat for Humanity and Rebuilding Together.
7	Goal Name	Provide public services
	Goal Description	This goal includes the work of Peninsula Family Services and Project Read.
8	Goal Name	Provide public services for the homeless
	Goal Description	
9	Goal Name	Encourage economic development
	Goal Description	
10	Goal Name	Maintain, provide, and improve public facilities
	Goal Description	Work on development of Early Learning Childcare Center. This will include costs associated with a Section 108 loan.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City issued a Request for Proposal (RFP) in December 2022 for FY23-24 CDBG funds. Various community service agencies submitted applications and the City was able to fund requests. The City has a two-year CDBG funding cycle and will not issue an RFP for FY24-25 CDBG funds. Activities funded in FY23-24 will be renewed pending CDBG and HOME funding availability in 24-25 and satisfactory project performance. The City will be applying for a Section 108 loan to help finance an Early Learning Childcare Center on City property. The City will continue to assess affordable housing projects in which to invest its HOME funds.

Projects

#	Project Name
1	2023 CDBG Program Administration
2	Rebuilding Together Minor Home Repair
3	Residential Rehab Program
4	CID/Housing Accessibility Modification (HAM) Program
5	LifeMoves Family Crossroads
6	Project Sentinel/Fair Housing
7	2023 HOME program administration
8	Affordable Housing Development
9	Peninsula Family Service
10	Early Learning Childcare Center
11	Microenterprise Assistance
12	Project Read

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Affordable housing is an underserved need in the City. The City has prioritized the allocation of housing rehabilitation because maintaining and improving the housing stock continues to be an important key to maintaining housing affordability. It is more cost-efficient for residents to stay and improve their homes, as opposed to buying a new home elsewhere when the cost of for-sale housing is out of reach for many people. The City was able to fund all funding requests for CDBG funds.

In recent years, there have been some organizations that have chosen not to apply for CDBG funds because they find the administration of the funds to be burdensome. Additionally, the high cost of living

is presenting a challenge to nonprofit organizations that are having difficult retraining staff. Both of these are obstacles to addressing underserved needs.

Affordable housing continues to be an underserved need. An obstacle to meeting this need is the high cost of construction and limited funds available for affordable housing. Daly City will use its HOME funds towards developing affordable housing and partnering with affordable housing developers to leverage these limited funds with other sources.

AP-38 Project Summary
Project Summary Information

1	Project Name	2023 CDBG Program Administration
	Target Area	Daly City
	Goals Supported	
	Needs Addressed	General Administration/Fair Housing
	Funding	CDBG: \$185,179
	Description	Program administration for PY23-24 CDBG allocation.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	333 - 90th St., Daly City, CA
	Planned Activities	Writing reports, planning activities, monitoring contracts, ensuring compliance with CDBG requirements
2	Project Name	Rebuilding Together Minor Home Repair
	Target Area	Daly City
	Goals Supported	Provide Residential Rehabilitation Program
	Needs Addressed	Maintain and improve the housing stock
	Funding	CDBG: \$63,000
	Description	Safe at Home minor home repair program for low income households.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that seven low income households will benefit.
	Location Description	Daly City locations to be determined during program year.
	Planned Activities	This project consists of Rebuilding Together Safe at Home program that provides minor home repair assistance.
3	Project Name	Residential Rehab Program
	Target Area	Daly City
	Goals Supported	Provide Residential Rehabilitation Program
	Needs Addressed	Maintain and improve the housing stock
	Funding	CDBG: \$652,062

	Description	This project will include housing rehabilitation programs provided by the City and Habitat for Humanity.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated six low income households will benefit.
	Location Description	Daly City locations to be determined during program year.
	Planned Activities	
4	Project Name	CID/Housing Accessibility Modification (HAM) Program
	Target Area	Daly City
	Goals Supported	Fund residential accessibility improvements.
	Needs Addressed	Maintain and improve the housing stock
	Funding	CDBG: \$20,000
	Description	Provide home accessibility modifications such as ramps and grab bars.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that ten lower income households will benefit.
	Location Description	Daly City, specific locations to be determined.
	Planned Activities	Install grab bars, shower heads, ramps and other accessibility features as needed.
5	Project Name	LifeMoves Family Crossroads
	Target Area	Daly City
	Goals Supported	Provide public services for the homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$18,000
	Description	Provide temporary transitional housing and services to homeless families. Services include case management, intake and assessment, and community referrals.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	it is estimated that 12 homeless households (30 persons) will be assisted.
	Location Description	50 Hillcrest, Daly City, CA
	Planned Activities	Provide transitional housing to homeless families. All clients will receive individualized case management and housing information and referrals.
6	Project Name	Project Sentinel/Fair Housing
	Target Area	Daly City
	Goals Supported	Affirmatively further fair housing
	Needs Addressed	General Administration/Fair Housing
	Funding	CDBG: \$20,000
	Description	Fair housing program that includes public information and education on fair housing, referrals, and investigation of fair housing complaints. Program will also include conducting fair housing audits.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that six households will benefit from cases and/or investigations of fair housing complaints. More persons will benefit from fair housing education through outreach and presentations as well as fair housing audits. This is a fair housing project subject to the Admin cap.
	Location Description	Daly City, CA
	Planned Activities	Provide fair housing activities to include fair housing information and referral, investigations of bona fide fair housing complaints, and offering of tester training. Conduct fair housing audits.
7	Project Name	2023 HOME program administration
	Target Area	Daly City
	Goals Supported	
	Needs Addressed	General Administration/Fair Housing
	Funding	HOME: \$35,472
	Description	2023 HOME program administration.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	City Hall, 333 - 90th Street, Daly City
	Planned Activities	HOME program administration which includes monitoring HOME projects, meeting with affordable housing developers, and preparing reports and plans.
8	Project Name	Affordable Housing Development
	Target Area	
	Goals Supported	Develop new affordable rental units
	Needs Addressed	Increase the supply of affordable housing
	Funding	HOME: \$1,566,015
	Description	The City is exploring eligible affordable housing developments for HOME investment. The funds for this project include \$319,252 of PY23-24 HOME funds; \$351,377 of PY22-23 HOME funds; \$350,761 of PY21-22 HOME funds; \$285,557 of PY20-21 HOME funds; and \$259,068 of PY19-20 HOME funds.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The City is exploring eligible affordable housing developments for HOME investment. Currently, the City has conditionally committed about \$1.2 million in prior year HOME funds for the development of a 71-unit affordable housing development and proposes to allocate FY23-24 HOME funds to the project.
	Location Description	Daly City, CA
	Planned Activities	Affordable housing development.
9	Project Name	Peninsula Family Service
	Target Area	
	Goals Supported	Provide public services
	Needs Addressed	Public Services
	Funding	CDBG: \$30,000
	Description	Provide year-round full-time subsidized child care services for low income families.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 30 low income children will benefit.
	Location Description	7222 Mission Street, Daly City, CA
	Planned Activities	Provide subsidized childcare services for young children, infants to toddlers. The program employs a child-centered curriculum based on best teaching practices.
10	Project Name	Early Learning Childcare Center
	Target Area	Daly City
	Goals Supported	Maintain, provide, and improve public facilities
	Needs Addressed	Maintain, improve, and provide public facilities
	Funding	CDBG: \$389,230
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that when it is built, the center can serve 36 low income children.
	Location Description	Daly City
	Planned Activities	Apply for Section 108 loan, pre-construction and development.
11	Project Name	Microenterprise Assistance
	Target Area	Daly City
	Goals Supported	Encourage economic development
	Needs Addressed	Economic Development
	Funding	CDBG: \$35,000
	Description	Provide microenterprise assistance and entrepreneurship training through Renaissance Entrepreneurship Center.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	It estimated that 40 lower income persons engaged in microenterprise and/or entrepreneurship will be assisted.
	Location Description	Daly City, specific located to be determined.

	Planned Activities	Provide technical assistance and education to microenterprises and low income entrepreneurs.
12	Project Name	Project Read
	Target Area	Daly City
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$20,000
	Description	Literacy program to help English-speaking adults improve their reading and writing skills.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 30 low income persons will benefit.
	Location Description	Project Read learners and tutors meet at the Daly City libraries, at the Jefferson Adult School, or virtually.
	Planned Activities	Provide free individualized tutoring to English-speaking adults to help them improve their reading and writing skills, skills that are important life and job skills. Provide training and support to volunteer tutors.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

In FY23-24, assistance is not directed to a geographic area within the City. Daly City is a densely populated area only covering about 8 square miles. Public services are located in different areas of the City and are accessible and available to lower income residents. The residential rehabilitation and minor home repair programs are available to income eligible households throughout the City. Other projects are all accessible by public transportation.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 – Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

Discussion

Public improvement projects are located in low income census tracts as required by CDBG. Opportunities for housing development are primarily located on in-fill sites in or close to Mission St., Geneva Avenue, and other areas in proximity to public transit. Investment in these housing opportunities is in line with the region's focus on infill housing and transportation-oriented development. There may be additional funds available for affordable housing development in these priority-development areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing support for the non-homeless will include the City's Residential Rehab program and support for Habitat for Humanity's Rehab program and Rebuilding Together Peninsula's Safe at Home minor home repair program. The City's affordable housing goal for special needs is incorporated in its support for the Center for the Independence of the Disabled's (CIID) program to provide home accessibility modifications for the physically disabled.

The City provides support to Legal Aid to assist lower income tenants with housing related issues such as eviction and tenant/landlord disputes. The assistance helps households maintain their housing but are not reported in the tables below. This assistance is provided not with CDBG funds, but with funds received from the American Recovery Act. Also not included in the tables below are the goals for Life Move'' Family Crossroads program in Daly City which provides transitional shelter and case management to homeless families.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	13
Special-Needs	10
Total	23

Table 58-- One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	23
Acquisition of Existing Units	0
Total	23

Table 59-- One Year Goals for Affordable Housing by Support Type

Discussion

T

The City's one- year goals above show the number of households to be supported through the CDBG-funded housing rehabilitation and minor home repair programs. The City also provides support to Legal Aid to assist lower income tenants with housing related issues such as eviction and tenant/landlord disputes. The assistance helps households maintain their housing but are not reported in the tables above. Also not included in the tables are the goals for Life Moves' Family Crossroads program in Daly

City which provides transitional shelter and case management to homeless families.

The City continues to work with developers to explore the development of affordable housing. It is currently in discussion with Bridge Housing regarding development of land owned by Daly City Housing Finance Agency (DCHFA) in the Bayshore neighborhood. Production numbers related to this development are not included in the tables above because entitlements have not yet been approved for the site. Additionally, the City is continually exploring other projects in which it can invest its HOME funds. This process takes time particularly since the use of HOME funds requires that funding is secured for the project, a process that can take several years. It has conditional commitments of HOME funds for a 71-unit affordable housing development that is working on lining up its financing.

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing in Daly City. Midway Village, a 150-unit housing complex located in the Bayshore neighborhood in the southeast area of Daly City, was removed of its Public Housing status in 2011. Replacement vouchers were issued to the residents who were given the option to stay or move elsewhere using their voucher.

Actions planned during the next year to address the needs to public housing

The City will work with HACSM as needed and requested. Currently, the County of San Mateo has plans to redevelop Midway Village and increase the number of units on site. The City will work with the County to facilitate community outreach in the neighborhood with regards to their proposed redevelopment.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City will work with the HACSM as needed to encourage housing residents to become more involved in management and participate in ownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable. The PHA is not designated as troubled.

Discussion

There is currently no Public Housing in Daly City. As indicated above, Midway Village used to be Public Housing but disposed of this status in 2011. The property is now owned by SAMCHAI (San Mateo County Housing Authority, Inc), a wholly owned nonprofit affiliate of HACSM. There are plans to redevelop the site and increase its density. The City will work with the County and the developer to help facilitate outreach to the community about the project.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City will collaborate with other governmental and nonprofit organizations in its homeless and other special needs activities. The City meets at least quarterly with other entitlement communities in the County, and at least quarterly with the County's Continuum of Care (CoC) collaborative. Participation in the Continuum of Care has been integral to the City's efforts to address homelessness. The CoC has set up subcommittees to work on a range of system-wide planning efforts to achieve the following outcomes:

- Reductions in total numbers of homeless people;
- Reductions in the number of new entries into homelessness;
- Reductions in the rate of returns to homelessness; and
- Reductions in the length of time people are homeless.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

- The City will work with Daly City Partnership to operate the Daly City Community Service Center which conducts client intake to assess individual needs and makes referrals to emergency shelters. The Daly City Community Service Center is part of the Core Service Agency Network of San Mateo County, a network of eight agencies located throughout the County that provide general information and referral resources for emergency shelter, food, clothing, utilities assistance, employment information and short-term case management. It is part of the County's coordinated entry system for accessing homeless services.
- The Economic and Community Development department will continue to work with the City's Police department and Community Service Center to discuss outreach to homeless persons and suggest areas of coordination where possible.

Addressing the emergency shelter and transitional housing needs of homeless persons

- The City will provide CDBG funding for Family Crossroads in Daly City, a transitional housing family shelter operated by LifeMoves.
- The City will work with Daly City Partnership to operate the Daly City Community Service Center which conducts client intake to assess individual needs and makes referrals to emergency shelters. The Daly City Community Service Center is part of the Core Service Agency network of San Mateo County, a network of eight agencies located throughout the County that provides general information and referral resources for emergency shelter, food, clothing, utilities

assistance, employment information and short-term management. It is part of the County's coordinated entry system for accessing homeless services.

- The Economic and Community Development department will continue to work with the City's Police department and Community Service Center to discuss outreach to homeless persons and suggest areas of coordination where possible.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

- The City will provide CDBG funds to LifeMoves for operation of emergency and transitional shelters that serve homeless Daly City residents. LifeMoves provides case management to the families and individuals they shelter to help them become stable and transition to permanent housing.
- The City will actively engage in the Continuum of Care policy discussions and efforts to help the various populations of homeless persons transition to permanent housing. Previous policy discussions have included the establishment of performance standards to assist in the evaluation of current programs that help the homeless. The performance standards help identify best practices and areas of improvement.
- The City will collaborate with homeless service providers and serve as a resource as needed.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

- The City will work with Daly City Partnership to operate its Daly City Community Service Center which conducts client intake and makes referrals to emergency shelters.
- The City will engage in the Continuum of Care policy discussions and efforts to coordinate discharge policies of public funded institutions and systems of care.
- The City, both through the Community Service Center and the Economic and Community Development department, will continue to learn about and develop relationships with the various community agencies that can provide services to help low-income individuals and families avoid homelessness.

Discussion

The San Mateo County Continuum of Care (CoC) guides the implementation of the County's housing and social service system to meet the needs of homeless individuals and families. The County Department of Housing and the City of Daly City, along with the other three entitlement cities in the County, have seats on the CoC Steering Committee. The City will work with the CoC to meet the needs of the homeless and other special needs.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The limited availability of developable vacant land, the high cost of construction, and community opposition to development are all barriers to housing development. These barriers become more pronounced with affordable housing. Unlike market rate housing, there is no for-profit motivation to build affordable housing so affordable housing development is more dependent on public funding. With the loss of redevelopment in California and reductions to the HOME program, there is less funding available to address the high costs of construction and ability to acquire land. Negative perceptions of affordable housing also contribute to community opposition. The City will work with affordable housing developers to address these barriers to affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City will continue to implement the following actions to reduce barriers to affordable housing:

- Continue the process of updating the City's zoning ordinance to facilitate and encourage the construction of higher-density mixed-use developments along Mission Street and Geneva Avenue and locations within close proximity to public transit.
- Improve the public's perception and acceptance of affordable housing by assisting experienced housing developers to create attractive, well-managed developments and by requiring that developers conduct community meetings regarding their proposed affordable housing projects.
- Provide reduced parking requirements for affordable housing developments.
- Allow the construction of additional second units throughout the City.
- Avoid rezoning properties that are presently designated or zoned for residential uses for non-residential uses.
- Provide one-stop permitting and parallel building plan checking through the Building Division, Planning Division, and Department of Public Works as an effort to streamline project approvals.

Discussion:

The City's updated Housing Element outlines tasks with the aim of increasing the supply of housing. These tasks include exploring incentive programs for lot mergers and increasing minimum lot sizes along the commercial corridors to encourage higher density and mixed use developments, reducing parking requirements, and formalizing a plan check prioritization system that would give priority to affordable housing projects. More information on the City's Housing Element, a component of the City's General Plan, can be found at www.dalycity.org/housingelement.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The housing and community development needs in Daly City exceed the City's resources to meet them. Consequently, the City attempts to leverage resources from other government programs and private sources. The City will address obstacles to meeting underserved needs by collaborating with other public and private agencies and pursuing funding sources as they become available for specific priority activities.

Actions planned to foster and maintain affordable housing

- Monitor its existing stock of deed-restricted affordable housing units through property inspections and continued relationships with property managers.
- Explore other funding sources for affordable housing such as private and regional/state funding opportunities.
- Encourage higher density mixed-use developments.
- Review and update the City's Affordable Housing Ordinance adopted in April 2014 in response to new State housing laws passed in 2017.
- Collaborate with regional public and private agencies working to promote affordable housing.

Actions planned to reduce lead-based paint hazards

The City's actions to reduce lead-based paint hazards include:

- Provide lead hazard notification, evaluation, and reduction in its residential rehabilitation program.
- Provide information referrals and requiring abatement of lead hazards in housing units where children under the age of six reside.
- Provide information to contractors about training and certifications needed to provide lead-based paint abatement services.
- Coordinate with the County of San Mateo, other local jurisdictions and the private sector in efforts to reduce lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

As expressed earlier in the Consolidated Plan, the goals of the City's efforts to reduce the number of poverty level families are to encourage economic development, support services that enable low

income persons to obtain or maintain employment, and facilitate access to various services available to poverty-level families. These goals guide the City's actions to reduce the number of poverty-level families which include:

- Support public services that provide assistance to very low income families.
- Provide information and referral at the Daly City Community Service Center to connect very low income families to various programs and services such as rental and utility assistance.
- Subject to funding availability, provide technical assistance and support to microenterprises and potential entrepreneurs to encourage their success and job creation.
- Enhance employment opportunities for very low income residents by establishing, when appropriate, first source hiring agreements.

Actions planned to develop institutional structure

Actions to develop institutional structure include:

- On-going efforts to streamline the review and approval process for new developments
- Assist nonprofit service providers through the CDBG program
- Conduct outreach to potential private sector partners in affordable housing development (i.e. lenders, realtors)
- Work with local foundations and public agencies to access their programs to assist low and moderate income residents
- Participate in the Continuum of Care and coordinating with homeless service providers
- Participate in local and regional collaborations to address housing and special needs. This includes on-going quarterly meetings with other CDBG and HOME grantees in the County to coordinate training and technical assistance for city and County staff and their subrecipients.

Actions planned to enhance coordination between public and private housing and social service agencies

Actions to enhance coordination between public and private housing and social service agencies include:

- Participate in the Continuum of Care
- Coordinate with other local and regional jurisdictions on efforts to foster affordable housing and assist low income households
- Update information on existing and identifying new agencies and or collaboratives of social service agencies serving Daly City residents.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	48,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	48,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not intend to use other forms of investment beyond those identified in Section

92.205. If and when the City decides to offer other forms of investment not found in Section 92.205, it will then revise its Consolidated Plan to include them. The forms of investment described in Section 92.205 are: equity investments, interest bearing loans or advances, non-interest bearing loans or advances, interest subsidies, deferred payment loans, and grants.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City shall use resale to ensure affordability of its homebuyer activities. The City requires homebuyers to submit an annual certification of principal residency throughout the affordability period specified.

A Deed of Trust (securing the HOME promissory note) and a Resale Restriction Agreement are recorded against the property for a term of 45 years. No payment is due on the loan until the unit is sold. At that time a new eligible buyer assumes the loan, or is paid back to the City if a new eligible buyer is not found. The City has the right and option to purchase the unit at the time of sale. (This option to repurchase is also granted to Habitat for Humanity for its developments). The Resale Restriction specifies that subsequent buyers of a HOME-assisted unit must meet income requirements (household income no more than 80% of area median income).

The City does not intend to use FY18-19 HOME funds to assist homebuyers.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City shall ensure the affordability of units for the affordability period through the Resale Restriction recorded on the property, and not through a presumption of affordability. The Resale Restriction specifies the calculation for the resale price. The resale price is calculated as the original purchase price adjusted by the percentage change in the area median income (as published annually by HUD). Quality improvements to the property, if any, are also taken into consideration. The resale price provides the buyer with a fair return on investment, which is defined as the buyer's initial investment during the affordability period. Generally, this includes the amount of the down payment and documented costs of capital improvements.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds will not be used to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.



City Council Meeting Agenda Report

Item # _____

Meeting Date: April 24, 2023

Subject: Introduction of Ordinance Adding Chapter 9.60 Re: Firearm Safe Storage

Recommended Action

Staff recommends the City Council conduct a public hearing and introduce the attached ordinance adding Chapter 9.60 to the Daly City Municipal Code adopting a Firearm Safe Storage requirement.

Background

On March 27, 2023, Council set April 24, 2023, during the regularly scheduled council meeting, as the time and place for the first reading and public presentation of the attached ordinance for Firearm Safe Storage.

Discussion

Research shows access to unsecured firearms can have significant impacts on intentional and accidental injury and death rates, especially involving youth, and often with substantial inequities by race, ethnicity, and socioeconomic status. While the best prevention is to remove firearms, the next best solution is to ensure safe and secure storage to prevent unintended access. This firearm safe storage ordinance requires any firearm as defined in the California Penal Code, capable of firing a projectile, which is kept or stored in any residence, be properly secured, or safely stored in an approved locked container. The container or trigger lock/cable should be listed on the California Department of Justice Bureau of Firearms roster of approved firearm safety devices.

This ordinance would not apply to a legally possessed firearm on one's person inside of a residence, or to the timely reporting of a lost or stolen firearm in violation of the ordinance, so as not to prevent crucial tracking of these firearms in databases. Any violation of this ordinance shall be subject to civil penalties through the city.

This ordinance, in conjunction with other applicable codes, will further support and encourage the safe storage of firearms in residences. The police department will make this ordinance and other applicable codes available via a link on our website. Through this link, we will also provide the process to obtain a cable lock for Daly City residents, as well as inform the public about the process to voluntarily surrender firearms for destruction. Additionally, we will share this information with our school districts for consideration for distribution to parents to support safety of children.

Summary/Conclusions

Staff recommends that the City Council conduct a public hearing and introduce the attached ordinance adding Chapter 9.60 to the Daly City Municipal Code adopting a Firearm Safe Storage requirement.

City Council Agenda Report
Found. Meeting Page 2 of 2

Staff is available to provide any additional information requested by the Mayor or Councilmembers.

Respectfully submitted,



Cameron Christensen
Acting Chief of Police

Attachments

1. Draft Ordinance Chapter 9.60

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALY CITY
ADDING CHAPTER 9.60 TO THE DALY CITY MUNICIPAL CODE REGARDING
FIREARM SAFE STORAGE

BE IT ORDAINED by the City Council of the City of Daly City, as follows:

SECTION 1. The City Council hereby adopts this Ordinance to add Chapter 9.60 to Title 9 of the Daly City Municipal to read as follows:

Chapter 9.60 FIREARM SAFE STORAGE

- 9.60.010 Findings and Purpose.**
- 9.60.020 Definitions.**
- 9.60.030 Safe storage of firearms in a residence required.**
- 9.60.040 Penalty.**
- 9.60.050 Amount of Civil Penalties.**

9.60.010 Findings and Purpose.

The city council finds and determines that:

- A. Firearm injuries have a significant public health impact; and
- B. Keeping a firearm locked while in a residence when it is not being carried ensures that it cannot be accessed and used by others without the owner's knowledge or permission, and this simple measure significantly decreases the risk that the firearm will be used to commit suicide, homicide, or inflict injury, whether intentionally or unintentionally.

The purpose of this chapter is to require the safe storage of firearms in a residence.

The City Council finds that the foregoing recitals are true and correct and are hereby incorporated into the Ordinance by this reference

9.60.020 Definitions.

- A. "Firearm" means a firearm as defined in California Penal Code, Section 16520.
- B. "Locked Container" means a Locked Container, as defined in California Penal Code, Section 16850, listed on the California Department of Justice Bureau of Firearms roster of approved firearm safety devices. For purposes of this chapter, a Locked

Container does not include a bag or other container made of fabric or other penetrable material, such as a regular purse, backpack, or gym bag.

- C. “Residence” means any structure intended or used for human habitation, including but not limited to houses, condominiums, rooms, accessory dwelling units, motels, hotels, single room occupancy units, time shares, recreational vehicles, and other vehicles where human habitation occurs.
- D. “Trigger/Cable lock” means a lock that is listed on the California Department of Justice's roster of approved firearms safety devices and that is identified as appropriate for that firearm by reference to either the manufacturer and model of the firearm or to the physical characteristics of the firearm that match those listed on the roster for use with the device.

9.60.030 Safe Storage of firearms in a residence required.

- A. Except when carried on the person, no person shall keep a Firearm in any Residence unless the Firearm is stored in a Locked Container or is disabled with a Trigger/Cable Lock.
- B. To encourage reporting of lost or stolen Firearms, a person who complies with California Penal Code section 25250 by reporting the loss or theft of a Firearm they own or possess to a local law enforcement agency within five days from the time they knew or reasonably should have known the Firearm had been lost or stolen shall not be prosecuted for violation of subsection (a).

9.60.040 Penalty.

A violation of this section shall be subject to enforcement through civil penalties, as provided herein.

- A. Civil Penalties. The city may pursue any civil remedies available under the law.
- B. Separate Offense. Each violation shall be deemed a distinct and separate offense. Payment of a penalty shall not excuse or discharge any continuation or repeated occurrence of a violation.

9.60.050 Amount of Civil Penalties

The amount of a penalty imposed for any violation of this Chapter shall be \$100.00 for a first violation, \$200.00 for a second violation within twelve (12) months, and \$500.00 for third and additional violations within twelve (12) months.

SECTION 2. Environmental Determination: The City Council of Daly City finds and determines that the implementation of measures described in this Chapter is in furtherance police powers of the City of Daly City, and that these purposes are exempt from the provision of the California Environmental Quality Act (CEQA); Chapter 3 (commencing with Section 21100) of Division 13 of the Public Resources Code, as provided in categorical exemption Classes 1, 4, 5, 7,

8, 9, and or 21 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15301-15329).

SECTION 3. **Severability:** If any section, subsection, sentence, clause, phrase, or word of this Chapter, or any application thereof to any person or circumstance, is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of this Chapter.

The City Council hereby declares that it would have passed this Chapter and each and every section, subsection, sentence, clause, phrase, and word not declared invalid or unconstitutional without regard to whether any other portion of this Chapter or application thereof would be subsequently declared invalid or unconstitutional.

SECTION 4. **Effective Date and Publication:** Pursuant to the provisions of Government Code Section 36933, a summary of this ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this ordinance is scheduled to be adopted, the City Clerk shall (1) publish the summary, and (2) post it in the City Clerk's office a certified copy of this ordinance. Within fifteen (15) days after the adoption of this ordinance, the City Clerk shall (1) publish the summary and (2) post in the City Clerk's office a certified copy of the full text of this ordinance along with the names of those City Council members voting for and against this ordinance or otherwise voting. This ordinance shall become effective thirty (30) days from and after its adoption.

Introduced this _____ day of _____, 2023

Passed and adopted as an Ordinance of the City of Daly City at a regular meeting of the City Council of the City of Daly City held on the _____ day of _____, 2023, by the following vote:

AYES, Councilmembers: _____

NOES, Councilmembers: _____

ABSENT, Councilmembers: _____

CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

MAYOR OF THE CITY OF DALY CITY



City Council Meeting Agenda Report

Item # _____

Meeting Date: April 24, 2023

Subject: 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 — 14 Three-Story Townhomes at 141 3rd Avenue

Recommended Action

Approve all requested entitlements, subject to the Findings and Conditions as outlined herein.

Planning Commission Discussion

On February 7, 2023, the Planning Commission voted 3-0 (Commissioner Paniza recused) to recommend that the City Council approve the General Plan Amendment, Zone Change, Major Subdivision, Use Permit, and Design Review. Although supportive of the project, the Commission asked several questions concerning the project, which are provided in bold italics.

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.

- ***Planning Commissioner Proaño requested that the public hearing notices for the project include the fact that the proposed townhomes are three-story. Staff has ensured that this information was included in the public hearing notices sent to the project neighbors.***

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 parking 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).

- *Commissioner Satorre asked what green measures would be incorporated into the townhomes. The applicant responded that each unit would have photovoltaic and all would be almost entirely electric.*
- *Commissioner Proaño asked if the units would provide tankless water heaters. The applicant responded that the unit would be constructed with electric water heaters, as required by the green building code.*

Findings

The Planning Commission recommends that the City Council 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. The Planning Commission 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. The Planning Commission recommends that the City Council 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 City Council conducted a public hearing on April 24, 2023. Legal public notice of said hearing was provided by newspaper publication on April 13, 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 City Council 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 City Council 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 City Council 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 City Council 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

The Planning Commission 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.

Building Design

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.

Site

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 Code 15.32.080 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.

RECOMMENDATION

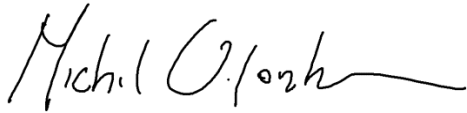
The Planning Commission recommends that the City Council take the following actions:

1. Adopt the Findings as outlined herein;
2. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project; and

3. 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 Council members.

Respectfully submitted,



Michael Van Lonkhuyzen
Planning Manager



Tatum Mothershead
Director of Economic and Community
Development

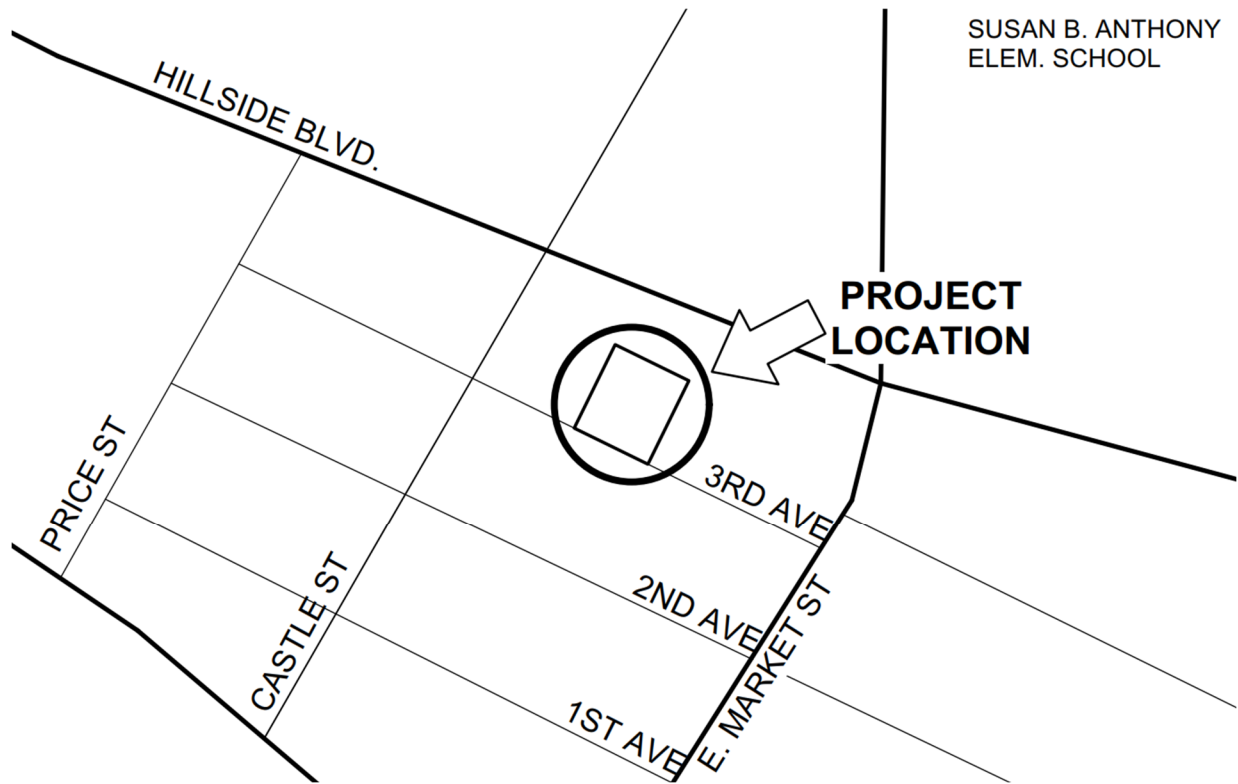
Attachments

Attachment A – Location Map

Attachment B – Project Plans

Attachment C – Initial Study/Mitigated Negative Declaration

Attachment D – Mitigation Monitoring and Reporting Program





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
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:

A0.1

RENDERINGS & MATERIALS

THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF CHRIS KUMMERER ARCHITECT AND ARE NOT TO BE REPRODUCED OR USED AT THE PROJECT LOCATION OR ANY OTHER LOCATION WITHOUT THE WRITTEN APPROVAL OF CHRIS KUMMERER.

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

- ☒ All-Electric
- ☒ No natural gas appliances or propane appliance
- ☒ No gas meters or propane infrastructure
- ☒ 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 & IADUs
 - ☐ Prescriptive or performance pathway under the Energy Code is not feasible.

2. GREEN BUILDING

- ☒ The permit application includes a completed CALGreen checklist

3. ELECTRIC VEHICLE (EV) CHARGING AND READINESS

- ☒ Complies with California Green Building Standards Code 4.106.4; AND
- ☒ Complies with local EV charging requirements as specified below; AND
- ☒ 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)
- ☒ 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

- ☒ 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-of-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.



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

APN #: 006-254-030

DALY CITY CA 94014

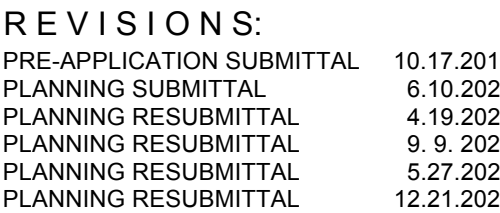
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PAGE NUMBER:

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CONDITIONS OF APPROVAL

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DALY CITY CA 94014

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CAL GREEN SHEET 1

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[illegible]

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/ITC.



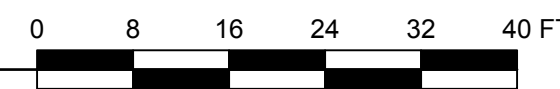
1 PROPOSED SITE PLAN
Scale: 1" = 10'-0"



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



1 PARKING AND CIRCULATION DIAGRAM



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

0 4 8 12 16 20 FT



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
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DALY CITY CA 94014
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PLANNING RESUBMITTAL	4.19.2019
PLANNING RESUBMITTAL	9. 9. 2020
PLANNING RESUBMITTAL	5.27.2021
PLANNING RESUBMITTAL	12.21.2021

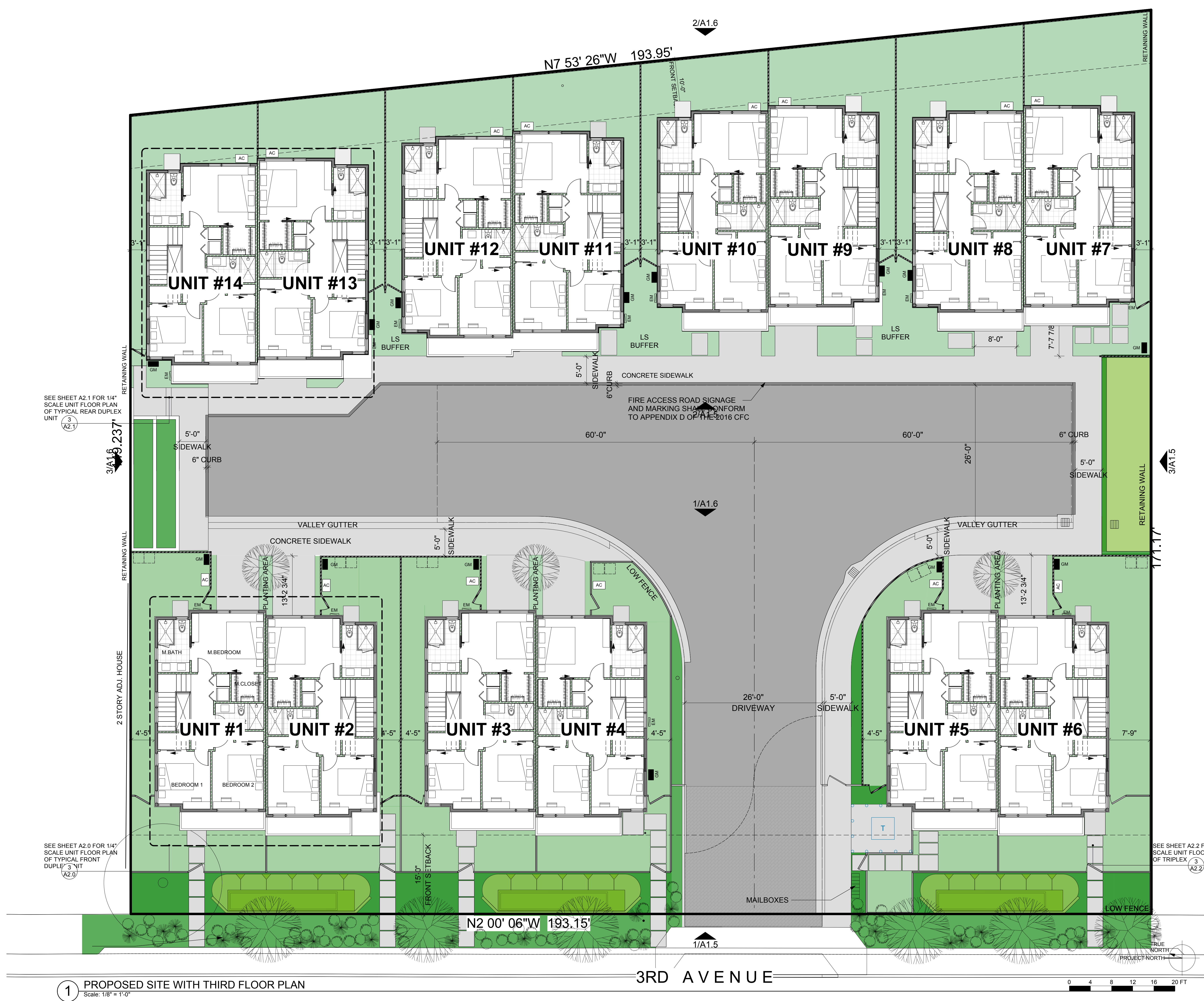
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COLOR #1 - STUCCO



COLOR #2 - STUCCO



COLOR #3 - STUCCO



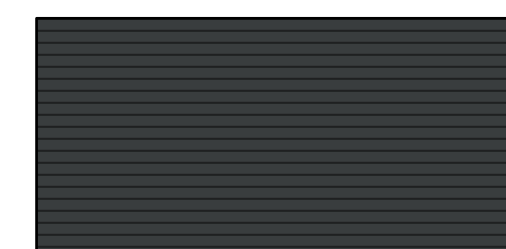
COLOR #4 - STUCCO



COLOR #5 - PAINTED LAP SIDING



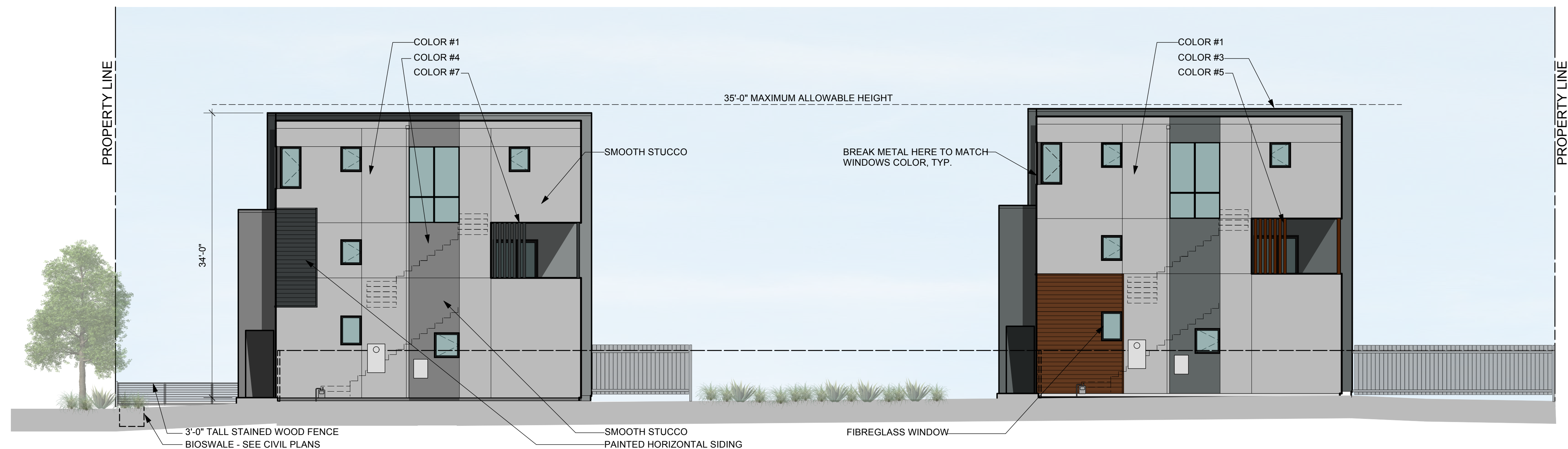
COLOR #6 - PAINTED LAP SIDING



COLOR #7 - PAINTED LAP SIDING



WINDOW AND DOOR COLORS -
"DARK BRONZE"



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



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

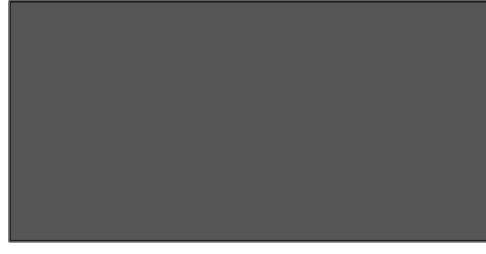


1 PROPOSED WEST (FRONT) ELEVATION (FACING 3RD AVENUE)
Scale: 1/8" = 1'-0"





COLOR #1 - STUCCO



COLOR #2 - STUCCO



COLOR #3 - STUCCO



COLOR #4 - STUCCO



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



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



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



WINDOW COLOR - "DARK BRONZE"



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

SMOOTH STUCCO (LIGHT COLOR)
PAINTED HORIZONTAL SIDING
WINDOWS COLOR, TYP.
FIBREGLASS DOORS AND
WINDOWS
BIOSWALE - SEE CIVIL PLANS

0 4 8 12 16 20 FT



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

0 4 8 12 16 20 FT



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

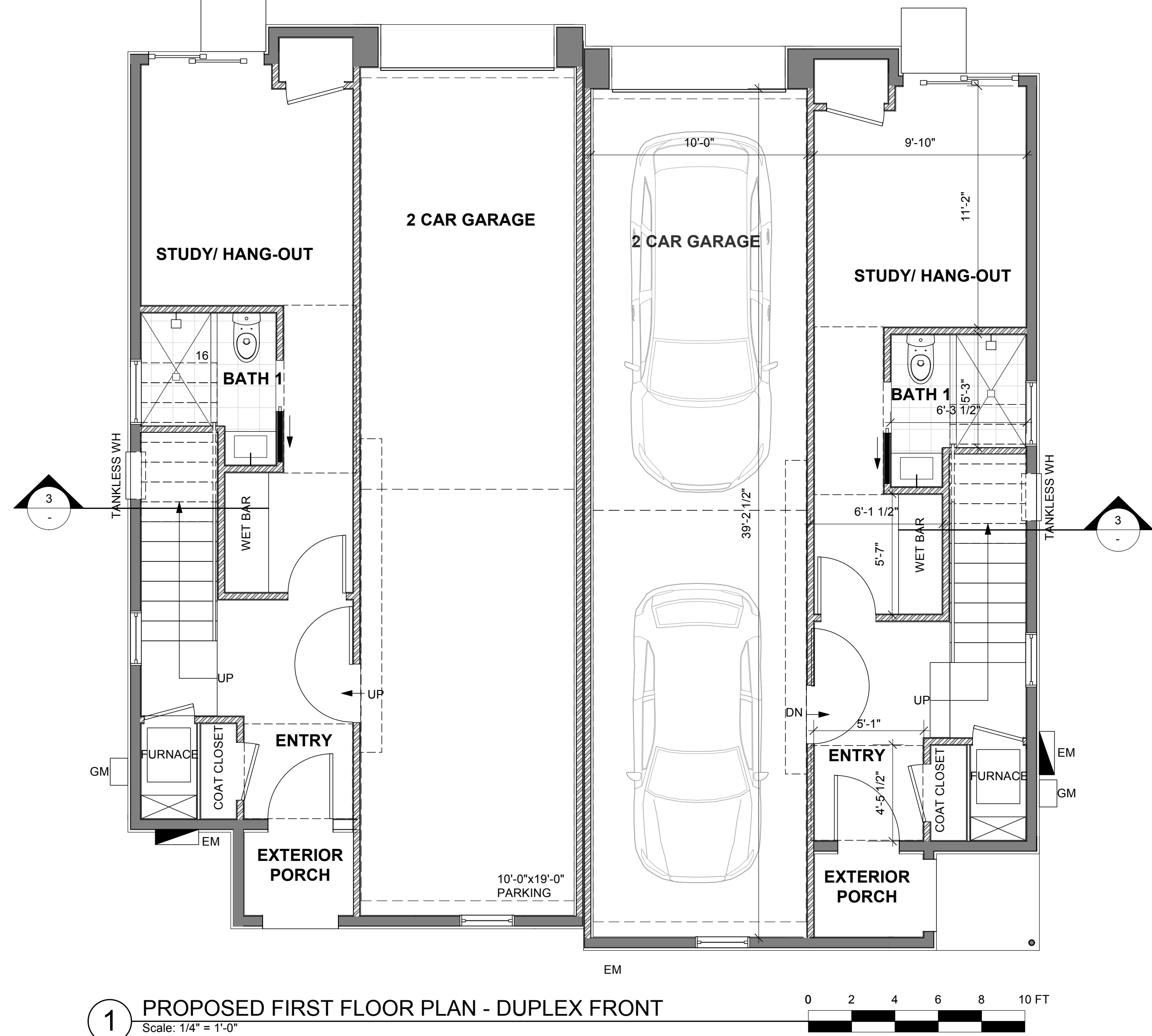
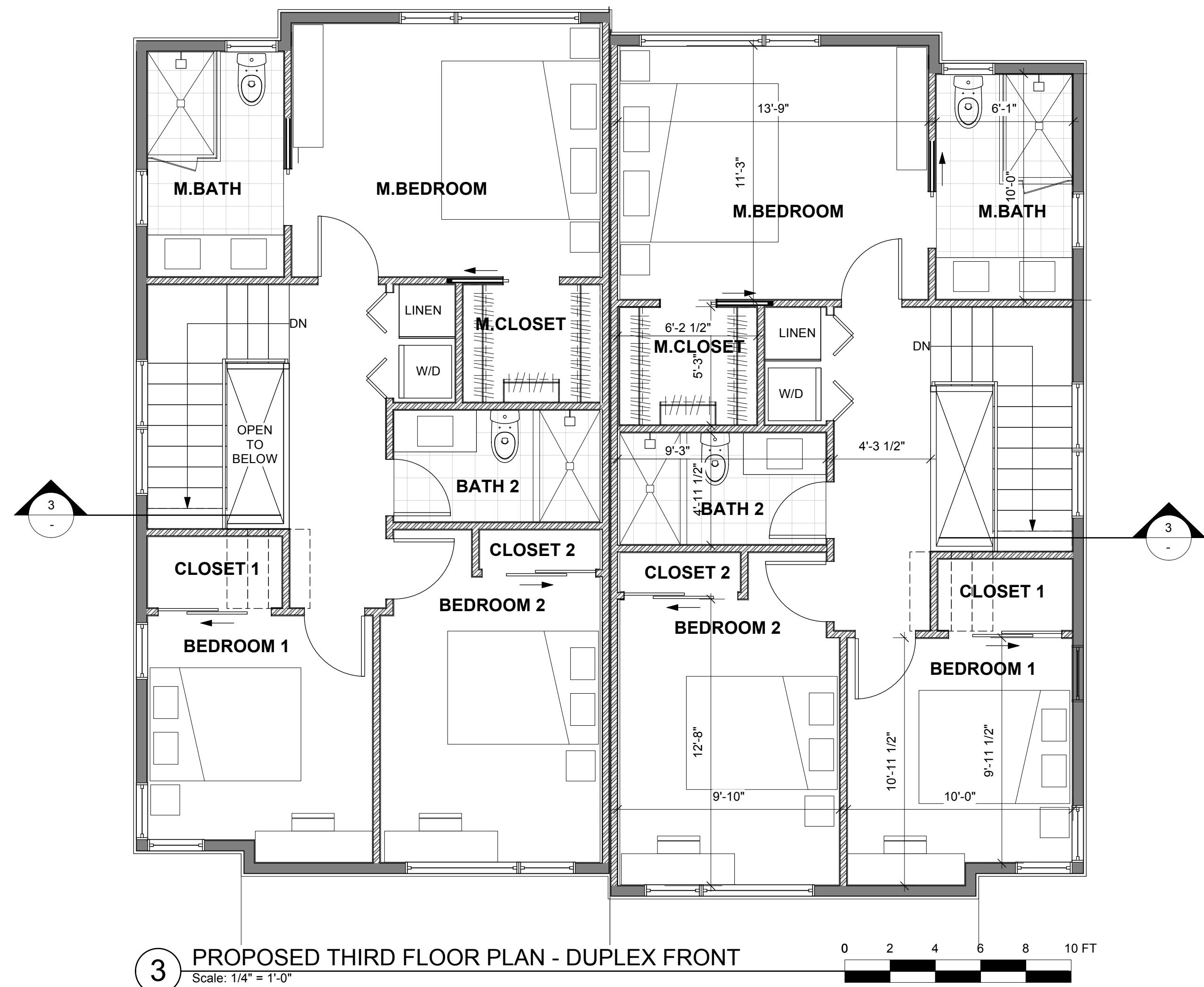
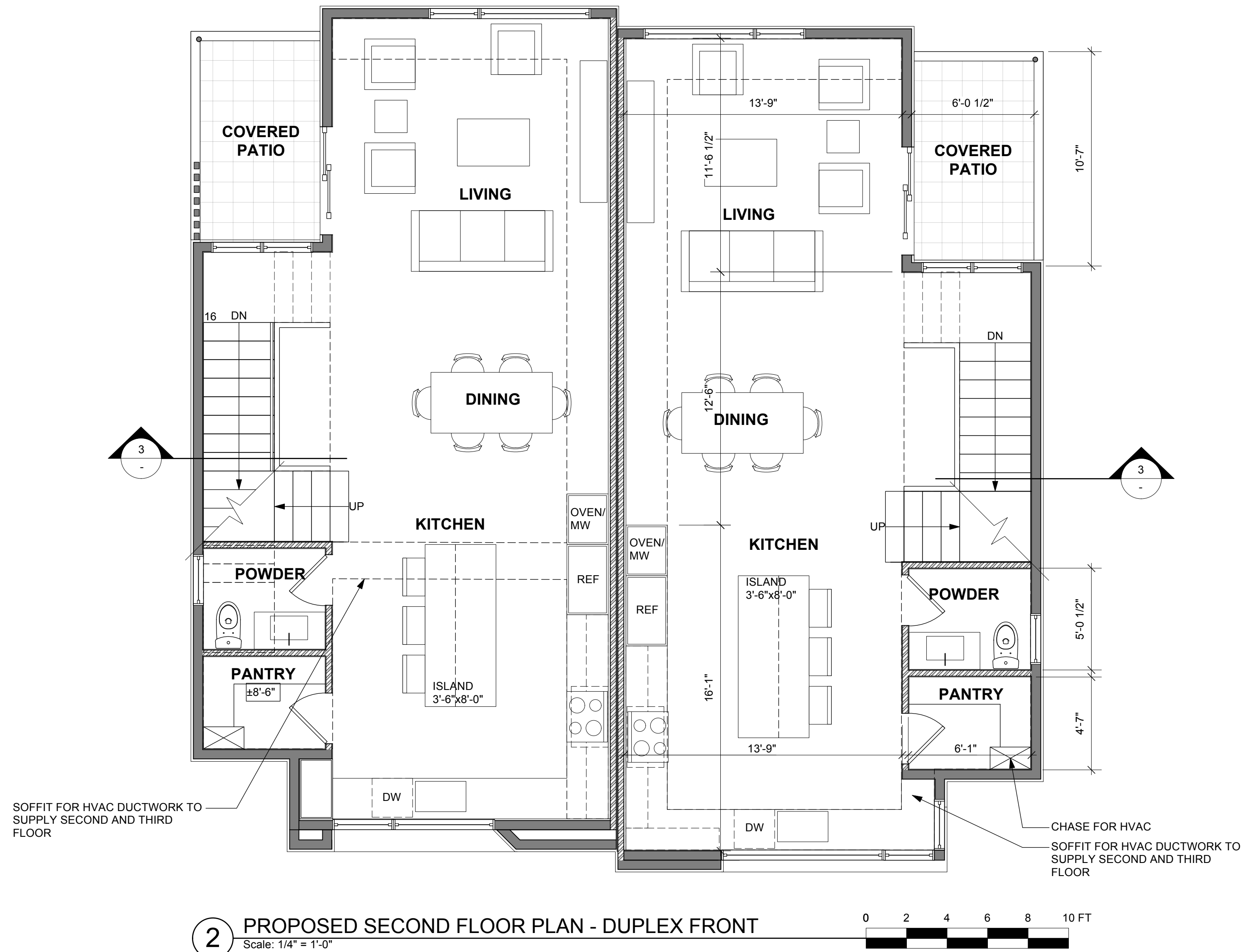
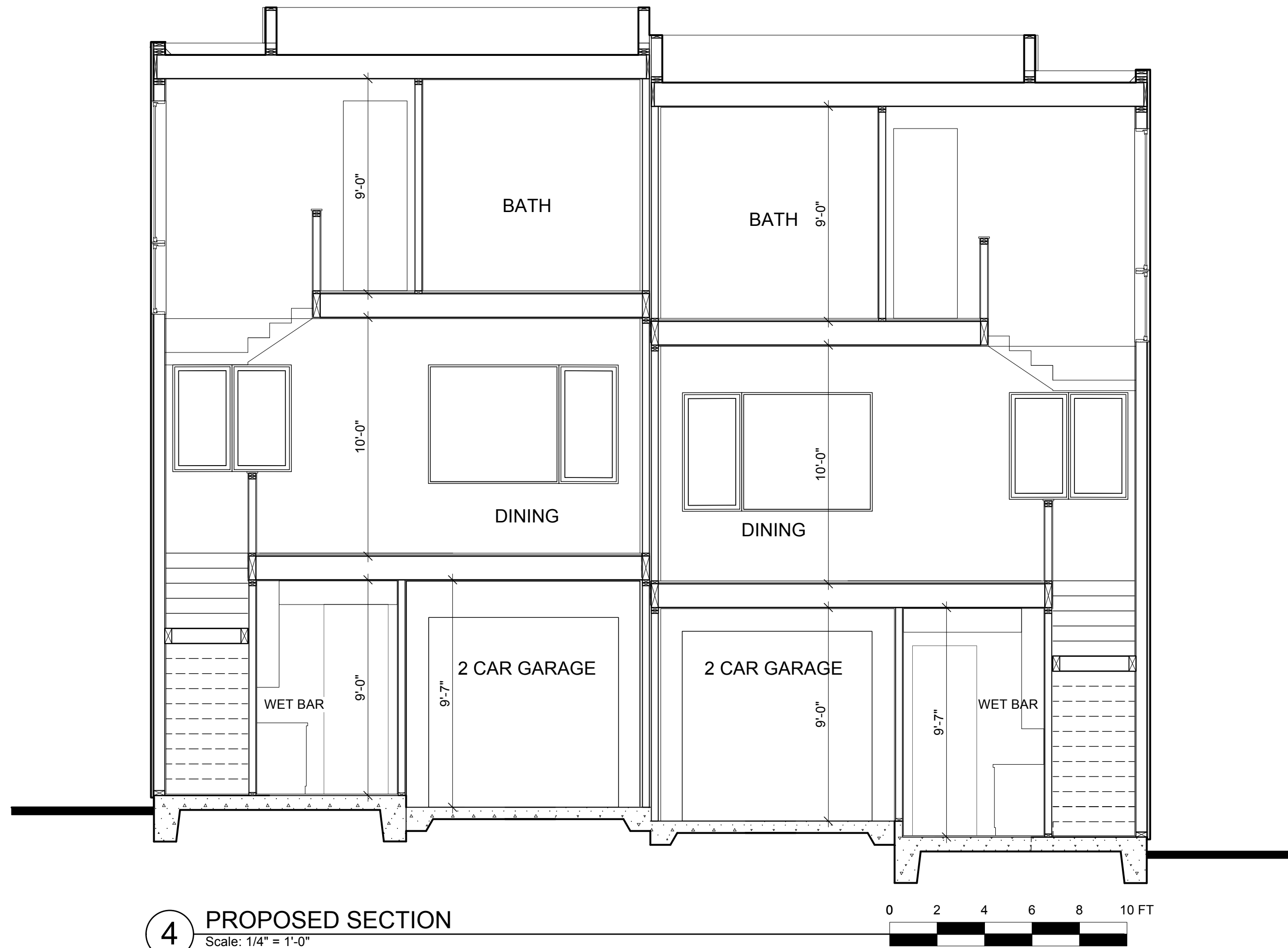
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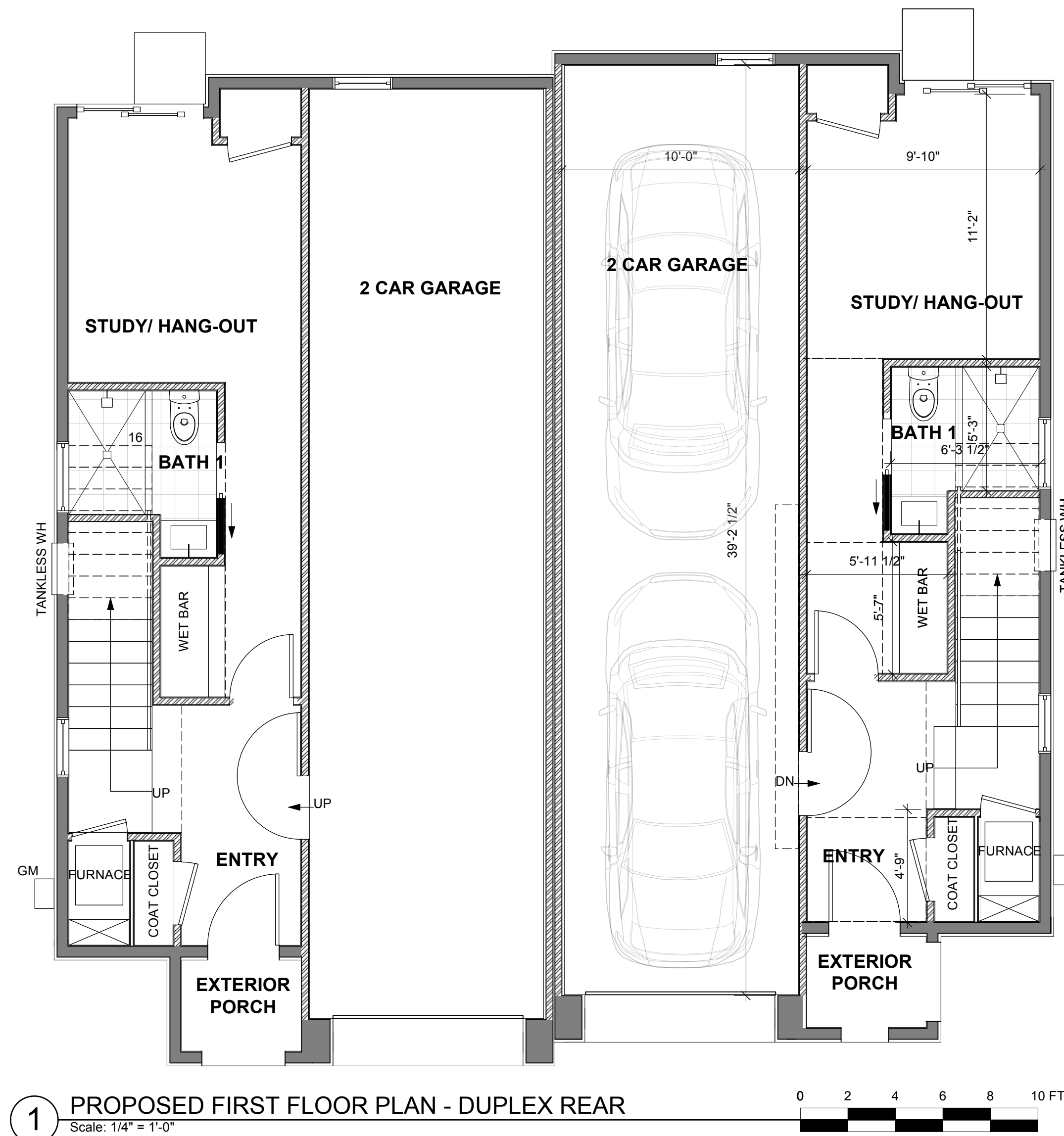
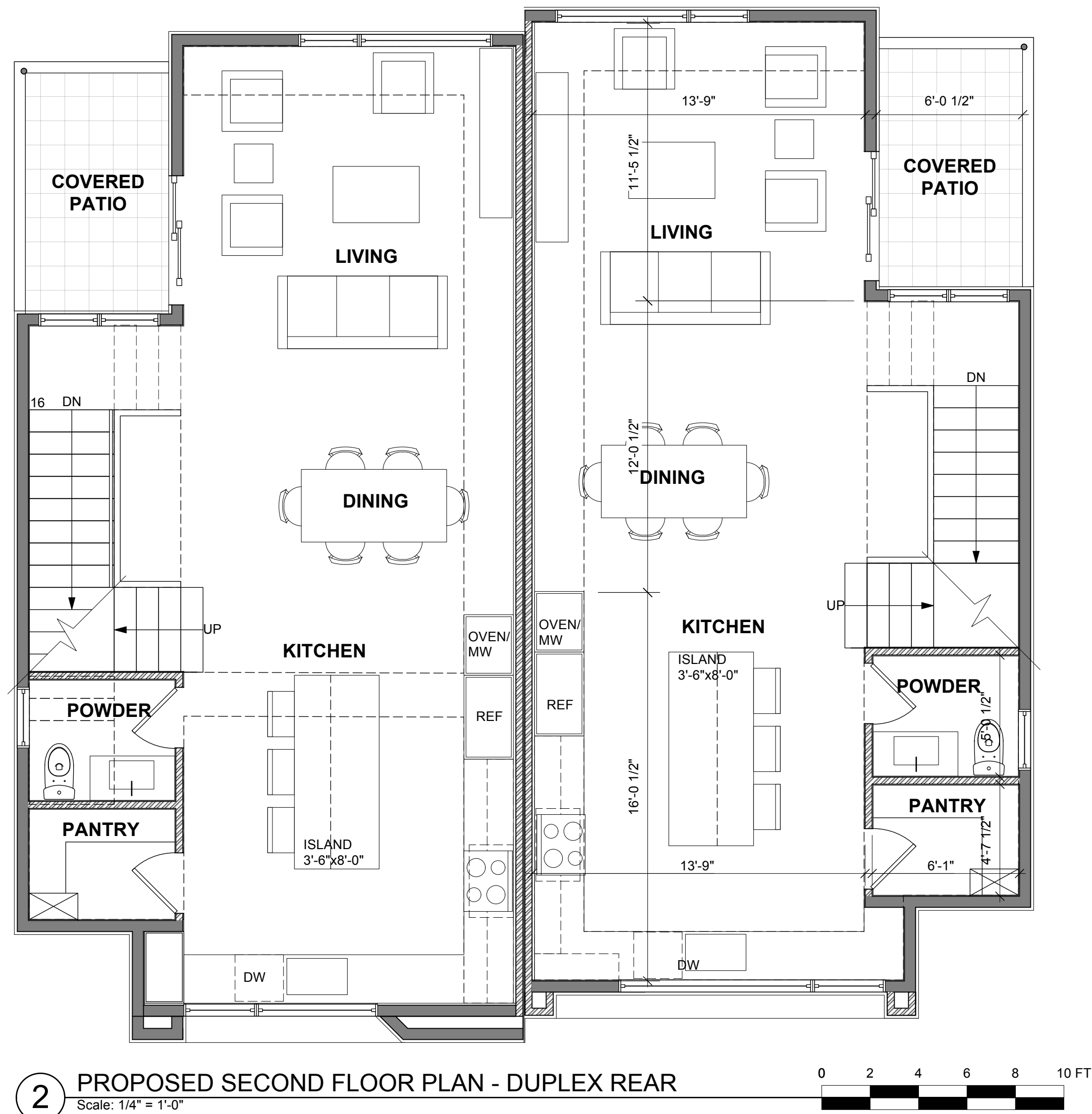
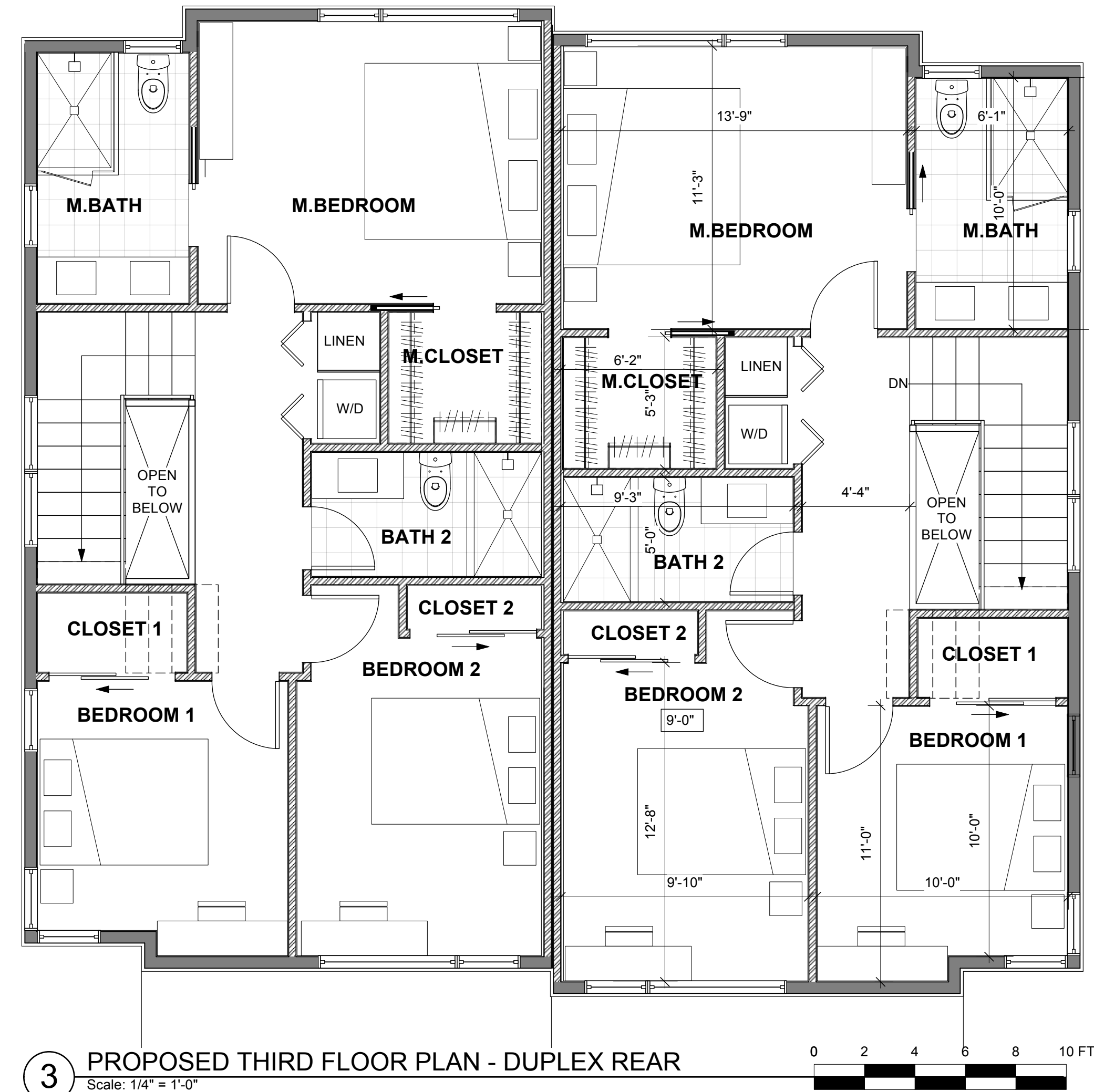
REVISIONS:		
PRE-APPLICATION SUBMITTAL	10.17.2019	
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PLANNING RESUBMITTAL	12.21.2022	

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PHOTOGRAPHS FROM PROJECT SITE LOOKING NORTH



PHOTOGRAPHS FROM PROJECT SITE LOOKING SOUTH



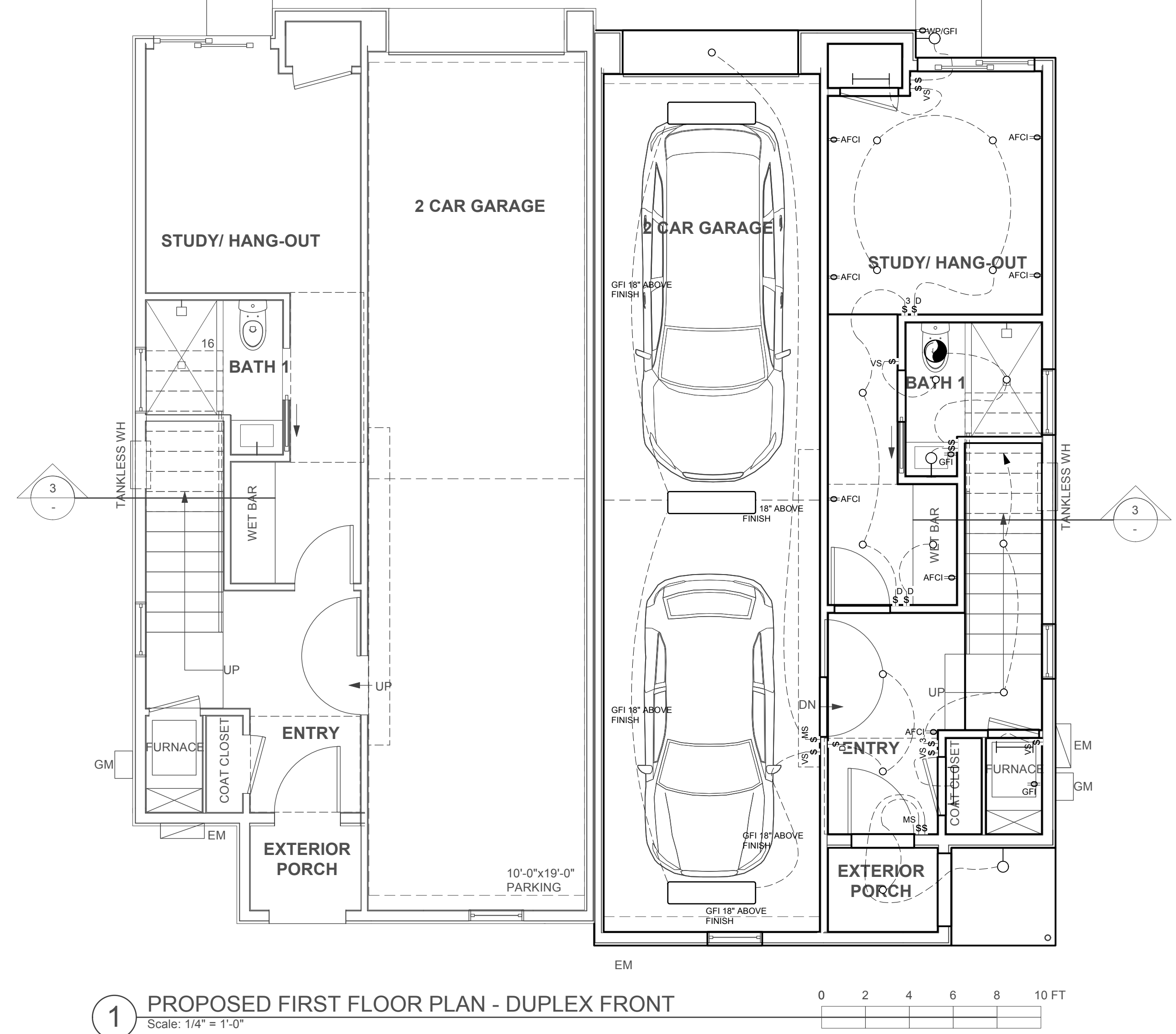
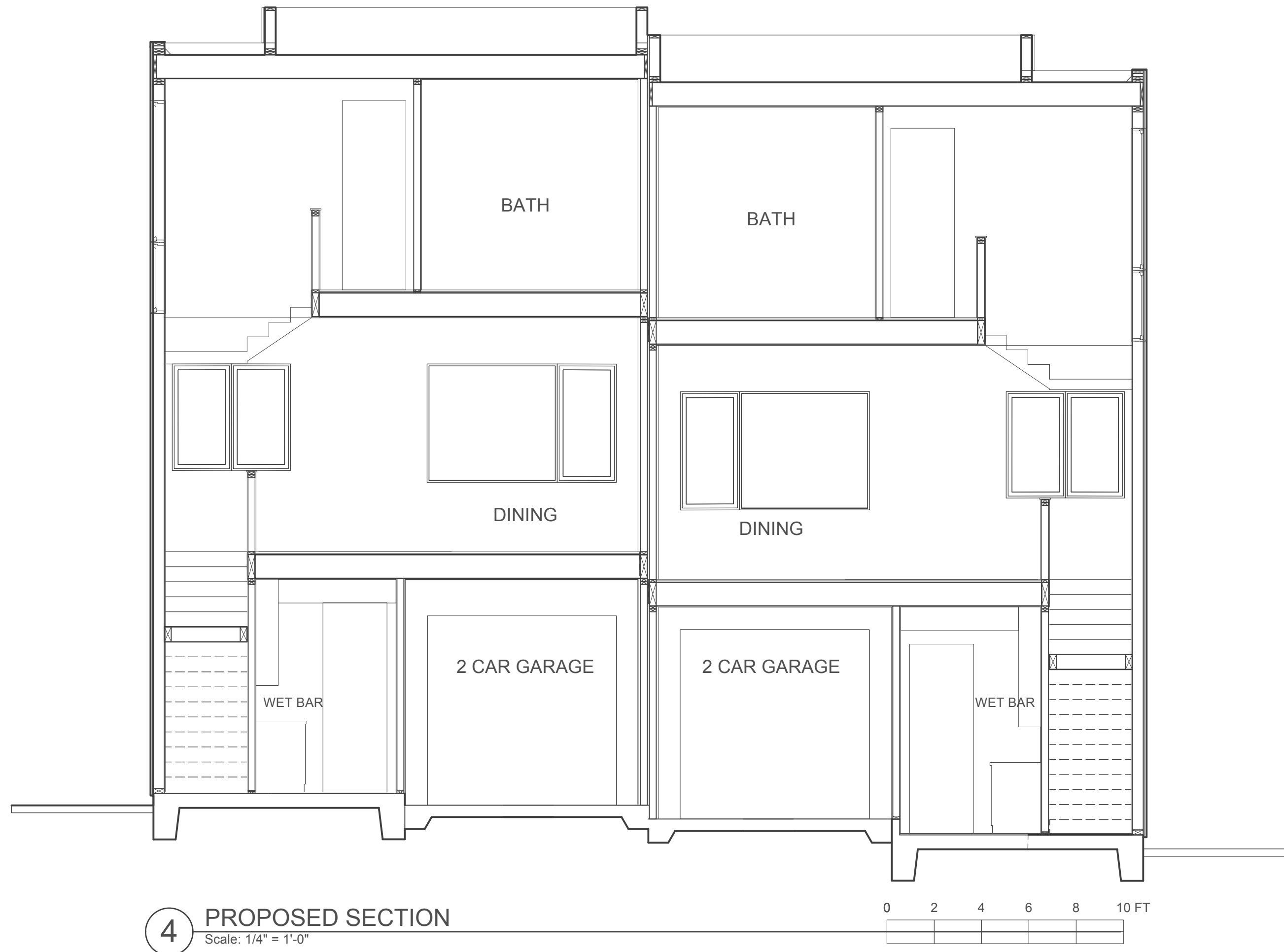
141 3RD AVENUE- PROJECT SITE

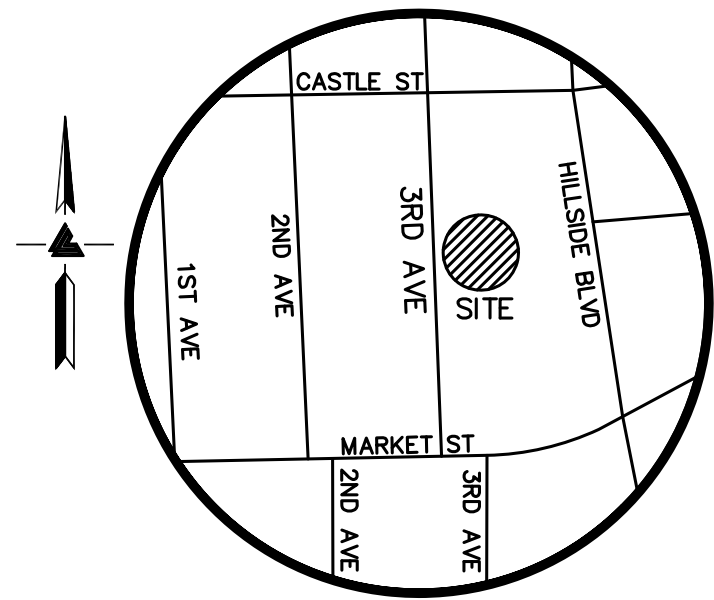
PHOTOGRAPHS OF ADJACENT PROPERTIES ON 3RD AVENUE

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VICINITY MAP
NO SCALE

LEGEND AND NOTES

---	BOUNDARY LINE
---	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
Ø	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	ASPHALT
CONCRETE	CONCRETE
WOOD	WOOD
TREE: TYPE AND SIZE AS NOTED	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

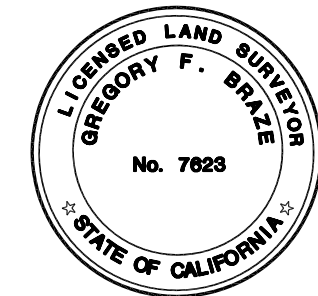
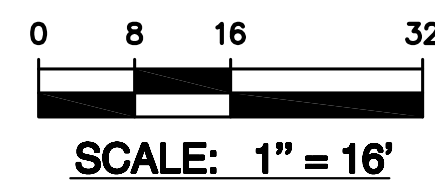
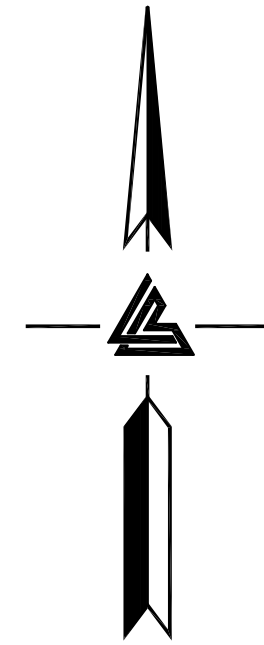
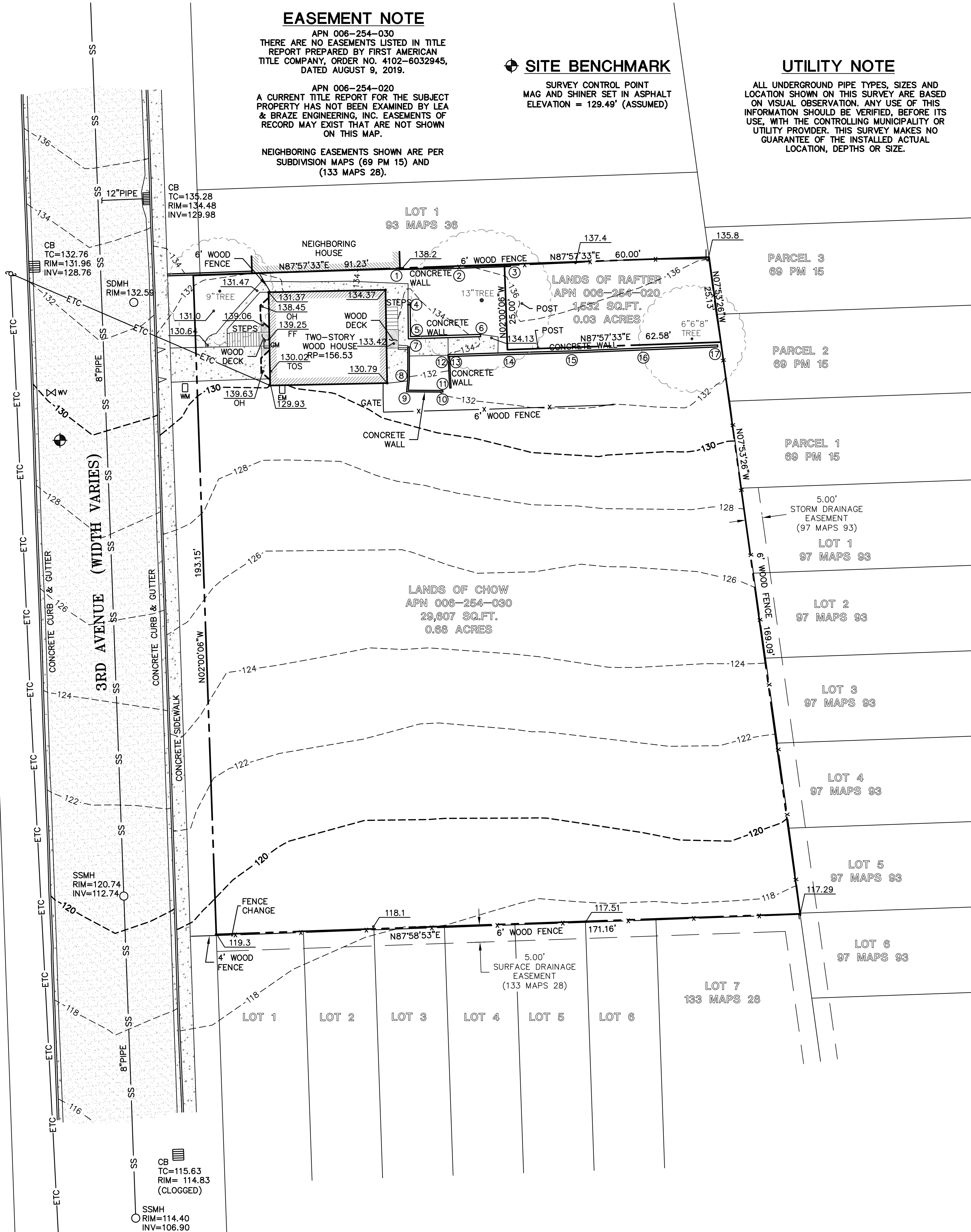
PROPERTY COMPLETELY OUT OF
SPECIAL FLOOD HAZARD AREA (SFHA)
PER CURRENT FLOOD INSURANCE RATE
MAP

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



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST
ROSEVILLE, CALIFORNIA 94545
(916) 887-4066
WWW.LEABRAZE.COM

141 3RD AVENUE
DALY CITY, CALIFORNIA

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

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	PERFORATED STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED
---	---	TREE PROTECTION FENCING

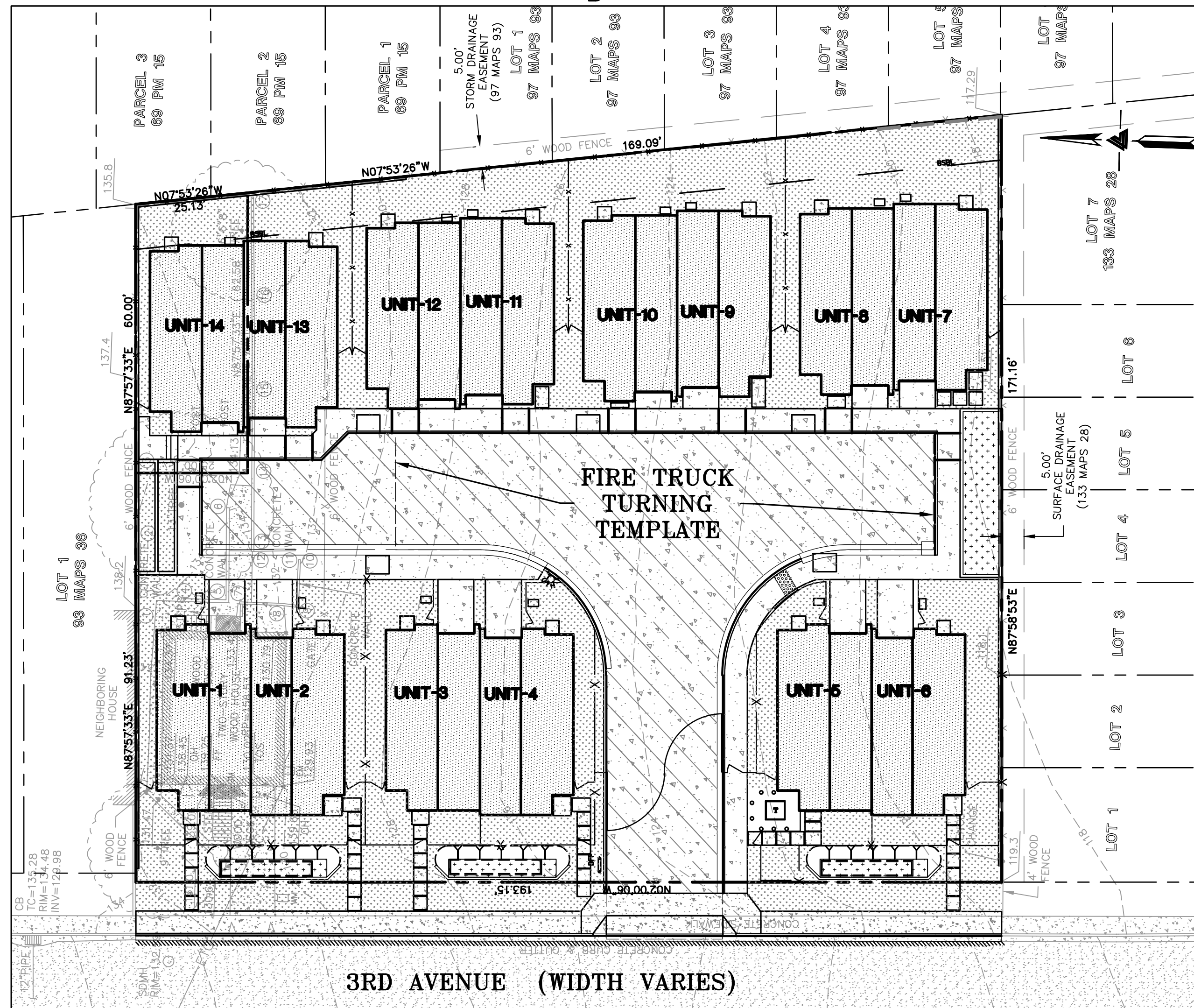
ABBREVIATIONS

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)	NUMBER
BSBL	BUILDING SETBACK BOUNDARY LINE	NTS	NOT TO SCALE
BUB	BUBBLER BOX	O.C.	ON CENTER
BW/FG	BOTTOM OF WALL/FINISH GRADE	O/P	OVER
CB	CATCH BASIN	(PA)	PLANTING AREA
C & G	CURB AND GUTTER	PED	PEDESTRIAN
C	CENTER LINE	PIV	POST INDICATOR VALVE
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	P	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or -TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE	ST	STREET
FS	FINISHED SURFACE	STA	STANDARD
G	GAGE OR GAUGE	STD	STANDARD
GA	GRADE BREAK	SUB	SUBDRAIN
GB	GRADE BREAK	T	TELEPHONE
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TC	TOP OF CURB
HORIZ	HORIZONTAL	TEMP	TEMPORARY
HI PT	HIGH POINT	TP	TOP OF PAVEMENT
H&T	HUB & TACK	TW/FG	TOP OF WALL/FINISH GRADE
ID	INSIDE DIAMETER	TYP	TYPICAL
INV	INVERT ELEVATION	VC	VERTICAL CURVE
JB	JUNCTION BOX	VCP	VITRIFIED CLAY PIPE
JT	JOINT TRENCH	VERT	VERTICAL
JP	JOINT UTILITY POLE	W/	WITH
L	LENGTH	W, WL	WATER LINE
LNDG	LANDING	WM	WATER METER
		WWF	WELDED WIRE FABRIC

TENATIVE TRACT MAP

141 THIRD AVENUE

DALY CITY, CALIFORNIA



KEY MAP

1" = 20'

RETAINING WALL NOTES

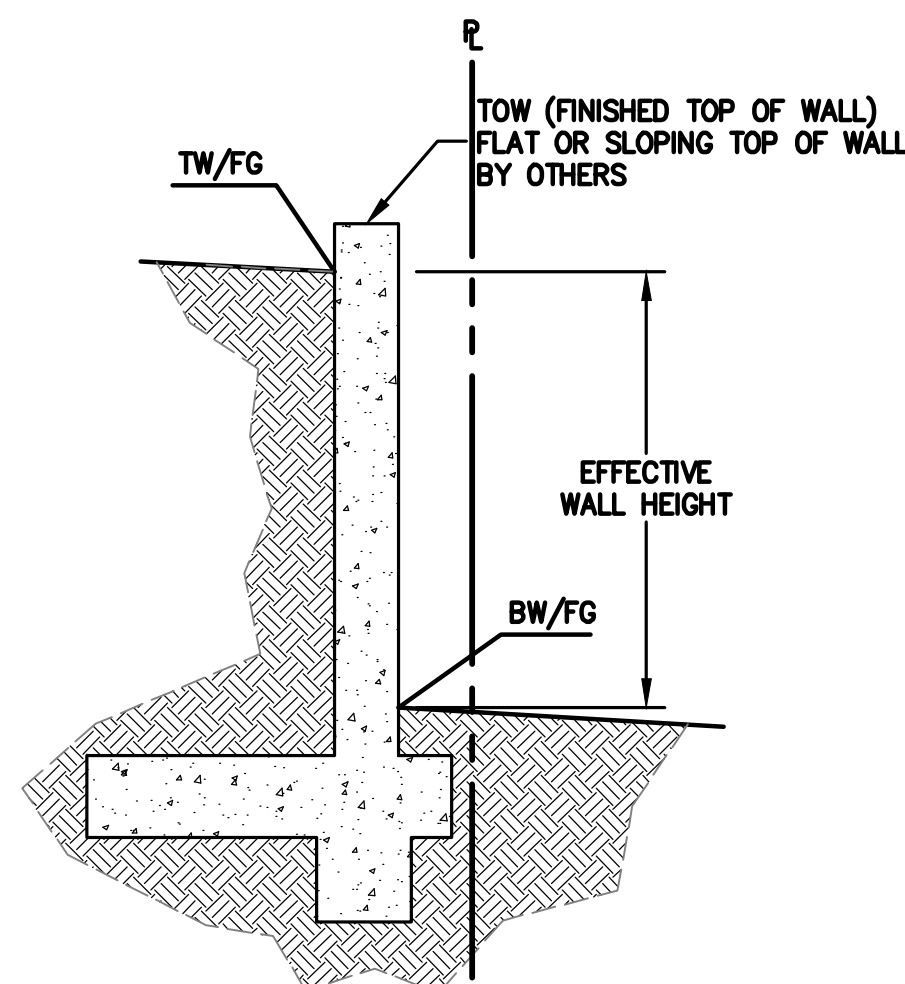
- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL. NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
- 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.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- 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).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEDHOLES TO PREVENT HYDROSTATIC PRESSURE.
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- 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.

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 2R).

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.

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

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:
- TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING INC., ENTITLED:
"TOPOGRAPHIC SURVEY"
141 3RD AVENUE
DALY CITY, CA
DATED: 2-13-20
JOB#2191161
 - SITE PLAN BY CKA ARCHITECTS ENTITLED:
"PRELIMINARY SITE PLAN"
141 3RD AVENUE
DALY CITY, CA
DATED: 5-20-22
REVISED: 11-18-22
 - 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

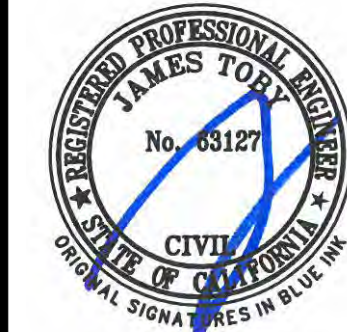
FLOOD ZONE INFORMATION

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



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
REGIONAL OFFICES:
SAN FRANCISCO, CA 94103
HAYWARD, CA 94545
SAN JOSE, CA 95128
(510) 887-4086
WWW.LEABRAZE.COM

TENATIVE MAP
141 3RD AVENUE
DALY CITY, CALIFORNIA

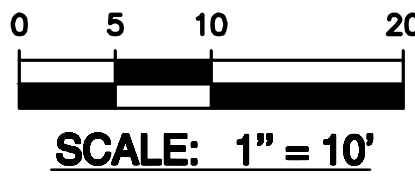
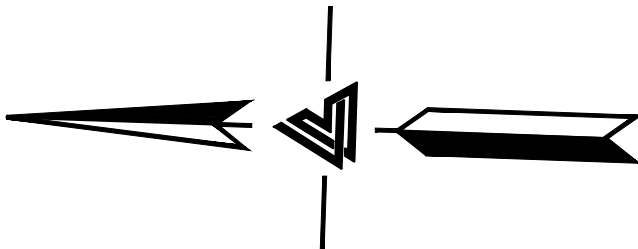
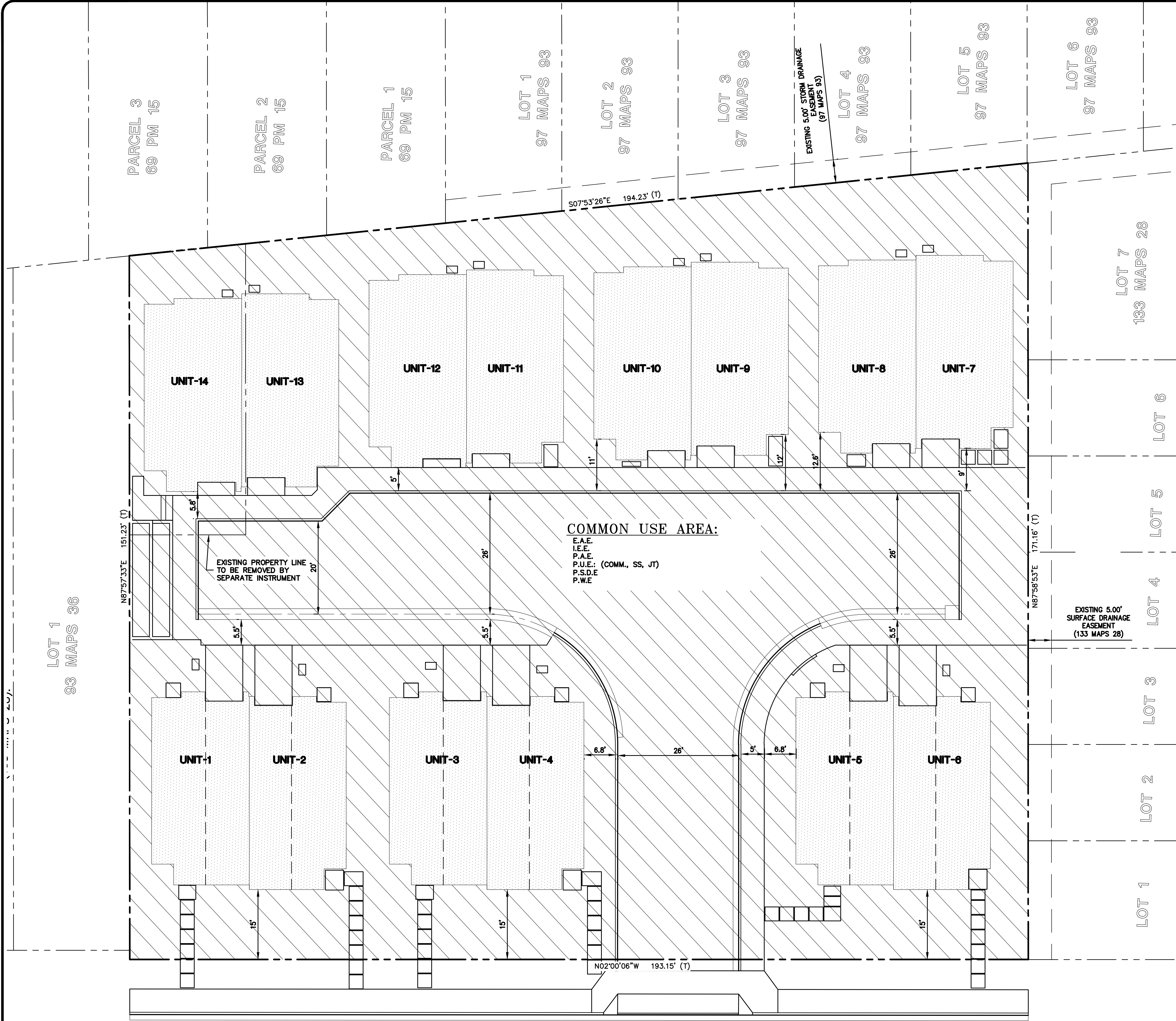
APN: 006-254-020
APN: 006-254-030

TITLE SHEET

REVISIONS	BY
1. UTILITY UPDATE 03-02-2021	MH
2. CITY COMMENTS 07-30-2021	MH
3. CIVIL REV 05-31-2022	MM
4. CITY COMMENTS 08-03-2022	JV
5. CITY COMMENTS 11-18-2022	JV
6. 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



- 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



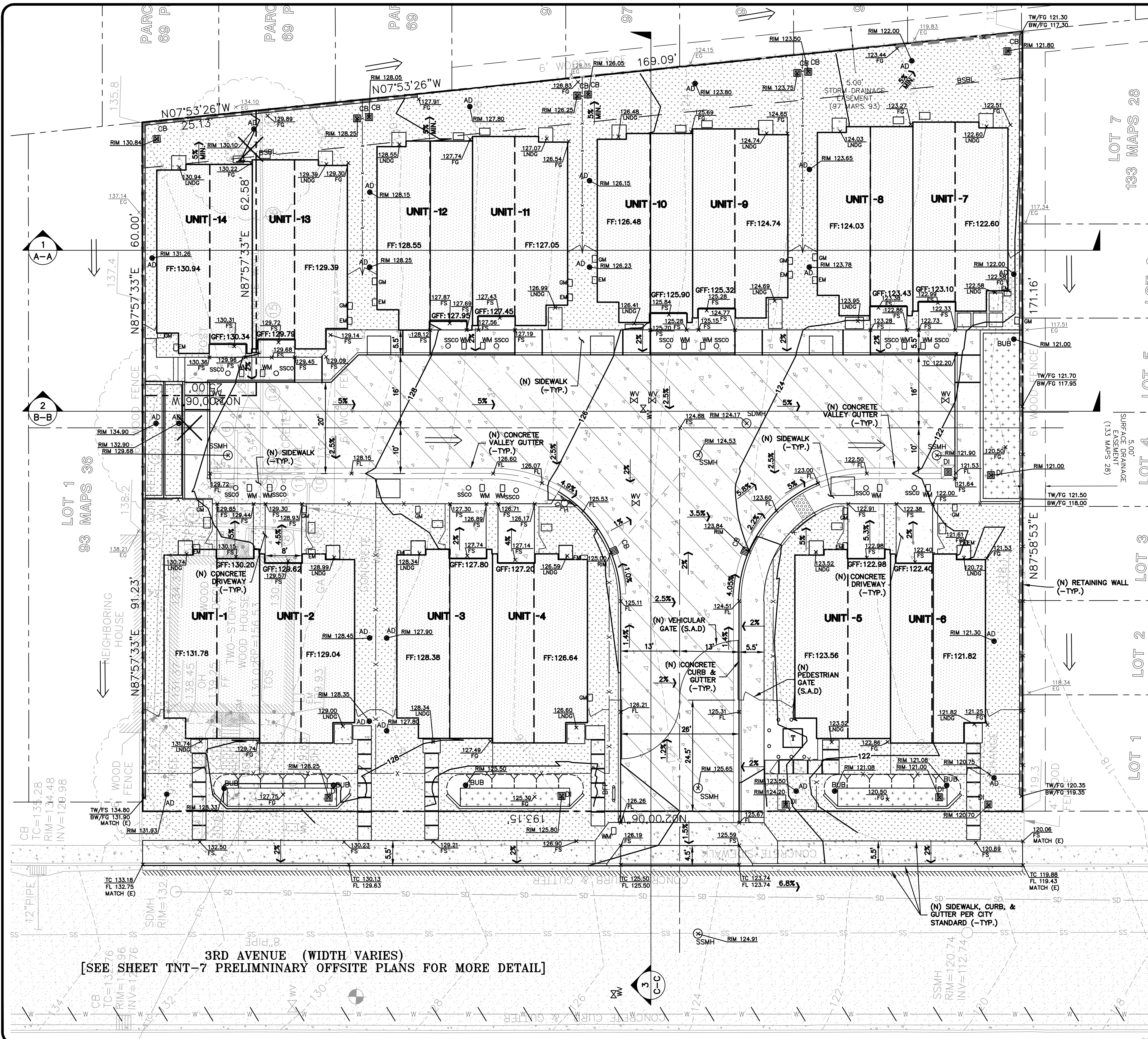
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 1413 CENTRAL AVENUE, WEST DUBLIN, OHIO 43085
HAYWARD OFFICE: 1413 CENTRAL AVENUE, HAYWARD, CALIFORNIA 94545
(510) 887-4086
WWW.LEABRAZE.COM

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

PRELIMINARY
LOT LAYOUT

UTILITY UPDATE	03-02-2021	MH
CITY COMMENTS	07-30-2021	MH
CIVIL REV	05-31-2022	MM
CITY COMMENTS	08-03-2022	JV
CITY COMMENTS	11-18-2022	JV
SITE REVISION	12-21-2022	JV
REVISIONS		BY
JOB NO:	2200097	
DATE:	6-10-20	
SCALE:	AS NOTED	
DESIGN BY:	MH	
CHECKED BY:	JC	
SHEET NO:		

TNT-2
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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CIVIL ENGINEERS • LAND SURVEYORS
REGIONAL OFFICES:
DUBLIN, CALIFORNIA 94568
(510) 887-4086
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TENANTIVE MAP
141 3RD AVENUE
DALY CITY, CALIFORNIA

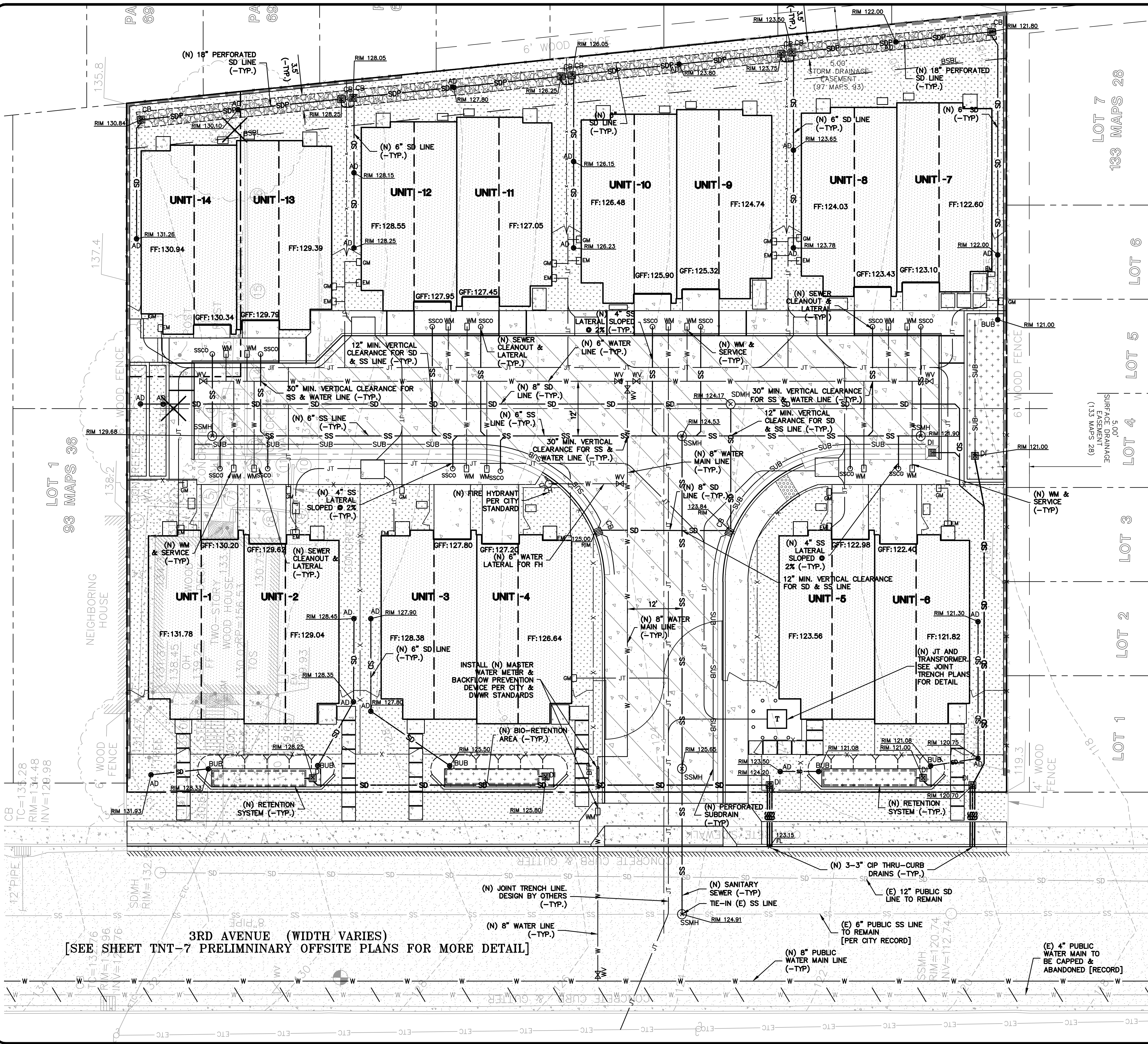
APN: 006-254-020
APN: 006-254-030

**PRELIMINARY
GRADING &
DRAINAGE PLAN**

NO.	REVISIONS	BY
1	UTILITY UPDATE	MH
2	CITY COMMENTS	MH
3	CIVIL REV	MM
4	CITY COMMENTS	JV
5	CITY COMMENTS	JV
6	SITE REVISION	JV

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

TNT-3
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

NOTES:

- SEE SHEET TNT-1.0 FOR ABBREVIATIONS
- ALL VALVES, BOXES, VAULTS, MANHOLES, ETC NOT DESIGNATED FOR REMOVAL SHALL BE RESET TO THE NEW GRADES.
- EXISTING TWO STORY HOUSE AND ALL ABOVE GROUND FEATURE WILL BE REMOVE, DEMOLISH AND COMPACTED PRIOR TO STARTING CONSTRUCTION.
- 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 TELEVISIONING THE MAIN AND IDENTIFYING THEIR LOCATIONS FOR ABANDONMENT. ABANDONMENT OF THESE SERVICES SHALL BE PERFORMED DURING DEMOLITION.
- TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY WATER OR SEWER SERVICE LATERAL OR MAIN.
- 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.
- 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.
- EXISTING IRRIGATION WELL LOCATION AND ABANDONMENT PLANS TO BE DONE BY OTHERS.

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CIVIL ENGINEERS • LAND SURVEYORS
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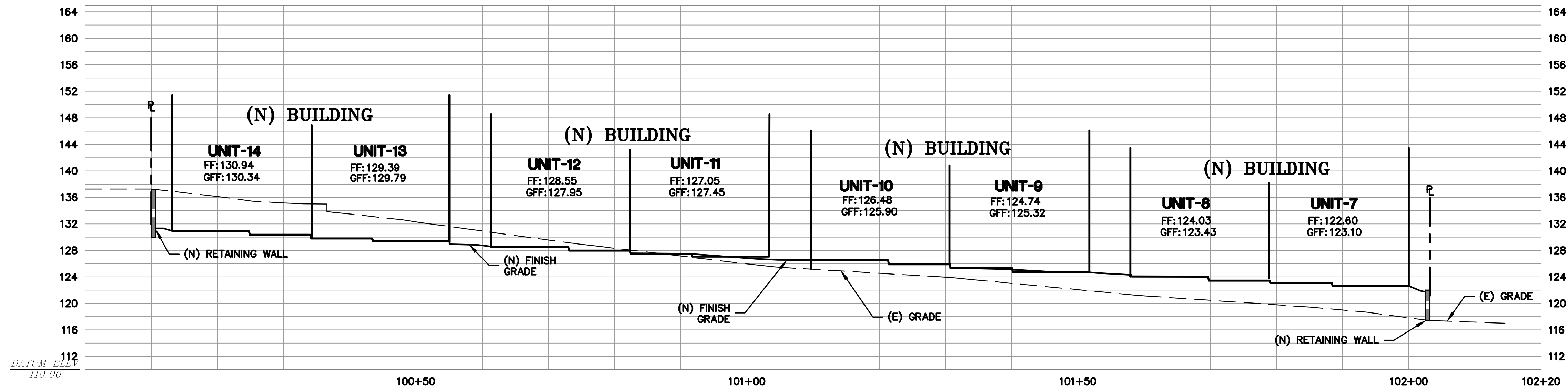
TENANTIVE MAP
141 3RD AVENUE
DALY CITY, CALIFORNIA

PRELIMINARY UTILITY PLAN

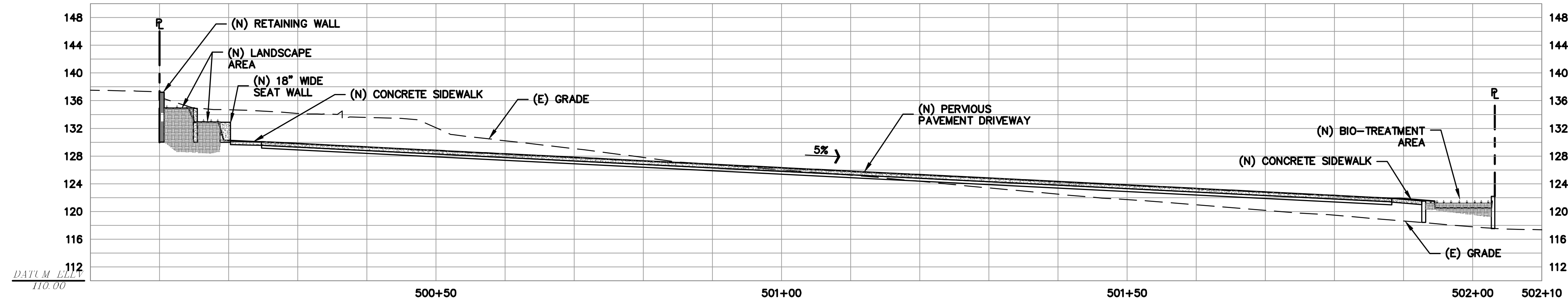
UTILITY UPDATE	MH
03-02-2021	
CITY COMMENTS	MH
07-30-2021	
CIVIL REV	MM
05-31-2022	
CITY COMMENTS	JV
08-03-2022	
CITY COMMENTS	JV
11-18-2022	
SITE REVISION	JV
12-21-2022	

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

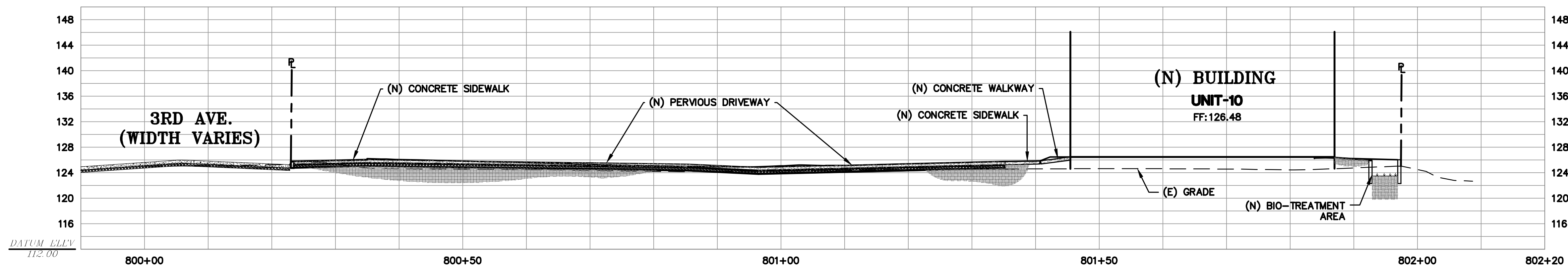
TNT-4
4 OF 8 SHEETS



SECTION A-A
SCALE: 1" = 10' HORIZ & VERT



SECTION B-B
SCALE: 1" = 10' HORIZ & VERT



SECTION C-C
SCALE: 1" = 10' HORIZ & VERT



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 1000 S. RAY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
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
SECTIONS

UTILITY UPDATE	03-02-2021	MH
CITY COMMENTS	07-30-2021	MH
CIVIL REV	05-31-2022	MM
CITY COMMENTS	08-03-2022	JV
CITY COMMENTS	11-18-2022	JV
SITE REVISION	12-21-2022	JV

REVISIONS BY

JOB NO: 2200097

DATE: 6-10-20

SCALE: AS NOTED

DESIGN BY: MH

CHECKED BY: JC

SHEET NO:

TNT-5

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 HOSEING 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:

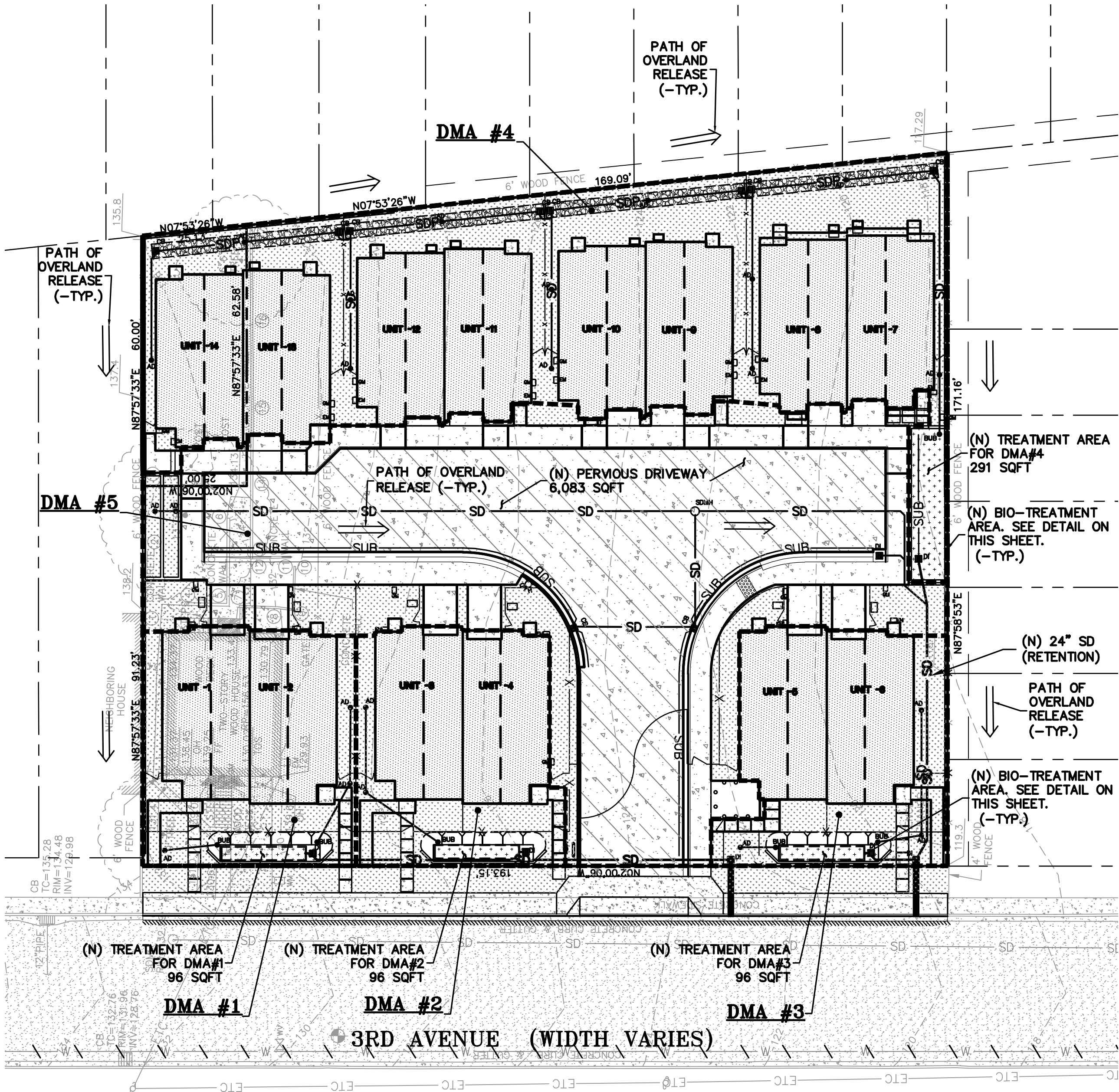
POSSIBLE POLLUTANTS FOR THIS SITE INCLUDE TRASH, SEDIMENTS, NUTRIENTS, DUST, CONSTRUCTION DEBRIS, AUTOMOBILE DEBRIS, AND PESTICIDES. THE CONSTRUCTION OF THE PROJECT AND THE LONG TERM MAINTENANCE SHOULD NOT ADD ANY OF THE FOLLOWING: COPPER, NICKEL, DIAZINON, MERCURY, CHLORIDANE, DDT, DIELDRIN, AND PCB'S.

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.



LEGEND:

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

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

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	10,846	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



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 141 3RD AVENUE, DUBLIN, CALIFORNIA 94568
SAN JOSE
(510) 887-4086
WWW.LEABRAZE.COM

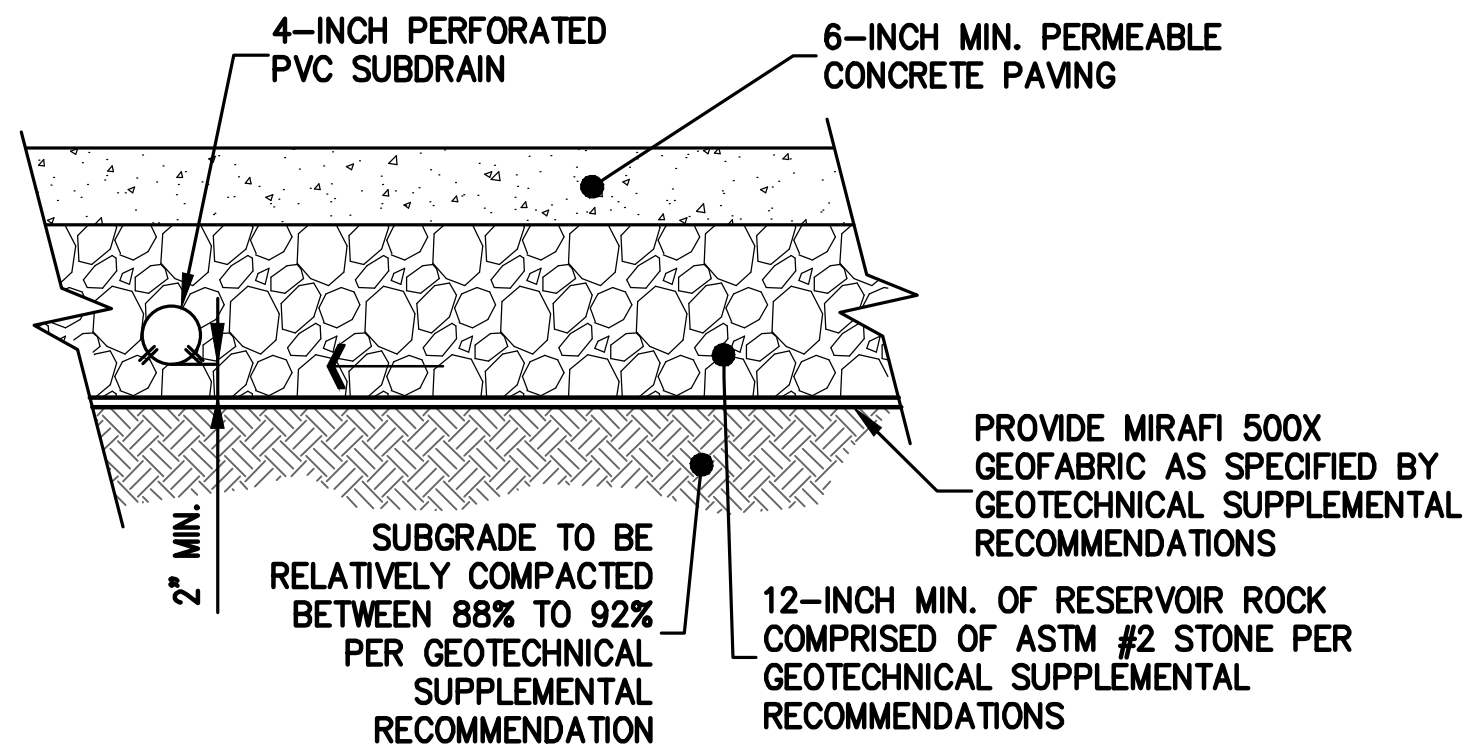
TENANTIVE MAP
141 3RD AVENUE
DALY CITY, CALIFORNIA
SAN MATEO COUNTY
APN: 008-254-020
APN: 008-254-030

PRELIMINARY
STORMWATER
CONTROL PLAN

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

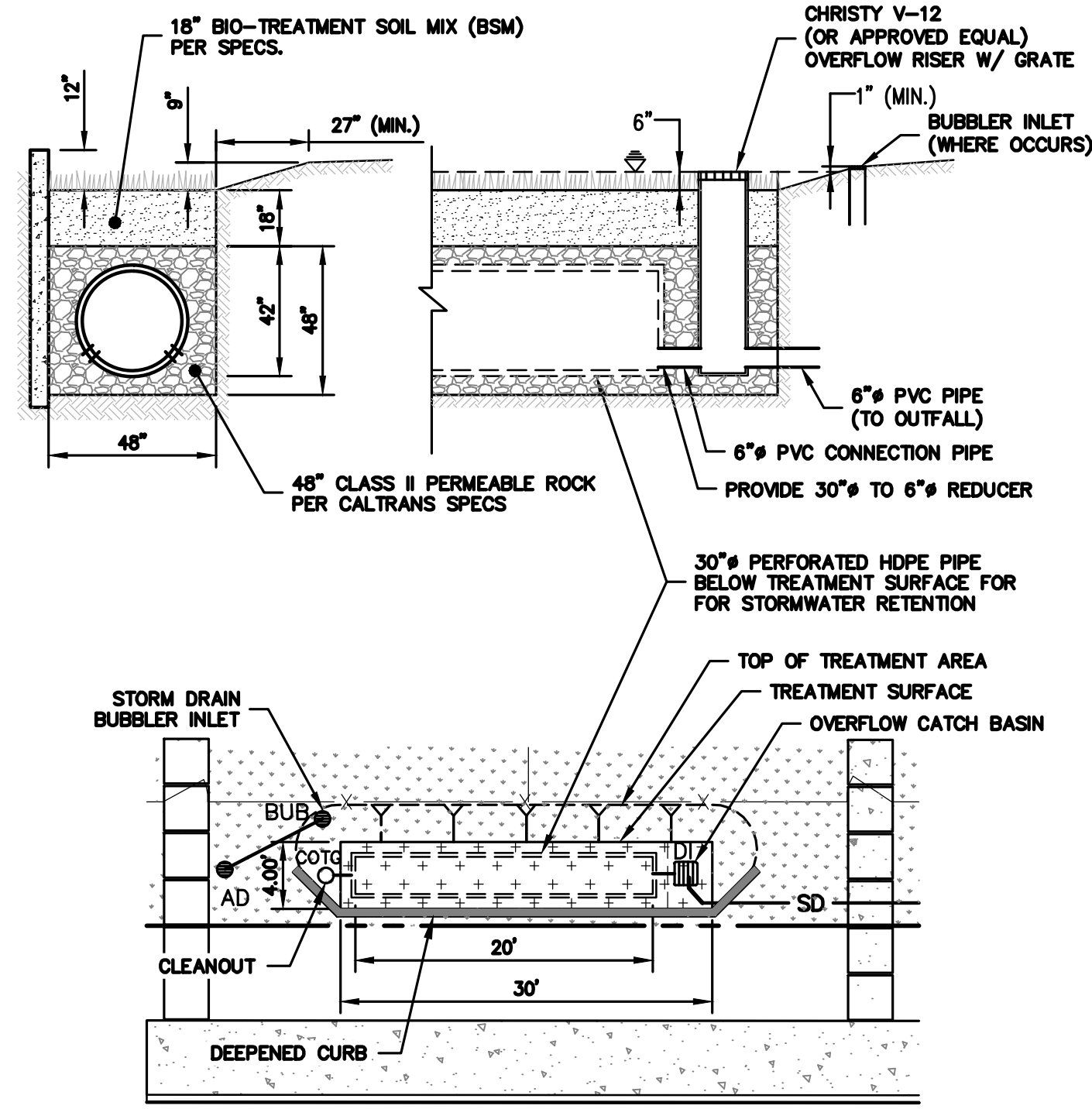
JOB NO: 2200097
DATE: 6-10-20
SCALE: AS NOTED
DESIGN BY: MH
CHECKED BY: JC
SHEET NO:

TNT-6
6 OF 8 SHEETS



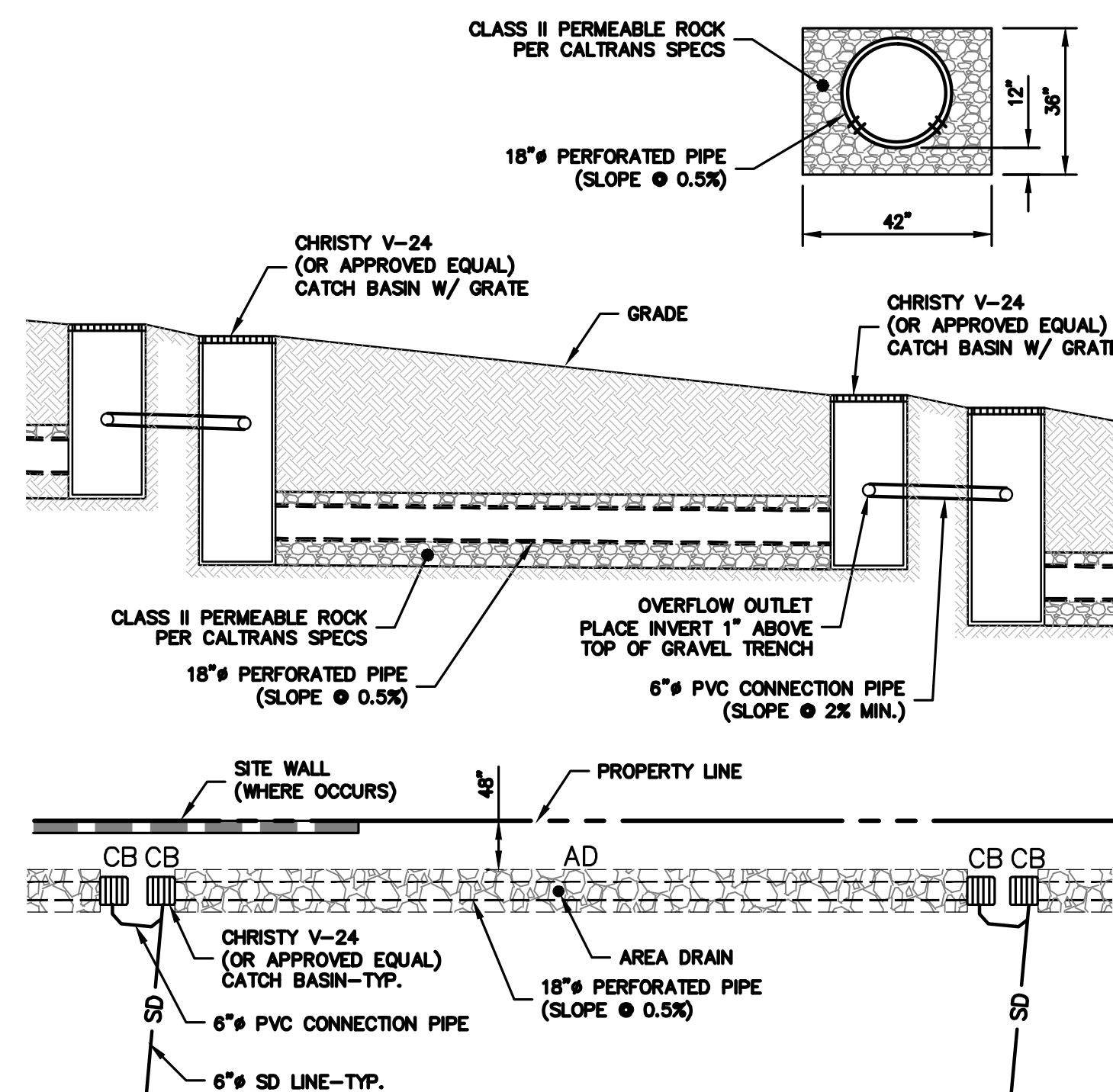
PERVIOUS CONCRETE

NTS



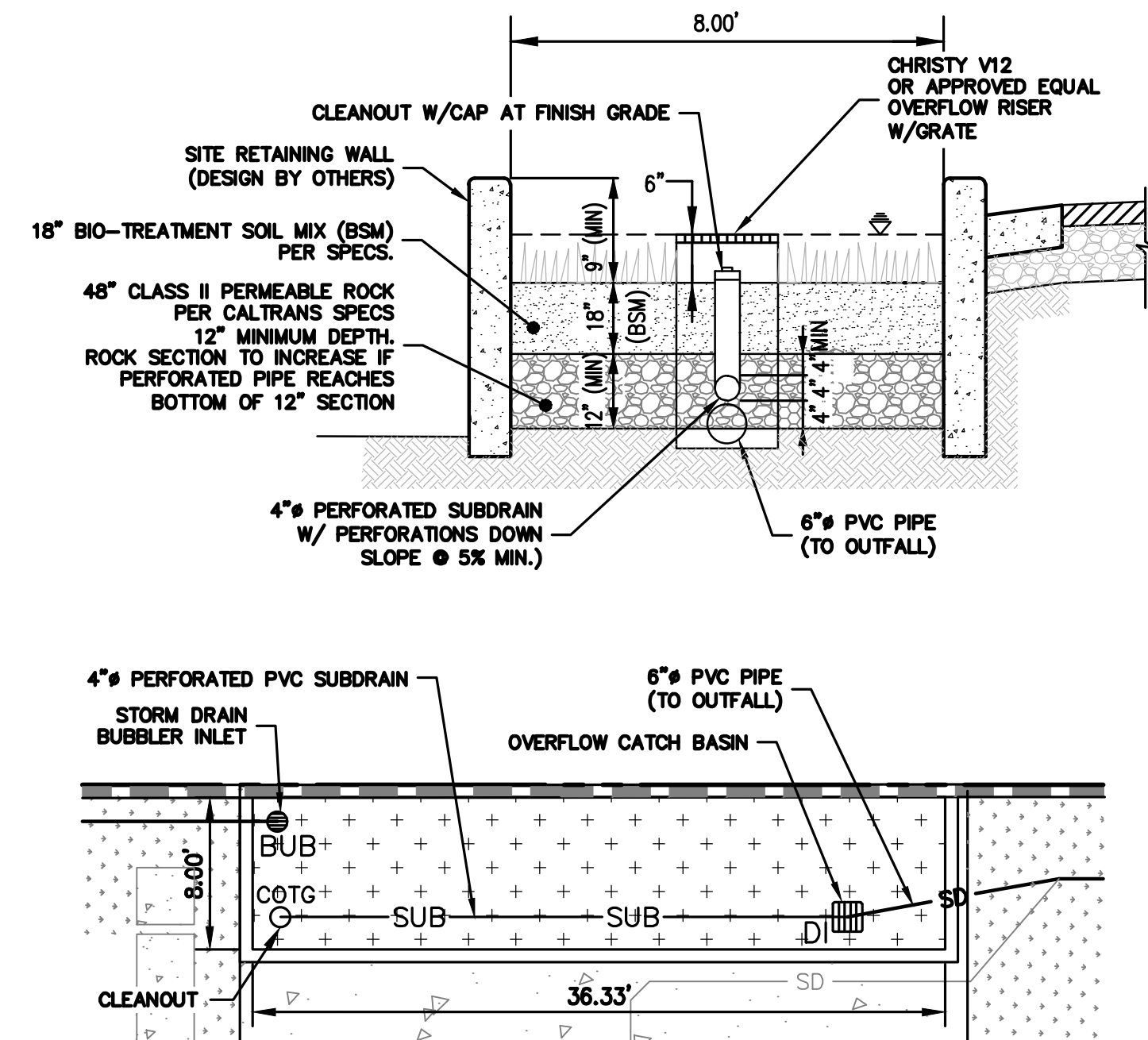
**DMA #1, #2, & #3
TYPICAL BIO-RETENTION DETAIL**

NTS



**DMA #4
TYPICAL STORM DRAIN RETENTION DETAIL**

NTS



**DMA #4
TYPICAL BIO-RETENTION DETAIL**

NTS



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
REGIONAL OFFICES:
SAN JOSE
DUBLIN
HAYWARD
SAN JOSE
(510) 887-4086
WWW.LEABRAZE.COM

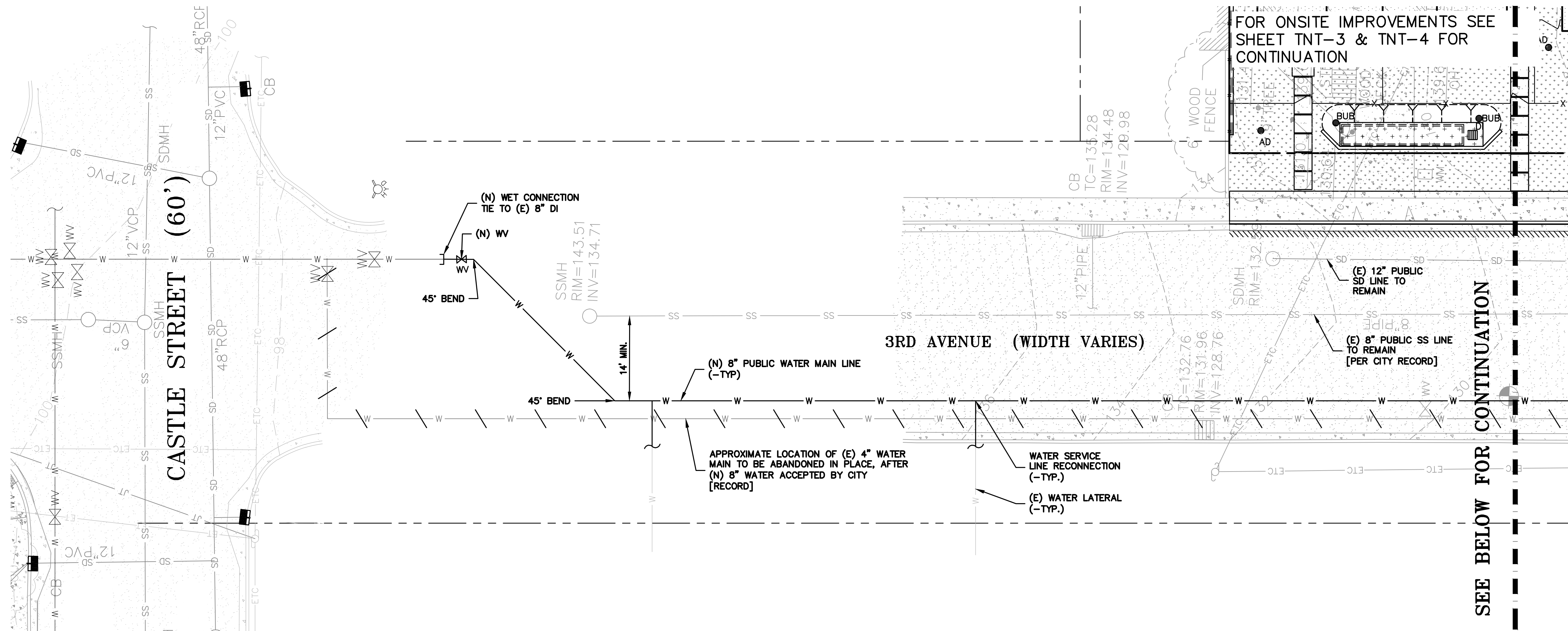
TENANTIVE MAP
141 3RD AVENUE
DALY CITY, CALIFORNIA
SAN MATEO COUNTY
APN: 008-254-020
APN: 008-254-030

**PRELIMINARY
STORMWATER
CONTROL DETAILS**

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

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

TNT-6.1
7 OF 8 SHEETS

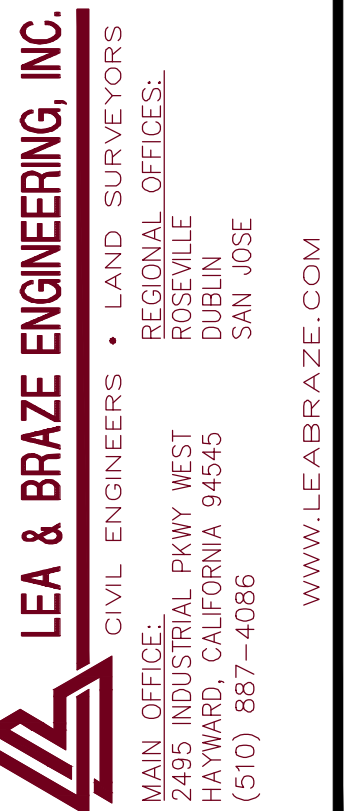
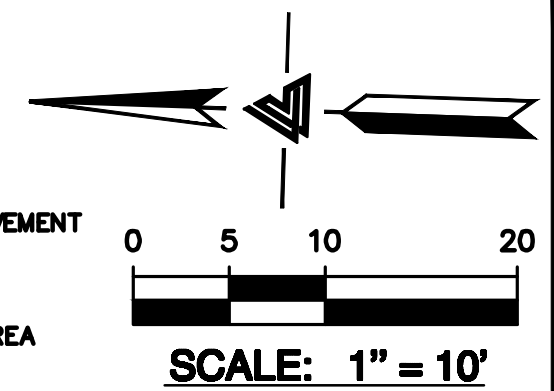


LEGEND:

- (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

NOTES:

- SEE SHEET TNT-1 FOR ABBREVIATIONS
- ALL VALVES, BOXES, VAULTS, MANHOLES, ETC NOT DESIGNATED FOR REMOVAL SHALL BE RESET TO THE NEW GRADES.
- 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 TELEVISIONING THE MAIN AND IDENTIFYING THEIR LOCATIONS FOR ABANDONMENT. ABANDONMENT OF THESE SERVICES SHALL BE PERFORMED DURING DEMOLITION.
- 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.
- 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.



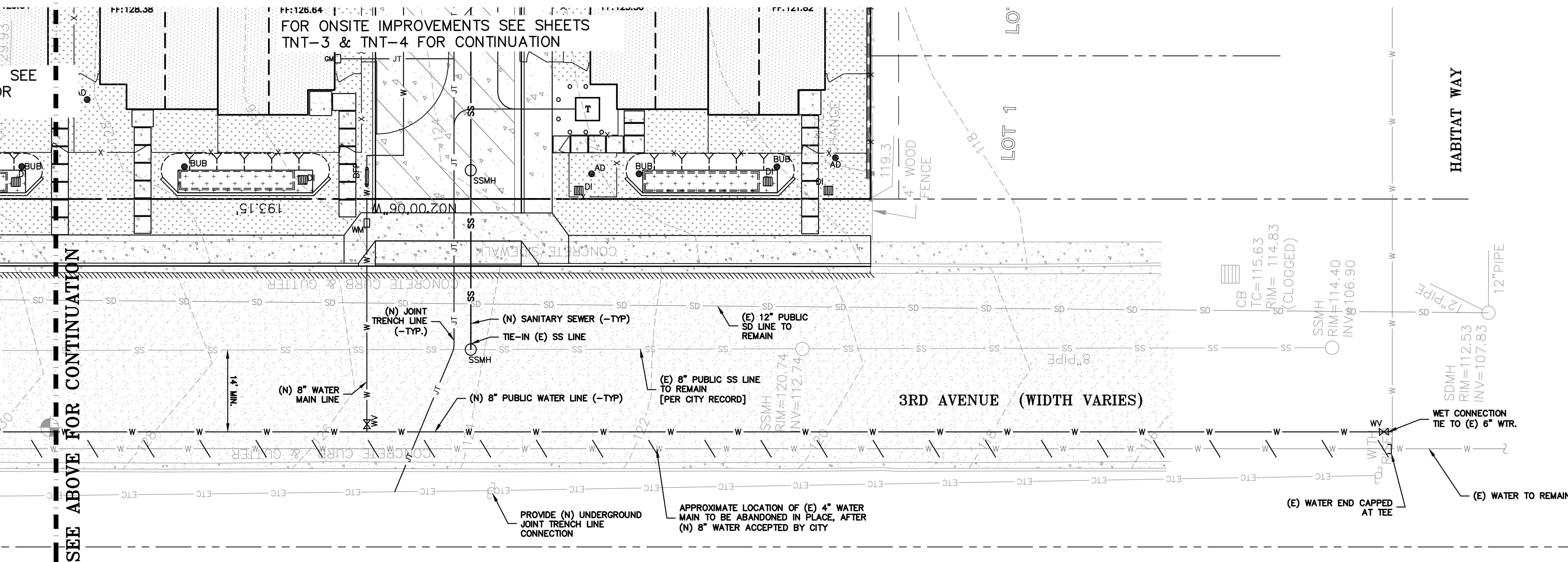
TENANTIVE MAP
141 3RD AVENUE
DALY CITY, CALIFORNIA
APN: 006-254-020
APN: 006-254-030

PRELIMINARY OFFSITE PLAN

UTILITY UPDATE	03-02-2021	MH
CITY COMMENTS	07-30-2021	MH
CIVIL REV	05-31-2022	MM
CITY COMMENTS	08-03-2022	JV
CITY COMMENTS	11-18-2022	JV
SITE REVISION	12-21-2022	JV
REVISIONS		BY
JOB NO:	2200097	
DATE:	6-10-20	
SCALE:	AS NOTED	
DESIGN BY:	MH	
CHECKED BY:	JC	
SHEET NO:		

TNT-7

8 OF 8 SHEETS





141 THIRD AVENUE

APN# 006-254-020
APN# 006-254-030

ET TITLE:

LANDSCAPE PLAN

[illegible]

SUBJECT NO: DAL 20

UED: 12-14-2022

ET NO:

1.0



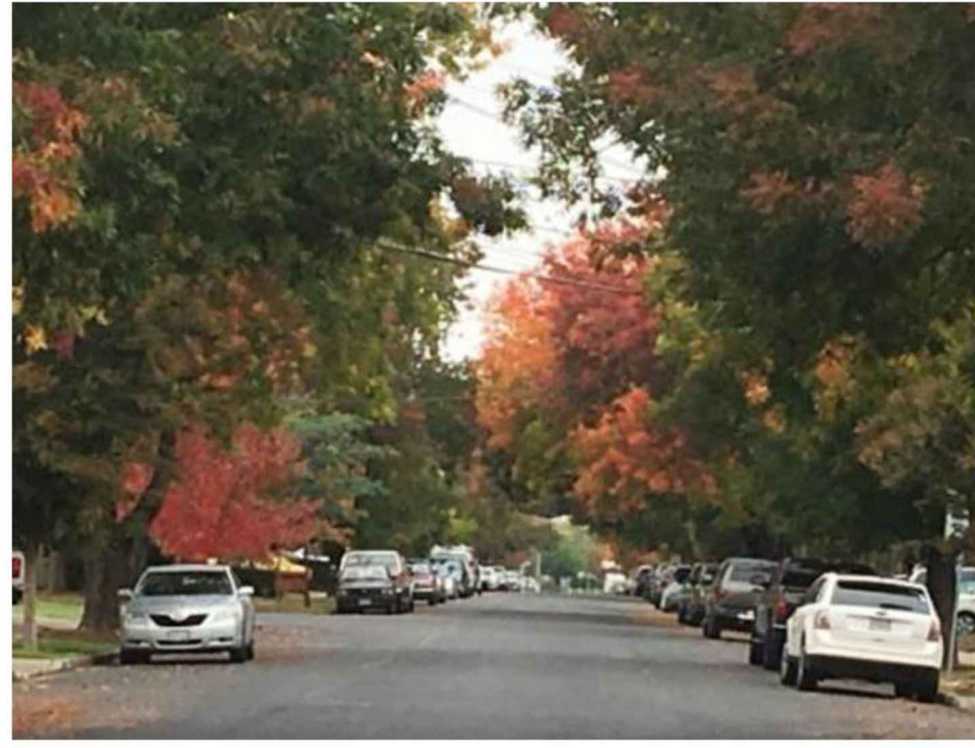
LANDSCAPE MATERIALS
& PRECEDENT IMAGES[illegible]

PROJECT NO: DAL 20

UED: 12-14-2022

SET NO:

1.1



STREET TREE



WALK-ON GROUNDCOVER



ACCENT TREE



LOW HEDGE



ACCENT SHRUB



LOW HEDGE



ACCENT & STREETSCAPE PLANTING



BIO-RETENTION PLANTING



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

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





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



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

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	MATILIJIA 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

141 3RD AVENUE

DALY CITY, CALIFORNIA
NEW BUSINESS

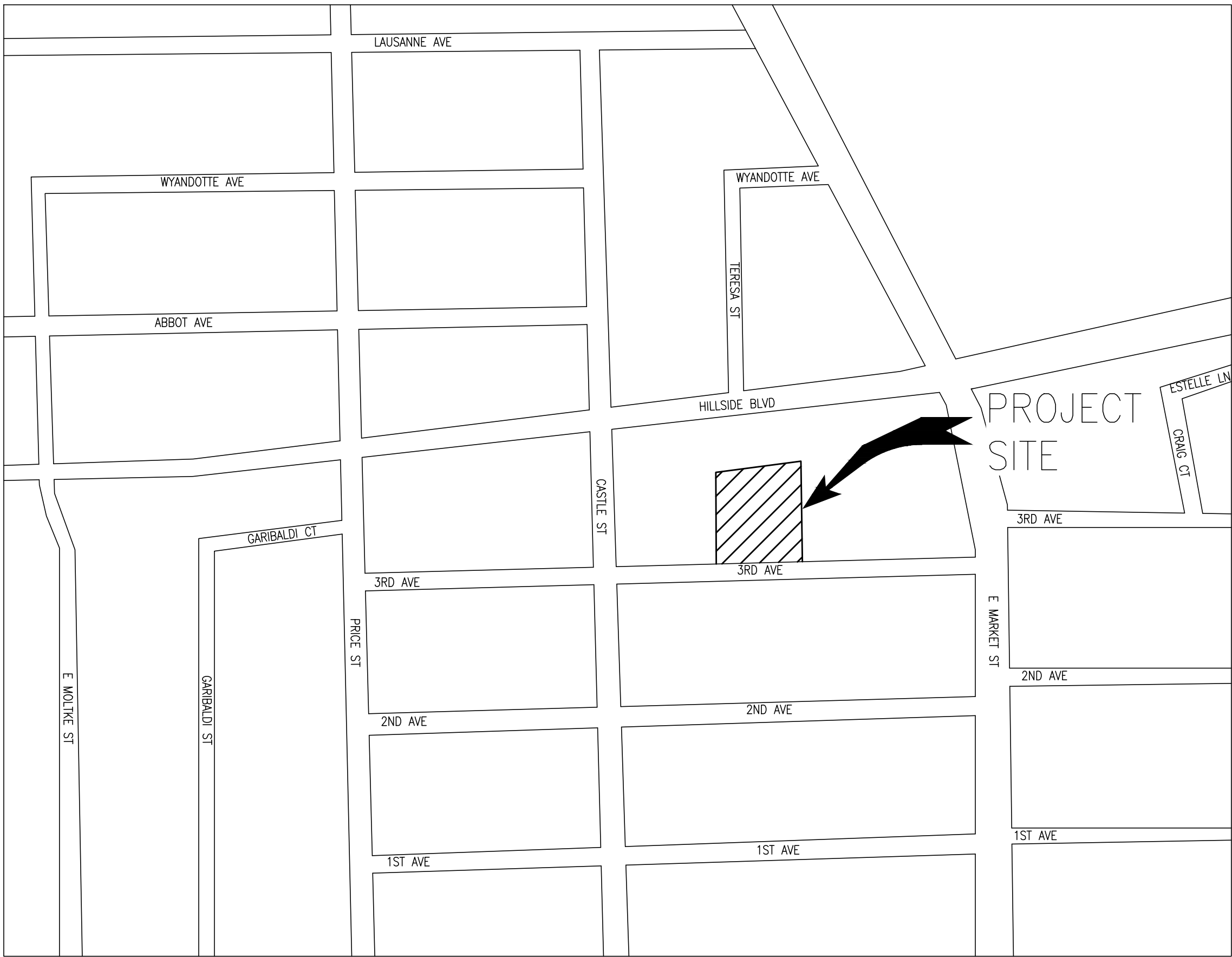
DEVELOPER:
CLARUM HOMES
P.O BOX 60970
PALO ALTO, CA 94306
NICOLE GITTLESON
T: 650-614-1148

PG&E PM#S:
ELECTRIC:
GAS:

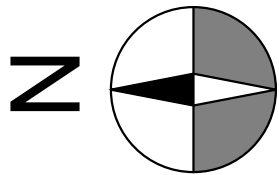
WORK RESPONSIBILITY JOINT TRENCH

TRENCHING	PG&E ELECTRIC
EXCAVATE & BACKFILL	PG&E GAS
GAS MATERIAL	TELEPHONE
SUPPLY & INSTALL	C.A.T.V.
*ELECTRIC CABLE	CONTRACTOR
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.



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

DATE:	
REVISION	
DELTA NO:	
CALIFORNIA PROFESSIONAL ENGINEER	
REGISTERED PROFESSIONAL ENGINEER	
DAVID B. VOORHIES	
No. 26429	
Exp. 03-31-24	
CIVIL	
STATE OF CALIFORNIA	
DATE OF SIGNATURE	

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

DALY CITY

Vizion Utility
PLANNING, ENGINEERING, CONSULTANTS & STREET LIGHT DESIGN
7301 STONERIDGE DRIVE, SUITE 201, DUBLIN, CA 94568
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

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 OR 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 DEVIANCE 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-PQ&E OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL. NON-PQ&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 PQ&E FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN UO STANDARD 55453. 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 REQUEST MUST BE PROVIDED TO THE DISTRICT 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 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 MATERIAL.
 - 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, PAYING 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.).
 - IF ANY IMPORTED MATERIAL IS USED FOR ANY 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 SERVICE FITTINGS WILL BE DESIGNED AND INSTALLED 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.

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
	DOWNSPOUT
	FIRE HYDRANT
	SS MANHOLE
	COMMUNICATIONS VAULT
	ELECTRIC VAULT
	SPOT ELEVATION

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 (PG&E)
WORKING SPACE SHOWN

17" x 30" x 18" SPLICE BOX (PG&E)
WORKING SPACE SHOWN

PROPOSED GAS METER

PROPOSED ELECTRIC METER

AD	AREA DRAIN	FOC	FACE OF CURB
APPROX	APPROXIMATE	FUT	FUTURE
AVE	AVENUE	G	GAS
BNDY	BOUNDARY	GND	GROUND
C	CURB	I.D.	INNER DIAMETER
C/G	CURB & GUTTER	IRR	IRRIGATION
CL, C/L	CENTER LINE	J.P.	JOINT POLE
DR	DRIVE	LT	LEFT
DW/DWY	DRIVEWAY	M	MONUMENT
(E)	EAST	MCI	MCI, INC. COMPANY
EL	ELEVATION	MH	MAINTENANCE HOLE
ELB	ELBOW	MIN	MINIMUM
ELEC	ELECTRIC	MID PT	MID POINT
ELECT	ELECTROLYZER	MPOE	MAIN POINT OF ENTRY
EP	EDGE OF PAVEMENT	MSB	MAIN SWITCH BOARD
EX	EXISTING	MSS	MAIN SWITCH SIZE
FC	FACE OF CURB	MTR	METER
FH	FIRE HYDRANT		

Diagram illustrating the typical excavation requirements for PG&E Primary Vaults, Transformers, and U.N.O. structures. The diagram shows a cross-section of an excavation pit with the following specifications:

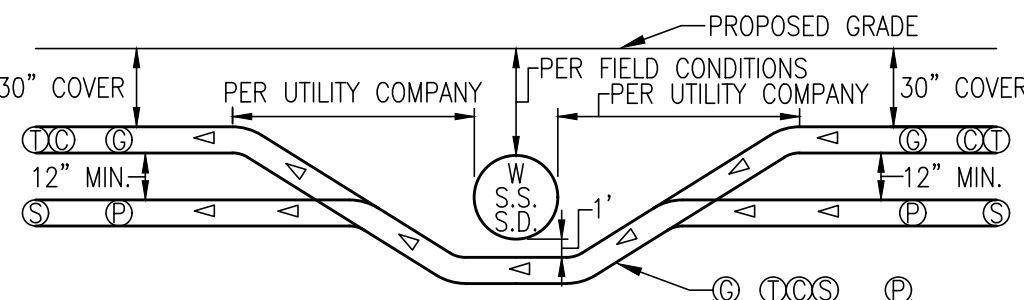
- ANY ABOVE GROUND STRUCTURE:** Indicated by a line with an arrow pointing to the top edge of the excavation.
- 6" MIN. \ 12" MAX.:** Dimension indicating the depth of the excavation at the top edge.
- 3' MINIMUM:** Dimension indicating the width of the excavation at the top edge.
- MINIMUM EXCAVATION (ALL AROUND VAULT):** Indicated by a line with an arrow pointing to the side of the excavation.
- 6" MINIMUM COMPACTED DRAIN ROCK:** Dimension indicating the depth of the compacted drain rock at the bottom of the excavation.

TYPICAL EXCAVATION:

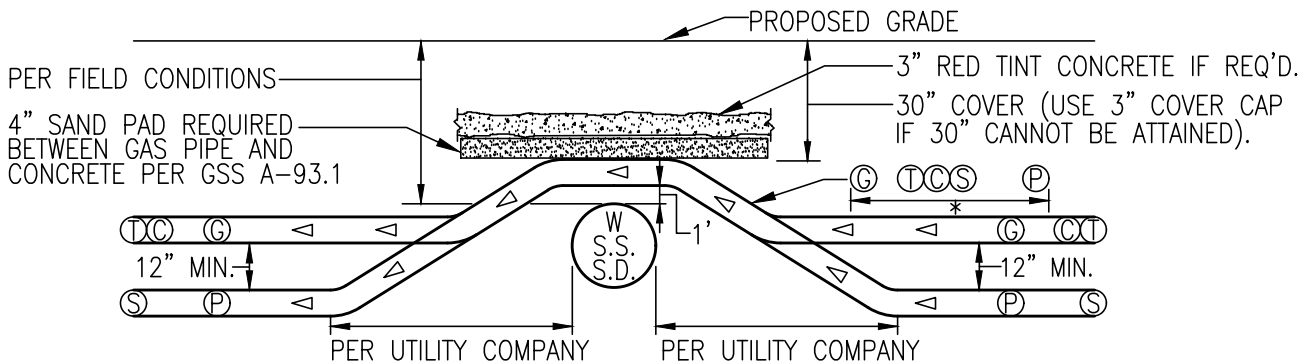
FOR PG&E PRIMARY VAULTS, TRANSFORMERS, U.N.O.

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.



*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

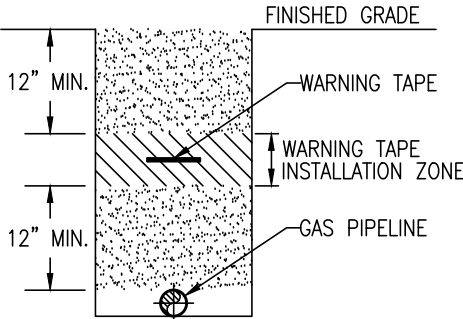


*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

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.

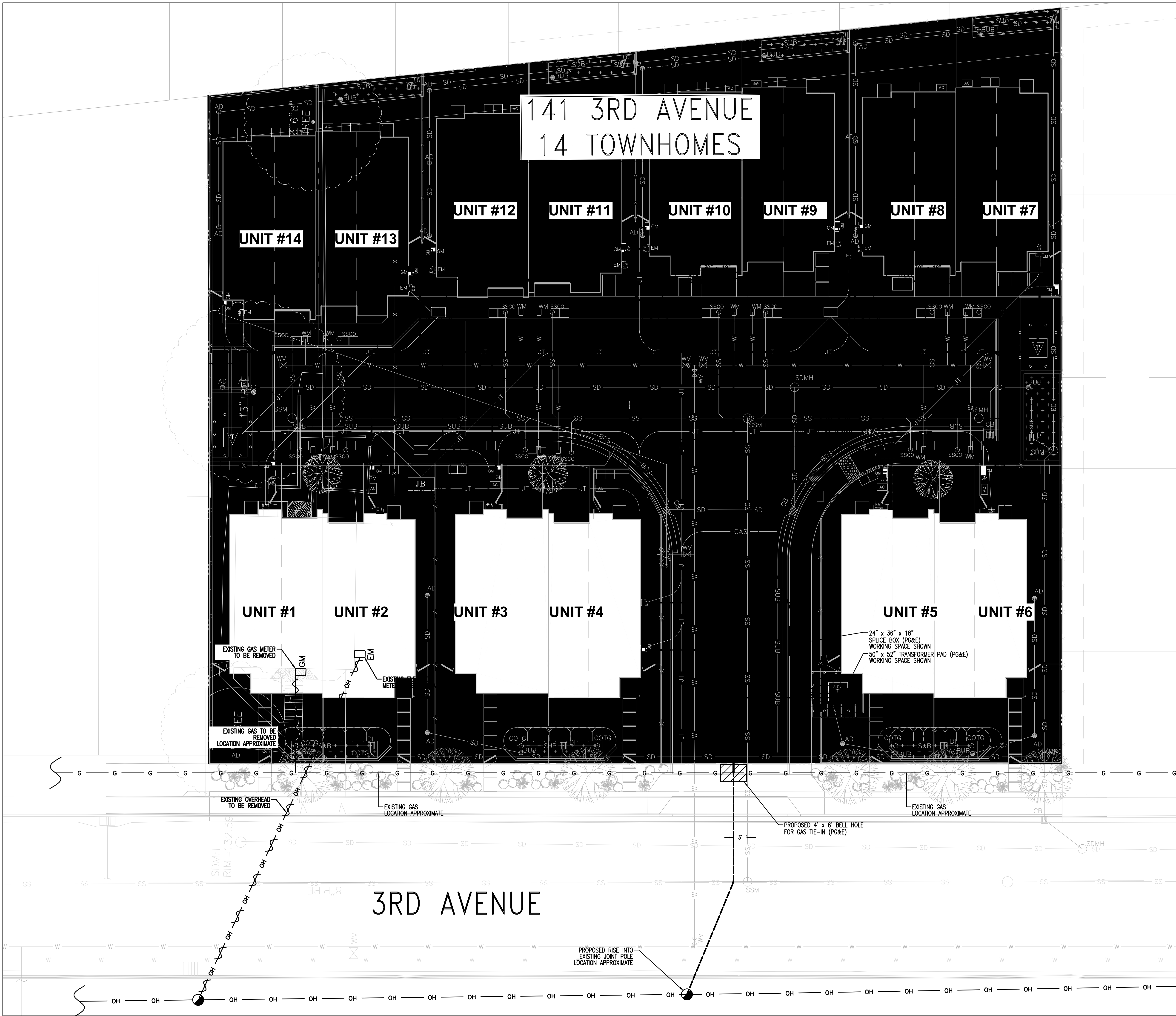
TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO PG&E. YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION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

1. A WARNING TAPE IS TO BE INSTALLED IN OPEN TRENCH INSTALLATION OVER GAS PIPELINES IN BOTH TRANSITION 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.



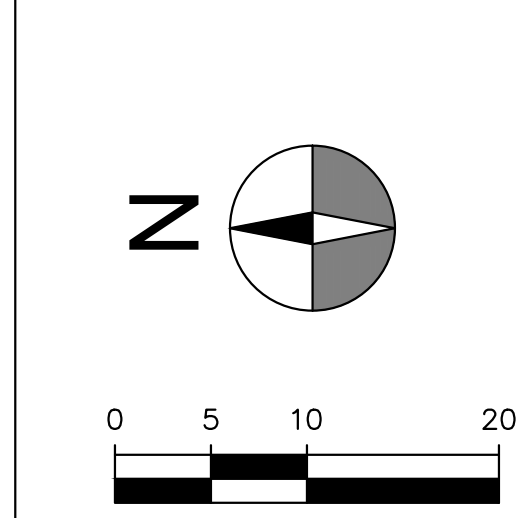
TYPICAL DETAIL
PIPELINE UNDERGROUND
WRAPPING TAPE INSTALLATION
(N.T.S.)

- STANDARD
- T — STREET LIGHT
- C — SERVICES
- V — SIDEWALK
- C — TOP OF CURB
- TELEPHONE
- M — TERMINATION
- J — THROUGH
- P — TYPICAL
- UNDERGROUND
- R — VERIZON
-) — WEST
- V — WATER
- M — WATER METER



**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



DATE:	
REVISION:	
DELTA NO.:	
DATE OF SIGNATURE: _____	
CALIFORNIA	
JOINT TRENCH INTENT 141 3RD AVENUE NEW BUSINESS CLARUM HOMES	
DALY CITY	
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



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

Planning Division

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Tel: 650-991-8033

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 (PM₁₀ 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

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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 to 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

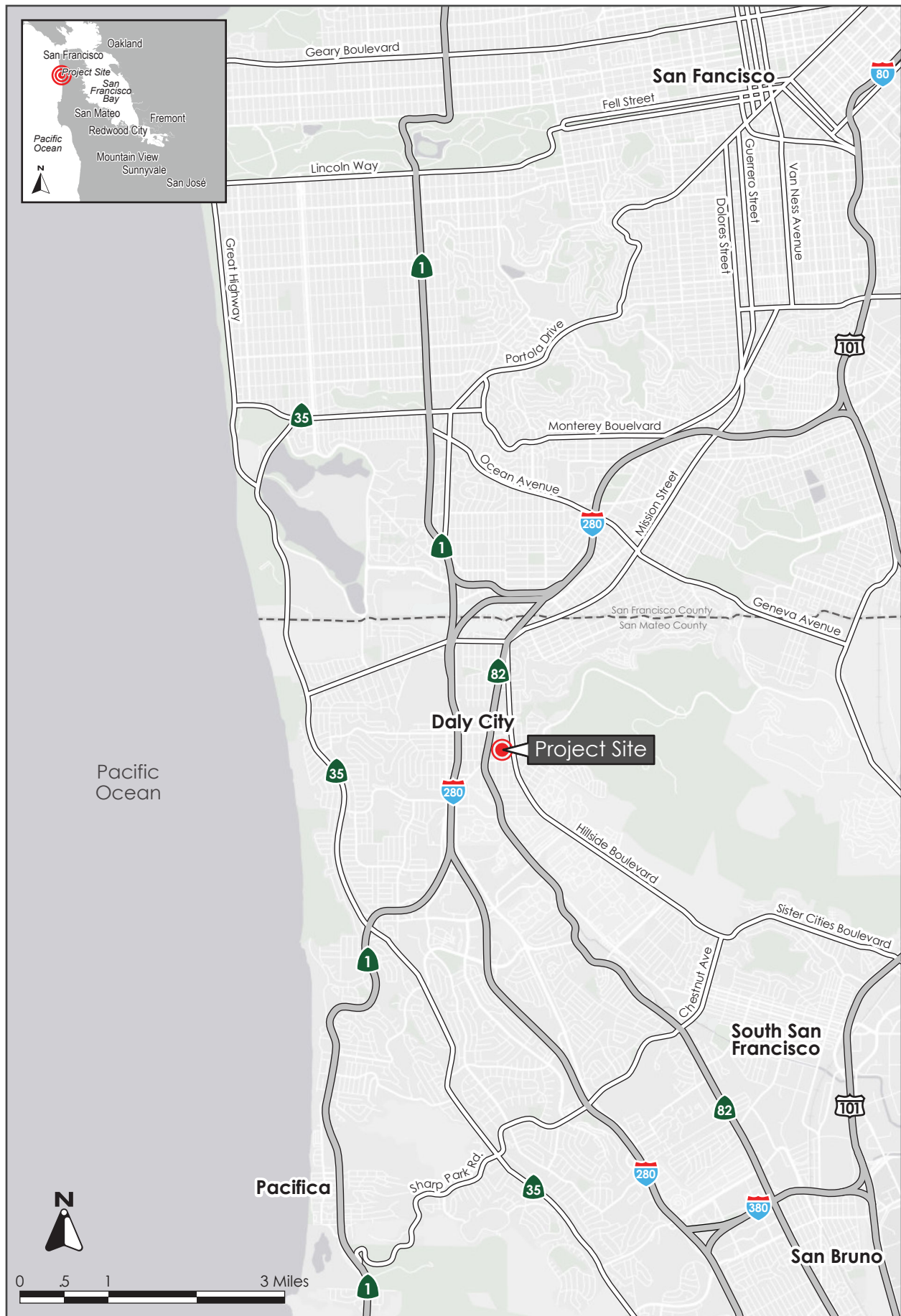
The approximately 0.71-acre site is located at 141 3rd Avenue (Assessor Parcel Numbers 006-254-030 and 006-254-020). A regional map and vicinity map of the project site are shown in Figure 2.6-1 and Figure 2.6-2. An aerial photograph with surrounding land uses is shown on Figure 2.6-3.

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.



FIGURE 3.2-1





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 Drive², 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)
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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)
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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.

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)
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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)
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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)
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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 (O₃), 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 O₃ 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 O₃ 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 O₃ levels. The highest O₃ 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 (PM₁₀) and fine particulate matter where particles have a diameter of 2.5 micrometers or less (PM_{2.5}). Elevated concentrations of PM₁₀ 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, O₃, 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 addition 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 O₃ and PM_{2.5} under both the federal Clean Air Act and state Clean Air Act. The area is also considered nonattainment for PM₁₀ 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 O₃ and PM₁₀, BAAQMD has established thresholds of significance for these air pollutants and their precursors. These thresholds are for O₃ precursor pollutants (ROG and NO_x), PM₁₀, 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 µg/m ³	0.8 µg/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} (µg/m³)	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 PM₁₀ 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.



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 (PM₁₀ 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} (µg/m³)	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
19 th 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} (µg/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)
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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} (µg/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} (µg/m³)	Hazard Index
D&J Auto Body Specialists, Inc.	--	--	<0.01
19 th 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)
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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)
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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)
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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)
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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)
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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 statutes 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 Impact Discussion

	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 CO₂ 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

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 CO₂ equivalents (CO₂e). The most common GHGs are carbon dioxide (CO₂) and water vapor but there are also several others, most importantly methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). These are released into the earth's atmosphere through a variety of natural processes and human activities. Sources of GHGs are generally as follows:

- CO₂ and N₂O are byproducts of fossil fuel combustion.
- N₂O is associated with agricultural operations such as fertilization of crops.
- CH₄ 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 SF₆ 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 CO₂e (MMTCO₂e). Based on the emissions reductions directed by SB 32, the annual 2030 statewide target emissions level for California is 260 MMTCO₂e.

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 (CO₂e) 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 Space²⁸, 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 DEHSL. 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.

Mitigation Measures: 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)
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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)
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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)
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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)
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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)
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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 coarse- 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)
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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 Aviation 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. <i>Transit Noise and Vibration Assessment Manual</i> . 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)
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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)
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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 102,875 persons.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 3.16 residents 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)
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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)
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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)
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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)
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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)
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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)
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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 Impact Discussion

	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 lanes⁵⁶ west of SR1. Class III bike lanes⁵⁷ 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)
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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)
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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)
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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 extent 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.
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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 (DWW). 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)
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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 percent⁶¹ 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 gpcd = 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 gpd⁶² 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)**

⁶⁶City 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)**

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SECTION 6.0 LEAD AGENCY AND CONSULTANTS

6.1 LEAD AGENCY

City of Daly City

Department of Economic and Community Development

Michael Van Lonkhuysen, Planning Manager

Brian Paland, Assistant Planner

6.2 CONSULTANTS

David J. Powers & Associates, Inc.

Environmental Consultants and Planners

Will Burns, Principal Project Manager

Connor Tutino, Associate Project Manager

Ryan Osako, Graphic Artist

Hexagon Transportation Consultants, Inc.

Traffic Consultant

Gary Black, President

Shikha Jain, Transportation Planner

Illingworth & Rodkin, Inc.

Air Quality Consultant

Casey Divine, Air Quality Consultant

Zachary Palm, Air Quality Consultant

James Reyff, Principal

TreanorHL

Historic Resources Consultant

Kimberly Butt, Principal

Aysem Kilinc, Architectural Historian/Preservation Planner

Elizabeth Graux, Architect

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 ₂ e	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 ₂ e	Million metric tons of CO ₂ E
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 ₂ O	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

Prepared for:

**Connor Tutino
Researcher
David J. Powers & Associates, Inc.
1736 Franklin Street, Suite 300
Oakland, CA 94612**

Prepared by:

**Casey Divine,
Zachary Palm, &
James A. Reyff**

ILLINGWORTH & RODKIN, INC.
/// Acoustics • Air Quality ///
429 East Cotati Avenue
Cotati, CA 94931
(707) 794-0400

I&R Project#: 20-185

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 (PM₁₀), and fine particulate matter (PM_{2.5}).

Air Pollutants of Concern

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 (PM₁₀) and fine particulate matter where particles have a diameter of 2.5 micrometers or less (PM_{2.5}). Elevated concentrations of PM₁₀ 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 (PM₁₀ 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 Plan⁵ 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 = coarse 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 LDT1 and 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 PM₁₀ 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 reference exposure level of 5 µg/m³.

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.

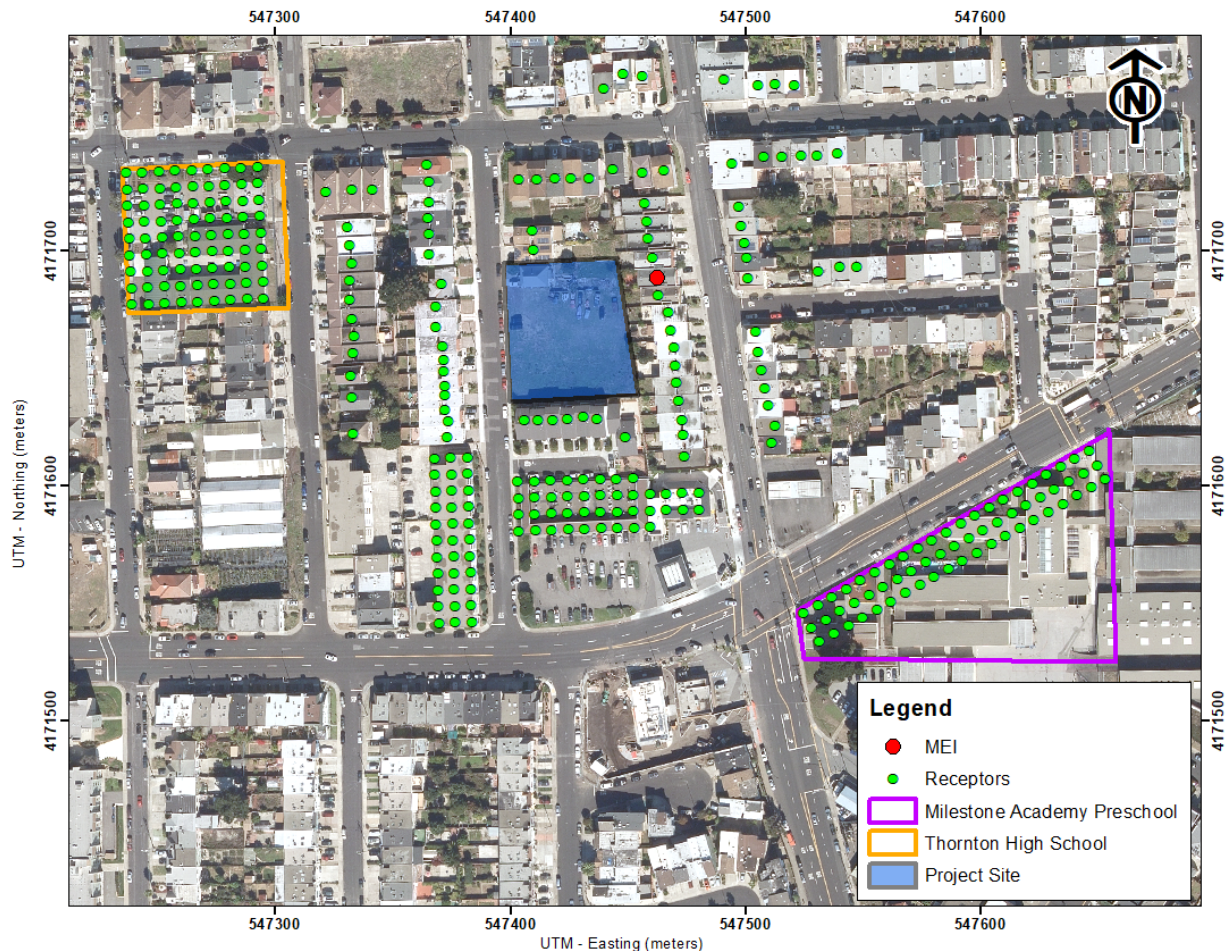
¹⁰ Bay Area Air Quality Management District, 2012, Recommended Methods for Screening and Modeling Local Risks and Hazards, Version 3.0. May. Web: <https://www.baaqmd.gov/~media/files/planning-and-research/ceqa/risk-modeling-approach-may-2012.pdf?la=en>

Table 4. Construction Risk Impacts at the Off-site MEI

Source		Cancer Risk (per million)	Annual PM _{2.5} (µg/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	<i>No</i>	<i>No</i>
	Mitigated*	<i>No</i>	<i>No</i>	<i>No</i>
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	<i>No</i>	<i>No</i>	<i>No</i>

* Construction equipment with Tier 4 interim engines and Best Management Practices as Mitigation Measures.

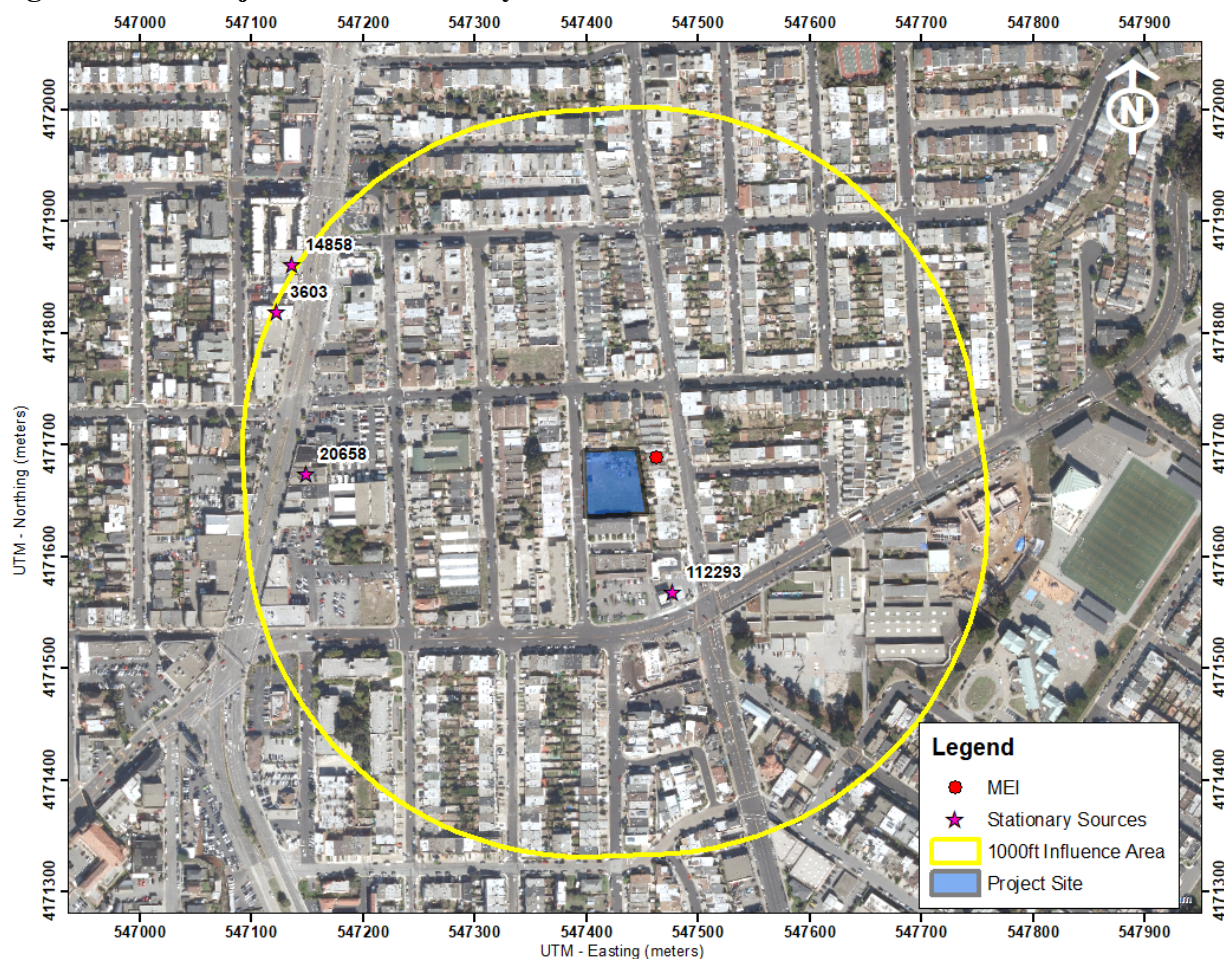
Figure 1. Project Construction Site, Locations of Off-Site Sensitive Receptors, and Maximum TAC Impact Location



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 µg/m³. 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} (µg/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
<i>Exceed Threshold?</i>	Unmitigated	Yes	<i>No</i>	<i>No</i>
	Mitigated	<i>No</i>	<i>No</i>	<i>No</i>
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
19 th 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	<i>No</i>	<i>No</i>	<i>No</i>
	Mitigated	<i>No</i>	<i>No</i>	<i>No</i>

Construction activities, particularly during site preparation and grading, would temporarily generate fugitive dust in the form of PM₁₀ 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 (PM₁₀ 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} (µg/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
19 th 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
<i>Exceed Threshold?</i>	<i>No</i>	<i>No</i>	<i>No</i>
Cumulative Total	6.0	0.18	<0.04
BAAQMD Cumulative Source Threshold	>100	>0.8	>10.0
<i>Exceed Threshold?</i>	<i>No</i>	<i>No</i>	<i>No</i>

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:

$$\text{Cancer Risk (per million)} = \text{CPF} \times \text{Inhalation Dose} \times \text{ASF} \times \text{ED/AT} \times \text{FAH} \times 10^6$$

Where:

CPF = Cancer potency factor (mg/kg-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)

$$\text{Inhalation Dose} = C_{\text{air}} \times \text{DBR}^* \times A \times (\text{EF}/365) \times 10^{-6}$$

Where:

C_{air} = concentration in air (µg/m³)

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 →	3 rd Trimester	0<2	2 < 16	16 - 30
DPM Cancer Potency Factor (mg/kg-day) ⁻¹		1.10E+00	1.10E+00	1.10E+00	1.10E+00
Daily Breathing Rate (L/kg-day) 80 th Percentile Rate		273	758	572	261
Daily Breathing Rate (L/kg-day) 95 th Percentile Rate		361	1,090	745	335
8-hour Breathing Rate (L/kg-8 hours) 95 th 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 ($\mu\text{g}/\text{m}^3$).

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

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 End Date: 9/15/2021		Total phase:	14			Overall Import/Export Volumes					
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 (or total tons to be hauled)					
1	Rubber-Tired Dozers	247	0.4	1	14	1	14	_____ ? square feet or _____ Lot has no existing building					
2	Tractors/Loaders/Backhoes	97	0.37	6	14	6	168	_____ ? Hauling volume (tons) NA no					
	Site Preparation	Start Date: 9/15/2021 End Date: 10/15/2021		Total phase:	30								
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 End Date: 11/15/2021		Total phase:	30			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 End Date: 1/15/2022		Total phase:	60								
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 End Date: 5/15/2022		Total phase:	151			Cement Trucks? _____ Total Round-Trips 115 loads					
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 End Date: 6/15/2022		Total phase:	92								
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 Start Date: 12/10/2021		Total phase:	2			Asphalt? _____ tons _____ cubic yards or _____ round trips?					
4	Cement and Mortar Mixers	9	0.56	6	2	6	48						
1	Pavers	130	0.42	7	2	7	14						
	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: _____ Start Date: _____		Total phase:									
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 horsepower or load factor, as appropriate													
Complete one sheet for each project component													

141 3rd Ave Townhome Construction - San Mateo County, Annual

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

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	N2O	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	N2O	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
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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
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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
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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
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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

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	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

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	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

	Natural Gas 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
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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
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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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 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

[illegible]

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			Modeled Area (m ²)	DPM Emission Rate (g/s/m ²)
				(lb/yr)	(lb/hr)	(g/s)		
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			Modeled Area (m ²)	DPM Emission Rate (g/s/m ²)
				(lb/yr)	(lb/hr)	(g/s)		
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				Modeled Area (m ²)	PM2.5 Emission Rate g/s/m ²
			(ton/year)	(lb/yr)	(lb/hr)	(g/s)		
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				Modeled Area (m ²)	PM2.5 Emission Rate g/s/m ²
			(ton/year)	(lb/yr)	(lb/hr)	(g/s)		
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 ($\mu\text{g}/\text{m}^3$)
	Exhaust PM10/DPM ($\mu\text{g}/\text{m}^3$)	Fugitive PM2.5 ($\mu\text{g}/\text{m}^3$)			
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 ($\mu\text{g}/\text{m}^3$)
	Exhaust PM10/DPM ($\mu\text{g}/\text{m}^3$)	Fugitive PM2.5 ($\mu\text{g}/\text{m}^3$)			
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 ($\mu\text{g}/\text{m}^3$)
	Exhaust PM2.5/DPM ($\mu\text{g}/\text{m}^3$)	Fugitive PM2.5 ($\mu\text{g}/\text{m}^3$)			
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-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 (µg/m³)
 DBR = daily breathing rate (L/kg body weight-day)
 A = Inhalation absorption factor
 EF = Exposure frequency (days/year)
 10⁻⁶ = Conversion factor

Values

Age --> Parameter	Infant/Child			Adult
	3rd Trimester	0 - 2	2 - 16	16 - 30
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

Exposure Year	Exposure Duration (years)	Age	Infant/Child - Exposure Information			Infant/Child Cancer Risk (per million)	Adult - Exposure Information			Adult Cancer Risk (per million)	Maximum		
			DPM Conc (ug/m3)		Age Sensitivity Factor		Modeled		Age Sensitivity Factor		Fugitive PM2.5	Total PM2.5	
			Year	Annual			DPM Conc (ug/m3)	Year					Annual
0	0.25	-0.25 - 0*	2021-2022	0.1714	10	2.33	2021-2022	0.1714	-	-	0.0343	0.0597	0.2311
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			

* 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) = $CPF \times \text{Inhalation Dose} \times ASF \times ED/AT \times FAH \times 1.0E6$

Where: $CPF = \text{Cancer potency factor (mg/kg-day)}^{-1}$
 $ASF = \text{Age sensitivity factor for specified age group}$
 $ED = \text{Exposure duration (years)}$
 $AT = \text{Averaging time for lifetime cancer risk (years)}$
 $FAH = \text{Fraction of time spent at home (unitless)}$

Inhalation Dose = $C_{air} \times DBR \times A \times (EF/365) \times 10^{-6}$

Where: $C_{air} = \text{concentration in air (}\mu\text{g/m}^3\text{)}$
 $DBR = \text{daily breathing rate (L/kg body weight-day)}$
 $A = \text{Inhalation absorption factor}$
 $EF = \text{Exposure frequency (days/year)}$
 $10^{-6} = \text{Conversion factor}$

Values

Age --> Parameter	Infant/Child			Adult
	3rd Trimester	0 - 2	2 - 16	16 - 30
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

Exposure Year	Exposure Duration (years)	Age	Infant/Child - Exposure Information			Infant/Child Cancer Risk (per million)	Adult - Exposure Information			Adult Cancer Risk (per million)	Maximum		
			DPM Conc (ug/m3)		Age Sensitivity Factor		Modeled		Age Sensitivity Factor				
			DPM Conc (ug/m3)				DPM Conc (ug/m3)						
			Year	Annual			Year	Annual			Year	Annual	
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 older) - 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-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 (µg/m³)

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			Child Cancer Risk (per million)
			DPM Conc (ug/m3)		Age*	
					Sensitivity	
			Year	Annual	Factor	
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	Fugitive PM2.5	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



0.179780

Castle St

Habitat Way

277

300

301

302

303

304

305

306

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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 conducting 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** (see section only).
6. Note that a small percentage of the stationary sources have Health Risk Screening Assessment (HRS) data INSTEAD of screening level data. These sources will be noted by an asterisk next to the Plant Name (Map B on right). If HRS 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											Construction MEI			
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	Distance Adjustment Multiplier	Adjusted Cancer Risk Estimate	Adjusted Hazard Risk	Adjusted PM2.5
1000	3603	Colma Auto Body Shop Inc	7252 Mission St	--	0.00001	--		Auto Body Coating		2018 Dataset	0.13	#VALUE!	0.000002	#VALUE!
1000	14858	D&J Auto Body Specialists Inc	7232 Mission St	--	0.001	--		Auto Body Coating		2018 Dataset	0.13	#VALUE!	0.0002	#VALUE!
970	20658	19th Auto Body Center	7323 Mission St	--	0.0003	--		Auto Body Coating		2018 Dataset	0.14	#VALUE!	0.00004	#VALUE!
400	112293	Hillside Shell	950 Hillside Blvd	60.19	0.26	--		Gas Dispensing Facility		2018 Dataset	0.07	4.0	0.02	#VALUE!

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 Multitplier 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

Distance from Receptor (feet) or MEI ¹		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!
Used Health Risk Calculator					
210	112293	0.6		0.003	0.0000

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 1.01 tons/year	5.5 pounds/day
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 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 2:
Estimate Distance

What is the distance (m) from the facility boundary to the MEI?
65

Step 3:
Enter Emissions Data

Chemical Name	CAS No.	Rate	Risk	Hazard	Concentration
	(dashes removed)	(lb/day)	(# / 1,000,000)	(index)	(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-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',5'-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
		0.00E+00
Hydrogen Chloride	7647010	
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
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

2.49E-05

Propylene Glycol Monomethyl Ether	107982	0.00E+00	1.41E-03	5.04E-04	
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			
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			
Vanadium	7440622	0.00E+00			
TOTAL UNADJUSTED Risk Values		3.355	0.017	0.000	

TREANOR^{HL}

141 3RD AVENUE, DALY CITY, CALIFORNIA
HISTORIC RESOURCES EVALUATION

DRAFT

JANUARY 15, 2021



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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.

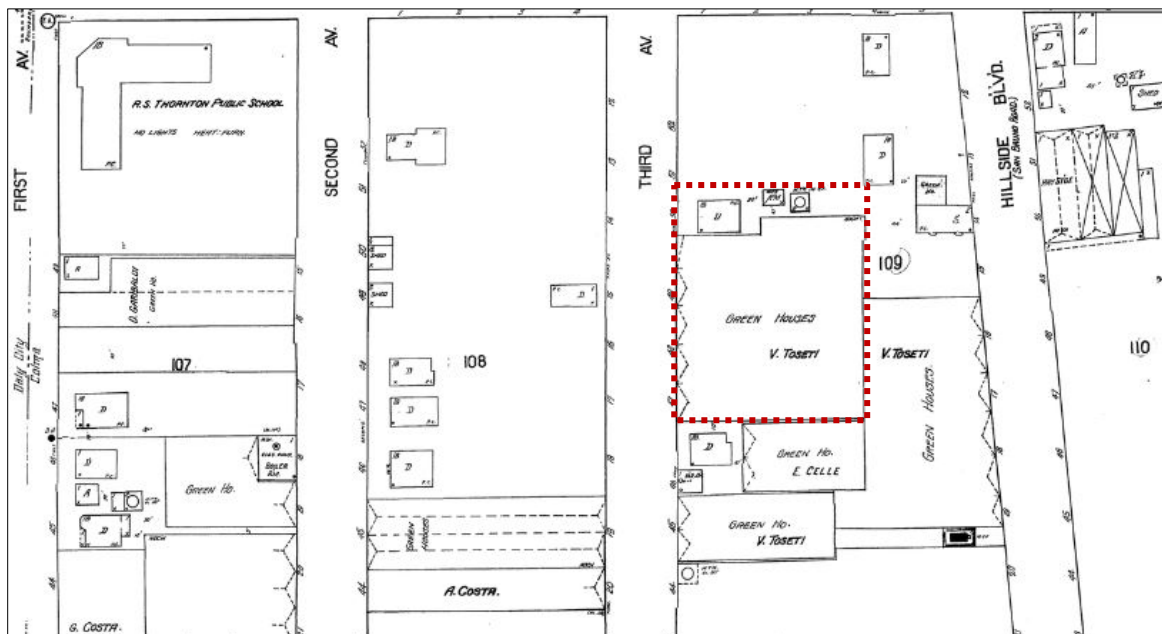
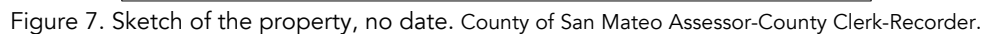


Figure 6. 1945 Sanborn map, the subject parcel outlined by the dashed red line.

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.



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

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.

treanorhl.com

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 Growing¹¹

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.

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

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 statutes 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 the 1906 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 redevelopment 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

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: 141 3rd Avenue Daly City, CA
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*P3a. Description, Continued:

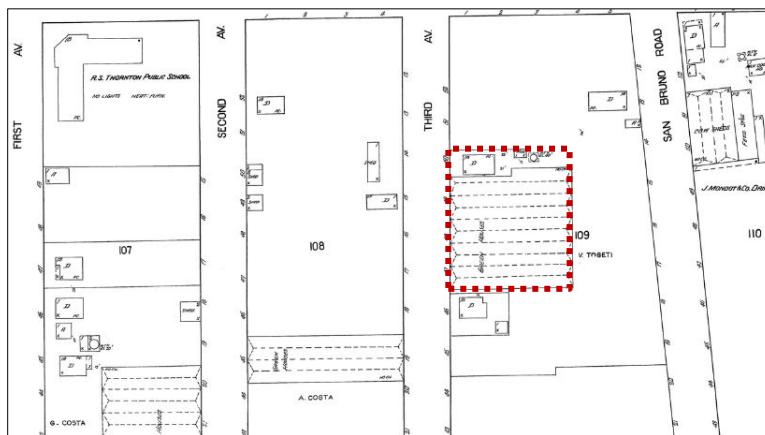
The primary (west) façade features a central staircase leading to the centered entry door on the upper floor. This door is flanked by projecting angled bays, between which is a small entry porch. Although the trims are also covered by the plywood panels, Google maps shows them to be simple flat board 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 |

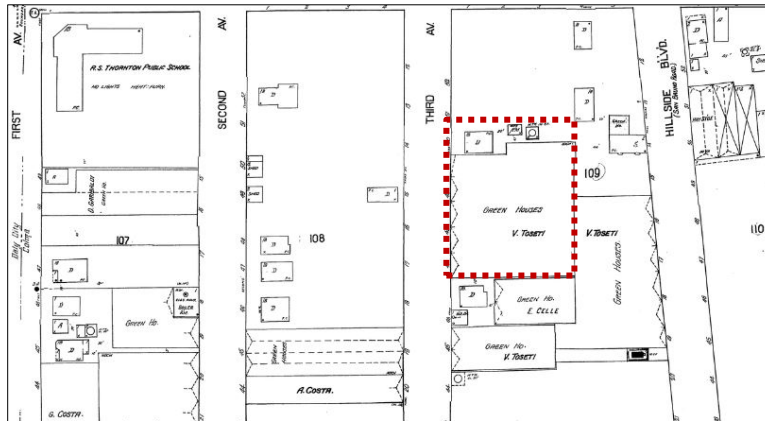


1926 Sanborn map, the subject parcel outlined by the dashed red line.

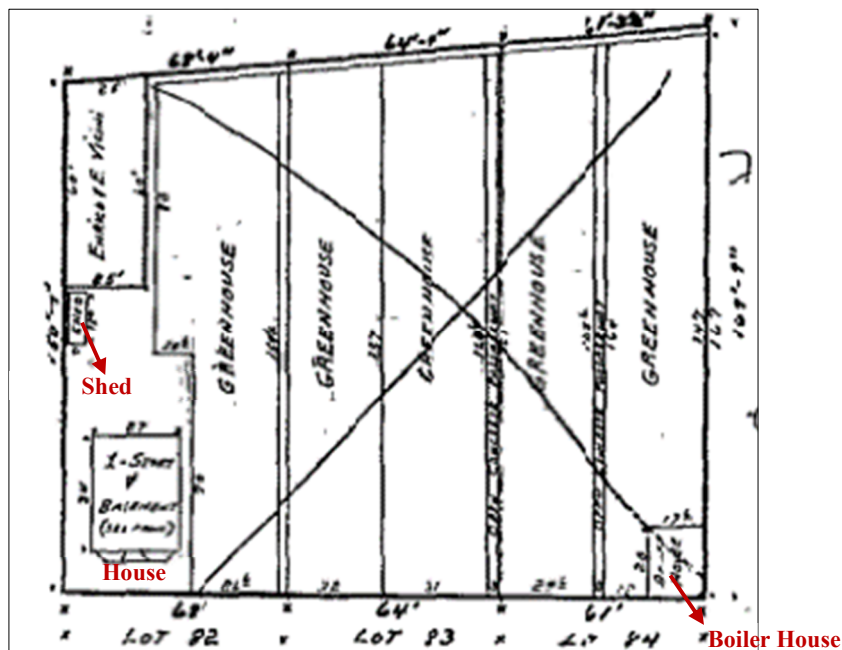
CONTINUATION SHEET

Property Name: 141 3rd Avenue Daly City, CA

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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 Context⁵

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

CONTINUATION SHEET

Property Name: 141 3rd Avenue Daly City, CA

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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. Franzioia.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 Growing¹⁰

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

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Property Name: 141 3rd Avenue Daly City, CA

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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.

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Property Name: 141 3rd Avenue Daly City, CA

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Significance Evaluation

California Register of Historical Resources¹⁹

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 the 1906 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.

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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 redevelopment 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 I 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.

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¹⁰ Largely summarized from Carey & Co., a TreanorHL Company, *San Francisco Flower Mart Historic Resource Evaluation Part I – 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.



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

National Presence

Regional Focus

Local Solutions



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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APPENDIX I: LIST OF COMMONLY USED ABBREVIATIONS

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 Zanolini & 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 (DCPD and 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 Division (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 Gittleston 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 Gittleston 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 $\geq 1 \text{ mg/cm}^2$ (5,000 $\mu\text{g/g}$ 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/cm^2 to 2.0 mg/cm^2 . 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.

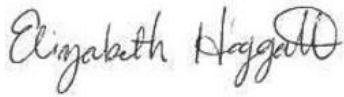


9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

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



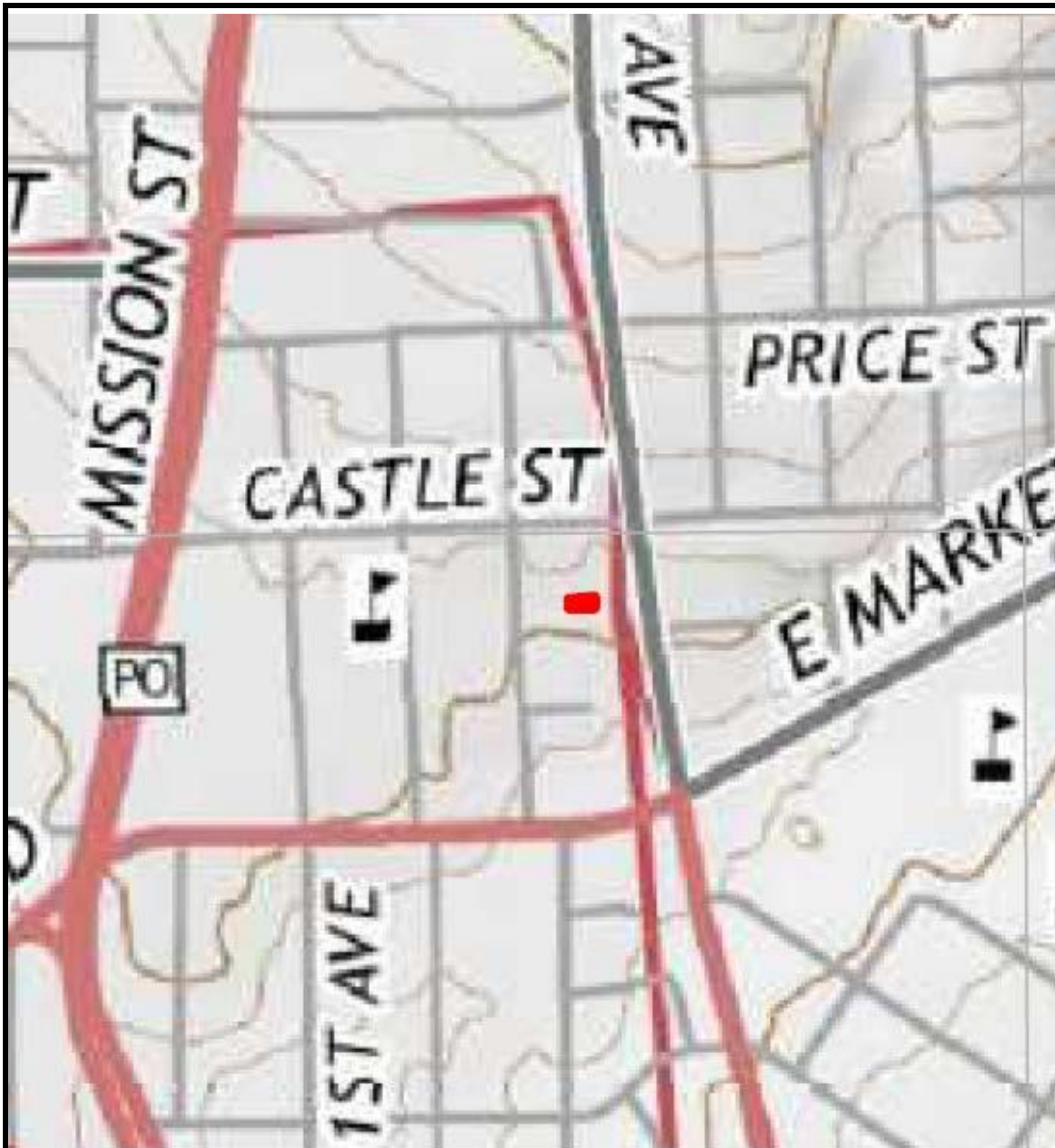
10.0 REFERENCES

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 Division
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)

Figure 1: TOPOGRAPHIC MAP

141 3rd Avenue, Daly City, California 94014

Project Number: 427321



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Legend

Estimated Groundwater Flow Direction 

Approximate Property Boundary 

Listed in Environmental Database Report *



Figure 2: SITE MAP

141 3rd Avenue, Daly City, California 94014

Project Number: 427321

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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





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

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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
<u>Standard Environmental Records</u>								
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
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* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
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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 <i>EPA Handler ID:</i> CAL000259273	W	0.12 / 642.16	9	82
13	VCP	GARDEN VALLEY SITE	2ND AVENUE, 3RD AVENUE DALY CITY CA 94014 <i>Estor/EPA ID Cleanup Status:</i> 60001984 CERTIFIED AS OF 9/21/2015	NNW	0.12 / 654.84	49	83
13	ENVIROSTOR	GARDEN VALLEY SITE	2ND AVENUE, 3RD AVENUE DALY CITY CA 94014 <i>Estor/EPA ID Cleanup Status:</i> 60001984 CERTIFIED AS OF 9/21/2015	NNW	0.12 / 654.84	49	86
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 <i>Global ID Status Status Date:</i> T0608118237 COMPLETED - CASE CLOSED 8/31/2000	N	0.13 / 681.60	57	90
15	SANMATEO CUPA	T R POLLECITA SCHOOL	550 MARKET DALY CITY CA 94015 <i>Facility ID:</i> FA0024538 <i>Billing Status Program Element:</i> Inactive, non-billable UNDERGROUND TANK - GENERAL	E	0.14 / 729.85	-29	92
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 <i>Facility ID:</i> FA0055712 <i>Billing Status Program Element:</i> Inactive, non-billable STORES HAZ MAT <219GAL,1,999LB, 879CF, Active, billable GENERATES & RECYCLES WASTE OIL/SOLVENT	SSE	0.14 / 740.69	-31	93
16	SANMATEO CUPA	BROTHERS AUTO CENTER	1051 HILLSIDE DALY CITY CA 94014 <i>Facility ID:</i> FA0050652 <i>Billing Status Program Element:</i> Inactive, non-billable STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable GENERATES & RECYCLES WASTE OIL/SOLVENT	SSE	0.14 / 740.69	-31	93
16	SANMATEO CUPA	HILLSIDE SMOG CENTER	1051 HILLSIDE DALY CITY CA 94014 <i>Facility ID:</i> FA0038625 <i>Billing Status Program Element:</i> Inactive, non-billable GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable STORES MV FUELS OR WASTE ONLY	SSE	0.14 / 740.69	-31	93
16	SANMATEO CUPA	HILLSIDE AUTO CENTER	1051 HILLSIDE DALY CITY CA 94014 <i>Facility ID:</i> FA0047093 <i>Billing Status Program Element:</i> Inactive, non-billable STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable GENERATES & RECYCLES WASTE OIL/SOLVENT	SSE	0.14 / 740.69	-31	93
16	RCRA NON GEN	BJ'S AUTO CARE LLC	1051 HILLSIDE BLVD DALY CITY CA 94014 <i>EPA Handler ID:</i> CAL000395562	SSE	0.14 / 740.69	-31	94

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 <i>EPA Handler ID:</i> CAC003056688	WNW	0.15 / 798.73	26	95
18	SANMATEO CUPA	RESIDENTIAL DEVL P SITE	149 PRICE DALY CITY CA 94014 <i>Facility ID:</i> FA0028610 <i>Billing Status Program Element:</i> 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 <i>EPA Handler ID:</i> CA0000127829	SSE	0.16 / 836.50	-26	96
19	SANMATEO LOP	HAMDI PROPERTY	1055 HILLSIDE DALY CITY CA <i>Alias ID:</i> 220049 <i>Status:</i> 9- Case Closed	SSE	0.16 / 836.50	-26	97
19	SANMATEO CUPA	HILLSIDE TIRES & BRAKES	1055 HILLSIDE DALY CITY CA 94014 <i>Facility ID:</i> FA0016297 <i>Billing Status Program Element:</i> 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 <i>Global ID Status Status Date:</i> 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 <i>Facility ID:</i> FA0026356 <i>Billing Status Program Element:</i> 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 <i>Facility ID:</i> FA0022275 <i>Billing Status Program Element:</i> 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 <i>EPA Handler ID:</i> CAL000360733	SSE	0.16 / 836.50	-26	101
20	RCRA NON GEN	VILLA FONTANA APARTMENTS	50 EAST MARKET STREET DALY CITY CA 94014 <i>EPA Handler ID:</i> 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 <i>EPA Handler ID:</i> CAD983671249	W	0.19 / 1,006.91	7	111
24	SANMATEO CUPA	UNIQUE AUTOMOTIVE	7298 MISSION DALY CITY CA 94014 <i>Facility ID:</i> FA0046423 <i>Billing Status Program Element:</i> 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 <i>Facility ID:</i> FA0050678 <i>Billing Status Program Element:</i> 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 <i>Facility ID:</i> FA0015451 <i>Billing Status Program Element:</i> 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 <i>Facility ID:</i> FA0011928 <i>Billing Status Program Element:</i> 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 <i>Facility ID:</i> FA0023735 <i>Billing Status Program Element:</i> 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 <i>Facility ID:</i> FA0027121 <i>Billing Status Program Element:</i> 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 <i>EPA Handler ID:</i> CAL000348241	W	0.19 / 1,006.91	7	113
24	RCRA NON GEN	SHERWIN-WILLIAMS #8599	7298 MISSION ST DALY CITY CA 94014-2664 <i>EPA Handler ID:</i> CAL000367719	W	0.19 / 1,006.91	7	114
25	RCRA SQG	SIDELINE AUTO BODY	7323 MISSION ST DALY CITY CA 94014 <i>EPA Handler ID:</i> CAD981675317	W	0.19 / 1,007.21	1	115
25	SANMATEO CUPA	19TH AUTO BODY CENTER	7323 Mission DALY CITY CA 94014 <i>Facility ID:</i> FA0049785 <i>Billing Status Program Element:</i> 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 <i>Facility ID:</i> FA0046720 <i>Billing Status Program Element:</i> Inactive, non-billable STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable GENERATES <27 GAL/YEAR	W	0.19 / 1,007.21	1	117
25	SANMATEO CUPA	PAR AUTO BODY	7323 MISSION DALY CITY CA 94014 <i>Facility ID:</i> FA0003696 <i>Billing Status Program Element:</i> Inactive, non-billable GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable STORES HAZ MAT <219GAL,1,999LB, 879CF	W	0.19 / 1,007.21	1	118
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 <i>EPA Handler ID:</i> CAL000362834	W	0.19 / 1,007.21	1	126
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 <i>Facility ID:</i> FA0017198 <i>Billing Status Program Element:</i> Active, billable GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable GENERATES <27 GAL/YEAR	WNW	0.19 / 1,020.45	16	128
27	SANMATEO CUPA	M & H CYCLES	7331 MISSION DALY CITY CA 94014 <i>Facility ID:</i> FA0003651 <i>Billing Status Program Element:</i> Inactive, non-billable STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable GENERATES <27 GAL/YEAR	W	0.19 / 1,020.75	0	128
28	SANMATEO CUPA	ELECTRA AUTO REPAIR	7244 MISSION DALY CITY CA 94014 <i>Facility ID:</i> FA0007483 <i>Billing Status Program Element:</i> Active, billable STORES MV FUELS OR WASTE ONLY, Active, billable GENERATES & RECYCLES WASTE OIL/SOLVENT	WNW	0.19 / 1,028.81	18	128
28	RCRA NON GEN	ELECTRA AUTO REPAIR INC	7244 MISSION ST DALY CITY CA 94014-0000 <i>EPA Handler ID:</i> CAL000160346	WNW	0.19 / 1,028.81	18	128
29	LUST	LEROY GREENWOOD PROPERTY	7800 MISSION COLMA CA 94014 <i>Global ID Status Status Date:</i> T0608100705 COMPLETED - CASE CLOSED 12/29/1993	WNW	0.20 / 1,030.46	13	129

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 <i>Facility ID:</i> FA0022513 <i>Billing Status Program Element:</i> 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	W	0.21 / 1,095.30	-1	155
37	RCRA TSD	ALEJO AUTOMOTIVE LLC	7338-A MISSION ST DALY CITY CA 94014 <i>EPA Handler ID:</i> CAL000446207	W	0.21 / 1,095.30	-1	156
37	RCRA NON GEN	ALEJO AUTOMOTIVE LLC	7338-A MISSION ST DALY CITY CA 94014 <i>EPA Handler ID:</i> CAL000446207	W	0.21 / 1,095.30	-1	157
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 <i>EPA Handler ID:</i> CAD981650781	WNW	0.21 / 1,100.55	15	166
39	SANMATEO CUPA	SPRINT	7367 MISSION DALY CITY CA 94014 <i>Facility ID:</i> FA0040108 <i>Billing Status Program Element:</i> Inactive, non-billable STORES HAZ MAT <219GAL,1,999LB, 879CF	WSW	0.21 / 1,115.54	-4	167
40	RCRA SQG	NATIONAL CLEANERS	7375 MISSION ST DALY CITY CA 94014 <i>EPA Handler ID:</i> CAD981635212	WSW	0.21 / 1,117.46	-4	167
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 <i>Facility ID:</i> FA0000980 <i>Billing Status Program Element:</i> Inactive, non-billable STORES HAZ MAT <219GAL,1,999LB, 879CF, Inactive, non-billable GENERATES & RECYCLES WASTE OIL/SOLVENT	WSW	0.21 / 1,117.46	-4	169
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 <i>Alias ID:</i> 220015 <i>Status:</i> 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 <i>Facility ID:</i> FA0011643 <i>Billing Status Program Element:</i> 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 <i>Global ID Status Status Date:</i> 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 <i>EPA Handler ID:</i> CAL000078787	WSW	0.21 / 1,134.44	-3	186
42	SANMATEO CUPA	IMR CONTRACTORS	1106 HILLSIDE COLMA CA 94014 <i>Facility ID:</i> FA0029522 <i>Billing Status Program Element:</i> 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 <i>Facility ID:</i> FA0000628 <i>Billing Status Program Element:</i> 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 <i>Facility ID:</i> FA0003167 <i>Billing Status Program Element:</i> 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 <i>EPA Handler ID:</i> CAC003013954	NNW	0.23 / 1,216.56	76	188
45	RCRA NON GEN	FRANCIS NG	61 EAST MOLTKE STREET DALY CITY CA 94014 <i>EPA Handler ID:</i> CAC003013954	NNW	0.23 / 1,216.56	76	189
46	RCRA NON GEN	JIM COOPER	278 1ST AVE DALY CITY CA 94014-2942 <i>EPA Handler ID:</i> CAC003045337	SW	0.23 / 1,220.26	-54	190
47	SANMATEO LOP	DALY CITY SERVICE	7200 MISSION DALY CITY CA <i>Alias ID:</i> 220026 <i>Status:</i> 9- Case Closed	NW	0.23 / 1,224.43	36	191
47	LUST	DALY CITY SERVICE	7200 MISSION DALY CITY CA 94015 <i>Global ID Status Status Date:</i> 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 <i>Facility ID:</i> FA0010605 <i>Billing Status Program Element:</i> Inactive, non-billable UNDERGROUND TANK - GENERAL	NW	0.23 / 1,224.43	36	194
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 <i>Facility ID:</i> FA0049205 <i>Billing Status Program Element:</i> 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	SSE	0.23 / 1,232.98	-8	194
48	SANMATEO CUPA	HILLSIDE EUROPEAN & ASIAN AUTO SVC	1118 HILLSIDE COLMA CA 94014 <i>Facility ID:</i> FA0047194 <i>Billing Status Program Element:</i> 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	SSE	0.23 / 1,232.98	-8	195
49	SANMATEO CUPA	Van Norman Inc #240 DBA KFC	7199 Mission DALY CITY CA 94014 <i>Facility ID:</i> FA0000627 <i>Billing Status Program Element:</i> Active, billable STORES MV FUELS OR WASTE ONLY	NW	0.24 / 1,243.16	40	195
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 <i>EPA Handler ID:</i> CAL000397409	NW	0.24 / 1,247.94	38	195
51	SANMATEO CUPA	MIDAS DALY CITY	7198 MISSION DALY CITY CA 94014 <i>Facility ID:</i> FA0056704 <i>Billing Status Program Element:</i> Active, billable STORES HAZ MAT <219GAL,1,999LB, 879CF, Active, billable GENERATES & RECYCLES WASTE OIL/SOLVENT	NW	0.24 / 1,249.63	38	196
51	SANMATEO CUPA	MIDAS	7198 MISSION DALY CITY CA 94014 <i>Facility ID:</i> FA0017200 <i>Billing Status Program Element:</i> Inactive, non-billable GENERATES & RECYCLES WASTE OIL/SOLVENT, Inactive, non-billable STORES HAZ MAT <1,199GAL,9,999LB,4,799CF	NW	0.24 / 1,249.63	38	197
52	RCRA NON GEN	AT&T MOBILITY	888 E MARKET ST DALY CITY CA 94014 <i>EPA Handler ID:</i> CAL000432059	E	0.24 / 1,260.67	-12	197
53	SANMATEO CUPA	GOLDEN WEST CONCRETE CO INC	45 COUNTY DALY CITY CA 94014 <i>Facility ID:</i> FA0017140 <i>Billing Status Program Element:</i> Inactive, non-billable UNDERGROUND TANK - GENERAL	SW	0.24 / 1,261.72	-12	198

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	MCLENNAN PROPERTY	7649 MISSION COLMA CA	SSW	0.42 / 2,220.29	-68	330
Alias ID: 780002 Status: 9- Case Closed							
78	LUST	MCLENNAN 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 <i>Alias ID:</i> 220056 <i>Status:</i> 9- Case Closed	WNW	0.47 / 2,473.77	-3	339
83	CLEANUP SITES	AGBAYANI CONSTRUCTION	88 DIXON COURT DALY CITY CA 94014 <i>Site Facility Type Status:</i> 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 <i>Global ID Status Status Date:</i> 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 <i>Global ID Status Status Date:</i> 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 <i>EPA Handler ID:</i> CAL000444561	WSW	0.47 / 2,492.30	-31	386
86	SANMATEO LOP	LEROY GREENWOOD PROPERTY	7800 EL CAMINO REAL COLMA CA <i>Alias ID:</i> 780014 <i>Status:</i> 9- Case Closed	SSW	0.49 / 2,611.99	-72	387
87	SANMATEO LOP	TOWN OF COLMA	427 D COLMA CA <i>Alias ID:</i> 780015 <i>Status:</i> 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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
FRANCIS NG	61 EAST MOLTKE STREET DALY CITY CA 94014 <i>EPA Handler ID: CAC003013954</i>	NNW	0.23 / 1,216.56	45
DALY CITY RADIATOR	7005 MISSION ST DALY CITY CA 94014-2242 <i>EPA Handler ID: CAL000033810</i>	NNW	0.32 / 1,687.75	66
WYNNS MOTORS	1216 HILLSIDE BLVD DALY CITY CA 94014 <i>EPA Handler ID: CAL000445536</i>	SSE	0.38 / 1,989.47	74
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ALEJO AUTOMOTIVE LLC	7338-A MISSION ST DALY CITY CA 94014 <i>EPA Handler ID: CAL000446207</i>	W	0.21 / 1,095.30	37
DBA CC AITO COLLISION	254 SAN PEDRO RD DALY CITY CA 94014 <i>EPA Handler ID: CAL000444561</i>	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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
COLMA AUTO BODY	7252 MISSION ST DALY CITY CA 94014 <i>EPA Handler ID: CAD981650781</i>	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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
C AND L MOTORWORKS	7298 MISSION BLVD DALY CITY CA 94014 <i>EPA Handler ID: CAD983671249</i>	W	0.19 / 1,006.91	<u>24</u>
SIDELINE AUTO BODY	7323 MISSION ST DALY CITY CA 94014 <i>EPA Handler ID: CAD981675317</i>	W	0.19 / 1,007.21	<u>25</u>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SHELL SERVICE STATION	950 HILLSIDE S A P 135220 DALY CITY CA 94014 <i>EPA Handler ID: CAR000122226</i>	SSE	0.08 / 405.95	<u>5</u>
HILLSIDE AUTO SERVICE	1055 HILLSIDE BLVD COLMA CA 94014 <i>EPA Handler ID: CA0000127829</i>	SSE	0.16 / 836.50	<u>19</u>
NATIONAL CLEANERS	7375 MISSION ST DALY CITY CA 94014 <i>EPA Handler ID: CAD981635212</i>	WSW	0.21 / 1,117.46	<u>40</u>

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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
KIERAN WOODS	89 2ND AVENUE DALY CITY CA 94014 <i>EPA Handler ID: CAC003024517</i>	WNW	0.09 / 455.85	<u>7</u>
THORTON HIGH SCHOOL	115 FIRST AVE DALY CITY CA 94014 <i>EPA Handler ID: CAL000259273</i>	W	0.12 / 642.16	<u>12</u>
TERESA PORTILLO	38 1ST AVENUE DALY CITY CA 94014 <i>EPA Handler ID: CAC003056688</i>	WNW	0.15 / 798.73	<u>17</u>
O'REILLY AUTO PARTS #2608	7283 MISSION ST DALY CITY CA 94014 <i>EPA Handler ID: CAL000392522</i>	WNW	0.18 / 945.80	<u>21</u>
UNIQUE AUTOMOTIVE	7298 MISSION ST #B DALY CITY CA 94014-2664 <i>EPA Handler ID: CAL000348241</i>	W	0.19 / 1,006.91	<u>24</u>
SHERWIN-WILLIAMS #8599	7298 MISSION ST DALY CITY CA 94014-2664 <i>EPA Handler ID: CAL000367719</i>	W	0.19 / 1,006.91	<u>24</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
19TH AUTOBODY DALY CITY	7323 MISSION ST DALY CITY CA 94014-2668 EPA Handler ID: CAL000362834	W	0.19 / 1,007.21	<u>25</u>
ELECTRA AUTO REPAIR INC	7244 MISSION ST DALY CITY CA 94014-0000 EPA Handler ID: CAL000160346	WNW	0.19 / 1,028.81	<u>28</u>
K WEST AUTO CARE	7236 MISSION ST DALY CITY CA 94014-2664 EPA Handler ID: CAL000387500	WNW	0.20 / 1,041.75	<u>31</u>
D & J AUTO BODY	7232 MISSION ST DALY CITY CA 94014-2664 EPA Handler ID: CAL000256995	WNW	0.20 / 1,067.61	<u>33</u>
FRANCIS NG	61 EAST MOLTKE STREET DALY CITY CA 94014 EPA Handler ID: CAC003013954	NNW	0.23 / 1,216.56	<u>45</u>
MIDAS DALY CITY	7198 MISSION ST DALY CITY CA 94014 EPA Handler ID: CAL000397409	NW	0.24 / 1,247.94	<u>50</u>
MARILYN ABEDIN	560 LISBON STREET UNIT 3 DALY CITY CA 94014 EPA Handler ID: CAC002980477	SE	0.25 / 1,294.29	<u>55</u>
RUBEN BASCO	565 SYLVAN STREET SAN FRANCISCO CA 94014 EPA Handler ID: CAC002987397	SE	0.25 / 1,318.29	<u>59</u>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SHELL OIL CO 204-1990-0608	950 HILLSDALE DALY CITY CA 94014 EPA Handler ID: CAD981403074	SSE	0.06 / 313.17	<u>3</u>
AU ENERGY-HILLSIDE SHELL	950 HILLSIDE BLVD DALY CITY CA 94014-2312 EPA Handler ID: CAL000350861	SSE	0.08 / 405.95	<u>5</u>
FRANCIS SANDICO	72 TERESA ST. DALY CITY CA 94014-2319 EPA Handler ID: CAC002990994	E	0.08 / 412.74	<u>6</u>
REY YBANEZ	473 E MARKET ST DALY CITY CA 94014-2102 EPA Handler ID: CAC003031125	ESE	0.10 / 532.75	<u>8</u>
BRETT STONE	280 EAST MARKET DALY CITY CA 94014	SSW	0.10 / 543.85	<u>9</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	<i>EPA Handler ID: CAC003001497</i>			
PETER TANSIONGCO	262 E MARKET STREET DALY CITY CA 94014	SSW	0.10 / 550.18	<u>10</u>
	<i>EPA Handler ID: CAC002999529</i>			
BJ'S AUTO CARE LLC	1051 HILLSIDE BLVD DALY CITY CA 94014	SSE	0.14 / 740.69	<u>16</u>
	<i>EPA Handler ID: CAL000395562</i>			
HILLSIDE TIRE & BRAKE	1055 HILLSIDE BLVD DALY CITY CA 94014-0000	SSE	0.16 / 836.50	<u>19</u>
	<i>EPA Handler ID: CAL000360733</i>			
VILLA FONTANA APARTMENTS	50 EAST MARKET STREET DALY CITY CA 94014	WSW	0.17 / 923.21	<u>20</u>
	<i>EPA Handler ID: CAC002994610</i>			
GOLDRICH KEST MANAGEMENT CO., INC	50 EAST MARKET STREET DALY CITY CA 94014	WSW	0.17 / 923.21	<u>20</u>
	<i>EPA Handler ID: CAC002996228</i>			
VILLA FONTANA APARTMENTS	50 E MARKET ST DALY CITY CA 94014	WSW	0.17 / 923.21	<u>20</u>
	<i>EPA Handler ID: CAC003037447</i>			
VILLA FONTANA APARTMENTS	50 E MARKET ST DALY CITY CA 94014	WSW	0.17 / 923.21	<u>20</u>
	<i>EPA Handler ID: CAC003061086</i>			
G&K MANAGEMENT CO.	50 EAST MARKET STREET DALY CITY CA 94014	WSW	0.17 / 923.21	<u>20</u>
	<i>EPA Handler ID: CAC003064283</i>			
THE ONE AUTO SERVICE & PERFORMANCE	536 LISBON ST DALY CITY CA 94014	SE	0.18 / 969.52	<u>22</u>
	<i>EPA Handler ID: CAL000398962</i>			
NATIONAL CLEANERS	7343 MISSION ST DALY CITY CA 94014	W	0.20 / 1,043.54	<u>32</u>
	<i>EPA Handler ID: CAL000378776</i>			
CAR SOLUTIONS	525 SYLVAN ST DALY CITY CA 94014-2725	SSE	0.21 / 1,083.57	<u>34</u>
	<i>EPA Handler ID: CAL000341787</i>			
CHRISTINE ABRIL	492 FLORENCE ST DALY CITY CA 94014-2106	E	0.21 / 1,085.60	<u>35</u>
	<i>EPA Handler ID: CAC003034579</i>			
VA AUTOMOTIVE LLC DBA AUTO SOUND PERFORMANCE	7338 MISSION ST DALY CITY CA 94014-2666	W	0.21 / 1,093.94	<u>36</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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 Estor/EPA ID Cleanup Status: 60001984 CERTIFIED AS OF 9/21/2015	NNW	0.12 / 654.84	13

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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
BAUTISTA PROPERTY	798 HILLSIDE BOULEVARD DALY CITY CA 00000 Global ID Status Status Date: T0608118237 COMPLETED - CASE CLOSED 8/31/2000	N	0.13 / 681.60	14
LEROY GREENWOOD PROPERTY	7800 MISSION COLMA CA 94014 Global ID Status Status Date: T0608100705 COMPLETED - CASE CLOSED 12/29/1993	WNW	0.20 / 1,030.46	29

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Global ID Status Status Date: T0608100761 COMPLETED - CASE CLOSED 5/31/2002				
MCLENNAN 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.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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	SSE	0.08 / 405.95	5
Facility ID: 41-000-017163				

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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
DALY CITY SERVICE	7200 MISSION ST. DALY CITY CA 94014	NW	0.23 / 1,224.43	47
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
DALY CITY SERVICE	7200 MISSION ST. DALY CITY CA	NW	0.23 / 1,224.43	47
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
DALY CITY SERVICE	7200 MISSION DALY CITY CA	NW	0.23 / 1,224.43	47
	<i>Alias ID: 220026</i> <i>Status: 9- Case Closed</i>			

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
B & B TRANSMISSION	7073 MISSION DALY CITY CA <i>Alias ID: 220023</i> <i>Status: 9- Case Closed</i>	NW	0.28 / 1,495.13	63
RAGNI CONSTRUCTION	40 CHESTER DALY CITY CA <i>Alias ID: 220012</i> <i>Status: 9- Case Closed</i>	SSE	0.35 / 1,832.09	71
TOSCO #4113 (FORMER UNOCAL)	6989 MISSION DALY CITY CA <i>Alias ID: 220008</i> <i>Status: 9- Case Closed</i>	NNW	0.35 / 1,865.14	72
CIRCLE K #5638 (TOSCO)	6989 MISSION DALY CITY CA <i>Alias ID: 220051</i> <i>Status: 5C- Pollution Characterization</i>	NNW	0.35 / 1,865.14	72
UNOCAL #4527	1216 HILLSIDE COLMA CA <i>Alias ID: 780003</i> <i>Status: 5C- Pollution Characterization</i>	SSE	0.39 / 2,040.82	76
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SHELL	950 HILLSIDE DALY CITY CA <i>Alias ID: 220032</i> <i>Status: 9- Case Closed</i>	SSE	0.08 / 405.95	5
HAMDI PROPERTY	1055 HILLSIDE DALY CITY CA <i>Alias ID: 220049</i> <i>Status: 9- Case Closed</i>	SSE	0.16 / 836.50	19
AAMCO TRANSMISSION	7360 MISSION DALY CITY CA <i>Alias ID: 220015</i> <i>Status: 9- Case Closed</i>	WSW	0.21 / 1,134.44	41
WESTLAKE PONTIAC	7400 MISSION DALY CITY CA <i>Alias ID: 220002</i> <i>Status: 9- Case Closed</i>	WSW	0.25 / 1,330.36	60
MERCY PENINSULA AMBULANCE	140 REINER COLMA CA <i>Alias ID: 780020</i> <i>Status: 9- Case Closed</i>	SW	0.34 / 1,810.95	70
COLMA FIRE PROTECTION DIST.	50 REINER COLMA CA <i>Alias ID: 780019</i> <i>Status: 9- Case Closed</i>	SW	0.38 / 2,003.15	75

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MCLENNAN PROPERTY	7649 MISSION COLMA CA <i>Alias ID: 780002</i> <i>Status: 9- Case Closed</i>	SSW	0.42 / 2,220.29	78
A-1 TRANSFER CO	197 SAN PEDRO COLMA CA <i>Alias ID: 780001</i> <i>Status: 9- Case Closed</i>	WSW	0.43 / 2,276.48	79
AGBAYANI CONSTRUCTION CORP	88 DIXON DALY CITY CA <i>Alias ID: 220056</i> <i>Status: 9- Case Closed</i>	WNW	0.47 / 2,473.77	83
LEROY GREENWOOD PROPERTY	7800 EL CAMINO REAL COLMA CA <i>Alias ID: 780014</i> <i>Status: 9- Case Closed</i>	SSW	0.49 / 2,611.99	86
TOWN OF COLMA	427 D COLMA CA <i>Alias ID: 780015</i> <i>Status: 9- Case Closed</i>	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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
RESIDENTIAL DEVL P SITE	149 PRICE DALY CITY CA 94014 <i>Facility ID: FA0028610</i> <i>Billing Status Program Element: Inactive, non-billable BUSINESS PLAN - GENERAL</i>	NW	0.15 / 814.46	18
O'Reilly Auto Parts #2608	7283 Mission DALY CITY CA 94014 <i>Facility ID: FA0027695</i> <i>Billing Status Program Element: Active, billable STORES HAZ MAT <219GAL, 1,999LB, 879CF, Active, billable GENERATES & RECYCLES WASTE OIL/SOLVENT</i>	WNW	0.18 / 945.80	21
UNIQUE AUTOMOTIVE	7298 MISSION DALY CITY CA 94014 <i>Facility ID: FA0046423</i> <i>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</i>	W	0.19 / 1,006.91	24
Sherwin-Williams #8599	7298 Mission DALY CITY CA 94014 <i>Facility ID: FA0050678</i> <i>Billing Status Program Element: Active, billable STORES HAZ MAT <1,199GAL, 9,999LB, 4,799CF, Active, billable GEN <1 TONS HAZ WASTE/YR</i>	W	0.19 / 1,006.91	24
C & L MOTOR WORKS	7298 MISSION DALY CITY CA 94015	W	0.19 / 1,006.91	24

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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				

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
NATIONAL CLEANERS	7343 MISSION ST DALY CITY CA 94014	W	0.20 / 1,043.54	32

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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

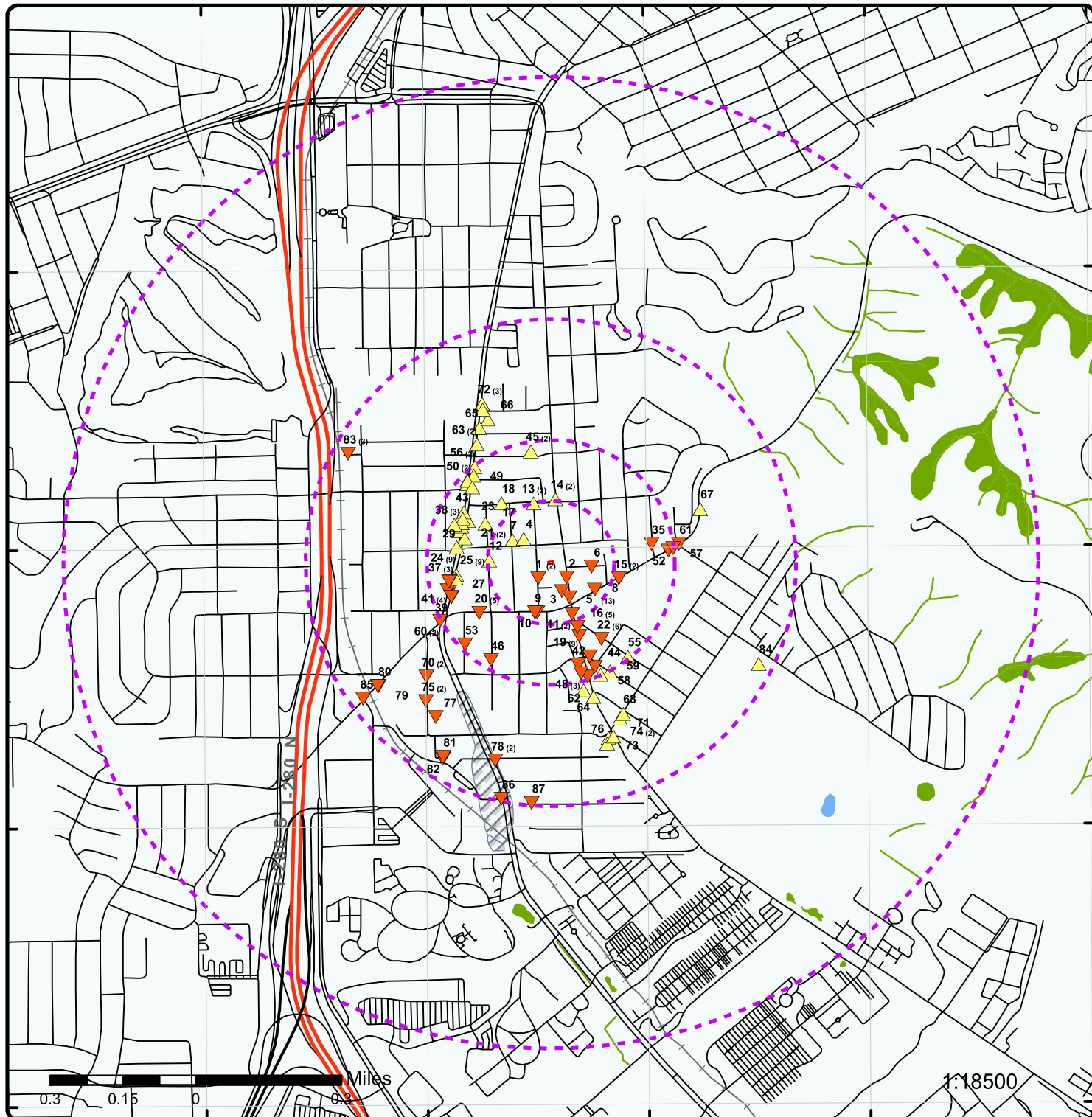
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PG&E: DALY CITY SUBSTATION	E. MARKET & ORANGE STREETS DALY CITY CA 94014	E	0.26 / 1,381.95	61

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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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

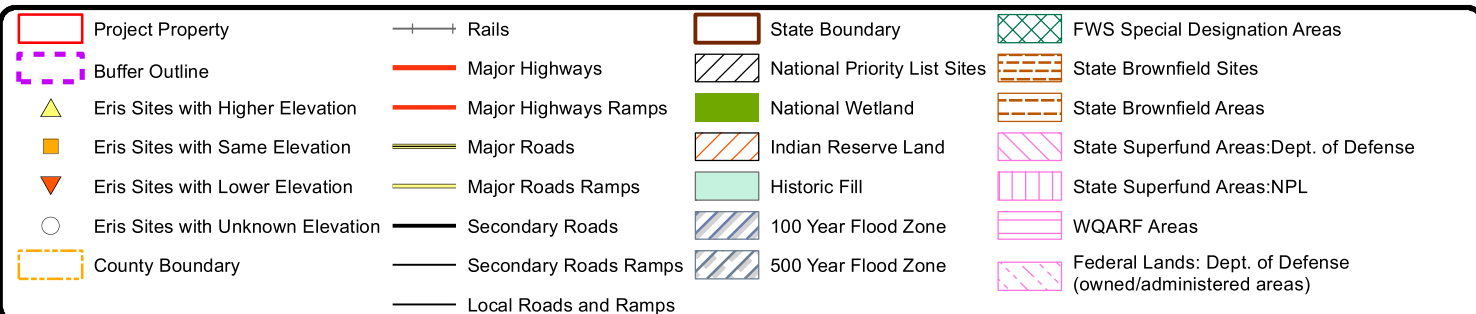
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
B&P AUTO BODY	7232 MISSION STREET DALY CITY CA 94014	WNW	0.20 / 1,067.61	<u>33</u>
D&J AUTO BODY SPECIALISTS INC	7232 MISSION ST DALY CITY CA 94014	WNW	0.20 / 1,067.61	<u>33</u>
D&J AUTO BODY SPECIALISTS, INC	7232 MISSION ST DALY CITY CA 94014	WNW	0.20 / 1,067.61	<u>33</u>
COLMA AUTO BODY SHOP INC	7252 MISSION ST DALY CITY CA 94014	WNW	0.21 / 1,100.55	<u>38</u>
COLMA AUTO BODY SHOP INC	7252 MISSION STREET DALY CITY CA 94014	WNW	0.21 / 1,100.55	<u>38</u>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
HILLSIDE SHELL	950 HILLSIDE BLVD DALY CITY CA 94014	SSE	0.08 / 405.95	<u>5</u>
SYLVAN AUTO BODY	525 SYLVAN STREET DALY CITY CA 94014	SSE	0.21 / 1,083.57	<u>34</u>
CAR SOLUTIONS	525 SYLVAN STREET DALY CITY CA 94014	SSE	0.21 / 1,083.57	<u>34</u>
NATIONAL CLEANERS	7375 MISSION STREET DALY CITY CA 94014	WSW	0.21 / 1,117.46	<u>40</u>
NEW CINGULAR WIRELESS PCS LLC DBA AT&T MOBILITY	928 EAST MARKET ST DALY CITY CA 94014	E	0.25 / 1,310.30	<u>57</u>

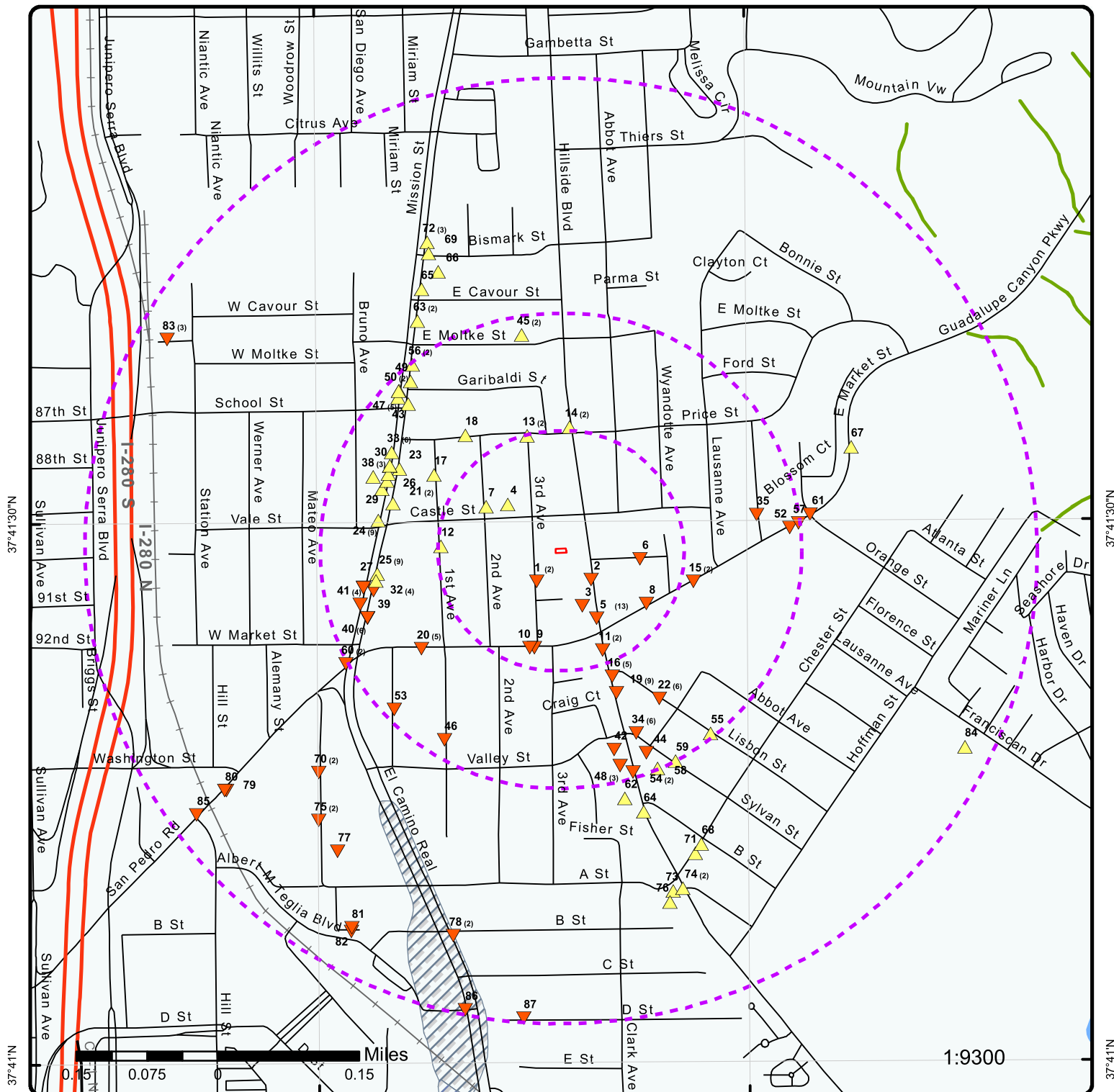


Map : 1.0 Mile Radius

Order Number: 20291600341

Address: 141 3rd Avenue, Daly City, CA

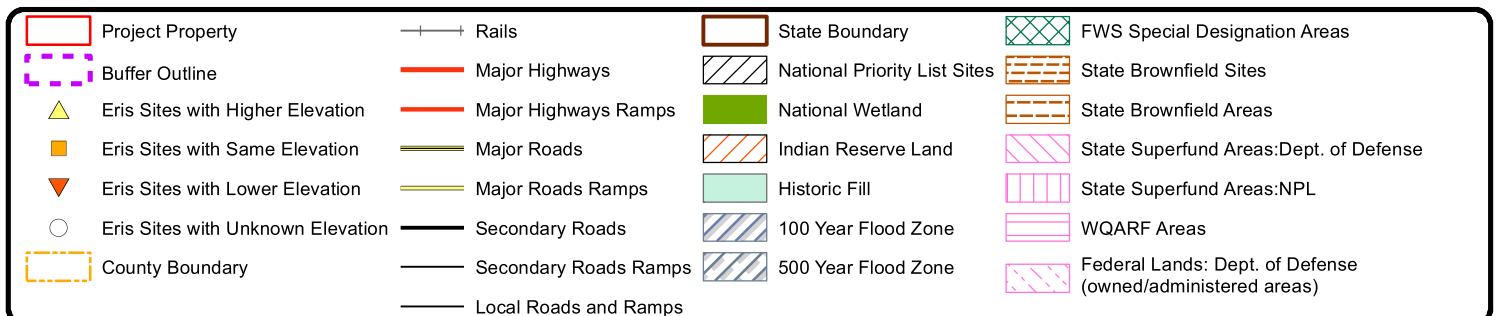


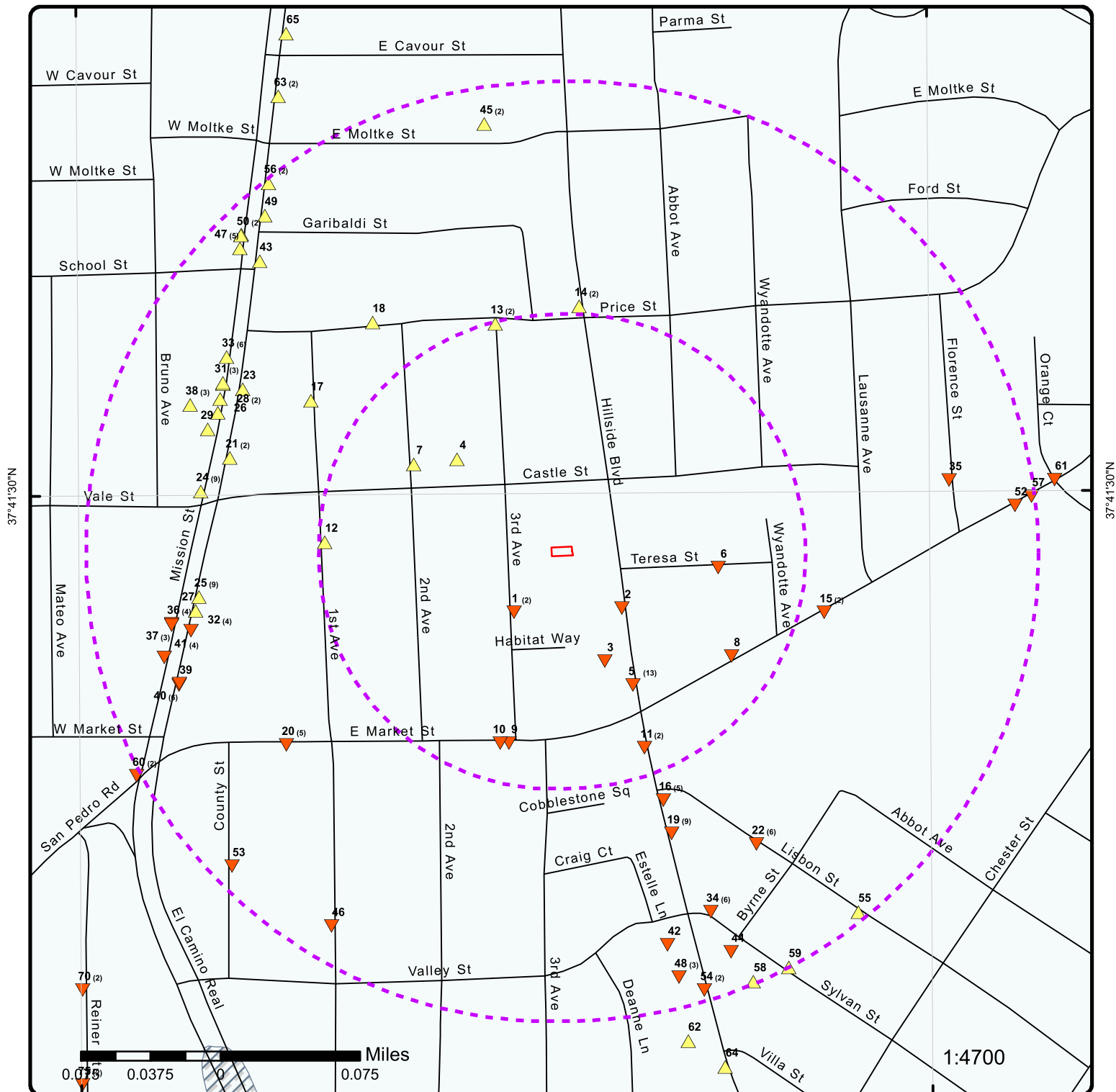


Map : 0.5 Mile Radius

Order Number: 20291600341

Address: 141 3rd Avenue, Daly City, CA





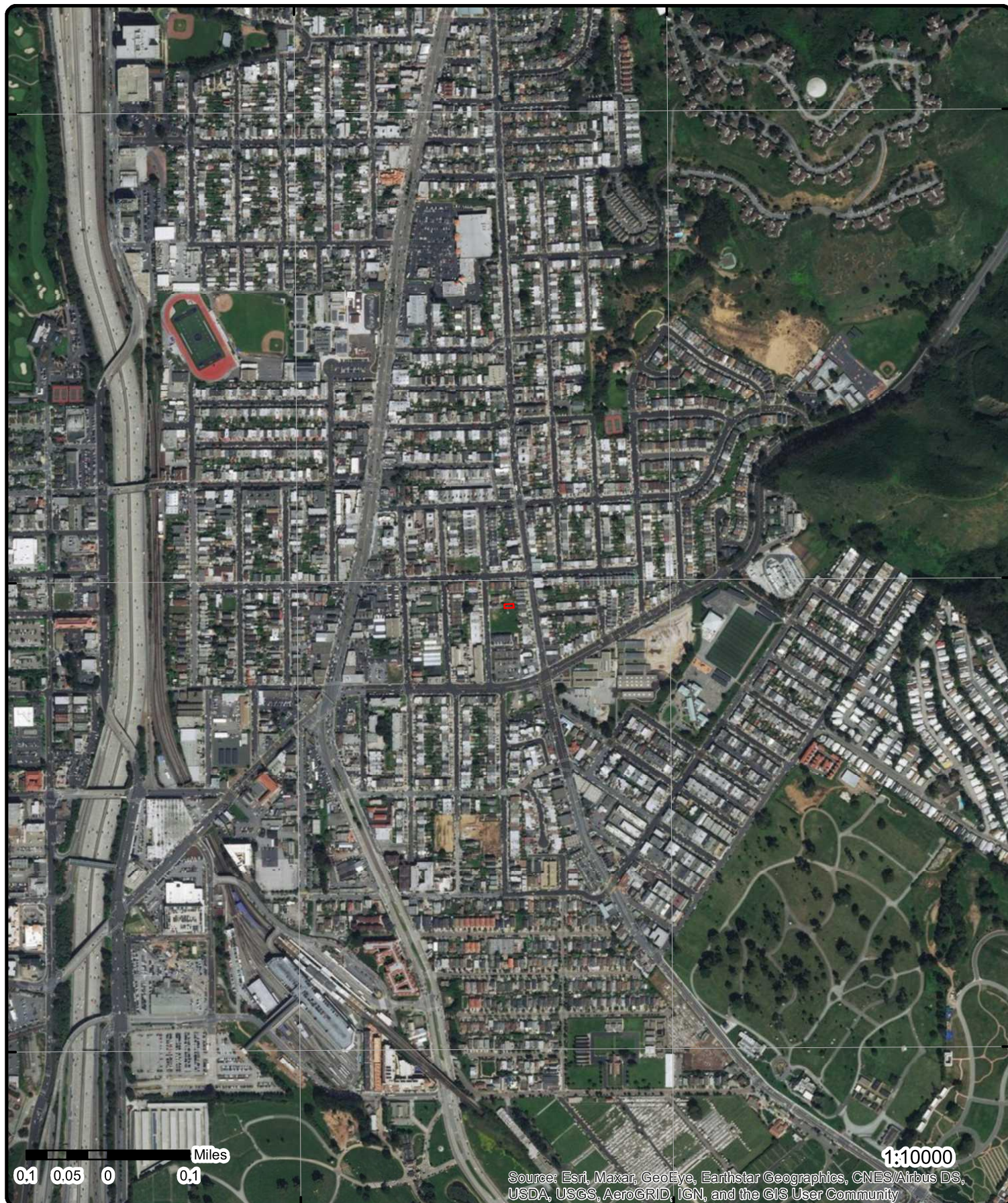
Map : 0.25 Mile Radius

Order Number: 20291600341

Address: 141 3rd Avenue, Daly City, CA



	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				



Aerial Year: 2017

Address: 141 3rd Avenue, Daly City, CA

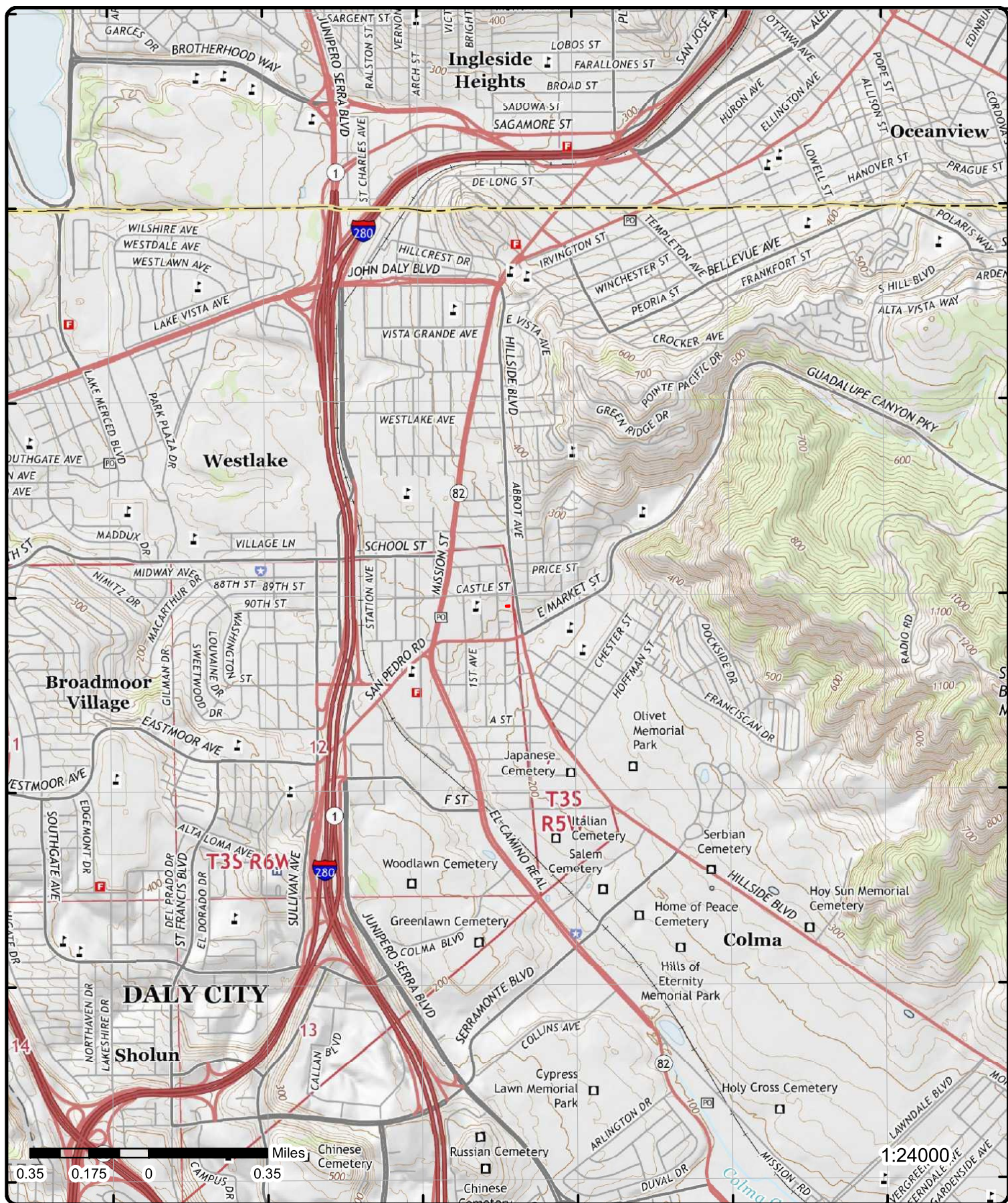
Source: ESRI World Imagery

Order Number: 20291600341



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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



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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

1	2 of 2	SW	0.04 / 192.32	193.32 / -17	OTTOBONI NURSERY 165 THIRD DALY CITY CA 940142662	CLEANUP SITES
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Global ID: SL0608165957
Status: COMPLETED - CASE CLOSED
Status Date: 12/4/2003
Longitude: -122.462466
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download

Site Facility Type: CLEANUP PROGRAM SITE
County: SAN MATEO
Latitude: 37.690582

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	229061	CUF Case:	NO
Local Case No:	6/13/2002	Case Worker:	JM
Begin Date:	Other Means	File Location:	Local Agency Warehouse
Stop Method:	SAN MATEO COUNTY LOP		
Lead Agency:	SAN MATEO COUNTY LOP		
Local Agency:			
Potential COC:	Soil		
Potential Media of Concern:	* SA		
How Discovered:			
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:			

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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 Beneficial 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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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	Submitted:	
Document Date:	3/29/2004	Submitted By:	GREG SMITH (REGULATOR)
Size :	13,222 KB		
Title:	CASE CLOSURE LETTER & SUMMARY		
Title Link:	https://geotracker.waterboards.ca.gov/site_documents/6156263053/%23229061%20Ottobani%20Nursery%2Epdf		
Type:			

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				
<u>Detail(s)</u>						
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				

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				
<u>Violation/Evaluation Summary</u>						
Note:		NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).				
<u>Handler Summary</u>						
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:						
<u>Hazardous Waste Handler Details</u>						
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
Site Code:
Nat Priority List: NO
APN: 006-234-030
Census Tract: 6081601300
Site Type: EVALUATION
Address Description: SECOND AVENUE & CASTLE STREET
Office: CLEANUP BERKELEY
Special Program: EPA - PASI
Funding: EPA GRANT
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 Contaminant of Concern:

Assembly District: 19
Senate District: 11
Permit Renewal Lead:
Public Participation:
Project Manager:
County: SAN MATEO
Latitude: 37.6919384164469
Longitude: -122.462976173924
Acres: 0.46 ACRES
Supervisor: JULIE PETTIJOHN

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
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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
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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).
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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

<u>5</u>	2 of 13	SSE	0.08 / 405.95	174.58 / -36	SHELL 950 HILLSIDE DALY CITY CA	SANMATEO LOP
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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
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Status:	9- Case Closed
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5	3 of 13	SSE	0.08 / 405.95	174.58 / -36	HILLSIDE SHELL #134 950 HILLSIDE DALY CITY CA 94014	SANMATEO CUPA
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Facility ID:	FA0046136
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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
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Global ID:	T0608100494	County:	SAN MATEO
Status:	COMPLETED - CASE CLOSED	Latitude:	37.690197
Status Date:	4/7/1992	Longitude:	-122.46152
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:	41-0518	Potential COC:	Waste Oil / Motor / Hydraulic / Lubricating
Local Case No:	220032	How Discovered:	Other Means
Begin Date:	7/21/1989	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 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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Date : 7/21/1989
Action: Leak Discovery

Regulatory Contacts

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)		
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		

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	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:	950 HILLSIDE
WDR Place Type:		City:	DALY CITY
WDR File:		Zip:	94015
WDR Order:		County:	SAN MATEO
CUF Priority Assig:	D	CUF Claim:	5117
CUF Amount Paid:	\$78,351		
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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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
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Facility ID:	FA0039008
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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
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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
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Site ID:	122696	Latitude:	37.690201
County:	San Mateo County	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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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 Program: UST
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 Program: UST
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 Program: HW
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Source: CERS
Violation Division: San Mateo County Environmental Health

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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 Program: UST
Citation: 23 CCR 16 2665(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665(b)
Violation Source: CERS
Violation Division: San Mateo County Environmental Health
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 Program: UST
Citation: HSC 6.7 Multiple - California Health and Safety Code, Chapter 6.7, Section(s) Multiple
Violation Source: CERS
Violation Division: San Mateo County Environmental Health
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 Program: UST
Citation: 23 CCR 16 2637 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637
Violation Source: CERS
Violation Division: San Mateo County Environmental Health
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 Type: Notice of Violation (Unified Program)
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 Program: HW
Enf Action Source: CERS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:		HMRP				
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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
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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
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
DALY CITY CA 94014						
Facility ID:	41-000-017163			Latitude:	37.690201	
CERS ID:	10065724			Longitude:	-122.461533	
County:	San Mateo					
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					
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:				Latitude:	37.690201	
CERS ID:	10070650			Longitude:	-122.461533	
County:	San Mateo					
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					
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			No of Containers:	5	
Owner Street:	P.O. BOX 4848			County:	SAN MATEO	
Owner City:	ANAHEIM			Facility State:	CA	
Owner State:	CA			Facility Zip:	94014	
Owner Zip:	92803					
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					
<u>Violation/Evaluation Summary</u>						
Note:	NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).					
<u>Handler Summary</u>						
Importer Activity:	No					
Mixed Waste Generator:	No					
Transporter Activity:	No					
Transfer Facility:	No					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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

<u>5</u>	13 of 13	SSE	0.08 / 405.95	174.58 / -36	HILLSIDE SHELL 950 HILLSIDE BLVD DALY CITY CA 94014	EMISSIONS
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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:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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	Street No:	
Type:	Other	Street 1:	1485 BAYSHORE BLVD #149
Name:	KIERAN WOODS	Street 2:	
Date Became Current:		City:	SAN FRANCISCO
Date Ended Current:		State:	CA
Phone:	415-759-1348	Country:	
Source Type:	Implementer	Zip Code:	94124

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	1485 BAYSHORE BLVD #149
Name:	KIERAN WOODS	Street 2:	
Date Became Current:		City:	SAN FRANCISCO
Date Ended Current:		State:	CA
Phone:	415-759-1348	Country:	
Source Type:	Implementer	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
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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

<u>9</u>	1 of 1	SSW	0.10 / 543.85	174.17 / -37	BRETT STONE 280 EAST MARKET DALY CITY CA 94014	RCRA NON GEN
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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
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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

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: 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
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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
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Site ID: 1612
Latitude: 37.689629
Longitude: -122.461418
County: San Mateo County

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Regulated Programs

EI ID:	10462711	EI Description:	Chemical Storage Facilities
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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		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:						
<u>Affiliations</u>						
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
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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
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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 DISTRICT	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
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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 Contaminant 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:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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
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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
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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
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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: 229054
Local Case No: 10/28/1999
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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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	Potential COC:	,
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	798 HILLSIDE BOULEVARD
WDR Place Type:		City:	DALY CITY
WDR File:		Zip:	00000
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=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	Begin Date:	
Phase:		End Date:	
Contaminant Mass Removed:			
Description:			

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			CNG Dispenser No:		
Federal Agency ID:				CNG Fill Type Code:		
Federal Agency:				CNG Site Renew Src:		
Fed Agency Name:				CNG PSI:		
Status:	Open: The station is open.			CNG Storage Cap:		
Facility Type:				CNG Tot Compr Cap:		
Fuel Type Code:	ELEC: Electric			CNG Vehicle Class:		
Owner Type Desc:				LPG Nozzle Types:		
Expected Date:				LNG Site Renew Src:		
Dt Last Confirmed:	2020-06-22			LNG Vehicle Class:		
Open Date:				Hydrogen is Retail:		
Updated at:	2020-06-22 09:21:27 UTC			Hydrogen Pressures:		
BD Blends:				Hydrogen Standards:		
NG PSI:				Station Phone:		
NG Fill Type Code:				Latitude:		
NG Fill Type Desc:				Longitude:		
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:						

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				
<u>Detail(s)</u>						
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				
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				
<u>Detail(s)</u>						
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				
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				
<u>Detail(s)</u>						
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				
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				
<u>Detail(s)</u>						
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
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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: BJNAUTCARE@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	Street No:	
Type:	Other	Street 1:	1051 HILLSIDE BLVD
Name:	BJ'S AUTO CARE LLC	Street 2:	
Date Became Current:		City:	DALY CITY
Date Ended Current:		State:	CA
Phone:	650-731-4819	Country:	
Source Type:	Implementer	Zip Code:	94014-0000
Owner/Operator Ind:	Current Operator	Street No:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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
Type: Other
Name: TERESA PORTILLO
Date Became Current:
Date Ended Current:
Phone: 916-284-3805
Street No:
Street 1: 38 1ST AVENUE
Street 2:
City: DALY CITY
State: CA
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 DEVL P SITE 149 PRICE DALY CITY CA 94014	SANMATEO CUPA
Facility ID:	FA0028610					
<u>Detail(s)</u>						
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					
<u>Violation/Evaluation Summary</u>						
Note:	NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).					
<u>Handler Summary</u>						
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					
<u>Hazardous Waste Handler Details</u>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
WDR Order: CUF Priority Assig: CUF Amount Paid: File Location: Designated Beneficial Use: Project Oversight Agencies: Report Link: Cleanup Status Detail: Cleanup History Link: Potential Media of Concern: User Defined Beneficial Use: DWR GW Sub Basin: Calwater Watershed Name: Post Closure Site Management: Future Land Use: Cleanup Oversight Agencies:				County: CUF Claim:	SAN MATEO	
		LOCAL AGENCY WAREHOUSE MUN, AGR, IND, PROC				
		https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608100949				
		COMPLETED - CASE CLOSED AS OF 1/7/2005				
		https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608100949&tabname=regulatoryhistory				
		OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)				
		Westside (2-035)				
		South Bay - San Mateo Bayside (204.40)				
		SAN MATEO COUNTY LOP (LEAD) - CASE #: 220049 CASEWORKER: JACOB MADDEN SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 41-1036 CASEWORKER: Regional Water Board				
		Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply				

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
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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 Document Date: 7/12/2005 Type: Title: CASE CLOSURE LETTER Title Link: https://geotracker.waterboards.ca.gov/site_documents/9595219254/%23220049%201055%20Hillsdale%20Blvd%20C%20DC%20Epdf Size : 635 KB Submitted By: GREG SMITH (REGULATOR) Submitted:						
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						
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 Owner Street: 223-87TH STREET No of Containers: 4 County: SAN MATEO						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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
Type: Other
Name: GOLDRICH KEST MANAGEMENT CO
Date Became Current:
Date Ended Current:
Street No:
Street 1: 5150 OVERLAND AVENUE
Street 2:
City: CULVER CITY
State: CA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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
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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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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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				
<u>Owner/Operator Details</u>						
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				
<u>Detail(s)</u>						
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				
<u>Violation/Evaluation Summary</u>						
Note:		NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).				
<u>Handler Summary</u>						
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

<u>22</u>	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
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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

<u>22</u>	2 of 6	SE	0.18 / 969.52	198.12 / -13	REYS AUTO SERVICE CENTER LLC 536 LISBON DALY CITY CA 94014	SANMATEO CUPA
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Facility ID:		FA0045607				
<u>Detail(s)</u>						
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				
<u>Detail(s)</u>						
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				
<u>Detail(s)</u>						
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				
<u>Detail(s)</u>						
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
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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				
<u>Violation/Evaluation Summary</u>						
Note:		NO RECORDS: As of May 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).				
<u>Handler Summary</u>						
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				
<u>Hazardous Waste Handler Details</u>						
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
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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
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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
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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
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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				
<u>Detail(s)</u>						
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				
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				
<u>Detail(s)</u>						
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				
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				
<u>Detail(s)</u>						
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				
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:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Receive Date:	20091125
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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
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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:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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	Street No:	
Type:	Other	Street 1:	101 PROSPECT AVE NW
Name:	CAROL F. DOE	Street 2:	1000 MIDLAND BUILDING
Date Became Current:		City:	CLEVELAND
Date Ended Current:		State:	OH
Phone:	216-566-1710	Country:	
Source Type:	Implementer	Zip Code:	44115

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	101 W PROSPECT AVE
Name:	THE SHERWIN WILLIAMS COMPANY	Street 2:	1000 MIDLAND BUILDING
Date Became Current:		City:	CLEVELAND
Date Ended Current:		State:	OH
Phone:	216-566-1710	Country:	
Source Type:	Implementer	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
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EPA Handler ID: CAD981675317
Gen Status Universe: Small Quantity Generator
Contact Name: BISMAR HERNANDEZ
Contact Address: 7323 MISSION ST , , DALY CITY , CA, 94014 , US

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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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
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Facility ID:		FA0046720				
<u>Detail(s)</u>						
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				
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				
<u>Detail(s)</u>						
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				
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
<u>2010 Toxic Data</u>						
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:						
<u>2011 Criteria Data</u>						
Facility ID:		20658	CERR Code:			
Facility SIC Code:		7532	TOGT:		.814	
CO:		41	ROGT:		.700478	
Air Basin:		SF	COT:		.002	
District:		BA	NOXT:		.007	
COID:		SM	SOXT:		0	
DISN:		BAY AREA AQMD	PMT:		0	
CHAPIS:			PM10T:		0	
<u>2011 Toxic Data</u>						
Facility ID:		20658	COID:		SM	
Facility SIC Code:		7532	DISN:		BAY AREA AQMD	
CO:		41	CHAPIS:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Air Basin:	SF			CERR Code:		
District:	BA					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
 <u>2012 Criteria Data</u>						
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:	.	
					00174216027874564459930313588850174216	
					0279	
CHAPIS:				PM10T:	.001	
 <u>2012 Toxic Data</u>						
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:						
 <u>2013 Criteria Data</u>						
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	
 <u>2013 Toxic Data</u>						
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:						
 <u>2014 Criteria Data</u>						
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	
<u>2014 Toxic Data</u>						
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:						
<u>2015 Criteria Data</u>						
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	
<u>2015 Toxic Data</u>						
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:						

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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:						

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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:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>2000 Criteria Data</u>						
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:	
<u>2000 Toxic Data</u>						
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:						
<u>2001 Criteria Data</u>						
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:	
<u>2001 Toxic Data</u>						
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:						
<u>2002 Criteria Data</u>						
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:	
<u>2002 Toxic Data</u>						
Facility ID:	8425				COID:	SM
Facility SIC Code:	7532				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
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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:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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						
<u>Owner/Operator Details</u>						
Owner/Operator Ind: Current Owner Type: Other Name: JAY LEE Date Became Current: Date Ended Current: Phone: 415-336-5979 Source Type: Implementer						
Street No: Street 1: 7323 MISSION ST Street 2: City: DALY CITY State: CA Country: Zip Code: 94014-2668						
Owner/Operator Ind: Current Operator Type: Other Name: JI HOON LEE Date Became Current: Date Ended Current: Phone: 650-301-5050 Source Type: Implementer						
Street No: Street 1: 7323 MISSION ST Street 2: City: DALY CITY State: CA Country: 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
<u>2017 Toxic Data</u>						
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:						
<u>2018 Criteria Data</u>						
Facility ID: 20658 Facility SIC Code: 7532 CO: 41 Air Basin: SF District: BA COID: SM DISN: BAY AREA AQMD CHAPIS:						
CERR Code: TOGT: .136058405 ROGT: .1344120982995 COT: NOXT: SOXT: PMT: PM10T:						
<u>2018 Toxic Data</u>						
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:						

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				
<u>Detail(s)</u>						
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				
<u>Detail(s)</u>						
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				
<u>Detail(s)</u>						
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 Countrv:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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	Street No:	
Type:	Other	Street 1:	7244 MISSION ST
Name:	JIMMY CAI	Street 2:	
Date Became Current:		City:	DALY CITY
Date Ended Current:		State:	CA
Phone:	650-994-9696	Country:	
Source Type:	Implementer	Zip Code:	94014

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	7244 MISSION ST
Name:	JIMMY CAI	Street 2:	
Date Became Current:		City:	DALY CITY
Date Ended Current:		State:	CA
Phone:	650-994-9696	Country:	
Source Type:	Implementer	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
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Global ID:	T0608100705	County:	SAN MATEO
Status:	COMPLETED - CASE CLOSED	Latitude:	37.692182
Status Date:	12/29/1993	Longitude:	-122.465419
Case Type:	LUST CLEANUP SITE		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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	Potential COC:	Gasoline
Local Case No:	780014	How Discovered:	Other Means
Begin Date:	6/3/1993	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:	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	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:	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	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	7800 MISSION
WDR Place Type:		City:	COLMA
WDR File:		Zip:	94014
WDR Order:		County:	SAN MATEO
CUF Priority Assig:	B	CUF Claim:	7782

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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: Action Date: Received Issue Date: Action: Doc Link: Title Description Comments:		Cleanup Action				
		Excavation				
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				
<u>Detail(s)</u>						
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				
<u>Detail(s)</u>						
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				
<u>Detail(s)</u>						
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

32	2 of 4	W	0.20 / 1,043.54	209.05 / -2	NATIONAL CLEANERS 7343 MISSION ST DALY CITY CA 94014	DRYCLEANERS
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EPA ID:	CAL000378776	Owner City:	DALY CITY
Create Date:	10/4/2012 1:20:34 PM	Owner State:	CA
Facility Act Ind:	Yes	Owner Zip:	94014
Inact Date:		Owner Phone:	6508283895
Reason:	SIC/NAICS	Owner Fax:	
Region Code:	2	Contact Name:	YUANZUO HUANG
DD Latitude:	37.690799	Contact Street 1:	7343 MISSION ST
DD Longitude:	-122.465491	Contact Street 2:	
Facility County Code:	41	Contact City:	DALY CITY
Mail Name:		Contact State:	CA
Owner Name:	YUANZUO HUANG	Contact Zip:	94014
Owner Street 1:	7343 MISSION ST	Contact Phone:	4158283895
Owner Street 2:		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

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
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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
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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
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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
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Facility ID:	FA0012139
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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:	
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:		
<u>1998 Toxic Data</u>						
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:						
<u>1999 Criteria Data</u>						
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:		
<u>1999 Toxic Data</u>						
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:						
<u>2000 Criteria Data</u>						
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
<u>2000 Toxic Data</u>						
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:						
<u>2001 Criteria Data</u>						
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:		
<u>2001 Toxic Data</u>						
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:						
<u>2002 Toxic Data</u>						
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>2007 Toxic Data</u>						
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:						
<u>2008 Criteria Data</u>						
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:		
<u>2008 Toxic Data</u>						
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:						
<u>2009 Criteria Data</u>						
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:		
<u>2009 Toxic Data</u>						
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:						
<u>2010 Toxic Data</u>						
Facility ID:	14858			COID:	SM	
Facility SIC Code:	7532			DISN:	BAY AREA AQMD	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
CO:	41				CHAPIS:	
Air Basin:	SF				CERR Code:	
District:	BA					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
<u>2011 Criteria Data</u>						
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:	
<u>2011 Toxic Data</u>						
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:						
<u>2012 Criteria Data</u>						
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:	
<u>2012 Toxic Data</u>						
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:						
<u>2013 Criteria Data</u>						
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:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
CHAPIS:				PM10T:		
<u>2013 Toxic Data</u>						
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:						
<u>2014 Criteria Data</u>						
Facility ID:	14858			CERR Code:		
Facility SIC Code:	7532			TOGT:	.193154329	
CO:	41			ROGT:		
Air Basin:	SF			COT:		
District:	BA			NOXT:		
COID:	SM			SOXT:		
DISN:	BAY AREA AQMD			PMT:		
CHAPIS:				PM10T:		
<u>2014 Toxic Data</u>						
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:						
<u>2015 Criteria Data</u>						
Facility ID:	14858			CERR Code:		
Facility SIC Code:	7532			TOGT:	.19315433	
CO:	41			ROGT:	.19315431	
Air Basin:	SF			COT:		
District:	BA			NOXT:		
COID:	SM			SOXT:		
DISN:	BAY AREA AQMD			PMT:		
CHAPIS:				PM10T:		
<u>2015 Toxic Data</u>						
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:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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DALY CITY CA 94014-2664

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
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:

CROID: SM
DISN: BAY AREA AQMD
CHAPIS:
CERR Code:

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
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2018 Criteria Data

Facility ID: 14858
Facility SIC Code: 7532
CO: 41
Air Basin: SF
District: BA
CROID: SM
DISN: BAY AREA AQMD
CHAPIS:

CERR Code:
TOGT: .235200009
ROGT: .2323540888911
COT:
NOXT:
SOXT:
PMT:
PM10T:

2018 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:

CROID: SM
DISN: BAY AREA AQMD
CHAPIS:
CERR Code:

34	1 of 6	SSE	0.21 / 1,083.57	201.49 / -9	AE MOTORS 525 SYLVAN DALY CITY CA 94014	SANMATEO CUPA
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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
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
DALY CITY CA 94014						
Facility ID:	FA0044842					
<u>Detail(s)</u>						
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					
<u>Detail(s)</u>						
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
<u>2008 Criteria Data</u>						
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:		
<u>2008 Toxic Data</u>						
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:						
<u>2009 Criteria Data</u>						
Facility ID:	19743			CERR Code:		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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	Street No:	
Type:	Other	Street 1:	525 SYLVAN ST
Name:	AUGUSTO C PERALTA	Street 2:	
Date Became Current:		City:	DALY CITY
Date Ended Current:		State:	CA
Phone:	650-756-6360	Country:	
Source Type:	Implementer	Zip Code:	94014-2725
Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	525 SYLVAN ST
Name:	DORA PERALTA	Street 2:	
Date Became Current:		City:	DALY CITY
Date Ended Current:		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				
<u>Detail(s)</u>						
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				
<u>Detail(s)</u>						
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				
<u>Detail(s)</u>						
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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Facility ID: FA0022513

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Detail(s)</u>						
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
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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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
<u>Owner/Operator Details</u>						
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
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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:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Air Basin:	SF			CERR Code:		
District:	BA					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
 <u>1993 Criteria Data</u>						
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:		
 <u>1993 Toxic Data</u>						
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:						
 <u>1996 Criteria Data</u>						
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:		
 <u>1996 Toxic Data</u>						
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:						
 <u>1997 Criteria Data</u>						
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:		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:						
<u>2002 Toxic Data</u>						
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:						
<u>2003 Criteria Data</u>						
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:		
<u>2003 Toxic Data</u>						
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:						
<u>2004 Criteria Data</u>						
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:		
<u>2004 Toxic Data</u>						
Facility ID:	3603			COID:	SM	
Facility SIC Code:	7532			DISN:	BAY AREA AQMD	
CO:	41			CHAPIS:		
Air Basin:	SF			CERR Code:		
District:	BA					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
TS: Health Risk Asmt: Non-Cancer Chronic Haz Ind: Non-Cancer Acute Haz Ind:						
<u>2005 Criteria Data</u>						
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:	
<u>2005 Toxic Data</u>						
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:						
<u>2006 Criteria Data</u>						
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:	
<u>2006 Toxic Data</u>						
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:						
<u>2007 Criteria Data</u>						
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:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>2007 Toxic Data</u>						
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:						
<u>2008 Criteria Data</u>						
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:		
<u>2008 Toxic Data</u>						
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:						
<u>2009 Criteria Data</u>						
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:		
<u>2009 Toxic Data</u>						
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:						
<u>2010 Toxic Data</u>						
Facility ID:	3603			COID:	SM	
Facility SIC Code:	7532			DISN:	BAY AREA AQMD	
CO:	41			CHAPIS:		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Air Basin:	SF				CERR Code:	
District:	BA					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
 <u>2011 Criteria Data</u>						
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:	
 <u>2011 Toxic Data</u>						
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:						
 <u>2012 Criteria Data</u>						
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:	
 <u>2012 Toxic Data</u>						
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:						
 <u>2013 Criteria Data</u>						
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:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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 CINSEOS	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
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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
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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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
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NAICS Details

NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial

40	3 of 6	WSW	0.21 / 1,117.46	206.46 / -4	NATIONAL CLEANERS 7375 MISSION ST DALY CITY CA 940140000	DRYCLEANERS
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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:	

40	4 of 6	WSW	0.21 / 1,117.46	206.46 / -4	NATIONAL CLEANERS 7375 MISSION DALY CITY CA 94014	SANMATEO CUPA
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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

40	5 of 6	WSW	0.21 / 1,117.46	206.46 / -4	NATIONAL CLEANERS 7375 MISSION STREET DALY CITY CA 94014	EMISSIONS
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
CO:	41				CHAPIS:	
Air Basin:	SF				CERR Code:	
District:	BA					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
<u>1999 Criteria Data</u>						
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:	
<u>1999 Toxic Data</u>						
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:						
<u>2000 Criteria Data</u>						
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:	
<u>2000 Toxic Data</u>						
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:						
<u>2001 Criteria Data</u>						
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:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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CHAPIS:				PM10T:		
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				CERR Code:	
Facility SIC Code:	7216				TOGT:	.135
CO:	41				ROGT:	.094311
Air Basin:	SF				COT:	
District:	BA				NOXT:	
TS:					SOXT:	
Health Risk Asmt:					PMT:	
Non-Cancer Chronic Haz Ind:					PM10T:	
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				CERR Code:	
Facility SIC Code:	7216				TOGT:	.172
CO:	41				ROGT:	.1201592
Air Basin:	SF				COT:	
District:	BA				NOXT:	
TS:					SOXT:	
Health Risk Asmt:					PMT:	
Non-Cancer Chronic Haz Ind:					PM10T:	
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				CERR Code:	
Facility SIC Code:	7216				TOGT:	.169
CO:	41				ROGT:	0
Air Basin:	SF				COT:	
District:	BA				NOXT:	
TS:					SOXT:	
Health Risk Asmt:					PMT:	
Non-Cancer Chronic Haz Ind:					PM10T:	
Non-Cancer Acute Haz Ind:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:						
<u>2010 Toxic Data</u>						
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:						
<u>2011 Criteria Data</u>						
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:		
<u>2011 Toxic Data</u>						
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:						
<u>2012 Criteria Data</u>						
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:		
<u>2012 Toxic Data</u>						
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				
<u>LUST Status</u>						
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				
<u>Detail(s)</u>						
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		County:		SAN MATEO
Status:		COMPLETED - CASE CLOSED		Latitude:		37.6905468262596
Status Date:		10/23/2012		Longitude:		-122.466509342194
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: 41-0002 Potential COC: Polychlorinated biphenyls (PCBs), Gasoline

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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 demolished 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 hydrocarbon-impacted 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 (HVOs) 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 Kettleman 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-Aguilar, 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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:		REMEDATION				
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	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:	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	Potential COC:	GASOLINE, POLYCHLORINATED BIPHENYLS (PCBS)
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	7360 MISSION STREET
WDR Place Type:		City:	DALY CITY
WDR File:		Zip:	94015
WDR Order:		County:	SAN MATEO

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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		Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply				
Desc:						
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 demolished 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 hydrocarbon-impacted 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 Kettleman City, California. Soil samples from the 34 borings indicated that the removed soil was heavily hydrocarbon-impacted. Soil

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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-Aguilar, 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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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	Submitted:	
Title:	REVIEW SUMMARY REPORT (RSR)		
Title Link:	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	Submitted:	
Title:	CLOSURE		
Title:	NOTICE OF CASE CLOSURE CONSIDERATION		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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					

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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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	Street No:	
Type:	Other	Street 1:	7360 MISSION ST
Name:	FRANK LIN	Street 2:	
Date Became Current:		City:	DALY CITY
Date Ended Current:		State:	CA
Phone:	650-992-6766	Country:	
Source Type:	Implementer	Zip Code:	94014-2666

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	7360 MISSION ST
Name:	JOE LIN	Street 2:	
Date Became Current:		City:	DALY CITY
Date Ended Current:		State:	CA
Phone:	650-992-6766	Country:	
Source Type:	Implementer	Zip Code:	94014

<u>42</u>	1 of 1	SSE	0.22 / 1,137.00	199.86 / -11	IMR CONTRACTORS 1106 HILLSIDE COLMA CA 94014	SANMATEO CUPA
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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

<u>43</u>	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
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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				
<u>Detail(s)</u>						
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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
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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
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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

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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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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
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Global ID: T0608100180
Status: COMPLETED - CASE CLOSED
Status Date: 4/19/1996
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: 37.6936916
Longitude: -122.4650801

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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	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:	4/19/1996
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	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	7200 MISSION
WDR Place Type:		City:	DALY CITY
WDR File:		Zip:	94015
WDR Order:		County:	SAN MATEO
CUF Priority Assig:	B	CUF Claim:	1659
CUF Amount Paid:	\$563,346		
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		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Gndwater Monitoring Freque:
Designated Beneficial Use
Desc:
Site History:

Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply

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: Pdf File Url:		San Mateo 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				
<u>Detail(s)</u>						
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.		No of Containers:		4
Owner Street:		7200 MISSION ST.		County:		SAN MATEO
Owner City:		DALY CITY		Facility State:		CA
Owner State:		CA		Facility Zip:		94014
Owner 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				
<u>Detail(s)</u>						
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				
<u>Detail(s)</u>						
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				
<u>Detail(s)</u>						
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
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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
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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
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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
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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				
<u>Owner/Operator Details</u>						
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				
<u>Detail(s)</u>						
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				
<u>Detail(s)</u>						
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
EPA Handler ID:		CAC002980477				
Gen Status Universe:		No Report				
Contact Name:		MARILYN ABEDIN				
Contact Address:		341 NORTH FERNDAL 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 FERNDAL 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 FERNDAL 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					
<u>Detail(s)</u>							
Program Category:		UNDERGROUND TANK PROGRAM					
Billing Status:		Inactive, non-billable					
Program Element:		UNDERGROUND TANK - GENERAL					
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					
<u>Detail(s)</u>							
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					
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	
<u>2018 Criteria Data</u>							
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:		.	
CHAPIS:				PM10T:		.000109796	
<u>2018 Toxic Data</u>							
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
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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
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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
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Global ID: T0608100668
Status: COMPLETED - CASE CLOSED
Status Date: 9/27/1991
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Action: Leak Reported

Action Type: ENFORCEMENT

Date : 5/21/1987

Action: Notice of Responsibility - #1

Regulatory Contacts

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)		

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		

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	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	7400 MISSION
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=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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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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
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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

63	2 of 2	NW	0.28 / 1,495.13	264.96 / 54	B & B TRANSMISSION 7073 MISSION STREET DALY CITY CA 94015	LUST
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Global ID: T0608100053
Status: COMPLETED - CASE CLOSED
Status Date: 2/27/1992
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: 37.694791
Longitude: -122.464402

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 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: Waste Oil / Motor / Hydraulic / Lubricating
How Discovered: Other Means
Stop Method: Other Means
Stop Description:
Case Worker: JM
File Location: Local Agency

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Contact Name: Regional Water Board
City: OAKLAND
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Email:
Phone No:

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
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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
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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
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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	Address:	1515 CLAY ST SUITE 1400
Contact Name:	Regional Water Board	City:	OAKLAND
Phone No:			
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)		
Email:			

Contact Type:	Local Agency Caseworker	Address:	2000 ALAMEDA DE LAS PULGAS, Suite 100
Contact Name:	JACOB MADDEN	City:	SAN MATEO
Phone No:	6503995959		
Organization Name:	SAN MATEO COUNTY LOP		
Email:	jmadden@smcgov.org		

Cleanup Program Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Project Status:		WDR Place Type:	
CUF Claim:		WDR File:	
CUF Priority Assign:		WDR Order:	
CUF Amount Paid:		File Location:	LOCAL AGENCY
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=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		

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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
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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).
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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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
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Global ID: T0608100415
Status: COMPLETED - CASE CLOSED
Status Date: 3/20/1991
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Action Type: Other
Date : 1/9/1987
Action: Leak Discovery

Regulatory Contacts

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)		

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		

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	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	48 CHESTER
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=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 Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Desc:
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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Global ID: T0608101090
Status: OPEN - SITE ASSESSMENT
Status Date: 4/1/2007
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: 37.6958109637933
Longitude: -122.464488968253

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 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: SIR (Statistical Inventory Reconciliation)
Stop Method: Close and Remove Tank
Stop Description: Remove contents and UST
Case Worker: JM
File Location: Local Agency

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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	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 - Site Assessment
Status Date:	4/1/2007
Status:	Open - Site Assessment

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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)	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	OPEN - SITE ASSESSMENT	Composting Method:	
Project Status:		Address:	6989 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=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	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Desc:			
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		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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&temtable=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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Action:
Doc Link:

Technical Correspondence / Assistance / Other - #20100921
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:
Action Date:
Received Issue Date:
Action:
Doc Link:

Other Regulatory Actions
9/20/2010
9/20/2010
Technical Correspondence / Assistance / Other - #20100920
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:
Action Date:
Received Issue Date:
Action:
Doc Link:

Response Requested - Workplans
7/30/2010
7/28/2010
Soil and Water Investigation Workplan - Regulator Responded
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:
Action Date:
Received Issue Date:
Action:
Doc Link:

Other Regulatory Actions
7/9/2010
7/9/2010
Technical Correspondence / Assistance / Other - #20100709
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:
Action Date:
Received Issue Date:
Action:
Doc Link:

Response Requested - Reports
6/4/2010
5/13/2011
Well Destruction Report
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:
Action Date:
Received Issue Date:
Action:
Doc Link:

Other Regulatory Actions
5/19/2010
5/19/2010
Technical Correspondence / Assistance / Other - #20100519
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:
Action Date:
Received Issue Date:
Action:
Doc Link:

Response Requested - Other
5/15/2010
3/15/2011
Electronic Reporting Submittal Due

Title Description Comments:

Resolve conflict in elevation datums cited - GeoZ files referencing NGVD-88 datum cited the incorrect datum

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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 perched groundwater from site towards Vale and Jefferson wells.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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 related 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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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 previously 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				

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
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:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Link: Size : Submitted By: Submitted:					https://geotracker.waterboards.ca.gov/es/uploads/geo_bore/6772623419/T0608101090.PDF 397 KB ATC ASSOCIATES (CONTRACTOR) 3/25/2016	
Title: Link: Size : Submitted By: Submitted:					GEO BORE (MW-23) https://geotracker.waterboards.ca.gov/es/uploads/geo_bore/6680133879/T0608101090.PDF 174 KB STANTEC (CONTRACTOR) 8/31/2012	
Title: Link: Size : Submitted By: Submitted:					GEO_MAP https://geotracker.waterboards.ca.gov/es/uploads/geo_map/9254212856/T0608101090.PDF 379 KB STANTEC (CONTRACTOR) 8/31/2012	
Title: Link: Size : Submitted By: Submitted:					GEO BORE (B-23) https://geotracker.waterboards.ca.gov/es/uploads/geo_bore/6982652187/T0608101090.PDF 315 KB STANTEC (CONTRACTOR) 8/31/2012	
Title: Link: Size : Submitted By: Submitted:					GEO_MAP https://geotracker.waterboards.ca.gov/es/uploads/geo_map/6319639086/T0608101090.PDF 300 KB STANTEC (CONTRACTOR) 8/31/2012	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE_DESTROYED (MW-12S) https://geotracker.waterboards.ca.gov/es/uploads/geo_bore/4760726869/T0608101090.PDF 75 KB STANTEC (CONTRACTOR) 7/8/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE_DESTROYED (RW-1S) https://geotracker.waterboards.ca.gov/es/uploads/geo_bore/7328336358/T0608101090.PDF 92 KB STANTEC (CONTRACTOR) 7/8/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE_DESTROYED (MW-13S) https://geotracker.waterboards.ca.gov/es/uploads/geo_bore/2598520934/T0608101090.PDF 83 KB STANTEC (CONTRACTOR) 7/8/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE_DESTROYED (MW-8S) https://geotracker.waterboards.ca.gov/es/uploads/geo_bore/6208280205/T0608101090.PDF 69 KB STANTEC (CONTRACTOR) 7/8/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE_DESTROYED (MW-10S) https://geotracker.waterboards.ca.gov/es/uploads/geo_bore/4688321709/T0608101090.PDF 56 KB STANTEC (CONTRACTOR) 7/8/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE_DESTROYED (MW-7S) https://geotracker.waterboards.ca.gov/es/uploads/geo_bore/6454095005/T0608101090.PDF 69 KB STANTEC (CONTRACTOR) 7/8/2011	
Title: Link: Size : Submitted By:					GEO_MAP https://geotracker.waterboards.ca.gov/es/uploads/geo_map/2021939873/T0608101090.PDF 148 KB STANTEC (CONTRACTOR)	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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)				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Link: Size : Submitted By: Submitted:					https://geotracker.waterboards.ca.gov/uploads/geo_bore/4702402770/T0608101090.PDF 69 KB STANTEC (CONTRACTOR) 5/13/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE_DESTROYED (MW-10D) https://geotracker.waterboards.ca.gov/uploads/geo_bore/6090180397/T0608101090.PDF 56 KB STANTEC (CONTRACTOR) 5/13/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE_DESTROYED (MW-17) https://geotracker.waterboards.ca.gov/uploads/geo_bore/3964817821/T0608101090.PDF 107 KB STANTEC (CONTRACTOR) 5/13/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE_DESTROYED (AS-2) https://geotracker.waterboards.ca.gov/uploads/geo_bore/6643009960/T0608101090.PDF 67 KB STANTEC (CONTRACTOR) 5/13/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE_DESTROYED (RW-1D) https://geotracker.waterboards.ca.gov/uploads/geo_bore/9449112892/T0608101090.PDF 92 KB STANTEC (CONTRACTOR) 5/13/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE_DESTROYED (MW-12D) https://geotracker.waterboards.ca.gov/uploads/geo_bore/8890916228/T0608101090.PDF 75 KB STANTEC (CONTRACTOR) 5/13/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE_DESTROYED (MW-13D) https://geotracker.waterboards.ca.gov/uploads/geo_bore/4912442803/T0608101090.PDF 83 KB STANTEC (CONTRACTOR) 5/13/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE_DESTROYED (MW-16) https://geotracker.waterboards.ca.gov/uploads/geo_bore/8920670509/T0608101090.PDF 110 KB STANTEC (CONTRACTOR) 5/13/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE_DESTROYED (MW-14L) https://geotracker.waterboards.ca.gov/uploads/geo_bore/7669511198/T0608101090.PDF 97 KB STANTEC (CONTRACTOR) 5/13/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE_DESTROYED (AS-3) https://geotracker.waterboards.ca.gov/uploads/geo_bore/3371476173/T0608101090.PDF 67 KB STANTEC (CONTRACTOR) 5/13/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE_DESTROYED (MW-9D) https://geotracker.waterboards.ca.gov/uploads/geo_bore/2099118828/T0608101090.PDF 75 KB STANTEC (CONTRACTOR) 5/13/2011	
Title: Link: Size : Submitted By:					GEO_BORE_DESTROYED (MW-5D) https://geotracker.waterboards.ca.gov/uploads/geo_bore/4057514965/T0608101090.PDF 66 KB STANTEC (CONTRACTOR)	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Link:		https://geotracker.waterboards.ca.gov/es/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/es/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/es/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/es/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/es/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/es/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/es/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/es/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		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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 PEACHED 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	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Date: Type:	12/18/2008 SOIL AND WATER INVESTIGATION REPORT				Submitted By: Submitted: STANTEC (CONTRACTOR)	
Title: Title Link:	SUB-SLAB VAPOR, OFFSITE BORING, AND SUBSURFACE UTILITY REPORT (7/9/08) https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1333080470/T0608101090.PDF					
Document Type: Document Date: Type: Title: Title Link:	Site Documents 12/2/2008 STAFF LETTER LOP COMMENTS ON 5/21/08 WORKPLAN. LOP CONDITIONALLY APPROVED WORKPLAN. LOP ALSO REQUIRED RP TO VERIFY/CORRECT DATUM LISTED GEOZ FILE 2855. https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=5995148			Size : Submitted By: Submitted: DENO MILANO (REGULATOR)		
Document Type: Document Date: Type: Title: Title Link:	Monitoring Reports 11/14/2008 MONITORING REPORT - SEMI-ANNUALLY 3Q08 GROUNDWATER MONITORING REPORT https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6214181065/T0608101090.PDF			Size : Submitted By: Submitted: 7,734 KB STANTEC (CONTRACTOR)		
Document Type: Document Date: Type: Title: Title Link:	Site Documents 9/11/2008 OTHER REPORT / DOCUMENT ADDENDUM TO 7/9/08 REPORT https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8539555430/T0608101090.PDF			Size : Submitted By: Submitted: 766 KB STANTEC (CONTRACTOR)		
Document Type: Document Date: Type: Title: Title Link:	Site Documents 7/21/2008 STAFF LETTER 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. https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608101090&enforcement_id=5994942			Size : Submitted By: Submitted: DENO MILANO (REGULATOR)		
Document Type: Document Date: Type: Title: Title Link:	Site Documents 6/19/2008 REPORTS - OTHER ADDENDUM TO 1Q08 GROUNDWATER MONITORING REPORT https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6289706170/T0608101090.PDF			Size : Submitted By: Submitted: 364 KB STANTEC (CONTRACTOR)		
Document Type: Document Date: Type: Title: Title Link:	Site Documents 5/21/2008 WORKPLANS - INVESTIGATION WP WORKPLAN FOR ADDITIONAL ASSESSMENT (5/21/08) https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3145419061/T0608101090.PDF			Size : Submitted By: Submitted: 2,846 KB STANTEC (CONTRACTOR)		
Document Type: Document Date: Type: Title: Title Link:	Monitoring Reports 5/19/2008 MONITORING REPORT - SEMI-ANNUAL 1Q08 GROUNDWATER MONITORING https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3993469715/T0608101090.PDF			Size : Submitted By: Submitted: 14,328 KB STANTEC (CONTRACTOR)		
Document Type: Document Date: Type: Title: Title Link:	Site Documents 3/27/2008 REPORTS - OTHER LETTER REGARDING GEOTRACKER COMPLIANCE (3/27/08) https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6326949179/T0608101090.PDF			Size : Submitted By: Submitted: 862 KB STANTEC (CONTRACTOR)		
Document Type: Document Date: Type: Title: Title Link:	Site Documents 2/26/2008 CORRESPONDENCE - DIRECTIVE RELATED LETTER REGARDING GEOTRACKER COMPLIANCE (2/15/08) https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5765232920/T0608101090.PDF			Size : Submitted By: Submitted: 1,109 KB STANTEC (CONTRACTOR)		
Document Type: Document Date:	Site Documents 2/21/2008			Size : Submitted By: 342 KB ANTEA (CONTRACTOR)		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Type:	REPORTS - OTHER		Submitted:			
Title:	CHAIN-OF-CUSTODY FOR 3Q07 MONITORING					
Title Link:	https://geotracker.waterboards.ca.gov/es/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/es/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/es/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/es/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/es/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/es/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/es/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/es/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/es/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/es/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:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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/es/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/es/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/es/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/es/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/es/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:	REMEDATION SYSTEM EVALUATION REPORT (10/16/06)					
Title Link:	https://geotracker.waterboards.ca.gov/es/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/es/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/es/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/es/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/es/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/es/uploads/geo_report/2832899332/T0608101090.PDF					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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)	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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70	2 of 2	SW	0.34 / 1,810.95	195.87 / -15	MERCY PENINSULA AMBULANCE 140 REINER COLMA CA 94014	LUST
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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:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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	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: 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	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	140 REINER
WDR Place Type:		City:	COLMA
WDR File:		Zip:	94014
WDR Order:		County:	SAN MATEO
CUF Priority Assig:	B	CUF Claim:	12187
CUF Amount Paid:	\$14,324		
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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 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: 6/8/1994
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
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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
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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
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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
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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
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Global ID: T0608100586
Status: COMPLETED - CASE CLOSED
Status Date: 9/3/2008
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: 37.696054283
Longitude: -122.464323087

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	41-0614	Potential COC:	Gasoline
Local Case No:	220008	How Discovered:	Tank Tightness Test
Begin Date:	10/22/1987	Stop Method:	Repair Product Piping
Lead Agency:	SAN MATEO COUNTY LOP	Stop Description:	NA - repair vent line
Local Agency:	SAN MATEO COUNTY LOP	Case Worker:	DGM
CUF Case:	YES	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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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	Address:	1515 CLAY ST SUITE 1400
Contact Name:	Regional Water Board	Email:	
City:	OAKLAND	Phone No:	
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)		
Contact Type:	Local Agency Caseworker	Address:	2000 ALAMEDA DE LAS PULGAS SUITE 100
Contact Name:	DENO MILANO	Email:	dmilano@smcgov.org
City:	SAN MATEO	Phone No:	6503726292
Organization Name:	SAN MATEO COUNTY LOP		

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)	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	6989 MISSION
WDR Place Type:		City:	DALY CITY
WDR File:		Zip:	94014
WDR Order:		County:	SAN MATEO
CUF Priority Assig:	D	CUF Claim:	6742
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=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	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Desc:			
Site History:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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 occurred

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
Document Date: 9/3/2008
Type: STAFF LETTER
Title: LOP LETTER CONFIRMING CASE CLOSURE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100586&enforcement_id=5986379

Size :
Submitted By: DENO MILANO (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 9/27/1991
Type: CLOSURE/NO FURTHER ACTION LETTER
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

Size :
Submitted By: DENO MILANO (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 3/16/1989
Type: STAFF LETTER
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

Size :
Submitted By: DENO MILANO (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 2/3/1989
Type: NOTICE OF RESPONSIBILITY
Title: NOTICE OF RESPONSIBILITY
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100586&enforcement_id=6329411

Size :
Submitted By: DENO MILANO (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 11/3/1987
Type: UNAUTHORIZED RELEASE FORM
Title: UNAUTHORIZED RELEASE FORM
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608100586&document_id=5932913

Size :
Submitted By: DENO MILANO (REGULATOR)
Submitted:

LUST Sites from GeoTracker Search - Related Cases (as of Feb 24, 2020)

Identifier: T0608101090
Project Name: CIRCLE K #5638 (TOSCO)
Status: OPEN - SITE ASSESSMENT
Description: SMCO Case #220051
Project Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608101090

Address: 6989 MISSION STREET
City: DALY CITY
Association: Related Global ID

73	1 of 1	SSE	0.38 / 1,988.33	220.60 / 10	UNOCAL #4527, FORMER 1216 HILLSIDE BOULEVARD COLMA CA 94014	LUST
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Action Type: ENFORCEMENT
Date : 2/3/1982
Action: File review

Regulatory Contacts

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)		
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		

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	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	OPEN - SITE ASSESSMENT	Composting Method:	
Project Status:		Address:	1216 HILLSIDE BOULEVARD
WDR Place Type:		City:	COLMA
WDR File:		Zip:	94014
WDR Order:		County:	SAN MATEO
CUF Priority Assig:	B, D	CUF Claim:	20492, 13635
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		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
Phase: Liquid Waste, Water
Begin Date: 4/13/2012
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
Phase: Liquid Waste, Water
Begin Date: 10/21/2011
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
Phase: Liquid Waste
Begin Date: 5/10/2011
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
Phase: Liquid Waste
Begin Date: 5/21/2008
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
Phase: Soil
Begin Date: 12/26/1997
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
Phase: Soil
Begin Date: 10/2/1997
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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 naphthalene 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:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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 version 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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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.				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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 consultant'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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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 performed 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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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 evaluate 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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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 portion. Also, workplan did not include the required receptor survey 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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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 consisted 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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:						
Action Date:		Response Requested - Other				
Received Issue Date:		2/28/2005				
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:						
Action Date:		Cleanup Action				
Received Issue Date:		12/26/1997				
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:						
Action Date:		Cleanup Action				
Received Issue Date:		10/2/1997				
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:						
Action Date:		Response Requested - Reports				
Received Issue Date:		7/15/2020				
Action:		Soil Vapor Intrusion Investigation Report				
Doc Link:						
Title Description Comments:						
Action Type:						
Action Date:		Response Requested - Other				
Received Issue Date:		5/22/2015				
Action:		Verbal Communication				
Doc Link:						
Title Description Comments:						
Contact Stantec to arrange access						
Action Type:						
Action Date:		Response Requested - Reports				
Received Issue Date:		5/15/2015				
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:						
Action Date:		Cleanup Action				
Received Issue Date:		5/21/2008				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:						
Action Date:		Response Requested - Other				
Received Issue Date:		12/10/2014				
Action:		Correspondence				
Doc Link:						
Title Description Comments:						
System Start-up						
Action Type:						
Action Date:		Cleanup Action				
Received Issue Date:		4/13/2012				
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:						
Action Date:		Cleanup Action				
Received Issue Date:		10/21/2011				
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title: Link: Size : Submitted By: Submitted:					GEO_BORE (SVE-2) https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3689884960/T0608100567.PDF 434 KB REENA DELGADO (AUTH_RP) 11/15/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE (OBS-3) https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3283416032/T0608100567.PDF 383 KB REENA DELGADO (AUTH_RP) 11/15/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE (OBS-4) https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9899657487/T0608100567.PDF 371 KB REENA DELGADO (AUTH_RP) 11/15/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE (U-15) https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5672495543/T0608100567.PDF 235 KB REENA DELGADO (AUTH_RP) 11/15/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE (ESB-14) https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4796262383/T0608100567.PDF 275 KB REENA DELGADO (AUTH_RP) 11/15/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE (ESB-19) https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3949574291/T0608100567.PDF 226 KB REENA DELGADO (AUTH_RP) 11/15/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE (DESTRUCTION) (U-6) https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8993039727/T0608100567.PDF 257 KB REENA DELGADO (AUTH_RP) 11/15/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE (U-18) https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8722025573/T0608100567.PDF 276 KB REENA DELGADO (AUTH_RP) 11/15/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE (U-19) https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4018513500/T0608100567.PDF 273 KB REENA DELGADO (AUTH_RP) 11/15/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE (ESB-15) https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2540664613/T0608100567.PDF 502 KB REENA DELGADO (AUTH_RP) 11/15/2011	
Title: Link: Size : Submitted By: Submitted:					GEO_BORE (OBS-1) https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3732358813/T0608100567.PDF 241 KB REENA DELGADO (AUTH_RP) 11/15/2011	
Title: Link:					GEO_BORE (U-14) https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5691785454/T0608100567.PDF	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:	REMEDATION 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:	REMEDATION WORK PLAN ADDENDUM, IMPLEMENTATION TIMELINE AND ADDITIONAL SITE		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link:		ASSESSMENT WORK PLAN 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 NAPHTHALENE 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 SEMI-ANNUAL 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)	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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		Submitted:			
Title:	REVIEW SUMMARY REPORT (RSR)					
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 SEMI-ANNUAL 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 SEMI-ANNUAL 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:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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 SEMI-ANNUAL 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 SEMI-ANNUAL 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 SEMI-ANNUAL 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					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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/es/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/es/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/es/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/es/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/es/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:		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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 DEADLINE (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)	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Title Link:		(11/15/11) 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)	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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 :	DENO MILANO (REGULATOR)		
Document Date:	3/9/2010		Submitted By:			
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 :	DENO MILANO (REGULATOR)		
Document Date:	12/17/2009		Submitted By:			
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 :	DENO MILANO (REGULATOR)		
Document Date:	12/17/2009		Submitted By:			
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 :	DENO MILANO (REGULATOR)		
Document Date:	7/28/2009		Submitted By:			
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					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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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
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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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
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Action:	Notice of Responsibility - #1
Action Type:	Other
Date :	1/1/1994
Action:	Leak Reported

Regulatory Contacts

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)		

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		

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.	Potential COC:	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	Facility Type:	
Cleanup Status:	COMPLETED - CASE CLOSED	Composting Method:	
Project Status:		Address:	50 REINER
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=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	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply
Desc:	
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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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
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Global ID: T10000008387
Status: COMPLETED - CASE CLOSED
Status Date: 11/22/1995
Longitude: -122.46631
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download

Site Facility Type: CLEANUP PROGRAM SITE
County: SAN MATEO
Latitude: 37.6866

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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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 Activity

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:	WDR Place Type:	
CUF Claim:	WDR File:	
CUF Priority Assign:	WDR Order:	
CUF Amount Paid:	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 Beneficil 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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
Submitted:
Submitted By: LANI LEE (REGULATOR)
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

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	MCLENNAN 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	MCLENNAN 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	Potential COC: Gasoline
Local Case No: 780002	How Discovered: Other Means
Begin Date: 2/19/1988	Stop Method: Other Means
Lead Agency: SAN MATEO COUNTY LOP	Stop Description:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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
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: 4/20/1990

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
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=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)
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 7649 MISSION
City: COLMA
Zip: 94014
County: SAN MATEO
CUF Claim:

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:	

<u>79</u>	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
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<u>80</u>	1 of 1	WSW	0.43 / 2,283.47	183.03 / -28	A-1 TRANSFER CO 197 SAN PEDRO ROAD	LUST
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
Desc:			
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:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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Global ID:	T0608182660	County:	SAN MATEO
Status:	COMPLETED - CASE CLOSED	Latitude:	37.685372
Status Date:	4/5/2000	Longitude:	-122.464698
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:	41-1241	Potential COC:	
Local Case No:	789003	How Discovered:	Other Means
Begin Date:	2/27/1997	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 : 2/27/1997
Action: Leak Reported

Action Type: REMEDIATION
Date : 2/20/1997
Action:

Regulatory Contacts

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)		
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		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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Global ID:	T0608138236	Site Facility Type:	CLEANUP PROGRAM SITE
Status:	COMPLETED - CASE CLOSED	County:	SAN MATEO
Status Date:	4/8/2003	Latitude:	37.685372
Longitude:	-122.464735		
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:		CUF Case:	NO
Local Case No:	789024	Case Worker:	JM
Begin Date:	10/15/2002	File Location:	Local Agency Warehouse
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:			

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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	Address:	1515 CLAY ST SUITE 1400
Contact Name:	Regional Water Board	City:	OAKLAND
Phone No:			
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)		
Email:			
Contact Type:	Local Agency Caseworker	Address:	2000 ALAMEDA DE LAS PULGAS, Suite 100
Contact Name:	JACOB MADDEN	City:	SAN MATEO
Phone No:	6503995959		
Organization Name:	SAN MATEO COUNTY LOP		
Email:	jmadden@smcgov.org		

Cleanup Program Sites from GeoTracker Search - Regulatory Profile (as of Feb 24, 2020)

Project Status:		WDR Place Type:	
CUF Claim:		WDR File:	
CUF Priority Assign:		WDR Order:	
CUF Amount Paid:		File Location:	LOCAL AGENCY WAREHOUSE
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=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		

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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	Submitted:	
Document Date:	7/24/2003	Submitted By:	GREG SMITH (REGULATOR)
Size :	9,381 KB		
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					Site Facility Type: CLEANUP PROGRAM SITE
Status Date:	5/31/2019					County: SAN MATEO
						Latitude: 37.694665

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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 Activity

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:		WDR Place Type:	
CUF Claim:		WDR File:	
CUF Priority Assign:		WDR Order:	
CUF Amount Paid:		File Location:	LOCAL AGENCY
Facility Type:		Composting Method:	
User Defined Beneficial Use:			
Designated Beneficial Use:	MUN, AGR, IND, PROC		
Designated Beneficial 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		

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	Begin Date:	5/28/2019
Phase:	Soil Vapor	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	Begin Date:	3/1/2014
Phase:	Soil Vapor	End Date:	3/31/2016
Description:			
Contaminant Mass Removed:	350 Pounds		
Action Type:	DUAL PHASE EXTRACTION	Begin Date:	9/24/2007
Phase:	Soil Vapor	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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Action Type:		Leak Action				
Action Date:		4/16/1999				
Received Issue Date:						
Action:		Leak Reported				
Doc Link:						
Title Description Comments:						
<u>Sites from GeoTracker Search - Documents (as of Feb 24, 2020)</u>						
Document Type:	Site Documents			Submitted:		
Document Date:	5/31/2020			Submitted By:	SCS ENGINEERS (AUTH_RP)	
Size :	4,512 KB					
Title:	REMEDATION AND POST-REMEDATION 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					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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
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Global ID:	T0608119056	County:	SAN MATEO
Status:	COMPLETED - CASE CLOSED	Latitude:	37.6947343955584
Status Date:	2/25/2011	Longitude:	-122.469553649426
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:	41-4009	Potential COC:	Gasoline
Local Case No:	220056	How Discovered:	Other Means
Begin Date:	4/30/1999	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:	YES	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:			

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Action Type: Date : Action:		RESPONSE 11/15/2006 Monitoring Report - Quarterly				
Action Type: Date : Action:		ENFORCEMENT 9/6/2006 Staff Letter - #20060906				
Action Type: Date : Action:		RESPONSE 8/26/2006 Interim Remedial Action Report				
Action Type: Date : Action:		RESPONSE 8/15/2006 Monitoring Report - Quarterly				
Action Type: Date : Action:		RESPONSE 5/15/2006 Monitoring Report - Quarterly				
Action Type: Date : Action:		RESPONSE 3/21/2006 Interim Remedial Action Plan				
Action Type: Date : Action:		RESPONSE 2/15/2006 Monitoring Report - Quarterly				
Action Type: Date : Action:		ENFORCEMENT 11/21/2005 Staff Letter - #20051121				
Action Type: Date : Action:		RESPONSE 11/15/2005 Monitoring Report - Quarterly				
Action Type: Date : Action:		RESPONSE 8/26/2005 Other Report / Document				
Action Type: Date : Action:		RESPONSE 8/15/2005 Monitoring Report - Quarterly				
Action Type: Date : Action:		ENFORCEMENT 6/30/2005 Staff Letter - #20050630				
Action Type: Date : Action:		ENFORCEMENT 6/29/2005 Staff Letter - #20050629				
Action Type: Date : Action:		RESPONSE 5/15/2005 Monitoring Report - Quarterly				
Action Type: Date : Action:		RESPONSE 12/31/2004 Other Report / Document				
Action Type: Date : Action:		RESPONSE 9/26/2004 Soil and Water Investigation Report				
Action Type: Date : Action:		ENFORCEMENT 5/29/2004 Staff Letter - #20040529				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:		REMEDATION				
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:		REMEDATION				
Date :		1/1/2000				
Action:		Excavation				
Action Type:		Other				
Date :		4/30/1999				
Action:		Leak Discovery				

Regulatory Contacts

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)		
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		

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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)
Phase: Other (See Description), Water
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
Phase: Soil
Contaminant Mass Removed: 200 * Cubic Yards
Description: Quantity of soil excavated during removal of USTs T-3 through T-6.

Action Type: EXCAVATION
Phase: Soil
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:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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.						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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.						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>LUST Sites from GeoTracker Search - Site Maps (as of Feb 24, 2020)</u>						
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					
<u>LUST Sites from GeoTracker Search - Documents (as of Feb 24, 2020)</u>						
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:		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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			Submitted:		
Title:	RELATED WP					
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	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:	EXTENSION 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)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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					

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0.47 /
2,482.73294.87 /
84OLIVET 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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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
Type: Other
Street No:
Street 1: 111 EUCLID AVE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Name: CRISTIAN CAMPOS Date Became Current: Date Ended Current: Phone: 650-270-8349 Source Type: Implementer Street 2: City: SAN BRUNO State: CA Country: Zip Code: 94066 Owner/Operator Ind: Current Operator Type: Other Name: CRISTIAN CAMPOS Date Became Current: Date Ended Current: Phone: 650-270-8349 Source Type: Implementer Street No: Street 1: 254 SAN PEDRO RD Street 2: City: DALY CITY State: CA Country: 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 <i>Alias ID:</i> 780007 <i>Status:</i> 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 OCCURRED	Longitude Minutes:	
Incident Dtg:		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:
Pipeline Abv Ground: ABOVE
Pipeline Covered: U
Exposed Underwater: N
Railroad Hotline:
Railroad Milepost: 17.80
Grade Crossing: Y
Crossing Device Ty: GATES
Ty Vehicle Involved: PASSENGER TRUCK
Device Operational: Y

Conductor Test:
Engineer Test:
Trainman Test:
Yard Foreman Test:
RCL Operator Test:
Brakeman Test:
Train Dispat Test:
Signalman Test:
Oth Employee Test:
Unknown Test:

Incident Details Information

Release Secured: U
Release Rate:
Release Rate Unit:
Release Rate Rate:
Est Duration of Rel:
Desc Remedial Act: LOCAL PD RESPONDED
Fire Involved: N
Fire Extinguished: U
Any Evacuations: N
No Evacuated:
Who Evacuated:
Radius of Evacu:
Any Injuries: N
No. Injured:
No. Hospitalized:
No. Fatalities:
Any Fatalities: N
Any Damages: N
Damage Amount:
Air Corridor Closed: N
Air Corridor Desc:
Air Closure Time:
Waterway Closed: N
Waterway Desc:
Waterway Close Time:
Road Closed: N
Road Desc:
Road Closure Time:
Road Closure Units:
Closure Direction:
Major Artery: No
Track Closed: N
Track Desc:
Track Closure Time:
Track Closure Units:
Track Close Dir:
Media Interest: UNKNOWN
Medium Desc: RAIL REPORT (N/A)
Addl Medium Info: NON-RELEASE

State Agen Report No:
State Agen on Scene: PD
State Agen Notified:
Fed Agency Notified:
Oth Agency Notified:
Body of Water:
Tributary of:
Near River Mile Make:
Near River Mile Mark:
Offshore: N
Weather Conditions:
Air Temperature:
Wind Direction:
Wind Speed:
Wind Speed Unit:
Water Supp Contam: U
Water Temperature:
Wave Condition:
Current Speed:
Current Direction:
Current Speed Unit:
EMPL Fatality:
Pass Fatality:
Community Impact:
Passengers Transfer: NO
Passenger Injuries:
Employee Injuries:
Occupant Fatality:
Sheen Size:
Sheen Size Units:
Sheen Size Length:
Sheen Size Length U:
Sheen Size Width:
Sheen Size Width U:
Sheen Color:
Dir of Sheen Travel:
Sheen Odor Desc:
Duration Unit:
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>

Site: BART
O 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 the 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.

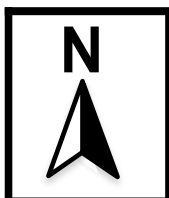
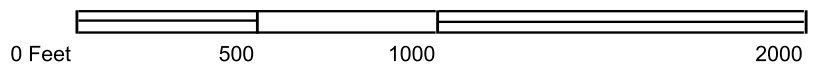
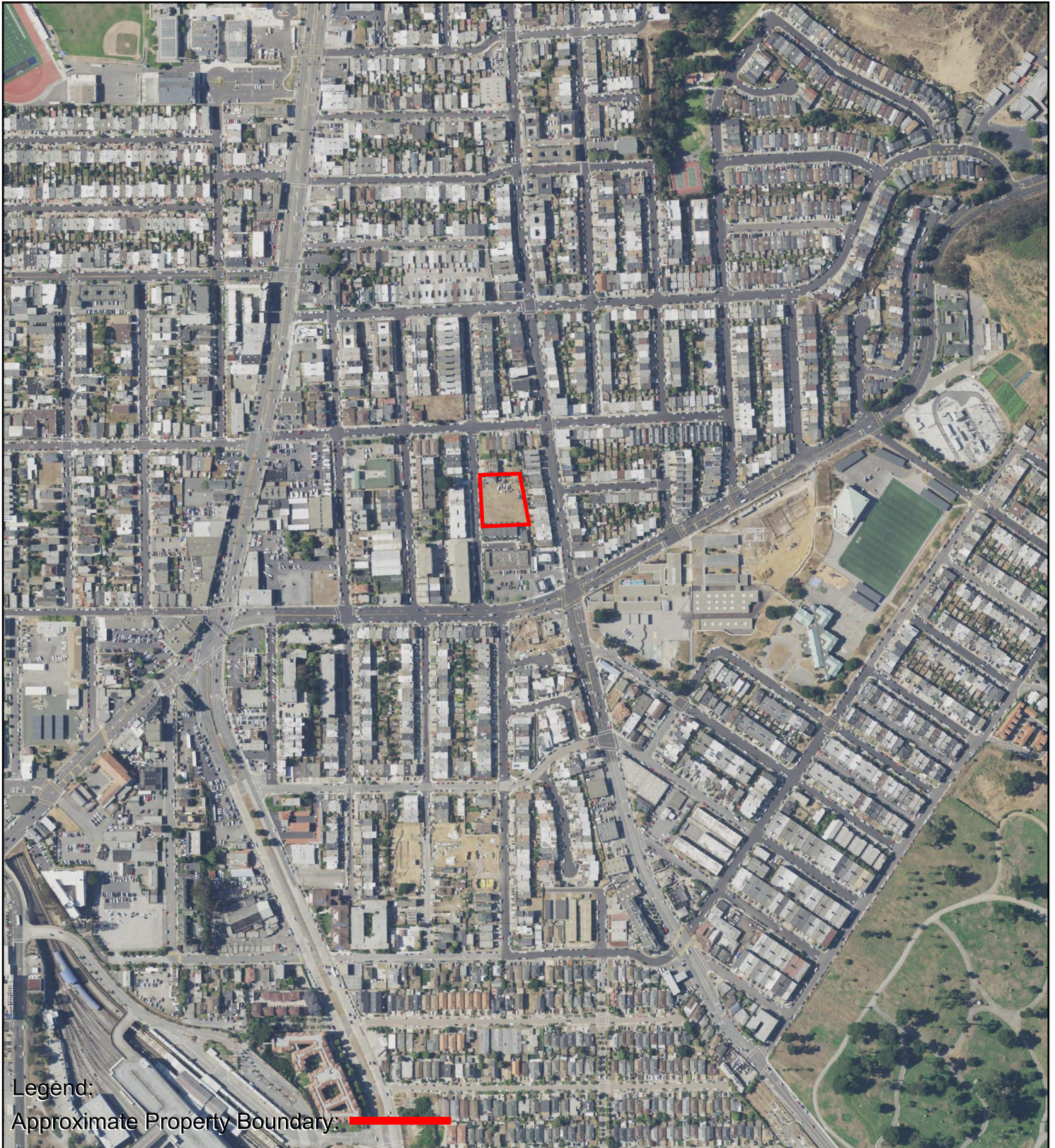
Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number 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

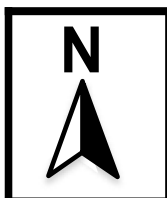
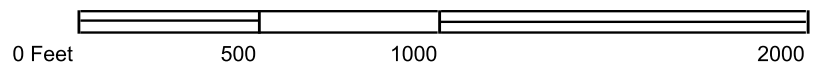


AERIAL PHOTOGRAPH - 2016

141 Third Avenue, Daly City, CA 94014

Project Number: 4427321



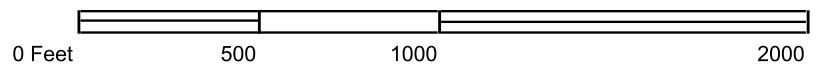


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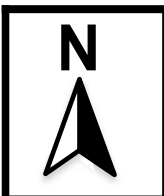
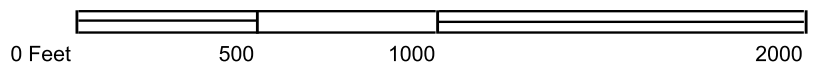
141 Third Avenue, Daly City, CA 94014

Project Number: 4427321





	AERIAL PHOTOGRAPH - 2009 141 Third Avenue, Daly City, CA 94014 Project Number: 4427321	
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AERIAL PHOTOGRAPH - 2005

141 Third Avenue, Daly City, CA 94014

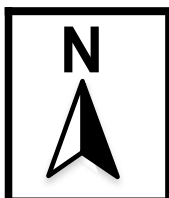
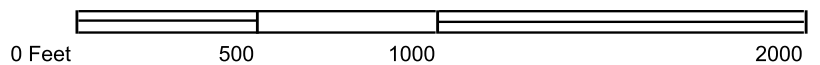
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Legend:

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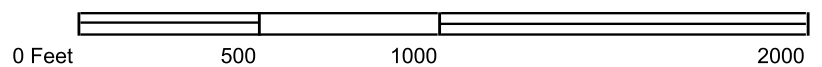
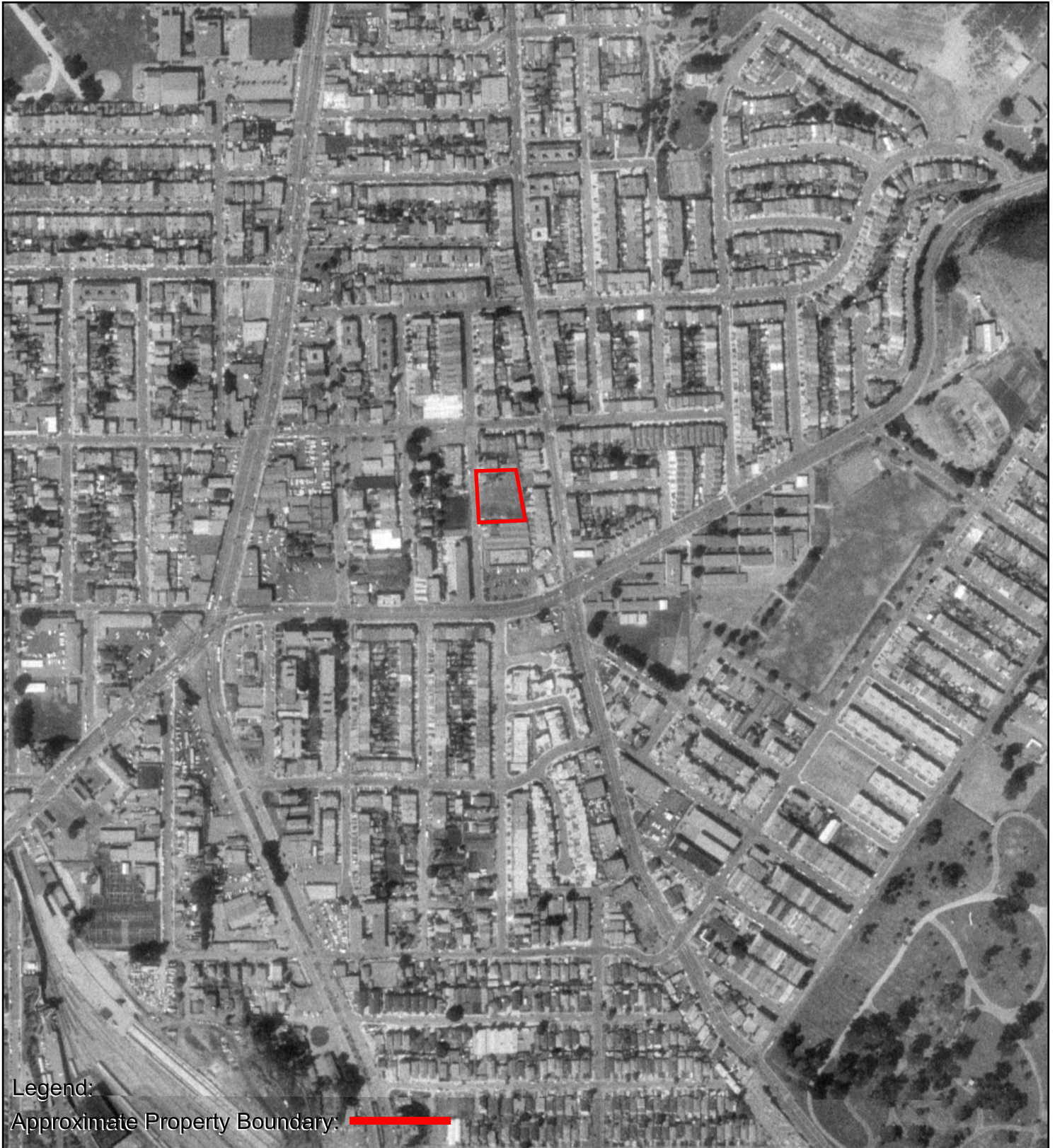


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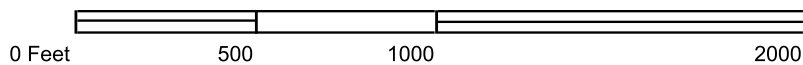
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Project Number: 4427321





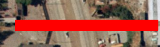
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Legend:

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0 Feet

500

1000

2000



AERIAL PHOTOGRAPH - 1974

141 Third Avenue, Daly City, CA 94014

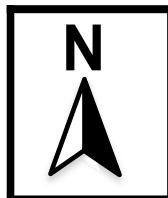
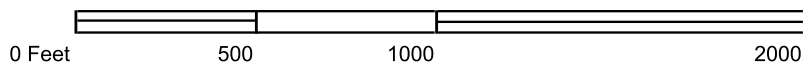
Project Number: 4427321





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AERIAL PHOTOGRAPH - 1968

141 Third Avenue, Daly City, CA 94014

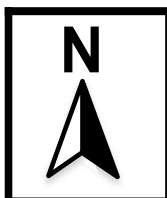
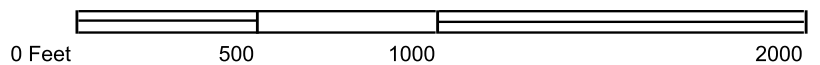
Project Number: 4427321





Legend:

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AERIAL PHOTOGRAPH - 1963

141 Third Avenue, Daly City, CA 94014

Project Number: 4427321





Legend:

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0 Feet 500 1000 2000



AERIAL PHOTOGRAPH - 1956

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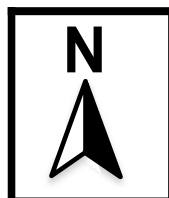
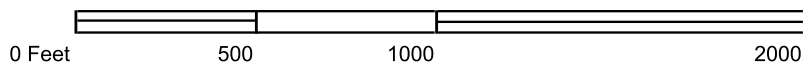
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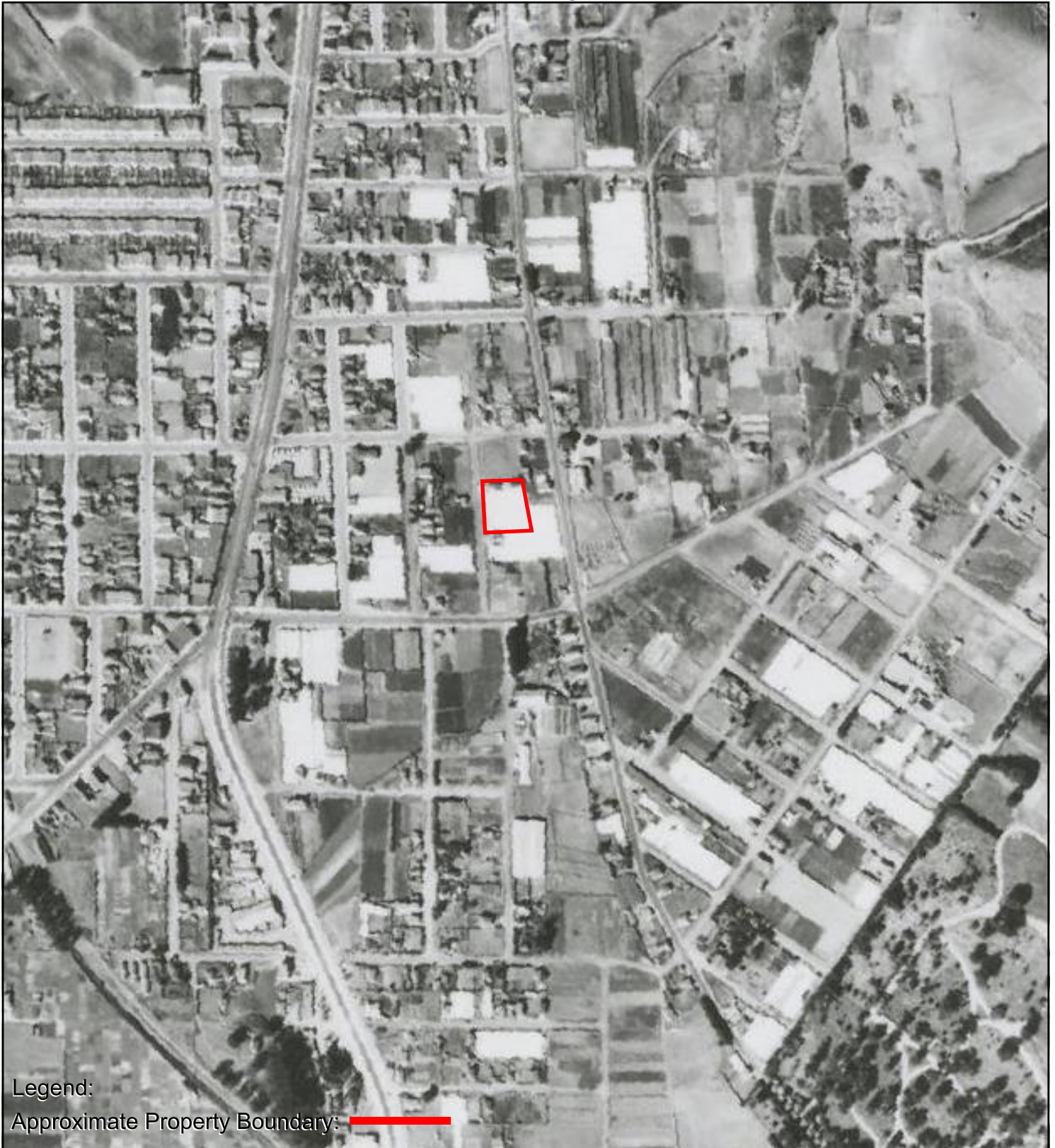


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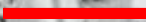
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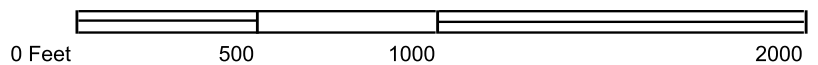
Project Number: 4427321





Legend:

Approximate Property Boundary: 



	AERIAL PHOTOGRAPH - 1943 141 Third Avenue, Daly City, CA 94014 Project Number: 4427321	 AEI Consultants
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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

Listed below, please find the results of our search for historic fire insurance maps from our in-house collection, performed in conjunction with your ERIS report.

Date	City	State	Volume	Sheet Number(s)
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1945	Colma	California		1, 3
1953	Colma	California		3

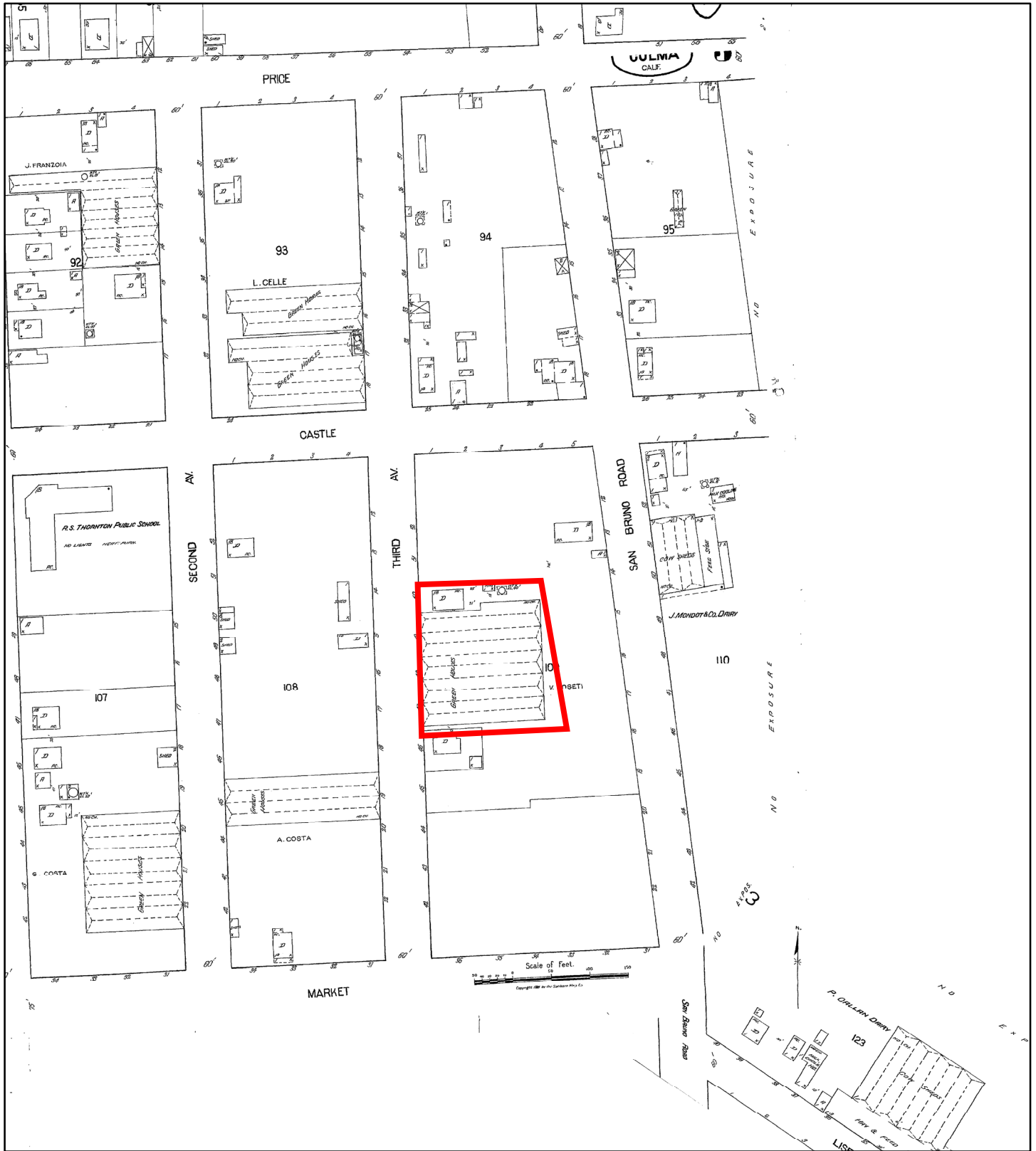
Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

Environmental Risk Information Services

A division of Glacier Media Inc.

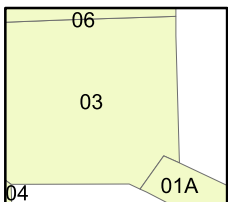
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Fire Insurance Map

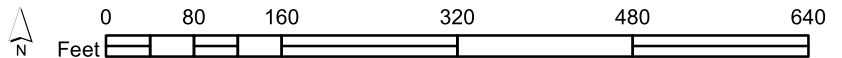


1926

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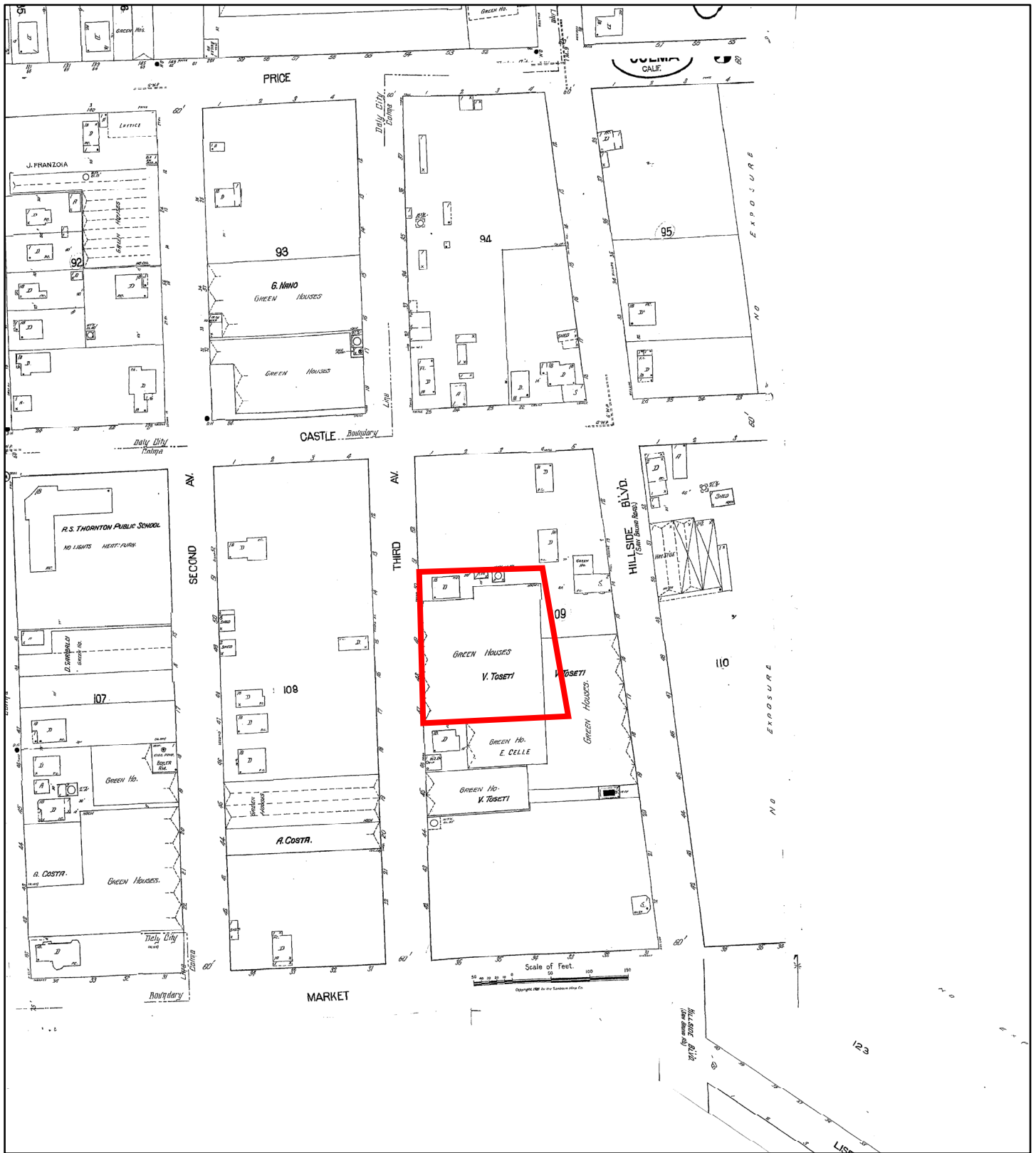
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Volume NA:1,3;



Order Number 20291600341

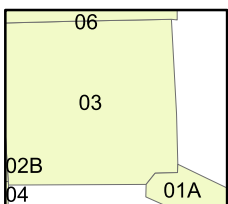


Fire Insurance Map

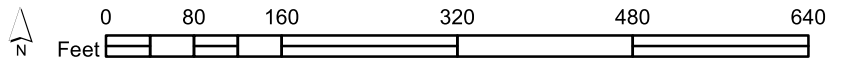


1945

Address: 141 3rd Avenue Daly City CA 94014



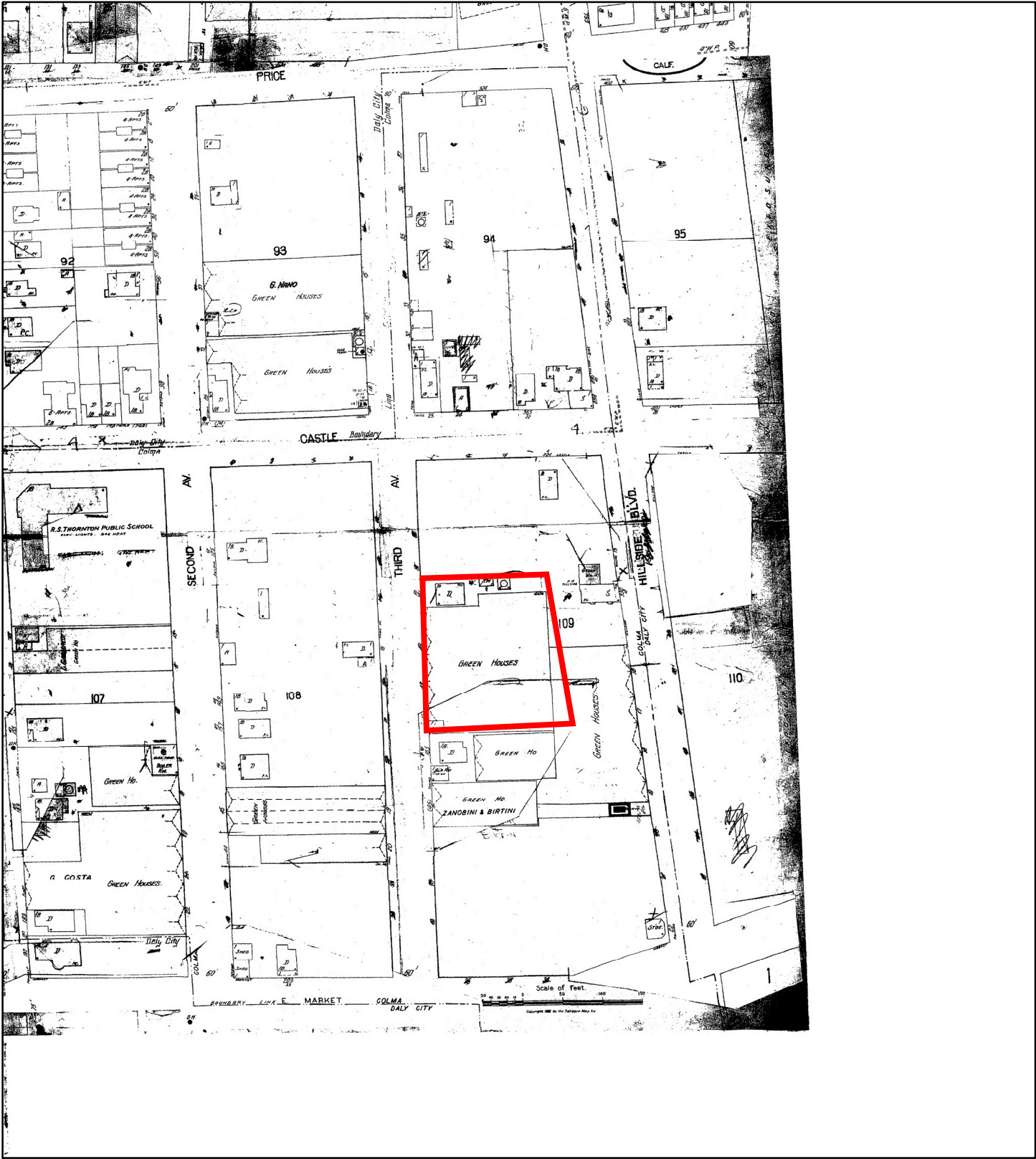
Map sheet(s):
Volume NA:1,3;



Order Number 20291600341

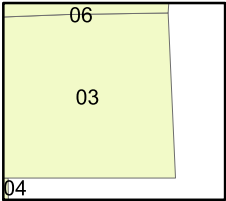


Fire Insurance Map

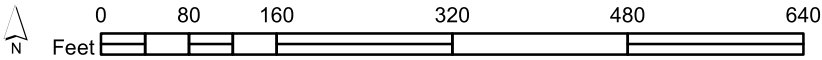


1953

Address: 141 3rd Avenue Daly City CA 94014



Map sheet(s):
Volume NA:3;



Order Number 20291600341





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

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	

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

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GRANT, ANDREW...Attorneys

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DALY CITY IRO...Nonclassified Establishments

374

IN CHINESE TRANSLATIONS...Business Services Nec

358 DAVID ALBA SIGNS & GRAPHICS...App Computer Software

577	★ TRUE BRAND LLC	415-543-7705	3
	★ T-TAG CORP	415-495-0600	+6
X	BRANNAN ST		
611	FASUYI Bayo	415-543-4848	4
	★ PUBLIC STORAGE	415-495-2780	7
625	★ COTIME	415-546-6862	2
	★ LOOKSMART	415-348-7900	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
	★ VTAE ARCHITECTURE INC	415-356-6400	5
650	APARTMENTS		
	ADELMAN Craig	415-546-0662	1
	605 AGARWAL Manish	415-777-0394	2
403	★ DOHERTY	415-764-1717	+6
	MELANIE DESIGN		
303	ENGROFF Julie	415-543-7578	4
	FAINGOLD Norma	415-546-6862	1
604	FRANKS Garrett R	415-357-9896	1
	GASPARINI J	415-896-1101	1
205	HINGLEY John	415-896-6046	4
	MERRITT Richard J	415-243-9222	1
	OUARD Eric	415-384-9799	1
	ROYER Brady	415-243-4030	1
	WELCH Will	415-546-9172	1
	YOUNG Paul	415-904-0501	+6
650	APARTMENTS		
680	★ PRIORITY PARKING SERVICES	415-485-4772	4
698	★ SF CITY&CO AMBULANCE PARAMEDIC	415-651-5922	3
X	TOWNSEND ST		
699	★ VERIZON WIRELESS	415-857-2991	1
701	★ PARAGON RESTAURANT&BAR	415-537-9020	1
750	★ MOI STUDIOS BCKDRPS-W E T STDS	415-784-1992	4
	★ WEST STUDIOS	415-784-1992	4
757	CLAVEZ Zanna	415-628-6369	9
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
	CRESEDE Edward	650-731-8203	+6
	MENDOZA Shaun	650-994-0514	2
15	★ SANTIAGO Danilo	OO	9
	SILVESTRE Florence	650-994-3463	3
20	ALLEN Michelle	650-757-3143	4
	ATWOOD Mark	650-997-0594	+6
	BALLOUT Hadi	650-731-8017	+6
	CONDON Margaret	650-991-3603	4
21	★ HUANG Wen	OO	0
25	★ LEE Carl	OO	0
26	BAGALACSA Elna	650-756-3979	4
	CACHYLA Ma	650-731-8189	+6
	Honourable		
	VELASQUEZ Aurea	650-755-8734	2
31	★ MEDINA Bernabe	OO	0
32	★ RAUJED Edith	650-756-8512	2
37	★ SOMERA Rita	OO	0
38	OBLANCA Steve	650-757-6482	3
	PADILLA Mr Jose	650-731-8170	+6
	SUKREZ Bernice	650-756-6483	+6
43	★ PRADIA Christopher	OO	0
44	ABUEL Lila	650-757-5152	4
50	ACCHER Eric	650-731-8112	+6
	SARMENTO Loma R	650-994-6235	9
	STEVENS Janice	650-756-1742	+6
51	★ OBLA Noe	OO	0
56	CURTIS Richard	650-994-1480	4
	TOLENTINO Aileen	650-731-8006	5
57	★ BANGOT Cirilo	OO	0
61	★ FRANCIS Lazarus	650-994-4698	0
62	LEE Daniel	650-731-8787	4
	LOPEZ Kimberly	650-758-1105	8
	NELSON Olive	650-994-2943	+6
67	★ YAPANA Amador	OO	9
68	GARNER Llan	650-994-7555	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	★ CUEJLO 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	650-997-0487	4
	MEDRANO Salvador	OO	2
121	★ LEE Mary	OO	0
	VALDEZ Manuel	650-755-7317	+6
131	★ POKCE Felipe	OO	0
165	★ XXXX	OO	0
170	DANRIDGE Nikon	650-992-3664	5
	GREENWOOD Miguel	650-756-6934	5
	KOM 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	★ THIMS Thomas	OO	0
228	★ AGUIAS Juvenilo	OO	9
X	COBBLESTONE CT		
232	★ ESTRADA Daniel	650-756-4953	+6
	★ TARANTINO James	OO	7
240	★ HO Peter	OO	0
247	★ MARTINEZ Nathaniel	OO	7
248	★ BACANI A	650-756-2873	0
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	★ PASALATE Romeo	OO	7
256	★ SEGURA Sai	650-756-9515	9
X	CRAIG CT		
260	★ SCHLEGER Donald	650-997-3714	0
	★ SUMMERS Timothy	OO	0

263	★ BUASBAS Daniel	OO	1
264	★ HUERTA Luis	650-994-6151	0
268	★ HERRERA Carlos	OO	0
272	★ LOPEZ Rogoberto	650-992-0788	0
275	★ MADAYAG Eleodoro	650-756-0558	0
278	★ PARENTI John A	650-992-3391	0
279	★ BAUTISTA Benjamin A	650-994-2969	0
281	★ GOMEZ Eberardo	OO	8
282	★ CAYASYAB 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	650-755-2688	4
X	VALLEY ST		
305	★ GUERRA Nancy	650-994-1274	3
315	★ CHEUNG Gordon	OO	0
320	★ DONNER Don	650-756-6446	7
	★ DONNER Peggy	650-756-6446	7
327	XXXX	OO	0
333	★ MISOLA Oscar	OO	8
339	★ BANZON Tim	OO	0
341	XXXX	OO	0
347	★ FLORES Ernesto	650-755-2805	0
351	★ GUERRERO Manuel	650-997-0437	4
355	★ GOMEZ Atanacio	OO	0
358	XXXX	OO	0
359	★ CRUZ Tino	OO	0
363	★ TOMANENG A	650-756-8561	0
365	★ GAGUI Neil	650-758-2329	1
	★ SANTIAGO Victor I	650-994-2375	1
368	LI Bin	650-992-8623	9
	★ WONG Kwok	OO	8
369	★ DORSEY Marie	OO	0
372	★ WONG Chun	OO	1
373	★ ALVARADO Ana Maria	650-755-2597	+6
374	★ WONG CHUN HUNG	650-755-8518	8
379	XXXX	OO	0
380	★ AGUILAR Pedro	OO	1
	DIAZ Jose G	650-997-4686	4
381	★ KOGA T T	650-356-8579	0
388	★ BAIOM 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	0
315	XXXX	OO	0
317	XXXX	OO	0
321	LEPPER T	650-359-3112	0
325	MILLER Howard	650-359-5443	+6
	OLENO Larry	650-359-5443	4
329	XXXX	OO	0
332	TAYLOR John E	650-355-4268	4
344	WATSON Barbara J	650-355-1885	0
345	★ SIEBERT Andrea	650-738-9819	3
348	XXXX	OO	0
349	★ KANNE Carol	650-359-9506	1
352	XXXX	OO	0
353	XXXX	OO	0
356	XXXX	OO	0
X	5TH AVE		
★ 0 BUS 15 RES 1 NEW			
3RD AVE 94118 SAN FRANCISCO			
WEALTH CODE 5.2			
1	★ REID S	415-868-4144	0
2	★ JERABECK Gary	415-876-7313	+6
3	★ RABOFF A J	415-387-7739	0
4	XXXX	OO	0
5	★ BASSARAB Christine	415-221-3142	4
7	★ CELIKKAYA Umil	OO	9
	★ IMAGE INTERGRATION	415-778-1274	0
	★ LEVY Gertrude	OO	8
	★ WAGGENER Cheryl	415-221-7894	7
8	★ MENDELSON Richard	OO	0
9	★ SCHOW Robert	OO	8
11	XXXX	OO	0
33	★ OFFICE DEPOT	415-777-1728	4
X	LAKE ST		
102	★ STOLAROV Jakom	415-668-8802	0
103	★ SHULMAN Henry	OO	4
104	★ SKINNER Robert	415-387-4230	4
105	XXXX	OO	0
106	★ SVENDSEN P	415-876-4317	3
107	★ POLYGONS CONST CO AND ASSC	415-751-5197	0
111	★ GUERRA Filmon	OO	0
115	★ PERLUS Steven	OO	0
116	★ WONG Jason	OO	0
117	★ PALEFSKY Cliff	OO	8
120	★ JUDSON Frank	OO	3
121	XXXX	OO	0
122	XXXX	OO	0
123	XXXX	OO	0
124	★ MORGAN Jack	OO	0
125	BACA Yvette	415-422-0365	4
	FEDIGENBAUM Robt	415-387-1254	0
	GALLON Stuart	415-221-0247	0
126	XXXX	OO	0
130	SMALL Shannon	415-933-8123	4
131	★ SCHLOBOHM E P	415-751-7874	0
132	MCKENZIE J E	415-668-7884	0
	★ SQUYER Miguel	OO	0
134	XXXX	OO	0
135	★ RIGGINS Edward	OO	7
137	★ STROH Francis	OO	0
140	★ SQUYER Miguel	OO	0
141	★ YANG Mark	OO	0
142	XXXX	OO	0
143	XXXX	OO	0
145	★ ALLSMAN Peter	OO	2
146	★ LIANG Aron	415-933-8133	4
148	★ MAJALYA Sidney A	415-933-6481	0
149	XXXX	OO	0
152	FLOON Jas	415-751-7277	0
153	★ LO Hsa	OO	0
155	XXXX	OO	0
156	XXXX	OO	0
167	BRIDGES Thelma	415-221-8593	0
	BRIDGES Thelma	415-221-7914	0
169	XXXX	OO	0
171	★ WINSLOW Emily	415-752-0453	5
180	★ HUYNH Anh	415-378-6518	4
	ZHANG Danny G	415-387-2839	3
X	CALIFORNIA ST		
X	CORNWALL ST		
200	★ LIM Stephen	OO	9
202	XXXX	OO	0
204	★ DRISCOLL Michael	OO	7

ONT	3RD AV	94122 CONT.
0	1308 XXXX	00
0	1309 *SUNTEGA Elizabeth	00
0	1310 XXXX	00
0	1311 XXXX	00
0	1315 *BROWN Raymond	00
0	1319 DEASY Bernard T	415-731-1750
0	1320 KUEBLER Peter	415-664-5712
0	SATITUNWAYOCHA Rick	415-566-1514
0	YIN Grace	415-759-4018
0	1322 DAVIDSON James N	415-242-5294
0	1324 SPALDING James	415-759-5995
0	1325 BARPAL Donna	415-753-2968
0	CALLAHAN Peter	415-731-6354
0	DANN Jonathan	415-665-7867
0	KING Robert	415-731-6354
0	STEWART S	415-665-8280
0	1326 *INST FOR HEALTH	415-478-4921
0	POLICY STUDIES	415-504-9489
0	PANDIT Devraj U	415-753-3082
0	1331 JAMES Schroeder	00
0	*PANKOFF Lesley	00
0	1332 KIM Jang-Wook	415-661-2943
0	1333 XXXX	00
0	1335 XXXX	00
0	1337 *KOLLINS John	00
0	1338 XXXX	00
0	1343 *BELOTE Betty	00
0	DOUFAS Anthony	415-682-0156
0	ENDO Marko	415-753-5568
0	PEARSSON Kent	415-753-5925
0	DJ Jennifer H	415-664-4027
0	1344 HUNG Trista	415-242-3385
0	1347 XXXX	00
0	1349 SEITA Naoki	415-682-0278
0	1350 *SHINTAKU Joe	00
0	1352 XXXX	00
0	1355 *SUTTON John	00
0	1356 CHD Sallie H	415-564-5042
0	FIGUEROA Christina	415-566-3785
0	WONG Janice	415-504-9531
0	1361 *STOKALES Money	00
0	1362 XXXX	00
0	1363 XXXX	00
0	1367 *BIROSALE Allen	00
0	BOLSTER Karen	415-665-4028
0	1373 *BUZBY David	00
0	1379 *APARTMENTS	00
0	DANG Tien	415-681-8577
0	PHAN Tuan A	415-566-1148
0	1380 SAIUO Anne	415-564-7065
0	1381 SAIUO Anne	415-753-3602
0	SAIUIV Vicky M	415-566-2975
0	1382 WU Phuong	415-681-7737
0	1383 WYLER Alton	00
0	1384 ZHU Xiaosong	415-665-3356

ONT	3RD AV	94014 DALY CITY
0	1379 *PARNASSUS AV	00
0	1380 *GRUMBACH M M MD	415-476-2244
0	1381 *O'Neill Elaine	415-687-6773
0	24 BUS	647 RES 111 NEW

WEALTH CODE 4.0

ONT	3RD AV	94014 DALY CITY
0	1379 *PRICE	00
0	7 *ASUNCION Federico	00
0	8 *NAND Brian	00
0	14 BRADLEY Norma A	650-755-8189
0	GERONIMO Leon S	650-755-8607
0	WILLIAMS Kevin R	650-758-4832
0	15 *WOOD Tyler	00
0	SANTIAGO D	650-991-7032
0	*SANTIAGO Danny	650-991-4780
0	*SANTIAGO Marilyn	650-991-4780
0	20 VIRZI Derek	650-994-7628
0	21 *HUANG Hui	00
0	22 *JIANG Yong	650-756-5233
0	23 *LEE Carl	00
0	26 *CHENG Florence	00
0	31 BRUMMETT Baby	650-992-4128
0	32 *MEDINA Bernabe	00
0	37 *LOBO Richard	00
0	38 *SOMERA Rita	00
0	39 *CAULIG Carlos	00
0	43 LABAYAN Marissa O	650-758-6491
0	44 *PRADIA Christopher	00
0	45 *FLORENDO Rose	00
0	50 *DUMANTAY Della	00
0	GRANDE Inne B	650-991-4428
0	PIAMONTE Antonia	650-758-3051
0	51 *OMILA Noel	00
0	52 *CRISOLDO Felix	00
0	57 DELAUNDO Jeffrey	650-994-5314
0	58 *MENDOZA Antonio	00
0	61 *SANCHEZ Lazaro	650-994-4698
0	62 *LOPEZ Kimberly	650-758-1105
0	63 *VIGA Leticia	650-994-7541
0	64 *YAPANA Amador	00
0	65 *STEEG Arnold	00
0	66 *TAYLOR Carlos M	650-994-3089
0	67 *WILSON Betty E	650-992-8519
0	73 *BULGARIN Paulino	650-994-8744
0	74 *SAMPSON Kenneth	650-994-8744
0	75 *SEYRANIAN Donald	650-757-3157
0	76 *SAMPSON Kenneth	00

ONT	3RD AV	94014 DALY CITY
0	101 *CASTLE	00
0	102 *LEE William	00
0	103 *IOBAL Mohammed	00
0	104 *BAUTISTA Ramon	00
0	105 *FELLMAN Richard	00
0	106 *VALDEZ Manuel	650-755-7317
0	107 *PONCE Felipe	00
0	108 *JOHNSON Carl	00
0	109 *PRESCOTT Geo G	650-994-2906
0	110 *CHOW Ann	00
0	111 *LOPRA Richard	650-758-6592
0	112 *GONZALEZ FAMILY	650-991-3027
0	113 *SANCHEZ Toribio	650-755-5113
0	114 *BOYLE Mary	00
0	115 *TRUNG Duong N	650-755-3072
0	116 *TRUNG N A	650-997-4682
0	117 *OTTOBONI Albert	00

ONT	3RD AV	94014 DALY CITY
0	118 *MARKET E	00
0	119 *PACIS Teresa	00
0	120 *FERRARI Andrew	00
0	121 *THOMAS Thomas	00
0	122 *AGUIAR Juvenio	00
0	123 *COBBLESTONE CT	00
0	124 *TARRANTINO James	00
0	125 *HO Peter	00
0	126 *XXXX	00
0	127 *MARTINEZ Nathaniel	00
0	128 *MADRICO Eugenio	00
0	129 *GALLARDO Teodoro	00
0	130 *JOO Alfonso	00
0	131 *NAVARRO Antonio	00
0	132 *PABALATE Romeo	00
0	133 *SEGURA Sai	650-756-9515

ONT	3RD AV	94014 DALY CITY
0	134 *CRAIG CT	00
0	135 *MARTINEZ Nathaniel	00
0	136 *MADRICO Eugenio	00
0	137 *GALLARDO Teodoro	00
0	138 *JOO Alfonso	00
0	139 *NAVARRO Antonio	00
0	140 *PABALATE Romeo	00
0	141 *SEGURA Sai	650-756-9515

3RD AV	94014 CONT.
260	SCHLEIGER Donald 650-997-3714
261	*SUMMERS Timothy 00
262	*BASBAS Daniel 00
263	*HUERTA Luis 00
264	*HERRERA Carlos 00
265	XXXX 00
266	XXXX 00
267	XXXX 00
268	XXXX 00
269	*LOPEZ Roberto 00
270	X VALLEY 00
271	*MADAYAG Mvec 00
272	*PARENTI John A 650-992-9391
273	*BAUTISTA Benjamin A 650-994-2989
274	MALLARI Reynaldo 650-757-3255
275	*GOMEZ Ederardo 00
276	*PARODI Ben D 650-991-4218
277	*LEE Harry 00
278	*PROANO Gustavo 00
279	*LEMONS M 650-755-3692
280	LEMONS Michael R 650-994-3362
281	*WONG Joseph 00
282	XXXX 00
283	XXXX 00
284	*MARCO Dolores Reyes 650-991-1563
285	*CHEUNG Gordon 00
286	MOK Goretti 650-756-8988
287	*DOHNER Donald 650-756-6448
288	O Neal Peggy K 00
289	XXXX 00
290	*VARGAS Paul 00
291	XXXX 00
292	XXXX 00
293	*WASOLA Oscar 00
294	*SANDON T 00
295	*GANDONGCO G 650-755-2605
296	*FLORES Ernesto 650-991-3852
297	*FLORES Ernesto 650-991-3852
298	*CHARRERO Julio 00
299	*GOMEZ Alaniz 00
300	*ALBA D 650-991-3236
301	SIGNS&GRAPHCS 00
302	*CRUZ Tino 00
303	*CAGLIARTORI Fred 00
304	*TOMANING A 650-756-8561
305	GAGUI Nat 650-758-2329
306	SANTIAGO Susan 00
307	*SANTO Victor I 650-994-2375
308	Li Ys Qing 650-992-8623
309	*WONG Kwick 00
310	*DORSEY Marie 00
311	BELTRANI Kraven 650-757-3690
312	*WONG Hon 00
313	*HATHORNE Christine 00
314	WONG Chun Hung 650-756-0584
315	WONG Chun Hung DC 650-755-8518
316	*KOGA Tadashi 00
317	*AGUIAR Pedro 00
318	*MICHELETTI Lidiamo 650-755-8644
319	*KOGA T T 650-755-8579
320	*BAIONI William 00
321	*ARELLANO Aurora 00
322	*ZANO Dorothy 00
323	*ABARQUEZ Leonor 00
324	*MASKE William T 650-756-3011
325	X A 00

3RD AV	94122 CONT
1259 XXXX	00
1261 XXXX	00
1263 SWOBODA Rolf	564-7650 +1
1264 ALLINSON R	564-7653 +1
1264 N BEEBY David	753-5352 +1
1265 WILSON Allan	566-7438 +1
1266 XXXX	00
1269 FREYMAN Douglas	758-8913 +1
1270 BIEWER M A	753-4881
1271 HOLLAND M A	751-8802
1271 SARCONI Mathew	864-3702
1272 MASSEY Norma	753-8018
1272 VARGAS Frank X	864-7628 +1
1274 XXXX	00
1274 CLARK Frederic R	866-7628
1277 XXXX	00
1277 ROWE V	866-7273
1278 OUM Alexander	751-7777 +1
1280 GHANAYEM Freddy	861-9888 +1
1282 SHINN Richard A	751-6188
1283 POWERS Brian A	758-7078 +1
1284 SMITH Stephen C	758-0708 +1
1285 XXXX	00
1286 XXXX	00
1287 GOULD C	661-8718 +1
1287 TURNER Edw H Jr	566-6588 +1
1288 CAMPBELL Aurelia P	661-4128 +1
1289 XXXX	00
1309 XXXX	00
1311 XXXX	00
1315 CHINN David	665-4518 +1
1317 KAPADIA Ketan	753-5012 +1
1317 XXXX	00
1319 VLAMIS Anthony	664-9053 +1
1320 *PHI DELTA CHI	771-8388 +1
TAM Ina	564-6552 +1
TAYLOR Mark D	566-1573 +1
DANN Jonathan	666-7887
HOMBRICHHAUSEN Kate	664-5319 +1
JOHNSON Carl K	664-5319 +1
WEBBER Eastman	664-1117 +1
1326 *INST HLTH STUDIES	476-4881
1331 LINTON Hugh Atty	665-8658
SCHETZLE Ken	661-3037 +1
1332 JUNG Adam C	759-5716 +1
MCGREEVY Robert	666-5485 +1
WILLIAMS Dave	759-5958 +1
1333 BIRCHCOUTY Helaine	566-5717 +1
COUTY Pierre	00
1337 XXXX	00
EDWARDS Chan	566-0380 +1
GHERMAY Abbey	665-9135 +1
VAZQUEZ Martin	566-7302 +1
1343 BELOTE Betsy DR	664-4752 +1
GREGORY D	758-8871 +1
JACKSON S M	564-3471 +1
1344 CHA Heesun	664-8002 +1
1347 XXXX	00
1349 XXXX	00
1350 LEDBETTER Dawn	681-4088 +1
1355 DIERSSEN William	759-6501 +1
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 Lore J	564-7736 +1
1379 *APARTMENTS	661-7861 +1
HONG Si Hui	664-7240 +1
KHAYAR Ramin	664-6269 +1
KOPF J	731-7554 +1
MAI Tiffany Nhat	564-7065 +1
SHEEHY Peter	566-9618 +1
WALKER Jim	561-3907 +1
WILSON Kristen	564-5435 +1
WONG William	564-5435 +1
1379 *DAVID MICHAEL AGENCY	657-9500 +1
NO # CRUMBACH M M MD	476-2244 +1
NO # MICHAEL DAVID AGENCY	657-9500 +1
NO # SF CITYCO REC MNTNC	753-7013 +1
NO # ST PAUL SHPWCK SC	487-1798 +1
* 24 BUS 579 RES	134 NEW

3RD AV 94014 DALY CITY

7	BERNAL Constantina	992-5968 +1
8	CALICA Luz	994-7931 +1
8	BRADLEY Sam	755-8188
GERONIMO Leon S	755-8607 +1	
HONEYMAN Alastair	991-7146 +1	
15	SANTIAGO Danny	991-4780
SANTIAGO Marilyn	991-4780	
20	CRUZ Jennifer	994-9051 +1
25	CASADOS Thomas J	756-9062 +1
26	ULI Richard S	992-7410 +1
31	ZAMBALES Conrado	756-7647 +1
36	BRUMMETT Billy	992-4128 +1
32	ALLARD Brent	994-3182 +1
37	LEOTTA Marcus	994-3182 +1
38	SOMERA Ely D	756-5484 +1
38	XXXX	00
44	XXXX	00
44	MALINIS Leandro G	997-3170 +1
RUZ Marissa	992-4073 +1	
AMADOR J	994-7628 +1	
50	WELDEN Elna	756-4009 +1
56	XXXX	00
57	REYES Conrado	992-1903 +1
61	FRANCIS Lazarus	994-4698
62	WRIGHT Audrey	756-2843 +1
67	WRIGHT Maceo	756-2843
67	XXXX	00
68	WILSON Betty E	992-8519
73	XXXX	00
83	SAMPSON Kenneth	994-8744 +1
85	XXXX	00
101	XXXX	00
114	PARADES Maria O	994-9579 +1
116	XXXX	00
121	JENKINS Matthew L	992-0821
JENKINS Ruby L	992-0821	
132	XXXX	00
140	PRESCOTT George G	994-2906 +1
141	MORENO B	992-7807 +1
141	MORENO Saia	994-4727 +1
165	*OTTOBONI A J NURSRY	984-1752
SANCHEZ Tonio	756-5113 +1	
170	CASTRO Katherine B	992-7912 +1
216	THIMIS Iola	755-3385
220	DENATALE N	994-2479 +1
224	XXXX	00
228	XXXX	00
236	DELACRUZ Allan	756-5045 +1
DELACRUZ Augustine	756-4450 +1	
240	XXXX	00
243	XXXX	00
248	BACIOCCO E	755-4034
251	XXXX	00
252	COSTALOUPE 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 +1
276	PARENTI JOHN A	992-9391 +1
282	PARODI BEN D	991-4216 +1
286	XXXX	00
290	XXXX	00
294	WONG JOSEPH H	756-1382 +1
375	KOGA JANICE	992-0489 +1
380	MICHELETTI LIDAMO	755-8644
381	XXXX	00
388	XXXX	00
391	XXXX	00
395	TYLER HOWARD	756-5741 +1
396	XXXX	00
NO #	HOWARD H MED INST	564-7814 +1
* 2 BUS 69 RES	13 NEW	

3RD AV	94014 CONT	4TH
286 XXXX	00	59
290 WONG Joseph H	756-1382 3	59
300 XXXX	00	59
301 XXXX	00	59
305 MARCO Dolores Reyes	991-1563 0	59
315 CHEUNG Gordon	756-5538 +1	59
320 ONEILL Harriette K	756-6446	393
ONEILL Peggy K	756-6446	399
321 XXXX	00	455
329 XXXX	00	475
339 XXXX	00	475
347 GANDINGCO Loreto E	892-0699 7	5
355 XXXX	756-2805 7	5
360 XXXX	00	487
363 TOMANENG A	756-8561 7	500
375 XXXX	00	504
380 MICHELETTI Lidamo	755-8644	508
381 XXXX	00	520
388 XXXX	00	520
391 MORABE Cefarino Jr	756-0350 +1	520
395 XXXX	00	520
396 XXXX	00	520
* 1 BUS 90 RES	11 NEW	525

4TH 94103
SAN FRANCISCO

22	XXXX	00
22	BUILDING	00
49	*ARROW CO THE DIV	541-0231 2
*BASSANO JEWELRY	974-5046 3	560
*BINI VANESS IMPORTS	777-9581 9	564
*CARTERS KNITWEAR	495-8687 3	570
*CLUETT PEABODY CO	541-0231 2	578
*EDWIN JEANS INTL	495-3381 +1	580
*GABRIELAS FLOWERS	543-5936 7	580
*HEALTH TEX INC	957-0461 8	584
*LADYARROW DIV	541-0231 2	598
*OCEAN PAC CHILD WEAR	777-9626 8	601
*OCEAN PAC SUNWEAR	495-3208 3	621
*SAN FRAN APPAREL	398-7333 9	636
*SCOOTERS	777-0857 9	636
*STUDEBAKERS	777-0880 9	636
22	XXXX	00
44	XXXX	00
49	XXXX	00
54	*KEYSTONE BARAGRILL	986-4400
*KEYSTONE ROOM	986-4400	638
*KEYSTONE ROTISSERIE	777-0464 8	648
*MOSSERS KEYSTN CLUB	986-4400	650
*MOSSERS VICTORN HTL	986-4400	654
*PROPERTY MNG MOSE	546-1784 8	655
55	*KINKO	986-1600 +1
*MARRIOTT HTLS&SRTS	442-6790 +1	660
*MARRIOTT HTLS&SRTS	896-1600 +1	660
*SAN FRAN MARRIOTT	442-6790 +1	660
67	XXXX	00
68	XXXX	00
70	*FOX HARDWARE	777-4403
*FOX HARDWARE	777-4404	1294
*FOX HARDWARE	777-4402	1295
*FOX HARDWARE	777-4401	1356
*FOX HARDWARE	777-4400	1421
71	XXXX	00
75	XXXX	00
79	XXXX	00
84	*ALTA BOOK CT DWNTWN	541-9470 9
*E S L BOOKS	541-9470 9	NO
85	XXXX	00
140	XXXX	00
150	BUILDING	00
*AD VANTAGE CORP	543-2727 8	4T
*ADVANTAGE CORP	543-2727	SA
*BAY AREA BUSES DFLP	541-0684 0	10
*BOISE CASCADE OVP	546-9580 0	10
*CA ARCHTCTRL LGHTNG	777-5111 0	10
*CHEVYS MEXICAN REST	543-8090 9	10
*DECKER BERT	546-6100 1	10
*DECKER COMMCTNS	546-6100 1	10
*DORSEY REVIN&ASSOC	957-5901 0	10
*FINANCL MNGT&TAX SRV	541-0108 0	10
*FISHER&PHILLIPS	974-6160 0	10
*GILMORE ASSOCS INC	541-0930 0	10
*GILMORE SHARON	541-0930 0	10
*HEAD INST OF TECH	441-5555 4	10
*HOSPITALITY INST	978-9600 0	10
*HOSPITALITY PLACMNT	978-9673 0	10
*JAIS CA INC	227-2551 0	10
*LAWSON PETER EA	541-0108 +1	10
*LAWSON&ASSOCIATES	541-0108 +1	10
*MCLACHLAN JOHN ATTY	974-6160 8	10
*NISHKIAN BYRON L	543-5560 4	10
*NISHKIAN&ASSOCIATES	541-9477 +1	10
*PARKING PLACE THE	896-0414 0	10
*RUMPH M M Atty	974-6160 +1	10
*STERLING DIVERSFD	541-0825 0	10
*SUMMITO BANK OF CA	227-2594 0	10
*YERBA BUENA WEST	495-4433 6	10
*ZIM AMER ISRAELI CO	777-1110 0	10
*ZIM CONTAINER SERV	777-1110	10
150	*SOUTH MKT GROCERY	495-0849 2
200	*BUCK N CHANGE CLNRS	882-9864 0
210	*T O D C O	896-1880
230	*TENANT&OWNERS DVL	896-1880
250	*ANSEL ADAMS CENTER	495-7000 0
*CROWN POINT PRESS	974-6272 +1	10
*FRIENDS PHOTOGRAPHY	495-7000 0	10
262	XXXX	00
300	*ASIAN AIDS PROJECT	227-0946 +1
*ASIAN AMER RCVRV SV	896-5213 0	10
*ASIAN AMER RCVRV SV	541-9285 0	10
*ASIAN YOUTH ABUSE	541-9285 0	10
*ELEVATOR UNION	974-5095 0	10
*KALMAN COMMCTNS	541-4921 +1	10
*RAINBEAU FCTRY STR	777-9788 9	10
309	*OMNI INS AGENCY	355-4313 0
310	*MODERN MACHINE SHOP	788-1376 0
*SHERWIN WILLIAMS CO	495-7000 0	10
314	*KLEMM ROGER W AIA	543-4845 0
*SYNTHESIS DSGN GRP	543-4845 0	10
345	XXXX	00
360	*SALVATH ARMY SR CTR	777-2677 0
*MADON JOANN&ASSOC	957-8549 +1	10
*SWARTHOUT WALTER	543-2525	10
*SWARTHOUT&ASSOC	543-2525	10
390	*BAKER&HELLER TAX	543-0485 9
*BOESE EDWARD A	777-1717 0	10
*BRAUNTHAL MARGOT	543-0890	10
*BRIZZI RAY E	543-0993 5	10
*BRIZZI RAY E INS AG	543-0890 5	10
*CA ASCIO INS BROKRS	543-0890	10
*CLARK WM F	543-0890	10
*CRUDEN&CO	777-1717 0	10
*DALTON AINE	543-0890 9	10
*FARRELL BOESE	777-1717 0	10
*INSURANCE UNLIMITED	777-1717 0	10
*JABER MAY	543-0890 7	10
*KEOGAN KEVIN	543-0890	10
*KIMURA LOWELL G CPA	243-9252 8	10
*KNOX JAMES B	543-0890 0	10
*KNOX ROBERT L	543-0890	10
*KNOX ROBERT L&CO	788-0444 0	10
*LEVIN WILLIAM	543-0890 0	10
*LITHGOW&RAYHILL	777-1717 3	10
*LITHGOW&RAYHILL INC	982-3166 8	10
*MAGNER TOBY JR	543-0890	10
PAULSON Donna F	777-1717 0	10

ZIP CODE 94107

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	994-7588 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 8
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	758-0344
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

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 ALFREDO JR	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	RELANCE DRY CLN EO	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

NT..	3RD AV	94122 CONT..
257+5	1241 PAGAN JOHN	661-9461+5
194+5	A ROBBICHEAUX COCO	665-7514+5
973	1242 GUSTAFSON J H	665-4095 4
122+5	1243 GREENE MICHAEL	665-1669+5
122+5	1251*SHATARAS TV	566-3253 3
422 2	*U C MKT	566-2819
765	1253 DOMERTY I	731-0444 2
718	1256 HERMAN STEPHEN J	661-4815+5
735	1258 XXXX	00
101	1259 BRITO A C	681-1561 4
188+5	ISLAS ROBT	661-0872+5
124	KIM B D	731-1485+5
	SHAH VINOD P	564-0763 4
105+5	1261 XXXX	00
180 3	1263 IVANOFF ANDREW	664-8415
180 3	1263 CUMMINGS FORREST W	661-8328 4
	1264 DANELLE ROSEMARIE	664-4230+5
19 3	A MARQUE JEFFREY	665-6945 4
33 4	B PIRRUCCELLO M C	664-5805+5
52+5	1266 AHRENS W	731-5271 4
48	SIMMONS T	566-5953+5
81 2	1269 SCHULTZ M A	665-9246+5
07	1270 MIRANDE Y	731-8892+5
53	1271 XXXX	00
47 2	1272 WOO CYNTHIA	681-2794+5
95	1274 KISH R E	681-3108
13+5	1275 WILSON ETHAN B	681-8371+5
25	WILSON LORI S	681-8371+5
	1277 MARTINEZ ANITA	661-5028 2
39 4	1278 KRETSCHMER FRITZ	DR681-7923
	RAPP WM	664-3849+5
59+5	SALMONA ENRIQUE	564-1279 4
	SOMOFF MARIE	731-9221 2
14	1279 SKILES JOYCE MRS	566-2436
	1280 BOVINAS FRANCES	564-2175
49	1282 SHINN RICHARD A	564-3113
35+5	1283 KESSLER DEENA	731-7280 4
31 2	KRAMER ROBT	731-7280 4
46+5	1284 LEVIN ALAN	731-5042 4
12+5	1285 LEPOW GARY	661-5331 4
46+5	STESS MARC	661-5331 3
19 3	1286 KODROS GEO	665-3582+5
18+5	1287 SANBORN D	665-7959 3
18 4	B EGYED M J	664-5371 4
12+5	1288 KLEINBERG MOE	566-9375
13+5	1289A FRANK TISH	564-3856 3
18 4	1290 XXXX	00
17 4	1311 XXXX	00
	1320 CATAMBAY GEORGE	DDS665-0796+5
	REYES GEO	681-2438
10	1325...APARTMENTS	
7	BURNS CHAS H	661-3367+5
4	3 DERTHICK N	664-8149
6+5	1 JAMES ROBT D	566-2872 2
4	4 ROBERTS H E	681-4596
6 4	6 WHITER RAY	664-0733
7	1325.....	
7	1331 CZEKALA KAY	564-8535+5
3	1331+5 SCOTT MABEL LAVERNE	664-7209
4	1333 FERNS ROBT B	664-4459
8	1338 XXXX	00
7	1350 BENNETT CHAS REX	665-8826+5
2	1361 XXXX	00
2	1367 XXXX	00
2	1378 XXXX	00
2 4	1379 XXXX	00
	* 14 BUS 565 RES 166 NEW	

3RD AV 94014 DALY CITY

4	8 GEARHART DONALD G	756-2613
	14 EDMONDSON ANITA	994-1548 4
4	MYLAND GLORIA	992-5746 2
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
5	44 DANDY ELVA GAIL	756-4397+5
	HODGE ROO	994-6574+5
4	50 BURKE DAVID M	994-6582+5
	GOUAILHARDOU JOHN	755-2654 4
4	RIDER RUTH E	756-7972
56	COPELAND NEIL	922-4736+5
2	NOBLE CLINTON L	755-6091 3
4	ROSS SHELLE	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	CO756-4166
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	J756-0344
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	RELANCE DRY CLN EO	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 WRCKR	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	VERIAN 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	A359-3217
315	NELSON BRUCE R	355-8553 3
321	CLARK D F	355-5092
325	CLET A MRS	355-5640 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 MILORED 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 ROBERTA	369-8582
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	MORSE G C	368-0433
280	NEQUIST 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	GARROLD 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

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 COSTALOUPE PETER J 756-0344
256 BUTTON BLANCHE 755-8736
BUTTON JOS H JR 755-8736
260 SUMMERS EARL E 756-4654
264 FLESHUTE 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

1ST AV

290 LEWIS M 756-7652
298 MEIRANA R 756-5270
317 DE VLDER JOHNNY 756-0847
318 BANCINI D B 756-1697
321 MURTAGH H 756-6986
322 CUNEC MARY V 756-7630
326 COCCELLATO J JR 756-4468
329 WIGGIN EVELYN 756-0115
330 WIGGIN EVELYN 756-4986
333 BENEDETTI L 756-5872
334 CAVIES I M MRS 756-1246
337 MECCHI F 756-1325
338 LEWIS G W 756-4568
341 MENCINI F 756-7573
342 MEKE CECILIA 756-7429
345 WALCRINTA J H 756-3661
346 MAYMAN N MRS 756-8671
353 ELLERZ VICTOR 756-1903
357 GURCHY C F JR 756-7609
361 CAVIES E R 756-4348

2ND AV

2 BURCCN N J 755-6307
8 THOMPSON S E 755-9309
12 TERRILL C L 755-2570
12 CARPENTER H T 756-9516
20 MOI J 756-6554
25 NANC GUISEPPE 756-5978
26 ANDERSON ALMA L 755-4957
26 POST B 755-9359
32 STCIA G 756-0193
38 PENDERGAST F E 756-4636
38 SKANGOS H L 756-0821
38 HAMMERELL NELLIE M 756-4395
44 ESLECK R G 992-1433
56 CONTI AGOSTINO 756-1123
89 DENTON E E 756-3318
98 DU PCNT C F 756-8075
125 KAHLE WILLIAM H JR 756-0112
141 KAHLE W H JR 756-983
157 FOX R L 756-2476
175 CASTLE ARMS APARTMENT 756-9045
175 PLEICH W S 756-5514
175 PHELPS JEAN 992-2480
175 CALIF A J 992-4669
175 STEPHENS M 992-4092
175 SEVERANCE R M 755-8578
175 MULLARKEY T 756-3977
175 CASHMORE SHARON 756-4963
175 GIRARD JUNE 756-7252
175 RAY AGNES 756-1511
175 CLSCN D H 756-7407
216 ANGERMAN A R 756-5644
217 DEMATTEI G 756-0915
220 CAPURRO UMBERTO 756-1145
221 RIGACINI E JOSEPH 756-3551
224 MOLINARI H 756-6980
225 KETTEL S E 756-0449
229 BENEDETTI R 756-0430
232 FLYNN B 756-6896
236 SPERAN E R 756-0939
236 ROYLANCE E L JR 756-5479
240 BANFIELD A E 756-4652
241 CRSI D J 756-4913
244 JACOBSON J E 756-8053
245 REVETRIA F 756-4877
248 FERNANDEZ A A 756-4300
249 EGLI K 756-4043
253 SMITH A N 756-1268
256 ZANDBIN N 756-4914
260 MORCH A L 756-8639
261 ORGANISCIAN N F 756-7358
265 SMITH W E 756-7649
268 BALLETT ALFRED 756-2474
269 KOCH E 756-1457
273 COUGULE F 756-3645
276 CASERZA LAWRENCE J 756-5094
277 GREENSTRAND B 756-5979
280 JOHNSON W D 756-4520
284 URIE J W 756-0650
287 O NEILL P A 756-2037
294 SOTTILE F A 756-2037
295 FUERTES R MRS 756-4949
301 NELLI A 756-0973
301 BARNLI G 756-7890
304 FIGGNE A 756-2883
305 BELLUOMINI L 756-2342
308 LE BAUGH M 756-4623
309 BARBER R 756-0755
312 CAFFERATA J R 756-0456
313 MERLC R J JR 756-3405
317 AGUILERA A 756-1880
320 LAGOMARSINO R 756-7595
333 STEVENSON J F 756-5380
340 MC CURDY C M 756-0575
353 EBERLE J 756-4981
353 PREMETT H W 756-1218
361 GENTILE C S 756-9691
361 GENTILE ROSE 756-2433
370 BRYAN J 756-4087
374 HUDELSON ADELINE V 756-3128
380 VIERRA A E 756-6859
381 SILICANI S 756-5993
389 FONTANA G 756-4275
393 FCNTANA G 756-6654
395 LANEY E J 756-4057

3RD AV

8 CRAM B 756-1240
8 CHLSEN D R 756-2390
8 ASPATORE J R 756-2346
8 LINCENBERG L L 756-0528
14 HOWARD F 756-0325
14 RUTHE E 992-1634
14 SCHULTZ L J 992-0378
20 ALBERICI D F 756-7342
20 BAILEY J S 992-3224
20 PUGLIARIS F J 756-2158
26 BAKER G MRS 756-9332
26 ARJC M S 756-3697
32 NOTLACH WIESLAWA 756-3684
32 NIEVES L A MRS 756-5895
32 ACORC R A 756-4045
38 COURTNEY S L 756-2594
38 PREPKE L H 756-9058
44 C BRIEN W JR 756-9008
44 ANDERSON N 756-3552
44 FRANCESCHI R 756-1256
44 CCEPER J 756-9125
50 SOLYAN P A 756-0966
50 EVANS G 756-5463
50 DENNELLY W F 756-7972
50 RICKER J 756-3398
56 MANGIOLA V 756-5538
56 CCK M MRS 756-9150
56 C ANTONIC M 992-2525
62 PETTYPLACE W A 756-1359
62 BECKER C 756-1695
62 CUMAS S N 756-8266
68 IVEY JANET 756-7233
68 BEUTLEY L L 756-2766
68 DECH W

CONTO

68 SALISBURY G 756-1955
132 KAHLE F 756-1286
140 LUDSTOCK A 992-0474
170 MIERISCH H 756-0310
170 ARTHUR A A 756-3484
170 CADIENTE F J 756-2967
170 PAJAK W J 756-3019
170 C NEILL L R 756-1485
170 PRICE R N 755-4561
170 ZIEGLER J F 755-7555
170 ROSEMONT J M 756-1771
170 BCRUSSO L W 756-2823
170 PACATTE R L 992-0820
216 THIMIS IOLA 756-3385
220 JARMAN C R 756-7584
224 THIMIS J R 756-0841
232 PERRY W C 756-1595
240 RANZENBERG L K 756-0194
248 BACIOCCO E 756-4034
252 COSTALOUPE P J 756-0344
260 SUMMERS E E 756-4654
261 GEORGES AUTO POLISH 756-7582
264 BACIOCCO L 756-1855
282 PARCCI B D 756-8184
286 DU PCNT SHIRLEY 756-9564
290 TREVISANI F 756-7826
294 SOTTILE F A 756-2037

CONTO

2 BURCCN N J 755-6307
8 THOMPSON S E 755-9309
12 TERRILL C L 755-2570
12 CARPENTER H T 756-9516
20 MOI J 756-6554
25 NANC GUISEPPE 756-5978
26 ANDERSON ALMA L 755-4957
26 POST B 755-9359
32 STCIA G 756-0193
38 PENDERGAST F E 756-4636
38 SKANGOS H L 756-0821
38 HAMMERELL NELLIE M 756-4395
44 ESLECK R G 992-1433
56 CONTI AGOSTINO 756-1123
89 DENTON E E 756-3318
98 DU PCNT C F 756-8075
125 KAHLE WILLIAM H JR 756-0112
141 KAHLE W H JR 756-983
157 FOX R L 756-2476
175 CASTLE ARMS APARTMENT 756-9045
175 PLEICH W S 756-5514
175 PHELPS JEAN 992-2480
175 CALIF A J 992-4669
175 STEPHENS M 992-4092
175 SEVERANCE R M 755-8578
175 MULLARKEY T 756-3977
175 CASHMORE SHARON 756-4963
175 GIRARD JUNE 756-7252
175 RAY AGNES 756-1511
175 CLSCN D H 756-7407
216 ANGERMAN A R 756-5644
217 DEMATTEI G 756-0915
220 CAPURRO UMBERTO 756-1145
221 RIGACINI E JOSEPH 756-3551
224 MOLINARI H 756-6980
225 KETTEL S E 756-0449
229 BENEDETTI R 756-0430
232 FLYNN B 756-6896
236 SPERAN E R 756-0939
236 ROYLANCE E L JR 756-5479
240 BANFIELD A E 756-4652
241 CRSI D J 756-4913
244 JACOBSON J E 756-8053
245 REVETRIA F 756-4877
248 FERNANDEZ A A 756-4300
249 EGLI K 756-4043
253 SMITH A N 756-1268
256 ZANDBIN N 756-4914
260 MORCH A L 756-8639
261 ORGANISCIAN N F 756-7358
265 SMITH W E 756-7649
268 BALLETT ALFRED 756-2474
269 KOCH E 756-1457
273 COUGULE F 756-3645
276 CASERZA LAWRENCE J 756-5094
277 GREENSTRAND B 756-5979
280 JOHNSON W D 756-4520
284 URIE J W 756-0650
287 O NEILL P A 756-2037
294 SOTTILE F A 756-2037
295 FUERTES R MRS 756-4949
301 NELLI A 756-0973
301 BARNLI G 756-7890
304 FIGGNE A 756-2883
305 BELLUOMINI L 756-2342
308 LE BAUGH M 756-4623
309 BARBER R 756-0755
312 CAFFERATA J R 756-0456
313 MERLC R J JR 756-3405
317 AGUILERA A 756-1880
320 LAGOMARSINO R 756-7595
333 STEVENSON J F 756-5380
340 MC CURDY C M 756-0575
353 EBERLE J 756-4981
353 PREMETT H W 756-1218
361 GENTILE C S 756-9691
361 GENTILE ROSE 756-2433
370 BRYAN J 756-4087
374 HUDELSON ADELINE V 756-3128
380 VIERRA A E 756-6859
381 SILICANI S 756-5993
389 FONTANA G 756-4275
393 FCNTANA G 756-6654
395 LANEY E J 756-4057

CONTO

68 SALISBURY G 756-1955
132 KAHLE F 756-1286
140 LUDSTOCK A 992-0474
170 MIERISCH H 756-0310
170 ARTHUR A A 756-3484
170 CADIENTE F J 756-2967
170 PAJAK W J 756-3019
170 C NEILL L R 756-1485
170 PRICE R N 755-4561
170 ZIEGLER J F 755-7555
170 ROSEMONT J M 756-1771
170 BCRUSSO L W 756-2823
170 PACATTE R L 992-0820
216 THIMIS IOLA 756-3385
220 JARMAN C R 756-7584
224 THIMIS J R 756-0841
232 PERRY W C 756-1595
240 RANZENBERG L K 756-0194
248 BACIOCCO E 756-4034
252 COSTALOUPE P J 756-0344
260 SUMMERS E E 756-4654
261 GEORGES AUTO POLISH 756-7582
264 BACIOCCO L 756-1855
282 PARCCI B D 756-8184
286 DU PCNT SHIRLEY 756-9564
290 TREVISANI F 756-7826
294 SOTTILE F A 756-2037

3RD AV

516 MC DONALD L 756-4080
536 MARTICORENA G 756-6750
840 ROSENBERG L 756-3409
844 TARANTINO L JR 756-4782
999 ELDER D 756-0582
1008 MALKNEY R A 756-1738
1015 CLAMCNE S J 756-1518
1023 JONES LINDA 756-9111
1023 JONES WANDA M 756-9403
1031 TOBIN J W 756-4235
1039 ROCHE M 756-7563
1047 LEUPP M H 756-0565
1048 IRVINE J P 756-0952
1055 TERRY J E 756-2506
1063 WAGNER B 756-1310
1064 VARGG A R JR 756-1914
1071 MURRAY E F 756-0627
1095 TAXIER E A 756-0736
1098 FASSLER J 756-5554
1106 REOF C H 756-0985
1107 CE MARTINI F W 756-0402
1112 CHAMPAGNE J 756-4421
1113 DOTUR OLETHA 756-4190
1118 O CEA J H 756-1297
1121 CONWAY J F 756-1520
1124 DELLA SANTA A 756-2707
1129 ADELSTEIN B 756-1913
1130 GEORGE W L 756-4446
1135 PCPE W R 756-9285
1136 HANNAH L 756-0281
1141 MC GILL D G 756-2888
1147 WADE J C 756-1098
1148 TRACY PAT J 756-9135
1148 SPRINZ C J 756-0242
1153 CLIVER BARBARA R 756-4376
1154 TURNER J S 756-0627
1154 TURNER PHYLLIS 756-1414
1171 GRACE A J 756-9796
1160 GRANTLEY R 756-0904
1161 PEYTON 756-3271
1166 KING E M 756-8054
1171 MC INERNEY T J 756-3197
1172 KLEIN N 756-1414
1178 GRAY F 756-6724
1183 FALGIANO V 756-1225
1184 HAMILTON FRANCIS 756-0467
1189 COMMERCIAL ELECTRONIC 756-2373
1190 MAINIS G J 756-2133
1195 KELLEHER J C 756-6797
756-2093

CONTO

87TH ST
516 MC DONALD L 756-4080
536 MARTICORENA G 756-6750
840 ROSENBERG L 756-3409
844 TARANTINO L JR 756-4782
999 ELDER D 756-0582
1008 MALKNEY R A 756-1738
1015 CLAMCNE S J 756-1518
1023 JONES LINDA 756-9111
1023 JONES WANDA M 756-9403
1031 TOBIN J W 756-4235
1039 ROCHE M 756-7563
1047 LEUPP M H 756-0565
1048 IRVINE J P 756-0952
1055 TERRY J E 756-2506
1063 WAGNER B 756-1310
1064 VARGG A R JR 756-1914
1071 MURRAY E F 756-0627
1095 TAXIER E A 756-0736
1098 FASSLER J 756-5554
1106 REOF C H 756-0985
1107 CE MARTINI F W 756-0402
1112 CHAMPAGNE J 756-4421
1113 DOTUR OLETHA 756-4190
1118 O CEA J H 756-1297
1121 CONWAY J F 756-1520
1124 DELLA SANTA A 756-2707
1129 ADELSTEIN B 756-1913
1130 GEORGE W L 756-4446
1135 PCPE W R 756-9285
1136 HANNAH L 756-0281
1141 MC GILL D G 756-2888
1147 WADE J C 756-1098
1148 TRACY PAT J 756-9135
1148 SPRINZ C J 756-0242
1153 CLIVER BARBARA R 756-4376
1154 TURNER J S 756-0627
1154 TURNER PHYLLIS 756-1414
1171 GRACE A J 756-9796
1160 GRANTLEY R 756-0904
1161 PEYTON 756-3271
1166 KING E M 756-8054
1171 MC INERNEY T J 756-3197
1172 KLEIN N 756-1414
1178 GRAY F 756-6724
1183 FALGIANO V 756-1225
1184 HAMILTON FRANCIS 756-0467
1189 COMMERCIAL ELECTRONIC 756-2373
1190 MAINIS G J 756-2133
1195 KELLEHER J C 756-6797
756-2093

CONTO

87TH ST
226 LARSEN E W JR 756-3415
230 BRENNAN LORRIE 756-2566
230 HARRISON H N JR 756-2994
301 TOPCIAK S 755-5949
301 SEGAL H 755-1245
301 RABEN I B 755-3824
424 MC GWAN JULIA A 756-5644

CONTO

434 CUTRONE B P 756-7193
434 BRUCKER A L 756-1031
434 GALLION S 756-6106
434 GEHRE D N 755-1024
438 EDGEVIEW TERRACE APTS 756-4927
438 LATCURE M 992-2618
438 CURRAN J P 756-0865
440 KENNEDY J G 756-4308
440 FARINEAU J H 755-7179
440 BECKER G 992-2659
440 CZIKKE LILLIAN 755-9305
442 TERWILLIGER R L 756-9062
442 PIERCE J M 756-0805
444 JACOB G 756-3874
444 EARNSHAW M 755-1507
444 FERGUSON BETTE 755-2060
444 FARRELL KATHY A

3RD AV

PL5-2485

132 KAHLE F
 140 MC MILLEN C
 141 AGUINIGA R
 216 THIMIS IOLA
 220 JARMAN C R
 224 THIMIS T JR
 228 WALTER S R MRS
 232 PERRY W C
 240 RANZENBERG L K
 248 BACIOCCO E
 252 COSTALOUPES P J
 260 SUMMERS E E
 264 CRAMER A H
 282 PARODI B D
 290 TREVISANI F
 294 SOTTILE F A
 298 VELEZ ORLANDO R
 87TH ST

PL5-1286
 PL6-3963
 PL5-4210
 PL5-3385
 PL5-7584
 PL6-0841
 PL5-0431
 PL5-1595
 PL6-0194
 PL5-4034
 PL6-0344
 PL6-4654
 PL5-0876
 PL5-8184
 PL5-7826
 PL6-2037
 PL5-1815

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 Verna 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

SOURCE: PACIFIC TELEPHONE

3RD AVENUE

1947

SOURCE: PACIFIC TELEPHONE

3RD AVENUE

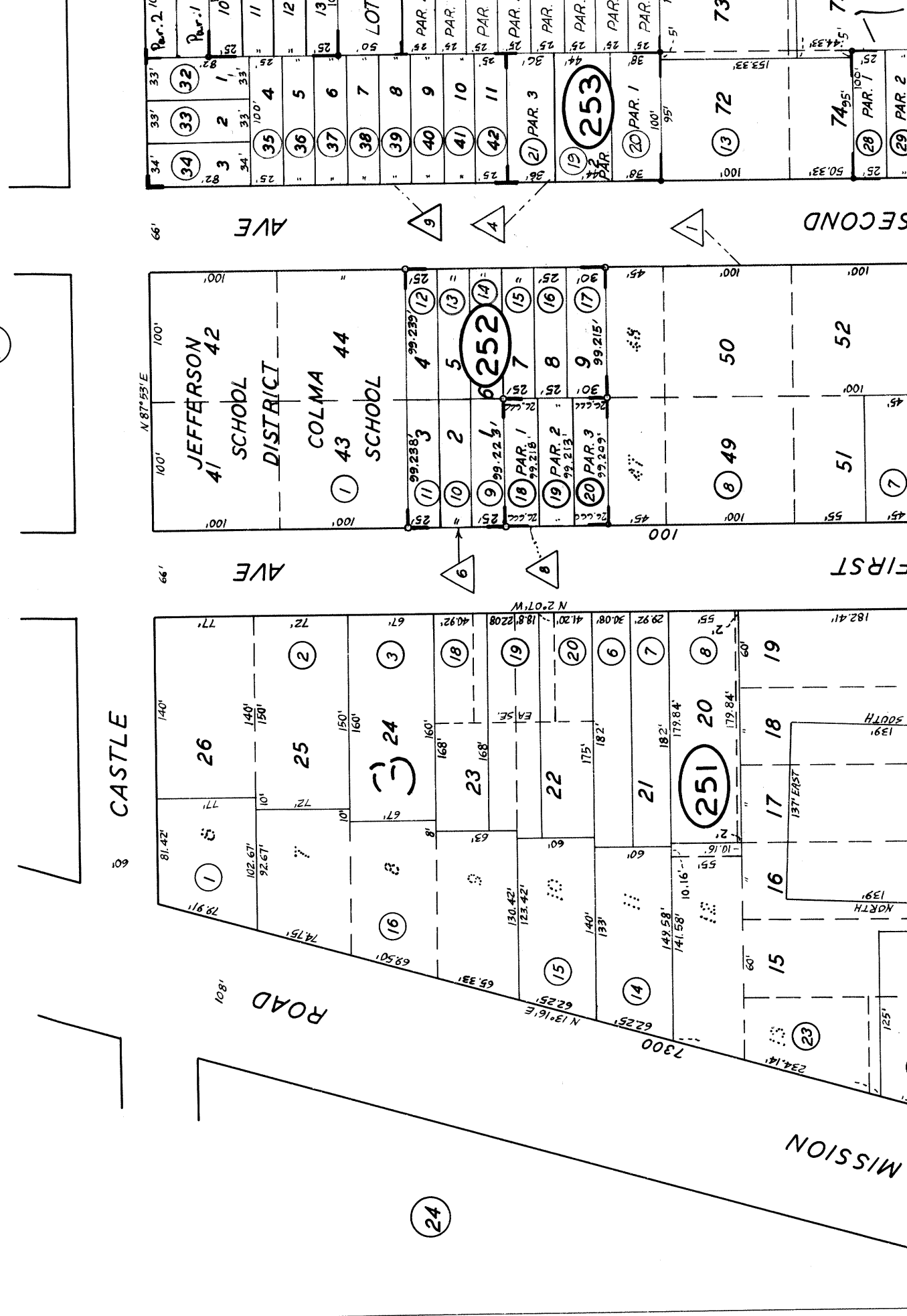
STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

APPENDIX E

REGULATORY AGENCY RECORDS





ACTIVE PARCELS (1)



I want to...

Parcel Number: 006254020
, NO DATA
(Incorporated)Assessor map

All Available Recorded Maps

[Secured Property Tax Search](#)

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

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

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

ELEC-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) 386 6149 FAX () _____
E-MAIL W CHOW 1234 @ yahoo. com
ARCH/ENGR NAME _____

LICENSE # AND CLASS _____
ADDRESS _____
PHONE () _____ FAX () _____
E-MAIL _____

CONTRACTOR NAME K.C. CHOW / ELECTRICAL
DALY CITY BUSINESS LICENSE # _____
ADDRESS 54 ZITA MARINER
DALY CITY CA 94015
PHONE (415) 205 3238 FAX () _____
E-MAIL KC CHOW / I @ gmail. com

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 _____

JOB ADDRESS 141 Third Ave.

IS THIS BUILDING SPRINKLERED? YES ☐ NO ☒

DESCRIPTION OF WORK
ELECTRICAL SERVICE CHANG.
125 AMP

CITY 1278		
PERMIT TYPE	VALUATION	FEES DUE
	<u>\$1100</u>	

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 C-10 LICENSE # 553062

DATE _____ CONTRACTOR SIGNATURE [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.

[Signature] 5-24-10
OWNER/AGENT SIGNATURE DATE

ASSESSOR PARCEL NUMBER 006-254-030		ZONING ID	SUBDIVISION NAME		PERMIT NUMBER 74023
TYPE OF WORK QUICK SEWER PERMIT			APPLICANT NAME CLAUSEN-PATTEN		JOB ADDRESS 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**

Contractor **CLAUSEN-PATTEN**

Address **619 22ND AVE
SAN FRANCISCO CA 941213702**

License Number and Class **691287**

Phone

Business License Number **510981**

Signature _____ Date: _____

Name **CLAUSEN-PATTEN**

FOR CONSTRUCTION VALUATION EXCEEDING \$1,000, BATTERY OPERATED
SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH EXISTING
BEDROOM OR SLEEPING AREA.

Address **633 TARAVAL STREET
SAN FRANCISCO CA 94116
(415) 661-2050**

A CERTIFICATE OF OCCUPANCY MUST BE ISSUED BEFORE A BUILDING OR
STRUCTURE IS USED OR OCCUPIED.

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 45.00

02-57621 0700 SLC 01-300-340-3323
07-03-2000/\$49.00
\$49.00

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, SAMPPPOINTPUBLIC, 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,

Patrick Ledesma
Hazardous Materials Specialist
Groundwater Protection Program

Enclosure

cc: RP

PUBLIC HEALTH AND ENVIRONMENTAL PROTECTION DIVISION

Board of Supervisors: Mark Church • Rose Jacobs Gibson • Richard S. Gordon • Jerry Hill • Michael D. Nevin • Health Services Director: Margaret Taylor

455 County Center • Redwood City, CA 94063 • PHONE 650.363.4305 • TDD 650.573.3206 • FAX 650.363.7882

<http://www.smhealth.org>



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 you 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

PUBLIC HEALTH AND ENVIRONMENTAL PROTECTION DIVISION

Board of Supervisors: Mark Church • Rose Jacobs Gibson • Richard S. Gordon • Jerry Hill • Michael D. Nevin • Health Services Director: Margaret Taylor

455 County Center • Redwood City, CA 94063 • PHONE 650.363.4305 • TDD 650.573.3206 • FAX 650.363.7882

<http://www.smhealth.org>

**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 90 th 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

<i>Material</i>	<i>Amount (Include Units)</i>	<i>Treatment or Disposal</i>	<i>Date</i>
Soil	1,237 Tons	Disposal	09/2003

Maximum Documented Contaminant Concentrations — Before and After Cleanup

<i>Contaminant</i>	SOIL (PPM)		GROUNDWATER (PPB)	
	<i>Before</i>	<i>After</i>	<i>Before</i>	<i>After</i>
	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? <i>Yes</i>
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? <i>Yes</i>
Does corrective action protect public health for current land use? <i>Yes</i>
Site Management Requirements: <i>Building Department Notification</i>
Should corrective action be reviewed if land use changes? <i>No</i>
Monitoring wells to be decommissioned: 0 Number Decommissioned: 0 Number Retained: 0
List enforcement actions taken: <i>None</i>
List enforcement actions rescinded: <i>None</i>

V. RWQCB NOTIFICATION

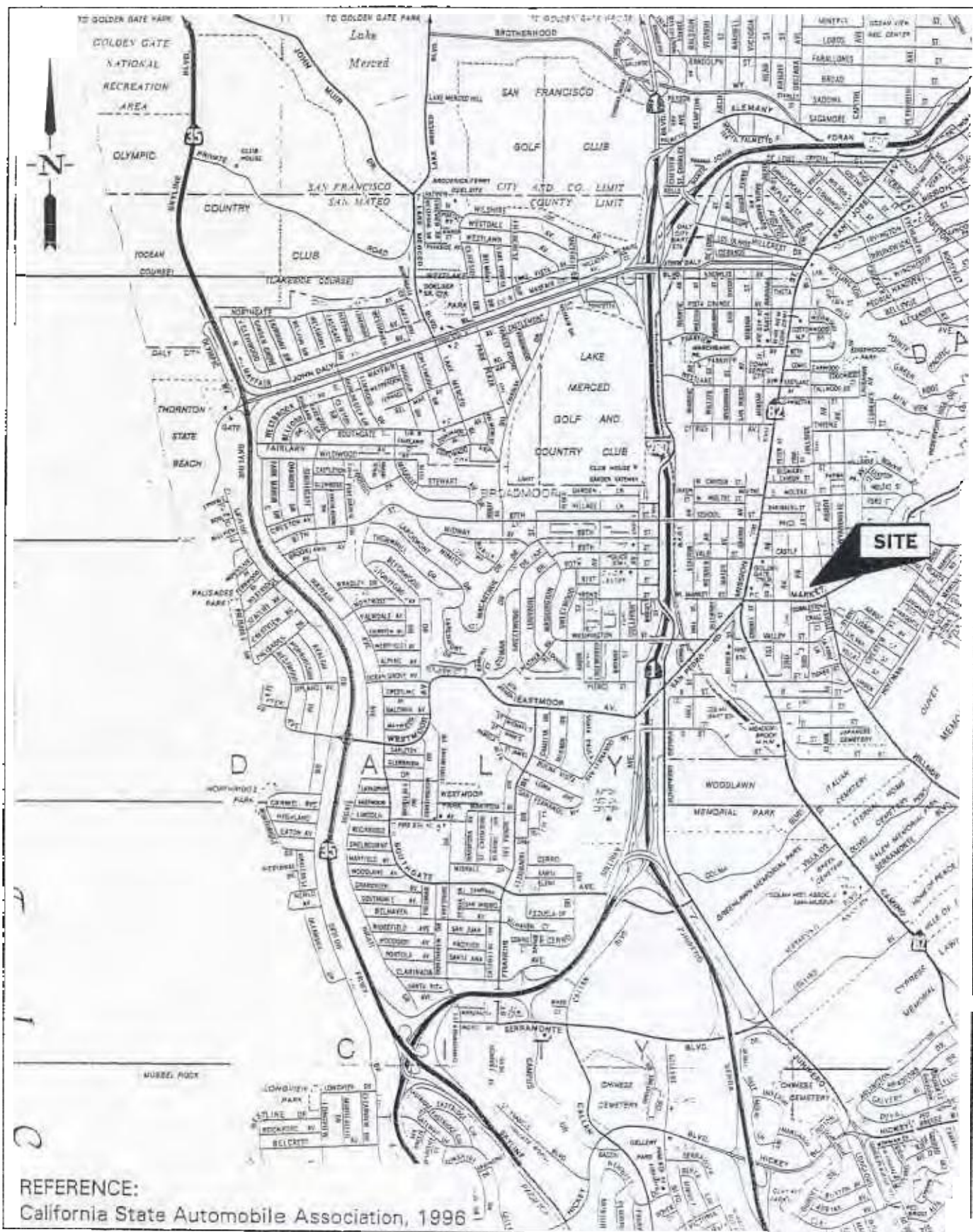
<i>Date Submitted to RWQCB: N/A</i>	<i>RWQCB Response:</i>
<i>RWQCB Staff:</i>	<i>Title:</i>

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

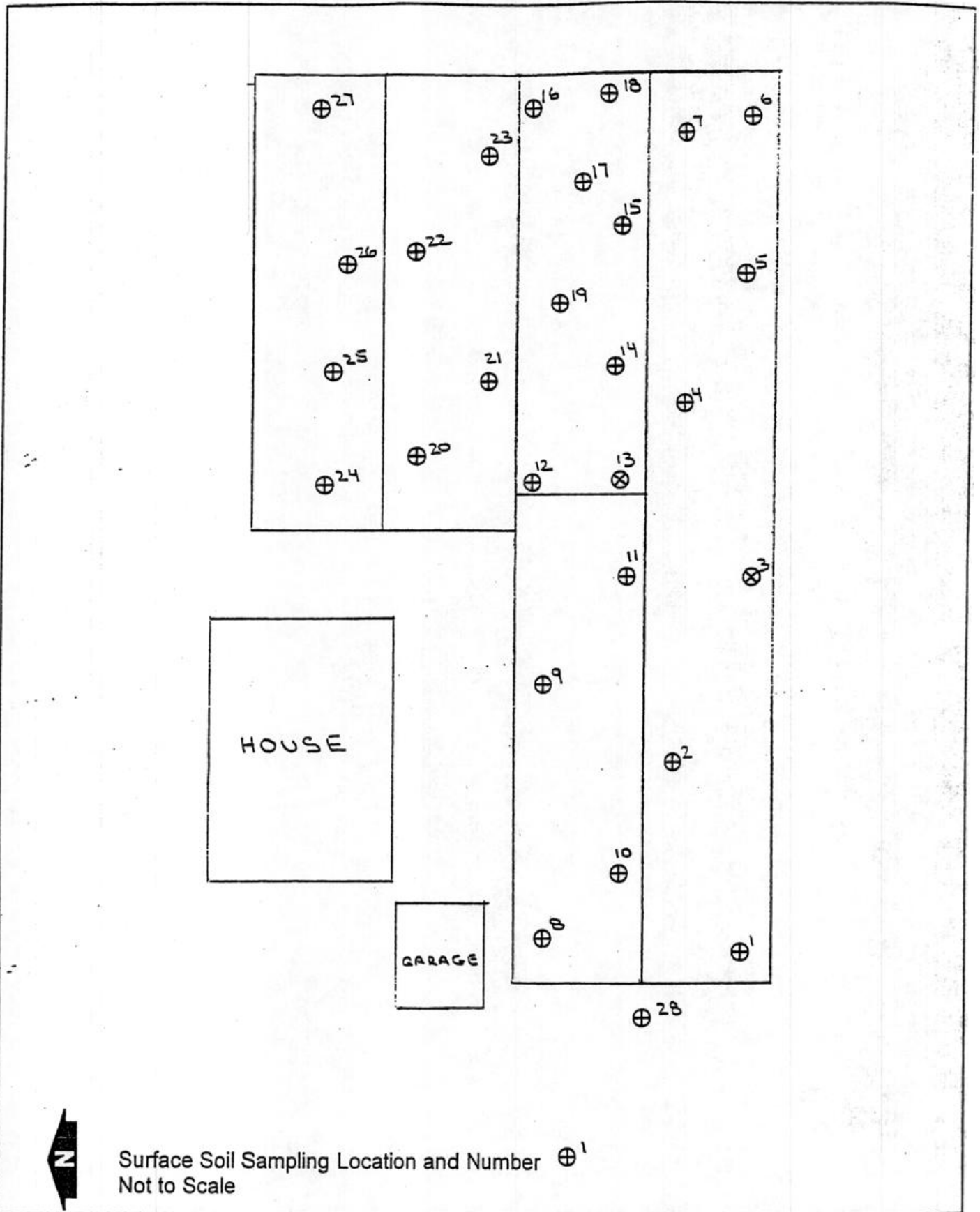
12/4/03
Date:



 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		



SCS ENGINEERS ENVIRONMENTAL CONSULTANTS 1000 10TH AVENUE, SUITE 100 DALY CITY, CA 94024 TEL: 415/947-1000 FAX: 415/947-1001 E-MAIL: info@scs-engineers.com		SOURCE: TRIAD/HOLMES ASSOC. CIVIL ENGINEERING SURVEYING SEVEN HOUSES FOR PENINSULA HABITAT FOR HUMANITY	SHEET TITLE: SITE PLAN PROJECT TITLE: OTTOSONI PROPERTY, FORMER NURSERY 165 3rd AVENUE DALY CITY, CALIFORNIA	DATE: 08/05/03 SCALE: 1" = 20' FIGURE: 3
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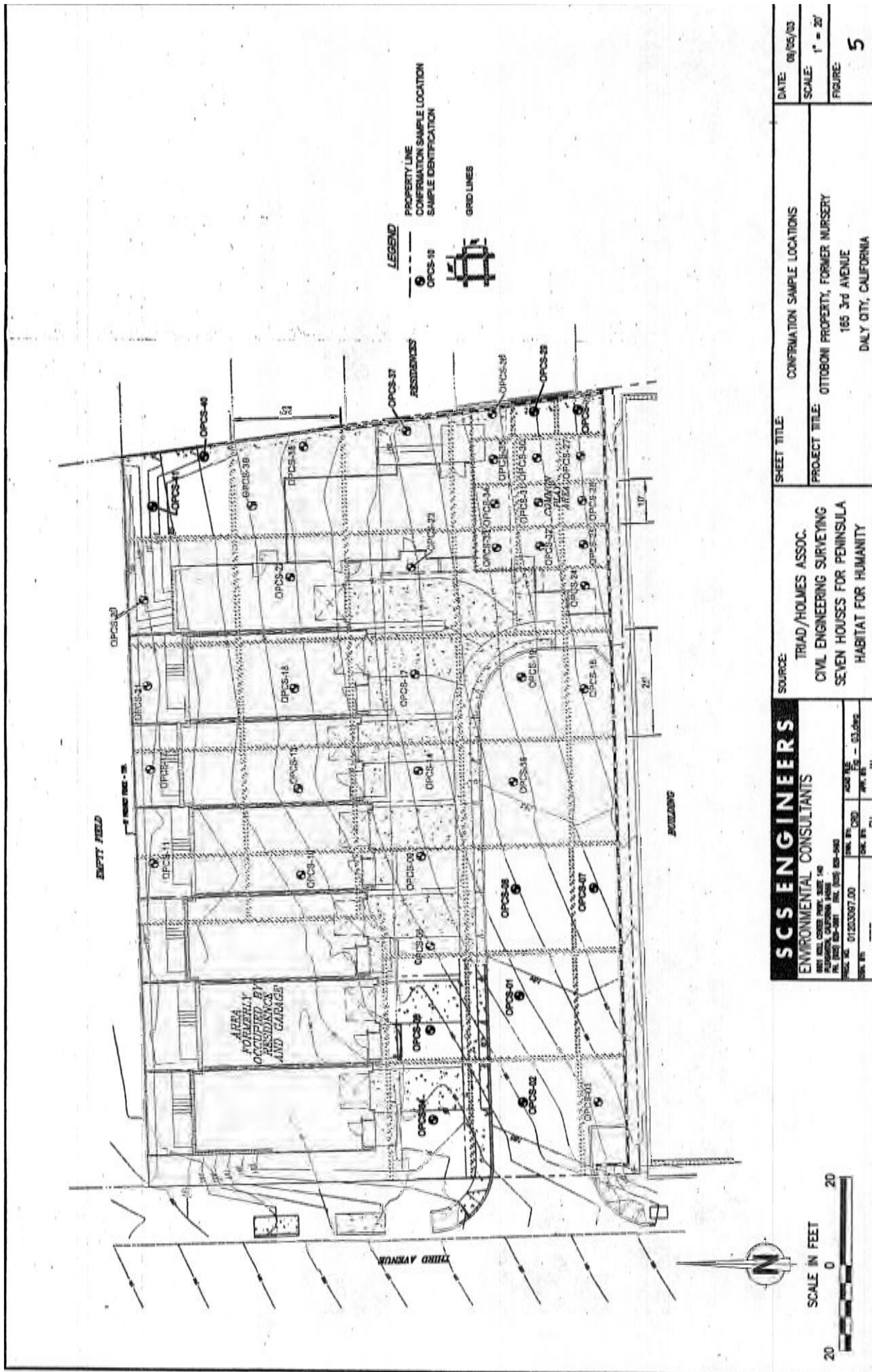


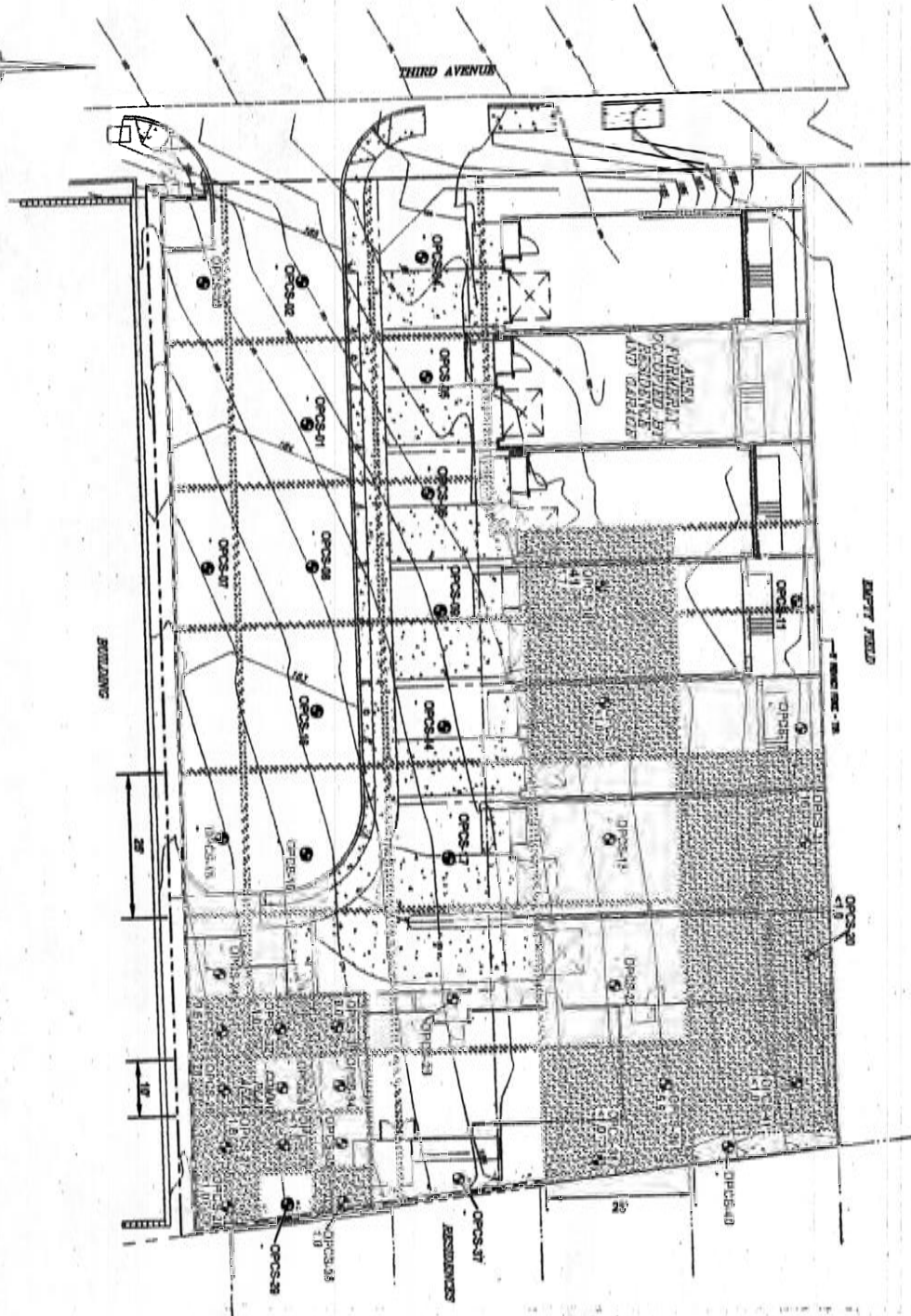
DRAWN nts	JOB NUMBER 202753
APPROVED	DATE 6/02
REVISED	DATE

SITE PLAN

City of Daly City – Ottoboni Nursery
165 Third Street
Daly City, California

PLATE 4





SCS ENGINEERS
ENVIRONMENTAL CONSULTANTS
155 3rd Avenue
Daly City, CA 94015
Tel: (415) 754-1100
Fax: (415) 754-1101
E-Mail: info@scs-engineers.com
Web: www.scs-engineers.com

SOURCE: TRIAD/HOLMES ASSOC.
CIVIL ENGINEERING SURVEYING
SEVEN HOUSES FOR PENINSULA
HABITAT FOR HUMANITY

SHEET TITLE: DEEDEN CONCENTRATIONS IN ADDITIONAL CONFIRMATION SAMPLES
PROJECT TITLE: OTTOBORN PROPERTY, FORMER NURSERY
155 3rd Avenue
DALY CITY, CALIFORNIA

DATE: 04/05/03
SCALE: 1" = 20'
FIGURE: 7

Table 1: Phase II Investigation Laboratory Analytical Results for Shallow Soil Samples Collected on May 15, 2002.

($\mu\text{g/kg}$)

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)										ug/Kg										Endrin
			1,500	1,500	1,500	g-Chlordane	p,p-DDD	p,p-DDE	p,p-DDT	Dieldren	Endosulfan II	Endosulfan sulfate											
PRGs			1,500	1,500	1,500	g-Chlordane	p,p-DDD	p,p-DDE	p,p-DDT	Dieldren	Endosulfan II	Endosulfan sulfate	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	8.8	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										
OPCS-22	1.5	8/21/2003	<25	<1.0	<1.0		2.9	3.6	4.0	16	<1.0	<1.0	<1.0										
	3.0	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	<1.0										
	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	26	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
	PRGs		1,500	1,500	1,500	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
	1.5	8/4/2003	39	9.2	4.3	25	37	82	65	8.3	2.3	<1.0
OPCS-32	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
	1.5	8/4/2003	<25	3.2	1.8	4.5	46	59	31	<1.0	<1.0	<1.0
OPCS-36	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
	1.5	8/4/2003	<120	6.6	5.1	10	54	200	82	28	39	<5.0
OPCS-41	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) of 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,

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

PUBLIC HEALTH AND ENVIRONMENTAL PROTECTION DIVISION

Board of Supervisors: Mark Church • Rose Jacobs Gibson • Richard S. Gordon • Jerry Hill • Adrienne Tisler • Health Director: Charlene Silva

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<http://www.smhealth.org>

**SAN MATEO COUNTY CASE CLOSURE SUMMARY
GROUNDWATER PROTECTION PROGRAM**

Response requested
by

5/31/04

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

<i>Material</i>	<i>Amount (Include Units)</i>	<i>Treatment or Disposal</i>	<i>Date</i>
Soil	None	--	--
Groundwater	None	--	--

Maximum Documented Contaminant Concentrations — Before and After Cleanup

<i>Contaminant</i>	SOIL (PPM)		GROUNDWATER (PPB)	
	<i>Before</i>	<i>After</i>	<i>Before</i>	<i>After</i>
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? <i>Yes</i>
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? <i>Yes</i>
Does corrective action protect public health for current land use? <i>Yes</i>
Site Management Requirements: <i>Building Department Notification</i>
Should corrective action be reviewed if land use changes? <i>No</i>
Monitoring wells to be decommissioned: <i>6</i> Number Decommissioned: <i>0</i> Number Retained: <i>0</i>
List enforcement actions taken: <i>Yes, § 25298, § 25189.6(a), 25189.6(b)</i>
List enforcement actions rescinded: <i>None</i>

V. RWQCB NOTIFICATION

<i>Date Submitted to RWQCB:</i>	<i>RWQCB Response:</i>
<i>RWQCB Staff:</i> Nancy Katyl	<i>Title:</i> 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

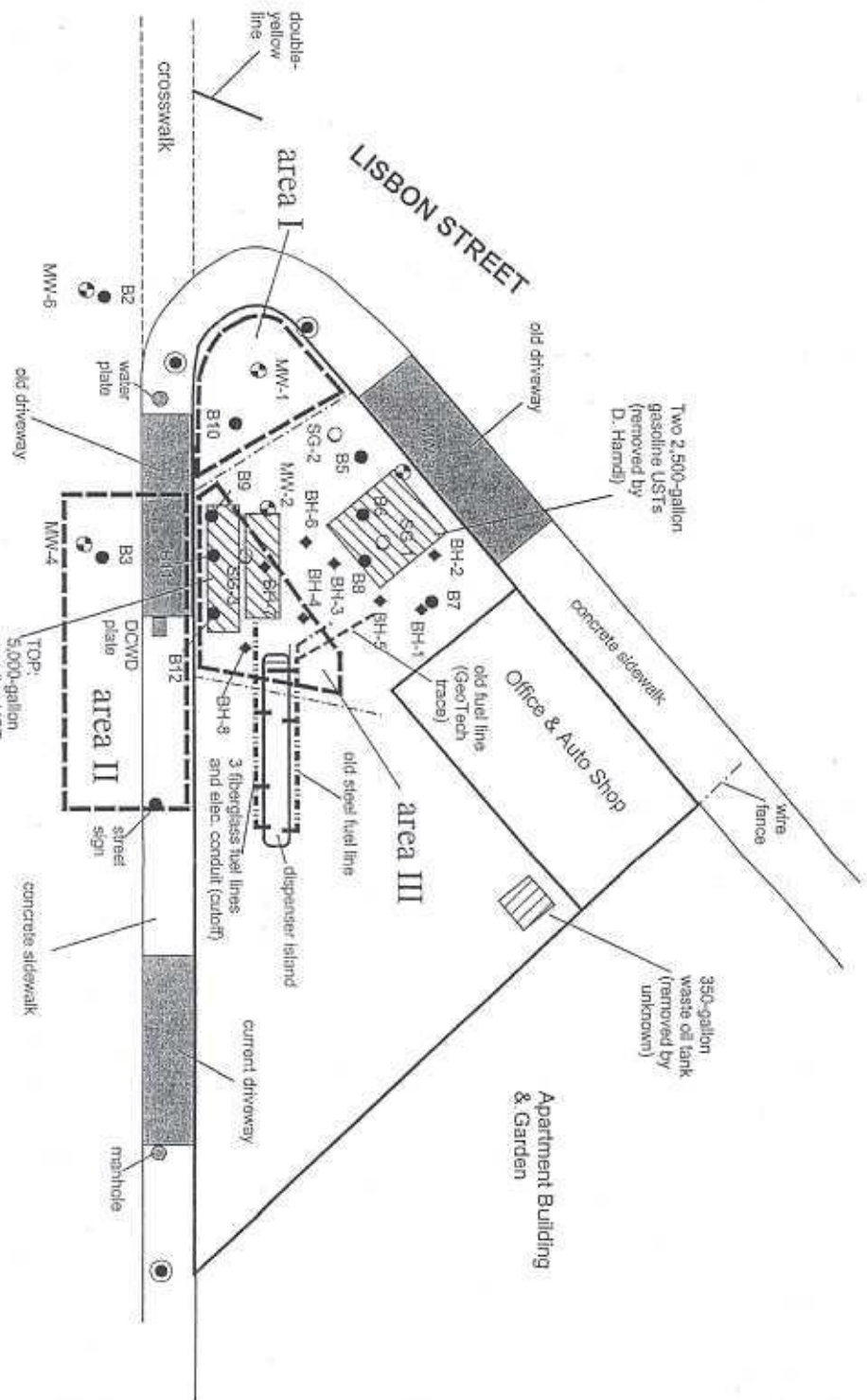
-  former UST (approximated)
-  Accutite Soil Boring Location
-  ACC Soil Boring Location
-  ACC Soil-Gas Sample Location

-  Not Cal metal detection / ground penetrating radar survey areas
-  Overhead powerline
-  chain-link fence
-  Groundwater Monitoring Well

Source: 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

HILLSIDE BOULEVARD

TOP: 5,000-gallon gasoline UST (removed by D. Hamd)
 BOTTOM: 8,000-gallon gasoline UST (removed by TEC)



Title: Revised Site Plan	
1055 Hillside Boulevard	
Colma, CA	
Figure Number: 2	Scale: 1" = 20'
Project No: 6506-001.05	Drawn By: TRB



Date: 6/18/04

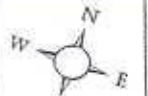


Table 1: Comparison of Maximum Soil Concentrations at the Site to Guidance Cleanup Levels.

Surface Soil—0.5 feet to 10 feet bgs	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)
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	500 ⁶	0.18 ⁶	130 ⁶	8.7 ⁶	54 ⁶	31 ⁶	--
			NE ⁷	NE ⁷	0.18 ⁸	180 ⁹	4.7 ⁹	45 ⁹	2.0 ⁹	--
			100 ⁸	100 ⁸	0.044 ⁸	2.9 ⁸	3.3 ⁸	1.5 ⁸	0.023 ⁸	--
RWQCB, Region 2 ESLs—Ecological ²										
		--	NE ⁷	NE ⁷	2.5	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	23,000 ⁶	17 ⁶	650 ⁶	400 ⁶	420 ⁶	2,800 ⁶	--
			NE ⁷	NE ⁷	0.18 ⁹	180 ⁹	4.7 ⁹	45 ⁹	2.0 ⁹	--
			100 ⁸	100 ⁸	0.044 ⁸	2.9 ⁸	3.3 ⁸	1.5 ⁸	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	210 ⁷	210 ⁷	1.0 ⁷	150 ⁷	700 ⁷	1,800 ⁷	13 ⁷
			NE ⁸	NE ⁸	NE ⁸	530 ⁸	500,000 ⁸	14,000 ⁸	150,000 ⁸	24,000 ⁸
			100 ⁹	100 ⁹	100 ⁹	170 ⁹	40 ⁹	30 ⁹	170 ⁹	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





PRE-SURVEY QUESTIONNAIRE (Environmental)

Instructions: Please complete the following questionnaire to the best of your knowledge.

SITE INFORMATION			
Street Address(es)/Location: 141-3 rd 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



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

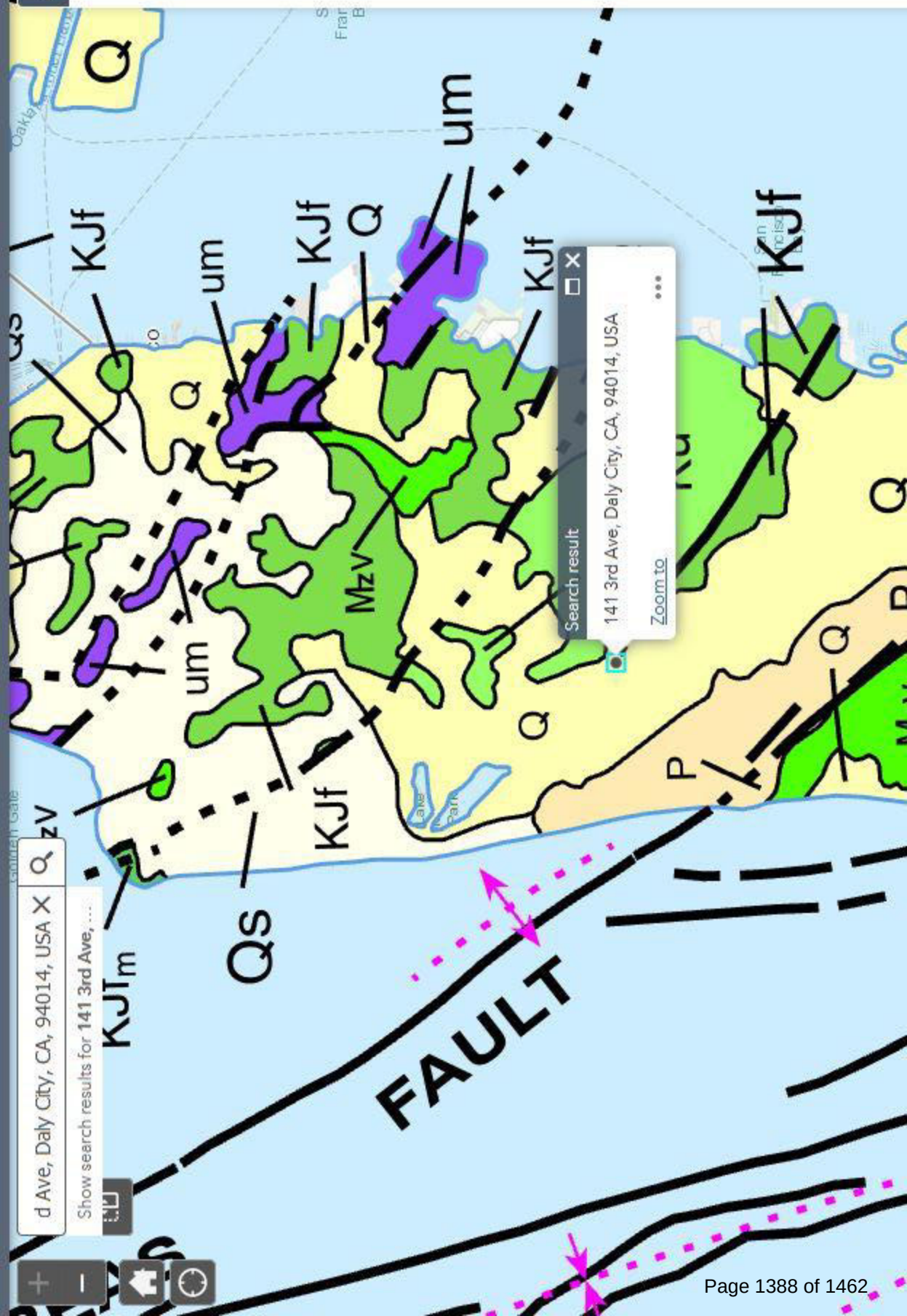
Number of years associated with property: 9 years

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

California Geological Survey
Compilation and Interpretation

Updated version by: Car
George Sauce
Graphics by: Milind Patel,
Barbara Wanish

DESCRIPTION

QUATERN

Qs

Q

Q/s

Qg

008

QPC

QIV

One

20

Te

9

Extensive marine an-
generally near the

Alluvium, lake, playa
unconsolidated an-

Selected large lands
Glacial till and moraine
to the Slave River

Older alluvium, lake,

Pleistocene and/or Pliocene gravels deposits; n

QUATERNARY

Recent (Holocene) deposits

Recent (Holocene) p
deposits

Quaternary volcanic deposits

Quaternary pyroclastics

TERTIARY SE
Undivided Tertiary no

conglomerate, breccia, and
Pliocene marine sand

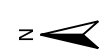
Soil Map—San Mateo County, Eastern Part, and San Francisco County, California
(141 3rd Avenue)



Map Scale: 1:7,380 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



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

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

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

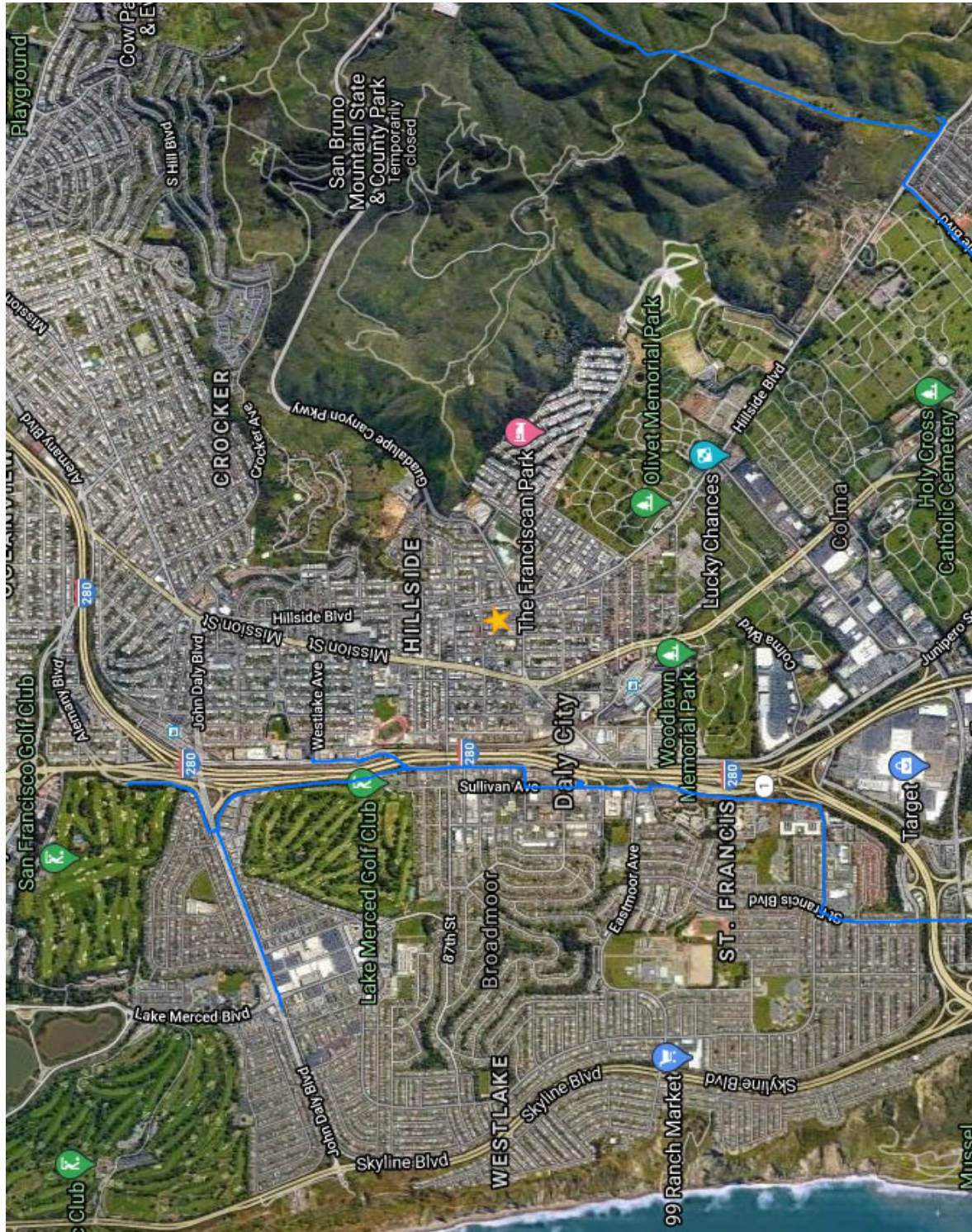
Unnamed

Percent of map unit: 10 percent
Hydric soil rating: No

Data Source Information

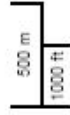
Soil Survey Area: San Mateo County, Eastern Part, and San Francisco County, California
Survey Area Data: Version 16, May 29, 2020

NATIONAL PIPELINE MAPPING SYSTEM



Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines



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 npmis@dot.gov.

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at www.npmis.phmsa.dot.gov

Date Printed: Sep 16, 2020





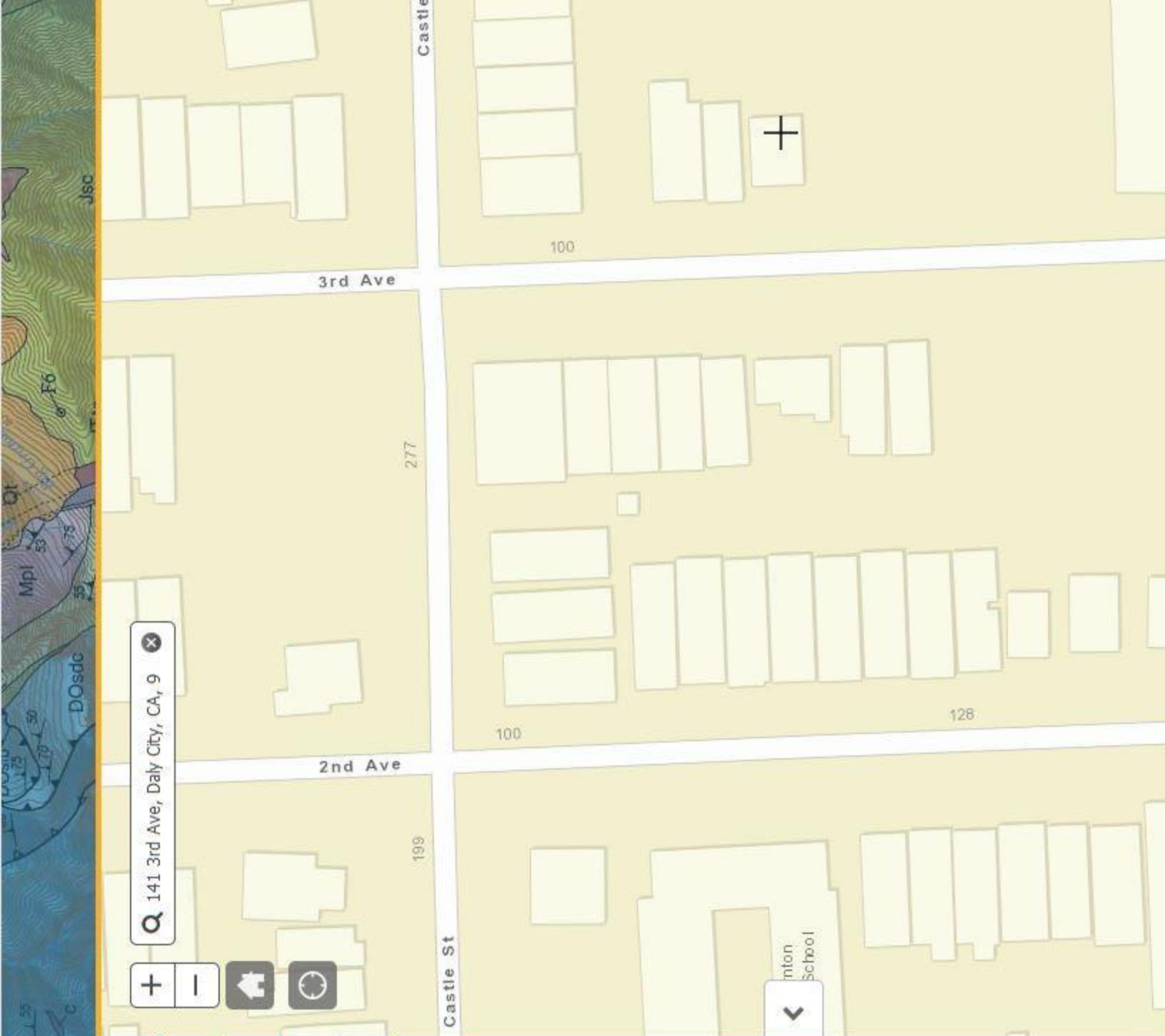
Well Status and Well Type Filter

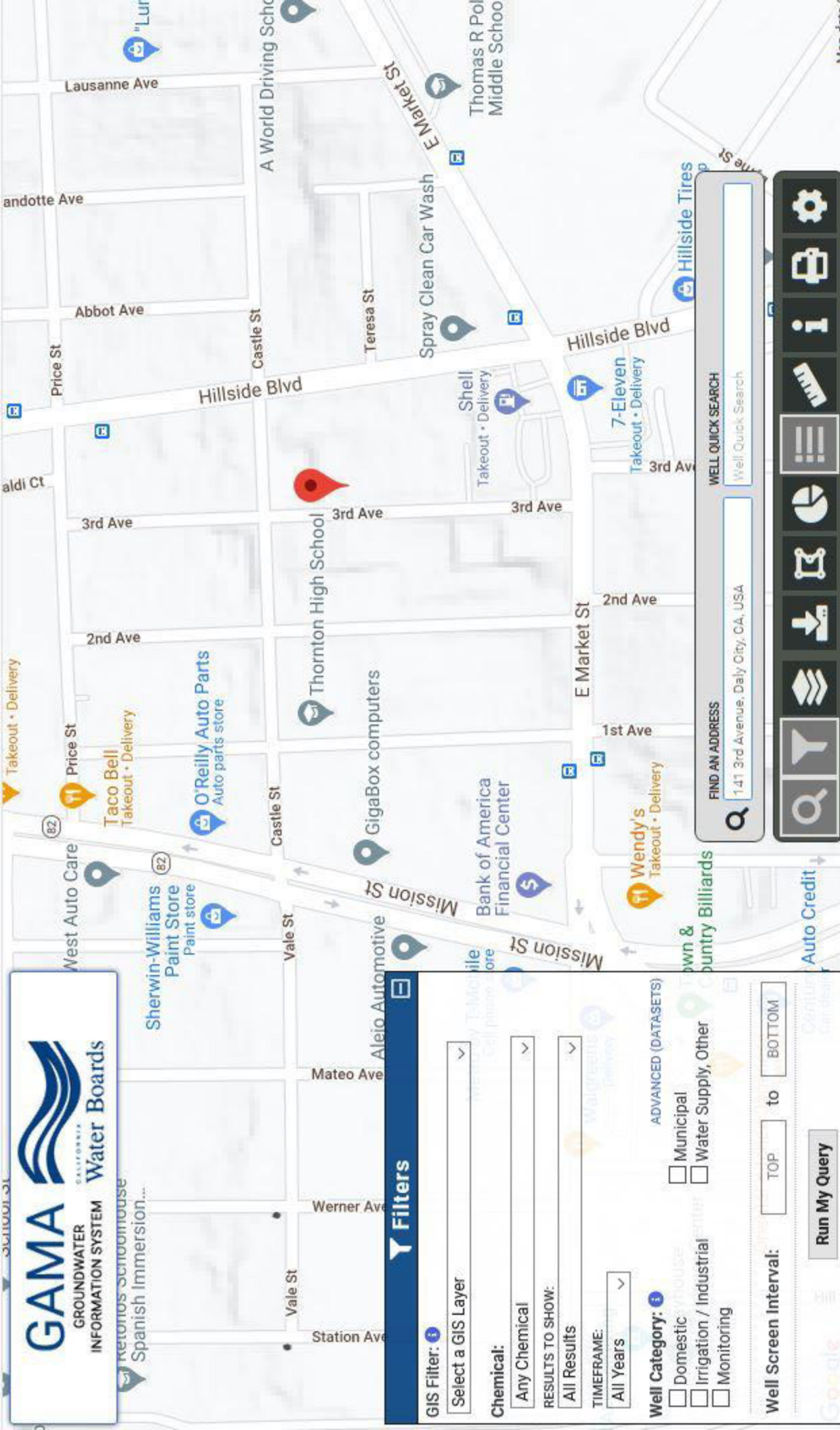
Search

Zoom to Field

Measurement

Layers





APPRAISAL REPORT - ASSESSOR'S OFFICE - SAN MATEO COUNTY, CALIFORNIA

VOL. 102 CODE NO. 59-11 APPRAISER AJM & HWS DATE APPRAISED 3-9-59 OCCUPIED

OWNER R. P. R. & A. S. CHART		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
TRACT CASTLE TRACT		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
LOT 82 - LESS 85x60 W. 1/4 B. 1/4		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
LOT 83 & 84		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
ACREAGE 29.456 ±		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
LOCATION OF IMPROVEMENTS ON PROPERTY		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
HOUSE & SHED - ON LOT 82		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
GREENHOUSE - ON LOT 82 & 84		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
BARN - ON LOT 84		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
STORIES 1 - STORY & BASEMENT		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
NO. OF ROOMS 5 - 2 BATHS		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
EXTERIOR WALL FINISH PLASTER		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
CONDITION Medium - 57		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
ROOF Camel, Shingle		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
PITCH 1/4		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
FOUNDATION CONCRETE		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
CONSTRUCTION WOOD FRAME		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
BASEMENT EXCAVATED		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
AS SHOWN - CONCRETE FLOOR		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
UNFIN. INTERIOR		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
GARAGE 2 - BAY		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
WALLS 2 - HINGED		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
YEAR BUILT 1959		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
FUNCTIONAL AND ECONOMIC DEFECTS		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
OUTBUILDINGS SHED - 6 x 15 - T&G ROOF		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
REMARKS CONCRETE FLOOR & FOUNDATION - MORTAR		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
SHED TYPE ROOF - WOOD INTERIOR - MED. TO HEAVY GREENHOUSE		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
SHED NEW W/ROOF AT CHURCH HOUSE - MED. TO HEAVY GREENHOUSE		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
GREENHOUSES - SEE REVERSE SIDE FOR		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
PAINTING & DECORATIONS - 3-9-59 AM		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
BOLLER HOUSE - SEE REVERSE		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
LOT SIZE 132.457		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
ZONING R1		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
REMARKS FROM OLD SHEET - THIS PROPERTY SOLD IN		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
LAND FOR 19500 - SITUATION OF WITH MR. TARRANT		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
AND BROTHER. WILL SUCCEED TO BROTHERS ONE TAX		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
REMARKS ASSIGNMENT IN 1942 - 1943 - 1944		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
BY TARRANT AT FOLLOWS AND LATER		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
REAR LOT 82 & 84 - 1945 - 1946 - 1947 - 1948		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
BY 1948 - 1949 - 1950 - 1951 - 1952 - 1953		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
1954 - 1955 - 1956 - 1957 - 1958 - 1959		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
1960 - 1961 - 1962 - 1963 - 1964 - 1965		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
1966 - 1967 - 1968 - 1969 - 1970 - 1971		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
1972 - 1973 - 1974 - 1975 - 1976 - 1977		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
1978 - 1979 - 1980 - 1981 - 1982 - 1983		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
1984 - 1985 - 1986 - 1987 - 1988 - 1989		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
1990 - 1991 - 1992 - 1993 - 1994 - 1995		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
1996 - 1997 - 1998 - 1999 - 2000 - 2001		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
2002 - 2003 - 2004 - 2005 - 2006 - 2007		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
2008 - 2009 - 2010 - 2011 - 2012 - 2013		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
2014 - 2015 - 2016 - 2017 - 2018 - 2019		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	
2020 - 2021 - 2022 - 2023 - 2024 - 2025		APPROXIMATE AREA		DATE APPRAISED		OCCUPIED	

Total = ~~14~~⁴⁴ per sq. ft.

Old Factors - 1940

UNIT	AREA	NET WT	ACOST	1949 REVENUE	DEPRECIATED COST
DWELLING	918 E	35	2157	539	1618
GREENHOUSE - 440700	2570	35	7229	3244	3964
PAVING HOUSE - BUILT 1946	340	1	310	0	310
TOTAL =					5892

19420 - MINERAL COVERED CORR. IRON EXTENSION & HOVE
CONCRETE FLOOR & FOUNDATION - UPRIN. INTERIOR - GOOD
CONDITION - BUILT 1946 - 3-9-50. 25M & HOVE

HAS MORE INFO
RE: MORRIS RAB
IN USE FOR
GREEN MONITOR
USE FOR
CENTRAL POL
CENTRAL POL
SPAC

69-81569
L
H
100-691

Elizabeth Hoggatt

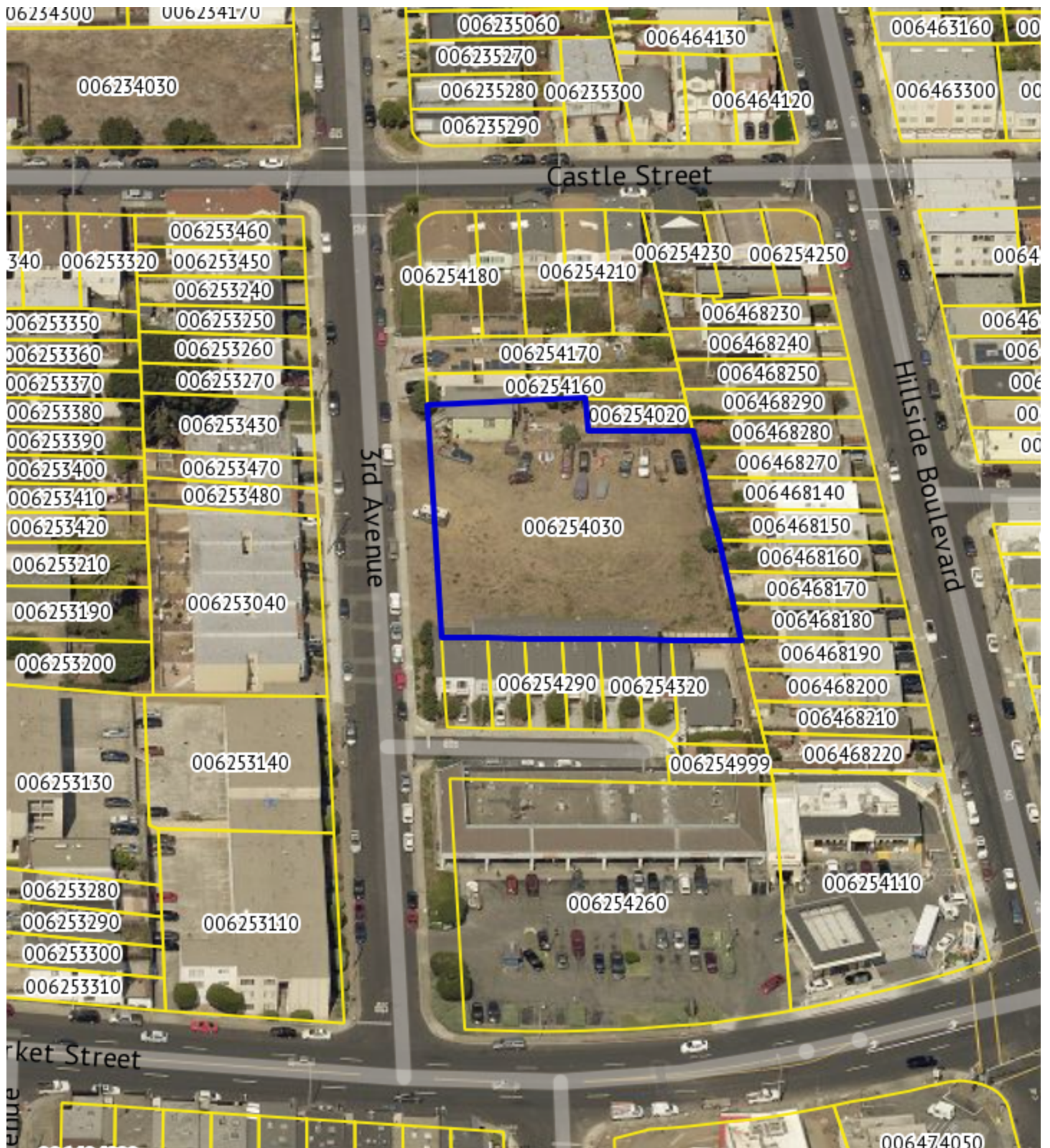
From: Christine Taliva'a-Aguerre <CTalivaa@smcacre.org>
Sent: Tuesday, September 29, 2020 5:50 PM
To: Elizabeth Hoggatt
Cc: Evan Lombardo
Subject: RE: Information Request: 141 3rd Avenue, Daly City
Attachments: 006254030.pdf

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



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 Owner 1 CHOW WINSTON TR ET AL Owner 2 CHOW ANN TR ET AL Care of Address 2 WILBURN AVE CityStZp ATHERTON CA 94027 Situs 141 3RD AVE DALY CITY		Type ANN Annual VSC REL 90 TRA 005035 VSC Date 6/20/2020 District 7 Roll Type S NBHD 075J Notice Date Zoning 100000 BC # Use Cd 59 NURSERIES & GREENH			
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 Activity CPI 1.02000000% Base Years 1996		LstTm E-2TR DOR 06/18/2015 DOV 02/28/1975 Temp Transfer to Tru Id# 2015063597 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 CAMP. SHINGLE	PITCH 1/4	CONDITION MED. 26 MAR '57																					
FOUNDATION CONCRETE ✓																							
CONSTRUCTION WOOD FRAME ✓																							
BASEMENT	EXCAVATED ☐	GRADE LEVEL ☒																					
AS SHOWN - CONCRETE FLOOR																							
UNFIN. INTERIOR																							
GARAGE X	DOORS 2-HINGED																						
IN BASEMENT																							
WALLS	ROOF	FLOOR																					
YEAR BUILT 1908 (ESTIMATE)	NEW ☒	GOOD ☐ MEDIUM ☒ POOR ☐																					
1959																							
FUNCTIONAL AND ECONOMIC DEFECTS																							
OUTBUILDINGS SHED:- 6 x 15¹ - T&G BOARD																							
EXTERNA - CONCRETE FLOOR & FOUNDATION - MULTIPLE																							
SHED TYPE ROOF - UNFIN. INTERIOR - MED TO POOR CONDITION																							
Bldg. NOW USED AS CHICKEN HOUSE - FOUND '57 - 3-9-57-ATH																							
GREENHOUSES:- SEE REVERSE SIDE FOR																							
DRAWINGS & DESCRIPTIONS - 3-9-57-ATH																							
BOILER HOUSE:- SEE REVERSE																							
<table border="1"> <tr> <td>NOV 141 - 3RD</td> </tr> <tr> <td>VALUE ESTIMATE—COS</td> </tr> <tr> <td>BUILDING</td> </tr> <tr> <td>918 SQ. FT. @ \$ 1</td> </tr> <tr> <td>BASEMENT</td> </tr> <tr> <td>918 " " " "</td> </tr> <tr> <td>GARAGE</td> </tr> <tr> <td>" " " "</td> </tr> <tr> <td>SHED</td> </tr> <tr> <td>93 " " " "</td> </tr> <tr> <td>BOILER HOUSE</td> </tr> <tr> <td>350 " " " "</td> </tr> <tr> <td>GREENHOUSES</td> </tr> <tr> <td>24,096 " " " "</td> </tr> <tr> <td>OPEN CONCRETE AREA</td> </tr> <tr> <td>972 " " " "</td> </tr> <tr> <td>" " " "</td> </tr> <tr> <td>TOTAL</td> </tr> <tr> <td>APPRaiser's OPINION OBTAINABLE FOR PROPE</td> </tr> <tr> <td>ADDITIONS</td> </tr> <tr> <td>B. P. No. 11672 DATE</td> </tr> </table>			NOV 141 - 3 RD	VALUE ESTIMATE—COS	BUILDING	918 SQ. FT. @ \$ 1	BASEMENT	918 " " " "	GARAGE	" " " "	SHED	93 " " " "	BOILER HOUSE	350 " " " "	GREENHOUSES	24,096 " " " "	OPEN CONCRETE AREA	972 " " " "	" " " "	TOTAL	APPRaiser's OPINION OBTAINABLE FOR PROPE	ADDITIONS	B. P. No. 11672 DATE
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GARAGE																							
" " " "																							
SHED																							
93 " " " "																							
BOILER HOUSE																							
350 " " " "																							
GREENHOUSES																							
24,096 " " " "																							
OPEN CONCRETE AREA																							
972 " " " "																							
" " " "																							
TOTAL																							
APPRaiser's OPINION OBTAINABLE FOR PROPE																							
ADDITIONS																							
B. P. No. 11672 DATE																							

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](tel:650.599.1227) Please leave a voicemail with PARCEL # (APN), PROPERTY LOCATION and EMAIL ADDRESS.

Change in Ownership Phone: [650.599.1743](tel:650.599.1743)

Exemptions & Address changes Phone: [650.363.4771](tel:650.363.4771)

Business Personal Property Valuation: PPDutyAuditor@smcacre.org

Business Personal Property phone: [650.363.4501](tel: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

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



Innovative & Creative Environmental Solutions

3300 Powell Street, Suite #109 Emeryville CA 94608
... (510) 652-3222 ...

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5.0 LABORATORY ANALYSIS	2
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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.

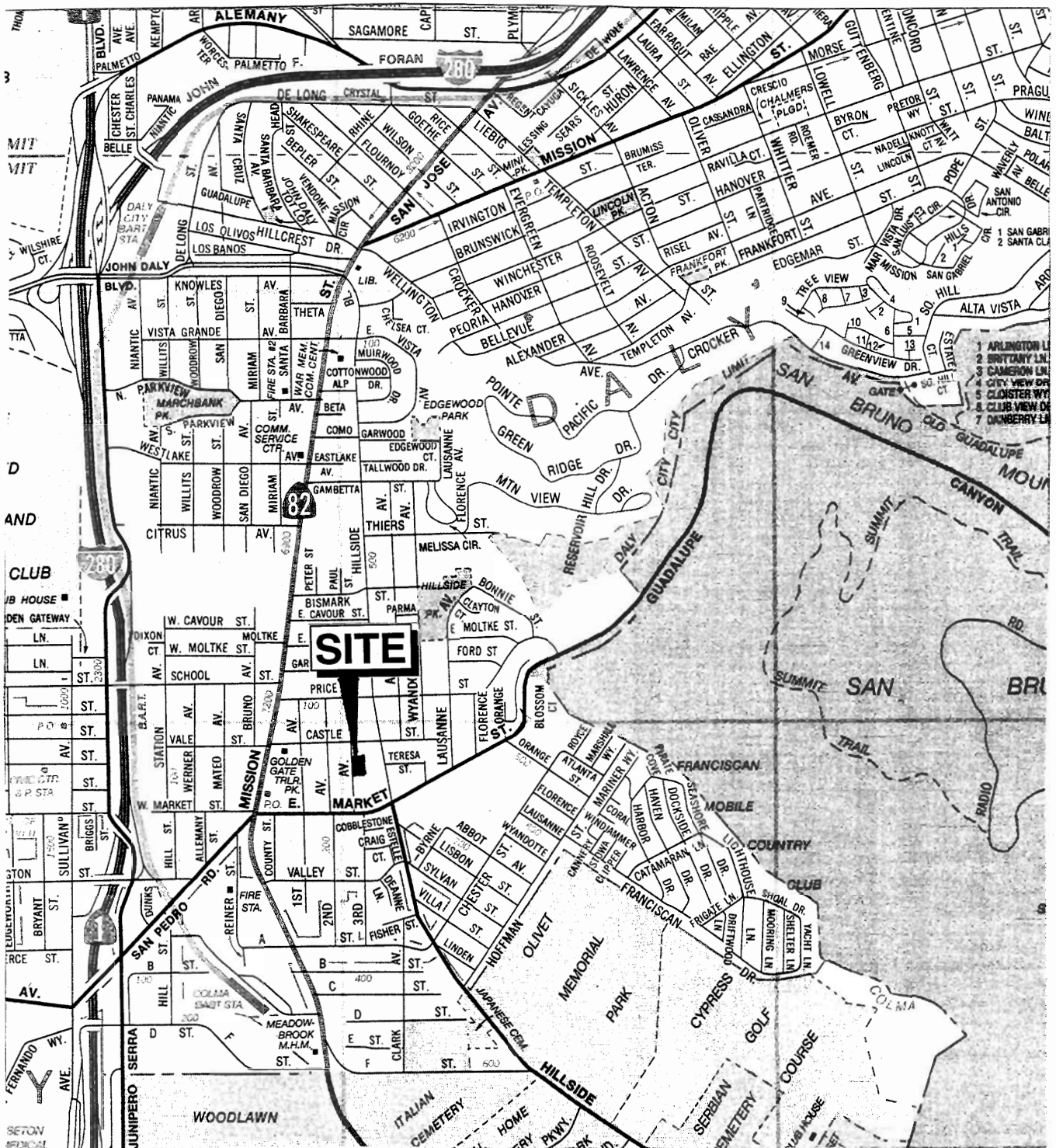
TABLE 1
SOIL SAMPLE RESULTS
141 3rd Avenue
Daly City, California

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)	Heptachlor 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 - <0.00050	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 - <0.00050	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 - <0.00050	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 - <0.00050	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 - <0.00050	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

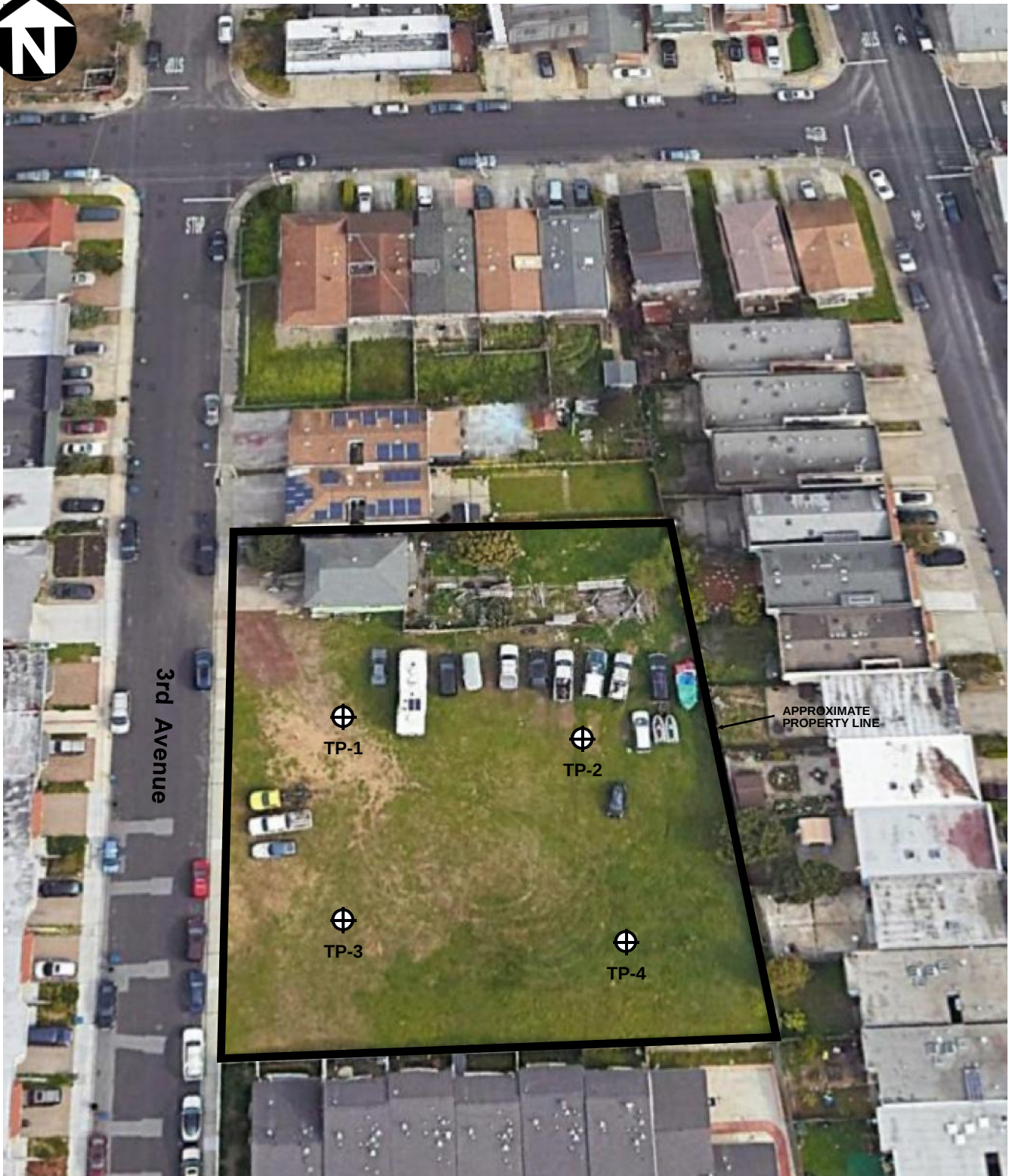
ICES
Innovative & Creative Environmental Solutions

SITE LOCATION

141 3rd Avenue
Daly City, California

Figure **1**

Project 9221



MAP SOURCE: GOOGLE EARTH

0 45
APPROXIMATE SCALE (feet)

EXPLANATION:

⊕ Test Pit -
TP-1 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



McC Campbell 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.





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)



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.



Analytical Report

Client: ICES
Date Received: 11/02/2020 14:30
Date Prepared: 11/03/2020
Project: ICES 9221

WorkOrder: 2011024
Extraction Method: SW3550B/3640Am/3630Cm
Analytical Method: SW8081A
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
<u>Analytes</u>	<u>Result</u>	<u>Qualifiers</u>	<u>RL</u>	<u>DF</u>	<u>Date Analyzed</u>	
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	
<u>Surrogates</u>	<u>REC (%)</u>		<u>Limits</u>			
Decachlorobiphenyl	99		20-145		11/04/2020 21:11	
<u>Analyst(s):</u> CN						

(Cont.)



Analytical Report

Client: ICES
Date Received: 11/02/2020 14:30
Date Prepared: 11/03/2020
Project: ICES 9221

WorkOrder: 2011024
Extraction Method: SW3550B/3640Am/3630Cm
Analytical Method: SW8081A
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
<u>Analytes</u>	<u>Result</u>		<u>RL</u>	<u>DF</u>	<u>Date Analyzed</u>	
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	
<u>Surrogates</u>	<u>REC (%)</u>		<u>Limits</u>			
Decachlorobiphenyl	120		20-145		11/04/2020 21:25	
<u>Analyst(s):</u> CN		<u>Analytical Comments:</u> a2				

(Cont.)



Analytical Report

Client: ICES
Date Received: 11/02/2020 14:30
Date Prepared: 11/03/2020
Project: ICES 9221

WorkOrder: 2011024
Extraction Method: SW3550B/3640Am/3630Cm
Analytical Method: SW8081A
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
<u>Analytes</u>	<u>Result</u>	<u>Qualifiers</u>	<u>RL</u>	<u>DF</u>	<u>Date Analyzed</u>
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
<u>Surrogates</u>	<u>REC (%)</u>		<u>Limits</u>		
Decachlorobiphenyl	61		20-145		11/04/2020 21:39
<u>Analyst(s):</u> CN					

(Cont.)



Analytical Report

Client: ICES
Date Received: 11/02/2020 14:30
Date Prepared: 11/03/2020
Project: ICES 9221

WorkOrder: 2011024
Extraction Method: SW3550B/3640Am/3630Cm
Analytical Method: SW8081A
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
<u>Analytes</u>	<u>Result</u>	<u>Qualifiers</u>	<u>RL</u>	<u>DF</u>	<u>Date Analyzed</u>	
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	
<u>Surrogates</u>	<u>REC (%)</u>		<u>Limits</u>			
Decachlorobiphenyl	91		20-145		11/04/2020 21:53	
<u>Analyst(s):</u> CN						

(Cont.)



Analytical Report

Client: ICES
Date Received: 11/02/2020 14:30
Date Prepared: 11/03/2020
Project: ICES 9221

WorkOrder: 2011024
Extraction Method: SW3550B/3640Am/3630Cm
Analytical Method: SW8081A
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
<u>Analytes</u>	<u>Result</u>	<u>Qualifiers</u>	<u>RL</u>	<u>DF</u>	<u>Date Analyzed</u>	
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	
<u>Surrogates</u>	<u>REC (%)</u>		<u>Limits</u>			
Decachlorobiphenyl	79		20-145		11/04/2020 22:07	
<u>Analyst(s):</u> CN						



Analytical Report

Client: ICES
Date Received: 11/02/2020 14:30
Date Prepared: 11/03/2020
Project: ICES 9221

WorkOrder: 2011024
Extraction Method: SW3050B
Analytical Method: SW6020
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.)



Analytical Report

Client: ICES
Date Received: 11/02/2020 14:30
Date Prepared: 11/03/2020
Project: ICES 9221

WorkOrder: 2011024
Extraction Method: SW3050B
Analytical Method: SW6020
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



Quality Control Report

Client: ICES
Date Prepared: 11/03/2020
Date Analyzed: 11/03/2020
Instrument: GC23
Matrix: Soil
Project: ICES 9221

WorkOrder: 2011024
BatchID: 208626
Extraction Method: SW3550B/3640Am/3630Cm
Analytical Method: SW8081A
Unit: mg/kg
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.)



Quality Control Report

Client: ICES
Date Prepared: 11/03/2020
Date Analyzed: 11/03/2020
Instrument: GC23
Matrix: Soil
Project: ICES 9221

WorkOrder: 2011024
BatchID: 208626
Extraction Method: SW3550B/3640Am/3630Cm
Analytical Method: SW8081A
Unit: mg/kg
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



Quality Control Report

Client: ICES
Date Prepared: 11/03/2020
Date Analyzed: 11/03/2020
Instrument: ICP-MS5
Matrix: Soil
Project: ICES 9221

WorkOrder: 2011024
BatchID: 208555
Extraction Method: SW3050B
Analytical Method: SW6020
Unit: mg/kg
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

McC Campbell Analytical, Inc.



1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

Page 1 of 1

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
5	
9	

2	METALSMS_TTLC_S
6	
10	

3	PRDisposal Fee
7	
11	

4	
8	
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.



McC Campbell Analytical, Inc.

"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

WORK ORDER SUMMARY

Client Name: ICES

Project: ICES 9221

Work Order: 2011024

Client Contact: Peng Leong

QC Level: LEVEL 2

Contact's Email: derek_ices@yahoo.com; ices888@gmail.com

Comments

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> SW8081A (OC Pesticides) ESLs	1	8OZ GJ, Unpres	☐	11/1/2020 7:46	5 days		☐	
2011024-002A	TP-2A	Soil	SW6020 (Metals) <Arsenic, Lead, Mercury> SW8081A (OC Pesticides) ESLs	1	8OZ GJ, Unpres	☐	11/1/2020 7:58	5 days		☐	
2011024-003A	TP-3A	Soil	SW6020 (Metals) <Arsenic, Lead, Mercury> SW8081A (OC Pesticides) ESLs	1	8OZ GJ, Unpres	☐	11/1/2020 8:10	5 days		☐	
2011024-004A	TP-4A	Soil	SW6020 (Metals) <Arsenic, Lead, Mercury> SW8081A (OC Pesticides) ESLs	1	8OZ GJ, Unpres	☐	11/1/2020 8:23	5 days		☐	
2011024-005A	TP-4B	Soil	SW6020 (Metals) <Arsenic, Lead, Mercury> SW8081A (OC Pesticides) ESLs	1	8OZ GJ, Unpres	☐	11/1/2020 8:28	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.

Temp 3.9 °C Initials TP



Sample Receipt Checklist

Client Name: **ICES**
Project: **ICES 9221**

Date and Time Received: **11/2/2020 14:30**

Date Logged: **11/2/2020**

Received by: Tina Perez

Logged by: Tina Perez

WorkOrder No: **2011024** Matrix: Soil
Carrier: Lorenzo Perez (MAI Courier)

Chain of Custody (COC) Information

Chain of custody present?	Yes ☒	No ☐	
Chain of custody signed when relinquished and received?	Yes ☒	No ☐	
Chain of custody agrees with sample labels?	Yes ☒	No ☐	
Sample IDs noted by Client on COC?	Yes ☒	No ☐	
Date and Time of collection noted by Client on COC?	Yes ☒	No ☐	
Sampler's name noted on COC?	Yes ☒	No ☐	
COC agrees with Quote?	Yes ☐	No ☐	NA ☒

Sample Receipt Information

Custody seals intact on shipping container/cooler?	Yes ☐	No ☐	NA ☒
Shipping container/cooler in good condition?	Yes ☒	No ☐	
Samples in proper containers/bottles?	Yes ☒	No ☐	
Sample containers intact?	Yes ☒	No ☐	
Sufficient sample volume for indicated test?	Yes ☒	No ☐	

Sample Preservation and Hold Time (HT) Information

All samples received within holding time?	Yes ☒	No ☐	NA ☐
Samples Received on Ice?	Yes ☒	No ☐	

(Ice Type: WET ICE)

Sample/Temp Blank temperature	Temp: 3.9°C	NA ☐
Water - VOA vials have zero headspace / no bubbles?	Yes ☐ No ☐	NA ☒
Sample labels checked for correct preservation?	Yes ☒ No ☐	
pH acceptable upon receipt (Metal: <2; Nitrate 353.2/4500NO3: <2; 522: <4; 218.7: >8)?	Yes ☐ No ☐	NA ☒

UCMR Samples:

pH tested and acceptable upon receipt (200.8: ≤2; 525.3: ≤4; 530: ≤7; 541: <3; 544: <6.5 & 7.5)?	Yes ☐ No ☐	NA ☒
Free Chlorine tested and acceptable upon receipt (<0.1mg/L)?	Yes ☐ No ☐	NA ☒

Comments:



McC Campbell 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.





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)



Analytical Report

Client: ICES
Date Received: 11/02/2020 14:30
Date Prepared: 11/09/2020
Project: ICES 9221

WorkOrder: 2011024
Extraction Method: CA Title 22
Analytical Method: SW6020
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	DE	Date Analyzed
Lead	4.3	0.10	1	11/11/2020 22:05

Analyst(s): DB



Quality Control Report

Client: ICES
Date Prepared: 11/09/2020
Date Analyzed: 11/11/2020
Instrument: ICP-MS4
Matrix: Soil
Project: ICES 9221

WorkOrder: 2011024
BatchID: 209041
Extraction Method: CA Title 22
Analytical Method: SW6020
Unit: mg/L
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



1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

Page 1 of 1

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.



McC Campbell Analytical, Inc.

"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

WORK ORDER SUMMARY

Client Name: ICES

Project: ICES 9221

Work Order: 2011024

Client Contact: Peng Leong

QC Level: LEVEL 2

Contact's Email derek_ices@yahoo.com; ices888@gmail.com

Comments: STLC Pb added to 002 11/9/2020 STAT.

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.

2011024

**McCAMPBELL ANALYTICAL, INC.**

1534 Willow Pass Rd. Pittsburg, Ca. 94565-1701

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: 1413rd Avenue, Daly City, CA PO #

Sampler Signature:

Analysis Requested

SAMPLE ID Location / Field Point	Sampling		#Containers	Matrix	Preservative	Multi Range as Gas, Diesel, and Motor Oil (8021/8015)	BTX & TPH as Gas (8021/8015) MTBE	TPH as Diesel (8015) + Motor Oil Without Silica Gel	TPH as Diesel (8015) + Motor Oil With Silica 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 (CI 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	STL Pb
	Date	Time																					
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.

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	1436		11/2/20	14:50

Comments / Instructions

Added 11/9/2020
STAT

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=H₂SO₄ 4=HNO₃ 5=NaOH 6=ZnOAc/NaOH 7=None

Temp 3.9 °C Initials TP



HEXAGON TRANSPORTATION CONSULTANTS, INC.

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	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.

A handwritten signature in black ink, appearing to read "Gary Black".

Gary Black
President

A handwritten signature in black ink, appearing to read "Shikha Jain".

Shikha Jain
Transportation Planner

Mitigation Monitoring and Reporting Program

141 3rd Avenue Residential Project



January 2023

MITIGATION MONITORING AND REPORTING PROGRAM				
141 3 rd 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 3 rd 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 3 rd 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 3 rd 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.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DALY CITY AMENDING THE DALY CITY
ZONING MAP – REZONING FROM I-D INTERIM DISTRICT
TO R-3 RESIDENTIAL MULTI FAMILY DISTRICT

One parcel approximately 0.71-acre site located at 141 3rd Avenue (APNs 006-254-020 and -030) in Daly City, California, as more particularly described in attached Exhibit “A”

BE IT ORDAINED by the City Council of the City of Daly City as follows:

SECTION 1: Findings: The City Council of the City of Daly City finds that:

A. Following a public hearing duly and regularly conducted, the Planning Commission of the City of Daly City submitted to this City Council its recommendation with respect to the zoning amendment hereinafter described, accompanied by the report of the findings and a summary of its hearing, whereupon this City Council duly and regularly set this matter for hearing.

B. Due and regular notice of such hearing has been given as required by law and such hearing was regularly held by this City Council on April 24, 2023, all interested persons were heard and any additional evidence presented was received.

C. This City Council finds and declares that the health, safety, morals and general welfare of the City of Daly City requires that the real property hereinafter described be reclassified as provided herein.

D. This rezoning is consistent with the Daly City General Plan, which designates the subject real property as Residential.

E. The City Council hereby certifies and adopts the Mitigated Negative Declaration for this rezoning.

SECTION 2: Zoning Reclassification. The zoning as designated upon the “Official Zoning Map” of the City of Daly City, as adopted by Daly City Ordinance 635, and thereafter amended from time to time, is hereby changed as to the parcel or parcels identified on the attached Exhibit “A”, and that in accordance with Title 17 of the Daly City Municipal Code, the zoning for the real property hereinafter described is hereby amended so as to change the zone classification of the property from I-D Interim District to R-3 Residential Multi Family District as such zones are designated and defined by Ordinance 635, Daly City Municipal Code Title 17.

SECTION 3: Publication. This Ordinance shall be published according to law.

SECTION 4: Environmental Determination: The City Council hereby certifies and adopts the Mitigated Negative Declaration for this Project.

SECTION 5: Severability. If any section, subsection or sentence of this Ordinance is found by a court of competent jurisdiction to be invalid or unlawful, the City Council finds and declares

[Type text]

that the remainder of this Ordinance would be and is enforceable and would have been adopted notwithstanding the finding of invalidity as to any section, subsection or sentence.

Introduced this _____ day of _____, 2023.

Passed and adopted as an Ordinance of the City of Daly City at a regular meeting of the City Council of the City of Daly City held on the _____ day of _____, 2013, by the following vote:

AYES, Councilmembers _____

NOES, Councilmembers _____

Absent, Councilmembers: _____

CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

MAYOR OF THE CITY OF DALY CITY